

0.0 EXPRESSIONS OF INTEREST – CRYSTAL BROOK COMMUNITY FACILITY**Author:** Jodie Christensen, Property Officer**Authoriser:** Trevor Cugley, Director Infrastructure**File Reference:** 2024.2305

Timeframe:	2026/27			
Budget Impact:	Interim utilities, maintenance and property management costs will be met from existing operational budgets until a new lease is established.			
Risk Assessment:	Primary Risk Type(s):		Legal / Regulatory / Policy	
	Inherent Risk:	Likelihood	Consequence	Rating
		Possible	Moderate	Medium
	Controls:	<ul style="list-style-type: none"> Expressions of Interest process. DEW (Crown Lands) consultation. Community consultation. Council approval of future lease. 		
	Residual Risk:	Unlikely	Minor	Low

STRATEGIC REFERENCE:	
Theme	Our Lifestyle
Goal	Built Environment
Strategy 3.1.4	Community facilities are vibrant and increasingly multi use.

RECOMMENDATION
<p>That Council:</p> <ul style="list-style-type: none"> notes the surrender of the Crystal Brook Croquet Club lease over the Council-owned premises at 17 Bowman Street, Crystal Brook, effective 30 June 2026. authorises the Chief Executive Officer to invite Expressions of Interest from community organisations, sporting clubs and not-for-profit groups interested in occupying and managing the vacant facility. requests a further report be presented to Council following the completion of the Expressions of Interest process, including an assessment of submissions and recommendations regarding the future use and management of the site.

EXECUTIVE SUMMARY
<p>Council is requested to authorise the Chief Executive Officer to invite Expressions of Interest (EOIs) from community organisations interested in leasing the vacant community facility at Allotment 341 (17) Bowman Street, Crystal Brook. The property became vacant following the surrender of the Crystal Brook Croquet Club lease on 30 June 2026. An EOI process will provide Council with an open and transparent means of identifying potential future users before considering any lease or licence arrangement.</p>

CONSULTATION UNDERTAKEN

Internal: Chief Executive Officer, Director Infrastructure, Parks & Recreation Supervisor, Rates Officer, Finance Department

DISCUSSION

The Crystal Brook Croquet Club (the Club) formally surrendered its lease over the premises at Allotment 341 (17) Bowman Street, Crystal Brook, effective 30 June 2026. The Club made this decision due to declining membership, increasing operating costs and insufficient volunteer capacity to maintain the facility. Council acknowledges the significant contribution the Club and its volunteers have made to the Crystal Brook community over many years.

The subject land is Crown land under the care and control of the Port Pirie Regional Council, comprised in Crown Record Volume 5765 Folio 333. As Crown land, the property is classified as community land under the *Local Government Act 1999 (the Act)*. The site comprises a clubhouse and established croquet greens.

Following the surrender of the lease, the property has reverted to Council's management. Utility accounts have been transferred back into Council's name and Parks and Recreation staff have commenced interim maintenance of the grounds while Council considers the future use of the site.

Seeking Expressions of Interest (EOIs) provides Council with an open and transparent process to identify whether another community organisation, sporting club or not-for-profit group has an interest in occupying the facility. It also enables Council to assess community demand before committing the site to a future lease or licence arrangement.

Interested organisations would be invited to outline their proposed use of the premises, the anticipated community benefit, their organisational capacity, and any improvements they may propose to undertake. This information will assist Council in assessing the suitability of each proposal.

Following the close of the EOI process, Council staff will evaluate all submissions and prepare a further report for Council's consideration. The report will include an assessment of the proposals received and recommendations regarding the future occupation and management of the site.

As the land is Crown land under Council's care and control, any proposed lease will also be subject to consultation with the Crown Lands Unit within the Department for Environment and Water (DEW) to ensure the proposed use is consistent with the land's dedication and any applicable Crown land requirements. In addition, as the land is classified as community land, any proposed lease will be subject to the public consultation requirements of the Act before it can be granted.

Should no suitable expressions of interest be received, Council can then consider alternative options for the future management and use of the property.

ATTACHMENTS

1. **Annexure A - Location Plan**
2. **Annexure B - Crown Record**