



EXPRESSION OF INTEREST:

For sporting clubs or community groups to use Globe Oval



Closing Date:

2.00 pm on Thursday 29 February 2024

Enquiries:

Kathryn Johnson, Director Infrastructure
Email: kjohnson@pirie.sa.gov.au
Phone: 08 86339751

1 Introduction

Council's vision when it established the Port Pirie Sports Precinct, and the adjoining Aquatic and Leisure Centre, was to provide exceptional quality regional sporting facilities to support active participation via sporting clubs and associations, as well as a venue that can attract and host a range of events, adding to the vibrancy of Port Pirie and providing economic stimulus to our local businesses.

In establishing the Sport Precinct, Globe Oval was then not required for competitive sport and Council reduced the amount of watering and maintenance accordingly.

Globe Oval is currently being maintained as a park for community use consistent with its dedication.

In recent times, Council has received contact from a variety of sporting clubs and community organisations expressing varying degrees of interest in the use of Globe Oval and its associated buildings.

In order to gain a more complete understanding of the potential community interests in the use of Globe Oval, Council is opening a non-binding Expression of Interest (EOI) process to provide sporting clubs and community organisations the opportunity to bring forward their ideas for possible use of the land.

In offering an EOI opportunity, Council has determined the following key factors apply to any potential use of Globe Oval, and interested parties are requested to give consideration to these as part of their EOI submission:

- Globe Oval is not to be considered for competition level sporting use, as there are other existing facilities suitable for this purpose
- Council has no future budget allocation for the land or its structures, other than very minor maintenance
- Several of the structures may be considered for decommissioning

2 Globe Oval

Globe Oval is a 3.8-hectare land parcel located on Warnertown Road, Port Pirie, with current access off of Geddes Road. Globe Oval is Crown land dedicated to the care control and management of Council for recreational purposes and is contained in Crown Record Volume 5758 Folio 756 described as Section 240 Hundred of Pirie, Solomontown.

Globe Oval is also classified as community land pursuant to the Local Government Act for use as 'Sports Ground' in Council's Community Land Management Plan. Sports Grounds are retained for the purpose of facilitating participation in organised sports, and for the provision of recreation facilities that meet the social and recreation needs of the broader community.

There are a number of assets located at Globe Oval whose condition varies and the maintenance or replacement of these assets will need to be considered into your EOI submission.

These assets include:

- Perimeter chain mesh fencing around boundary
- Grassed oval fencing
- Grassed oval
- Football goal posts
- Concrete cricket pitch on oval
- Drink fountain
- Light towers
- Multiple steel seating around the oval
- Main changerooms with showers and toilets
- Secondary changeroom/clubroom as you enter Globe Oval
- Main toilet block
- Steel framed with iron roof shelter
- Former cricket storage shed
- Irrigation to grassed area
- Crusher base parking area
- Multiple bins

*Cricket nets are unusable and will be removed in the near future

3 The Opportunity

Council invites written Expressions of Interest from incorporated sporting clubs and community organisations who may look to:

- Utilise the oval at a non-competition level sporting use
- Utilise the oval for regular community events
- Establish clubrooms by renovating or erecting a new structure at the clubs own cost
- Any other use that is consistent with the Crownland dedication of “recreation purposes” and the community land classification of “sports ground” (refer earlier in this document)

Sporting Clubs and community groups are able to express interest in using part or all of Globe Oval.

In terms of tenure, the following options are available and will depend largely on the proposed used:

- Lease – exclusive use of part or all as nominated by the EOI submission – typically for a number of years. A lease can be issued up to 5 years without public consultation. Leases greater than five years require public consultation.
- Annual Licence – non-exclusive use with specific days, times, parts nominated
- Sub-lease or sub-licence – under the lease or licence of another primary user

Because the land is ultimately owned by the State Government, any lease granted by Council is also required to contain a “resumption” clause, granting the right to the

Minister to resume the land at his / her determination. This effectively means that whilst there may be a lease in place between Council and an organisation for a number of years, because of the “resumption” clause, the lease is not able to be used as security to seek finance from a banking institution. This means any development on the Globe Oval area is required to be own or grant funded.

4 Meeting / Further Information

A meeting will be held on **Tuesday 19 December 2023 commencing at 6.00pm** in the Council Chambers, 115 Ellen Street Port Pirie. The purpose of this meeting is to provide sporting clubs and community organisations a forum to ask questions and gather information for potential interest in submitting an Expression of Interest for the use of Globe Oval.

5 Indicative Timeline

1 December 2023	Call for Expressions of Interest
19 December 2023	Briefing session
29 February 2024	EOI closes
27 March 2024	Review of EOIs received, clarification sought if required and EOIs prepared to be presented to Council in March for consideration and initial direction.
	Further processes will be determined as a result of the Expression of Interests received. This may include but not be limited to detailed discussions with preferred EOI applicant(s), or a more formal request for tender.

6 EOI Requirements

In considering whether to submit an EOI or not, Council asks that you consider the following minimum requirements:

- Organisations must be incorporated bodies pursuant to the Associations Incorporations Act.
- The main purpose of your organisation must be generally associated with promotion of or the conduct of sport or being active.
- Your proposal must not unduly impact but should complement the use defined by the Community Land Management Plan for Globe Oval.
- Your proposal must enhance and not undermine the future viability, or the community’s enjoyment and use of Globe Oval.
- If you are proposing to erect a building or structures at Globe Oval, they must blend in and enhance the character of the existing buildings, both on site and adjacent Globe Oval.

- If you are proposing to erect a building or structure, it must be able to be financed without using any prospective lease or other tenure right as security.

In lodging an EOI, organisations acknowledge that the information contained in that EOI will be tabled at a public meeting of the Council. In the event that an organisation wishes to provide confidential information as part of the EOI, they should contact Council's Director Infrastructure prior to lodgement to discuss this.

Expressions of Interest are invited in writing, addressing the minimum information required as set out in the tables below and are to be emailed to council@pirie.sa.gov.au. Additional information explaining your proposal is encouraged however not mandatory.

Expressions of Interest must be submitted to the email address above no later than **2.00pm on 29 February 2024.**

Late submissions will not be considered.

Any enquiries should be directed to Council's Director Infrastructure, Kathryn Johnson via email kjohnson@pirie.sa.gov.au or telephone 08 86339751.

7 Other Considerations

Council is offering this Expression of Interest opportunity for sporting clubs or community organisations to add to the activation and vibrancy of Globe Oval.

Council is not bound to accept any Expression of Interest submitted and no expectation of acceptance is offered.

Council may shortlist some or none of the Expressions of Interest for further discussion and may at its total direction invite preferred organisations to more detailed discussions.

The preparation of an Expression of Interest is at the cost of each organisation in all things.



Form 1 - Expression of Interest to use Globe Oval

Council is seeking expressions of interest from those who may be interested in using all or part of Globe Oval.

Please complete the following forms and provide details to support your Expression of Interest regarding how your organisation wishes to use Globe Oval.

Organisation Details	
Name of Organisation	
Proof of Incorporation	Please attach.
ABN:	
Registered Address:	
Postal Address:	
Telephone:	

Contact Person	
Name:	
Position / Job Title:	
Telephone (preferably mobile):	
Email:	

Form 2 - Expression of Interest to use Globe Oval

Expression of Interest to use Globe Oval		
Membership details	Past 5 years:	Projected 5 years:
Primary and ancillary purposes of Organisation		
Description of proposed use of Globe Oval Target demographic, desired months / timing of use		
Preferred location at Globe Oval (acknowledging this may not be able to be provided)		
Existing premises location		
How will your proposal activate and improve the vibrancy of the Globe Oval?		
How will your proposal be managed so as not to unduly impact other potential users of Globe Oval?		
Is your Organisation willing to share facilities if your needs can be met?		
Any additional information you may wish to provide		

Please feel free to add additional pages if your information cannot adequately be contained in this table.



Declaration - Expression of Interest to use Globe Oval

I _____ certify that I am an authorised representative of the organisation named in the table above and submit this expression of interest (EOI) with the knowledge and approval of the Executive Management Committee. I am authorised to provide additional information if required and acknowledge that Council may shortlist some or none of the Expressions of Interest for further discussion, at its discretion in all things. I acknowledge that the information provided in the EOI will be contained in a publicly available Council meeting agenda unless otherwise agreed with Council.

Signature _____

Date ___/___/___