

CD22/8154 – BUDGET AMENDMENT FOR REPLACEMENT OF FLOODLIGHTING INFRASTRUCTURE AT BEASLEY PARK, LEEMING (AMREC)

Ward : Bull Creek - Leeming
 Category : Operational
 Subject Index : Beasley Park
 Customer Index : Beasley Park
 Disclosure of any Interest : No Officer involved in the preparation of this report has a declarable interest in this matter.
 Previous Items : Nil
 Works Programme : 2022-2023
 Funding : To bring forward \$230,000 as identified in ARIS and included in the Long-Term Financial Model for 2024-2025 to supplement current funding of \$250,327.
 Responsible Officer's : Gail Bowman
 Director Community Development
 Kimberly Brosztl
 Acting Director Environment and Infrastructure

AUTHORITY / DISCRETION

DEFINITION

<input type="checkbox"/>	Advocacy	<i>When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.</i>
<input checked="" type="checkbox"/>	Executive	<i>The substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.</i>
<input type="checkbox"/>	Legislative	<i>Includes adopting local laws, town planning schemes & policies.</i>
<input type="checkbox"/>	Review	<i>When the Council operates as a review authority on decisions made by Officers for appeal purposes.</i>
<input type="checkbox"/>	Quasi-Judicial	<i>When the Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (eg under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.</i>
<input type="checkbox"/>	Information	<i>For the Council/Committee to note.</i>

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KEY ISSUES / SUMMARY

- The lighting infrastructure at Beasley Park is 25 years old and was identified in the ARIS for replacement in 2024-25 financial year.
- One floodlighting pole failed unexpectedly in August 2021 and was removed for safety reasons.
- A temporary solution was put in place but a permanent solution is sought in time for the 2023 winter sporting season.
- A concept design for the replacement lighting has been completed.
- The floodlighting replacement is estimated at \$530,000 of which the clubs have agreed to fund \$50,000 to allow for the 100 lux solution
- The purpose of this report is to seek to bring forward funding of \$230,000 identified in the ARIS and included in the Long-Term Financial Model for 2024-2025 for the replacement of the aging floodlighting infrastructure at Beasley Park. This additional funding will supplement the current budget of \$250,327 and enable the project to proceed this financial year.

BACKGROUND

In May 2020 the City of Melville completed an Active Reserve Infrastructure Strategy (ARIS) to guide the provision of infrastructure on Active Reserves for the next 20 years.

A key outcome of ARIS identified:

“A need at some locations to replace aging infrastructure or to increase floodlighting levels at various City of Melville Reserves. This outcome would support extended facility use and maximise capacity at the City’s Active Reserves.”

Further that the technology used to light reserves or club facilities should move towards LED lighting to provide energy saving devices that would be environmentally friendly and reduce ongoing operational costs and maintenance obligations.

Consequently, the long-term financial plan was updated to include floodlighting reserves with the aim of either replacing existing or installing floodlighting at reserves or parks that have no lighting.

The ARIS and the Long-Term Financial Model included Beasley Park floodlighting replacement for 2024-2025 financial year and due to a flood lighting pole failure in August 2021 it is recommended that the replacement be brought forward.

Beasley Park is well utilised with the Bullcreek Leeming Sporting Association leasing the building from the City. The Association is made up from the following sporting clubs:

- Bull Creek Leeming Amateur Football Club (Winter season)
- Bullcreek Leeming Junior Football Club (Winter season)

Melville Little Athletes Club is also a summer user of Beasley Park as a secondary venue.

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In the winter (when the floodlighting is required) the usage is up to:

- 14 hours weekday evening use,
- 6 hours Saturday use and
- 10 hours Sunday use.

A breakdown of current registered numbers for both the senior and junior clubs that utilise Beasley Park is highlighted below and includes an expected growth in 2023 in line with recent years:

Bullcreek Leeming Bombers Amateur Football Club:

- 130 Men/Colts players registered season 2022
- 35 women players registered 2022
- Anticipated registration increases 2023 = 16 (10%)

Bullcreek Leeming Junior Football Club:

- 122 Auskick players registered 2022 – 4 girls, 118 boys
- 416 junior players Year 3 to 12 registered 2022 – 52 girls, 364 boys
- Anticipated registration increases 2023 = 32 (6%)

As can be seen by the numbers (even with the utilisation of Peter Ellis) the clubs still accommodate three to four Amateur matches on Saturdays plus four to five Auskick junior games on a Sunday, seeing total foot traffic including accommodating away teams, parents, coaches, managers, umpires, supporters and committee members there are more than 800 patrons per day on the weekends.

The football season starts (March pre-season) in April of each year and Beasley Park operates at or near capacity during the winter season with some capacity for additional use in the summer season.

DETAIL

In August 2021 the City had to take down a floodlighting pole at Beasley Park for safety reasons.

The replacement pole was estimated to cost over \$30,000 which proved problematic as the whole lighting infrastructure at the park is over 25 years old. Connecting new infrastructure with old infrastructure is considered unworkable as additional works would likely be required and there could be ongoing faults.

As a temporary measure the City has:

- Installed temporary lighting to replace the missing floodlighting pole and whilst this is not ideal for the clubs, they managed to play out the remainder of the season.
- Realigned the globes on the existing lighting towers to maximise the spread of light for evening events.

The new lighting design will deliver the following benefits:

- 100 lux lighting which will allow fixtured night games to be played;
- Improved lighting technology including the ability to control the lights remotely;
- Improves the sustainability of the infrastructure with the move to LED lights, reducing the costs to the City and the users.

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The City requested a bring forward of funding for the development of a concept for a total replacement of the floodlighting infrastructure at Beasley Park. An additional issue for the City is that the lead times for the delivery of floodlighting poles has blown out to as much as 16 weeks.

The concept is now complete, and the purpose of this report is to bring forward the funding identified in ARIS for 2024-2025 for the replacement of floodlighting at Beasley Park for the 2023 winter sporting season.

STAKEHOLDER ENGAGEMENT

I. COMMUNITY

Officers have been in regular contact with the user groups of Beasley Park regarding the floodlighting issues. The Bull Creek Leeming Sports Association, Bullcreek Leeming Amateur Football Club and the Bull Creek Leeming Junior Football Club are in support of the floodlighting infrastructure replacement.

II. OTHER AGENCIES / CONSULTANTS

Officers contacted the Department of Local Government, Sport and Cultural Industries who administer the CSRFF funding to see if the City could apply for a grant if we issued a separable portion tender for the delivery of only the lighting poles and fittings. The Department advised that this would be a non-complaint application and the City would not receive any funding.

STATUTORY AND LEGAL IMPLICATIONS

As the City will be installing the floodlighting infrastructure the project will be considered public works. As part of the project local residents will be advised of the works prior to the works commencing.

FINANCIAL IMPLICATIONS

The concept to replace the floodlight infrastructure at Beasley Park is now complete and costed at \$530,000. There is currently funding of \$250,327 allocated in the 2022-2023 capital works programme for the Beasley Reserve floodlighting project. Bringing forward the ARIS identified funding of \$230,000 from 2024-25 will increase the City’s budget allocation to \$480,327.

The Bullcreek Leeming Amateur Football Club and the Bull Creek Leeming Junior Football Club at Beasley Park have also agreed to contribute \$50,000 to ensure the lighting delivers a 100 lux lighting levels as against the City’s provision of 50 lux. The clubs see this contribution as an investment into the future of both the clubs. It provides them with the following:

- An opportunity for the clubs to play night games under lights
- The ability to take part in fixtured night games as part of the league’s operations
- A more sustainable into the future.
- The ability to continue to cater for reported growth in the 2023 season.

This \$50,000 contribution from the Clubs will increase the project budget to \$530,327 which aligns with the project estimate.

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STRATEGIC, RISK AND ENVIRONMENTAL MANAGEMENT IMPLICATIONS

Risk Statement & Consequence	Level of Risk*	Risk Treatment
<p>The current lighting infrastructure is over 25 years old and in poor condition. This restricts the club’s flexibility to plan training activities into the early evenings as the lighting level is poor.</p> <p>This provides a number of issues such as safety, supervision, wear, tear and may restrict club growth.</p>	<p>Moderate consequences which are likely, resulting in a High level of risk</p>	<p>Replacing the current lighting infrastructure with LED lighting provides an opportunity to bring the lux levels back to industry standards, provide increased light spill onto active playing surfaces, eliminates a number of poor lighting issues, provides some environmental benefits, cost effective and energy friendly infrastructure, less carbon emissions and will be available to the general community for longer periods.</p> <p>In addition, upgrading the LED lighting at Beasley Park will go some way to improving surveillance and security issues.</p>

POLICY IMPLICATIONS

Policy CP–028 Physical Activity supports increased opportunities for physical activity; leading to the improved health and wellbeing of the community.

Environmental Policy CP–030 provides guidance and direction for the City to minimise our impact on the environment and prioritise climate change considerations for our strategies and operations.

The installation of new floodlighting infrastructure including LED lighting goes some way to meeting several objectives of Policy CP- 120 Climate Action Policy

The Lighting Asset Management Plan (LAMP) 2013-2032 – References the City of Melville owning and maintaining a lighting inventory.

ALTERNATE OPTIONS AND THEIR IMPLICATIONS

An alternative is to wait for the 2024-25 financial year as per ARIS. This option is not considered appropriate due to the impact leading to the two winter clubs at Beasley Park having nearly 3 full seasons without adequate lighting.

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The impact on the users' groups of nearly three full seasons without adequate lighting will be significant.

- This will eliminate the opportunity for the junior and senior football clubs to play night games under lights. These games are fixtured as part of the league's operations in particular the junior football club.
- This will impact on the club's sustainability and will affect both club's financial and club development operations.
- The clubs are reporting growth over the past 3 years and expect similar growth in the 2023 season.

CONCLUSION

The failure of the lighting pole at Beasley Park was unexpected and connecting new infrastructure with old infrastructure is considered unworkable as additional works would be required and ongoing faults would be likely.

The existing lighting and the initial temporary works provided winter clubs with some ability to train for the past season, however it is acknowledged that this temporary solution provides inadequate lighting coverage to meet the clubs needs.

Due to the age and condition of infrastructure there is a need for a total floodlighting infrastructure replacement at Beasley Park.

To bring forward the funding as identified in ARIS and included in the Long Term Financial Model for 2024-25 will provide the City with an opportunity to install the required lighting infrastructure for the 2023 winter sports season.

The sporting clubs support this course of action and will be contributing \$50,000 to ensure 100 lux lighting levels are achieved as against 50 lux provided by the City.

The flood lighting concept and plan is complete and ready to advertise for procurement through a tender process should the additional budget be approved.

OFFICER RECOMMENDATION (8154)

ABSOLUTE MAJORITY

That Council approves an additional budget of \$230,000 for Beasley Park Floodlighting to be allocated from the Infrastructure Asset Management Reserve.