

CITY OF WEST TORRENS



Notice of Committee Meeting

NOTICE IS HEREBY GIVEN in accordance with Sections 87 and 88 of the Local Government Act 1999, that a meeting of the

COMMUNITY FACILITIES PRESCRIBED GENERAL COMMITTEE

Members: Councillor K McKay (Presiding Member), Mayor Trainer,
Councillors: R Haese, G Vlahos, R Dua, S Rypp, G Demetriou, S Tsiaparis.

of the

CITY OF WEST TORRENS

will be held in the Mayor's Reception Room, Civic Centre
165 Sir Donald Bradman Drive, Hilton

on

**TUESDAY, 22 MARCH 2016
at 6.00 PM**

**Terry Buss
Chief Executive Officer**

City of West Torrens Disclaimer

Please note that the contents of this Committee Agenda have yet to be considered by Council and Committee recommendations may be altered or changed by the Council in the process of making the formal Council decision.

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1. MEETING OPENED

1.1 Evacuation Procedure

2. PRESENT

3. APOLOGIES

4. DISCLOSURE STATEMENTS

Committee Members are required to:

1. Consider Section 73 of the Local Government Act and determine whether they have a conflict of interest in any matter to be considered in this Agenda; and
2. Disclose these interests in accordance with the requirements of Sections 74 and 75 of the Local Government Act 1999.

The following disclosures of interest have been made in relation to:

Item	Elected Member
------	----------------

5. CONFIRMATION OF MINUTES

RECOMMENDATION

That the Minutes of the meeting of the Community Facilities General Committee held on 24 November 2015 be confirmed as a true and correct record.

6. COMMUNICATIONS BY THE CHAIRPERSON

7. REPORTS OF THE CHIEF EXECUTIVE OFFICER

7.1 Update - Torrensville Bowling Club Proposed Redevelopment

Brief

This report provides an update on matters relating to the Torrensville Bowling Club, specifically regarding the proposed undercover synthetic rink project and other associated improvements that the Club desires to undertake, that have occurred since the matter was previously considered by this Committee.

RECOMMENDATION(S)

It is recommended to the Committee that:

1. The report be noted;
2. Further discussions occur between the Administration and the Club's representatives in relation to the concept plan provided by the Torrensville Bowling Club;
3. The Administration continue to develop designs for the relocation of the stormwater drainage basin and a budget allocation for the undertaking of the works be referred to the budget review process.
4. A further report be provided to this Committee and/or Council following further discussions.

Introduction

At its meeting of 26 May 2015 the Committee received an update report in relation to the proposed merger of the Hindmarsh and Underdale Airport Bowling Clubs.

Discussion

Since this matter was last discussed by this Committee, the Clubs have amalgamated and the lease formerly held by the Hindmarsh Bowling Club has been assigned to the newly incorporated Torrensville Bowling Club. (Council provided its consent for the assignment of the lease at its meeting of 4 August 2015.) Additionally, the former Underdale Airport Bowling Club premises have been sold and settlement has occurred. The funds realised from the sale of the Underdale property will permit the Club to proceed with the proposed development being an undercover bowling green and new Clubrooms.

Following the meeting of 26 May 2015 the Torrensville Bowling Club and its project managers appointed architects to assist with the development of concept and detailed design plans for the proposed development.

Club representatives met with the Administration on 17 February 2016 and, at that meeting, the Club undertook to provide a detailed letter to Council outlining its plans and desires for the site (**Attachment 1**).

There are a number of matters within the letter that need to be further considered and investigated by both parties.

The Club is mindful of the possible widening of South Road (North-South Corridor project) and the impact that this may have on the site and has thus adopted a conservative approach in the development of the concept plans to date. Nevertheless, should the North -South Corridor project proceed it will significantly impact Club operations as the Club will lose a significant portion of its two easterly greens.

As previously endorsed by Council at its meeting of 7 April 2015, to allow the project to proceed, the Club requires additional land (approximately 3,300m²) at the rear of its premises. It is noted that some of this land lies within the area currently leased to the South Australian Amateur Football League (SAAFL) and therefore the Club will either need to lease this portion of land from the SAAFL or alternatively the SAAFL would need to surrender this portion of land from within its leased area to allow such land to be leased directly by Council to the Club. Council Administration requested that the Club obtain written confirmation from the SAAFL advising that the SAAFL provides in principle agreement to either of these arrangements. As per the email from the SAAFL within Attachment 1, at this time conditional consent to the proposal (subject to further verification and investigation) has been obtained from the SAAFL. The balance of the additional land sought by the Club that impedes on the stormwater basin located behind the northern green would necessitate the preparation and execution of a Deed of Variation.

Preliminary assessment by the Administration also expresses some concerns in regard to:

- the operational feasibility of the pathway linkage which is depicted in the Club's plan;
- the need for the provision of additional car parking and how this may be accommodated or achieved on, or adjacent, the site, and
- future accommodation of the bowling greens should the expansion of the Torrens to Torrens project proceed.

Whilst the Club has indicated that it will fund the improvements to the site it has advised that it does seek a Council contribution in the guise of preparatory site works to the rear of the existing northern green. The scope of these works includes relocation of the existing stormwater management system and the establishment of a new (alternate) wetland and water storage pond arrangement. The new wetland is proposed to be constructed to the north of the Club's proposed leased area and west of the existing South Road carpark. The preliminary estimated cost of these works is in the order of \$300,000. Although the Club appears to indicate in its letter that this funding has been confirmed, the Administration has previously advised the Club that to date Council has only provided its consent in principle to the project and, as such, has not committed any funding to it.

Finally, given the amount of capital to be contributed by the Club toward the project, the Club has also foreshadowed its desire to seek a long term lease should the Council provide its consent for the development to occur.

An aerial plan of the site and surrounding area is attached in **(Attachment 2)**.

Conclusion

The Torrensville Bowling Club has continued to progress its planning of a proposed new undercover synthetic bowling green (predominantly) west of the premises it currently leases from the City of West Torrens. A concept plan has been provided by the Club which requires further consideration and investigation. It is suggested that a further report be provided to this Committee and/or Council following such investigations and discussions.

ATTACHMENT 1



4049M1L006 Torrensville Bowls Club Proposal .docx
HK: HK

09/03/16

City of West Torrens
165 Sir Donald Bradman Drive
Hilton SA 5033

Attention: Steve Watson
Senior Property Assets Advisor

Dear Steve,

**TORRESVILLE BOWLS CLUB REDEVELOPMENT
PROPOSAL FOR DEVELOPMENT**

1.00 INTRODUCTION

We write to you to define and outline the proposal of the redevelopment of Torrensville Bowling Club. The intent is to develop the first and only under-cover bowling facility in Adelaide metropolitan area, which will be used year-round in any weather event. There will be many benefits to the community including potential Bowls SA Centre of Excellence, aged groups, schools, etc. as the centre will be available to use every day of the year

The site (formally known as Hindmarsh Bowling Club site) resides within the West Torrens City Council (WTCC), and as situated on Council owned land.

2.00 BACKGROUND

As part of the long-term strategic plan, Hindmarsh Bowls Club and Underdale Airport Bowls Club have amalgamated to increase membership numbers, share resources and rationalise costs. The new club, called Torrensville Bowling Club, is currently designing the redevelopment of the current Hindmarsh Bowling Club existing facility, located on South Road, adjacent Thebarton Oval.

Swanbury Penglase has been engaged as the project architect to develop the design based on the Clients brief.

To facilitate and part fund the development, Torrensville Bowling Club has sold the Underdale Airport site and therefore is committed to the project. We are also in discussions with a number of elected members and funding bodies who have expressed interest with the development.

RCP and Torrensville Bowling Club have been in discussions with WTCC property members numerous times to regarding development of the project. We have also met with Department of Infrastructure, Planning, and Transport (DIPT) to discuss the widening of South Road and the impact this will have to the site at 80 South Road.

3.00 CURRENT SITE

The site is located at 80 South Rd, Torrensville SA 5031. The site houses 2 x outdoor bowling greens, a clubroom and maintenance sheds.

Adjacent the site are a number of constraints including; South Road (east of the site), Thebarton Oval (west of the site), bituminous car park (north of the site), and bituminous tennis / basketball courts (south west of site). There are also the assumed future constraints such as the South Road widening.

Located west, directly adjacent the existing bowling facility is water detention area, which has been investigated and determined as the most suitable area to construct the new undercover facility. The reasons for this being is that it avoids all current and future constraints which have been identified by the project team and given the overall size of the greens



and clubhouse, and the need to configure them with a green on either side of the clubhouse, there really is only one effective place for them on site.

4.00 PROPOSED BOWLS DEVELOPMENT

The proposed facility will include undercover bowls green with 12 rinks and new clubrooms (including bar, toilets, changing rooms, function space housed within) to service the green. In addition to the green and clubrooms, it is likely a new car parking area will need to be constructed to satisfy the increased car parking demand. The existing 2 outdoor grass greens will remain, making the finished facilities one of the largest in South Australia and with the potential to host major bowls events.

Please refer to the attachment 01 - plans of the new facility.

The new clubrooms and green has been set back approximately 60 meters from the eastern side of South Road, which has been calculated using the current South Road maximum road width in the project. This reduces the likelihood of the South Road widening encroaching into the new clubroom area.

We have assumed that the walking track that runs between the existing bowls facility and Thebarton Oval can be relocated to provide sufficient space for the new green.

Due to the size of the new 12 rink bowling green, the footprint encroaches into part of the Thebarton Oval boundary. This has been discussed with South Australian Amateur Football Leagues (SAAFL). Further details are available in section 5.00 – Amateur League Endorsement of Lease Line Change.

5.00 AMATEUR LEAGUE ENDORSEMENT OF LEASE LINE CHANGE

The new bowls facility currently encroaches into the South Australian Amateur Football Leagues (SAAFL) ground lease.

SAAFL has indicated that it provides it's in principle support to the proposal submitted by Torrensville Bowling Club and would thus allow use of the identified land by Torrensville Bowling Club.

Please refer to attachment B which shows the extent of the encroachment, and the endorsement of SAAFL regarding the new lease lines proposed.

6.00 REQUIREMENTS OF COUNCIL

Initial discussion between Torrensville Bowls Club and WTCC highlighted the potential for WTCC to provide a level on contribution to the project. It was discussed that WTCC would provide works which would bring the site to a point in which construction can begin, including:

- Removal of trees
- Engineered fill to correct level as advised by the project team

This has been the assumption throughout the design phase and these works have been excluded in relation to project design and costs.

7.00 NEXT STEP / PROGRAM

Once WTCC has review the proposal, Torrensville Bowling Club wishes to proceed with a number of discussions including:

- Revised ground lease agreement
- Detailed design and development
- Planning Approval

8.00 CONCLUSION AND REQUEST FOR APPROVAL

We request endorsement from West Torrens City Council for the proposed redevelopment of the Torrensville Bowling Club.

Should we receive endorsement, we will request time to discuss the new ground lease for the site and develop our planning application.

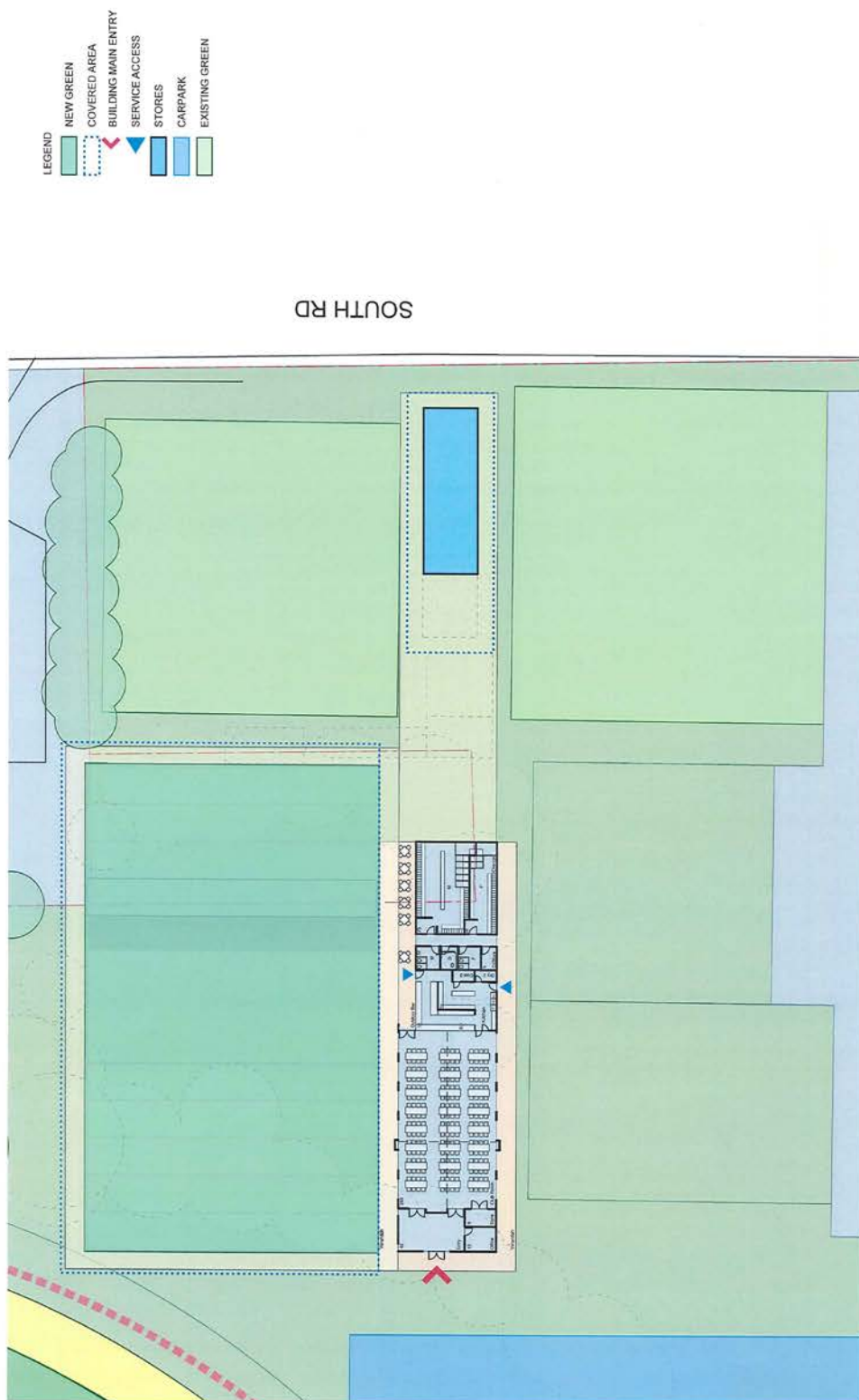


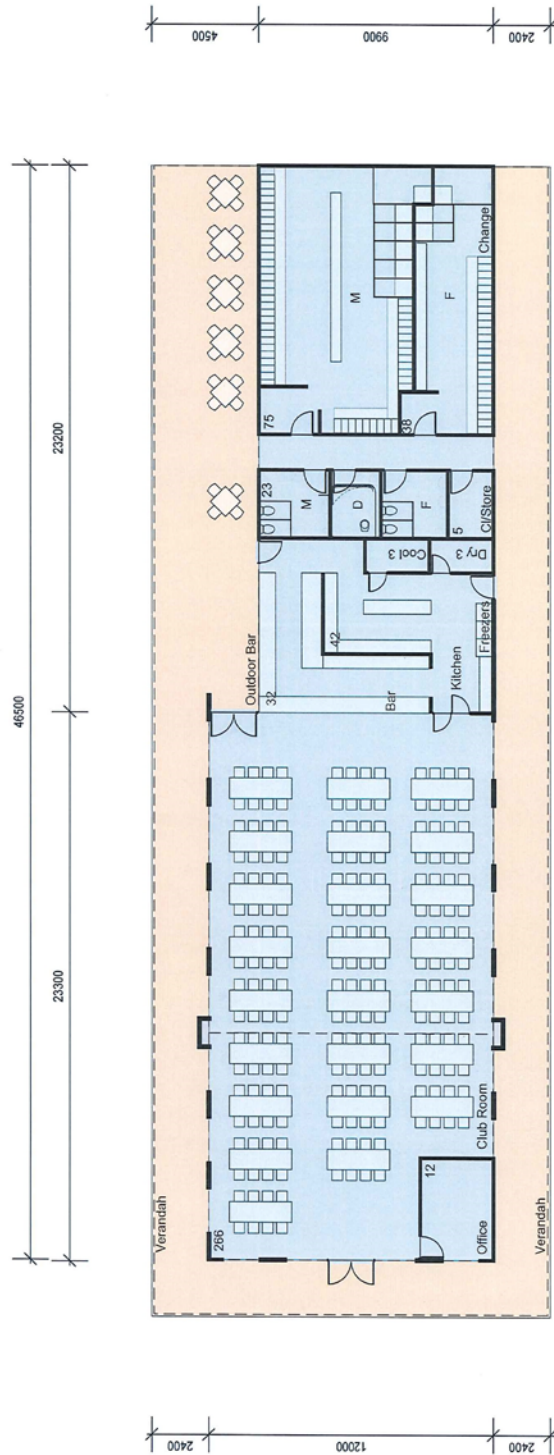
Yours sincerely,
RCP

A handwritten signature in black ink, appearing to be 'H. Kiss', written over a horizontal line.

HAYDEN KISS
PROJECT MANAGER

Att:	A	Concept Plans
	B	SAAFL in principal support letter
Copy:	Richard Little	RCP





Fully Enclosed Covered Area 509
Unenclosed Covered Area 312



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PRELIMINARY: FOR DISCUSSION

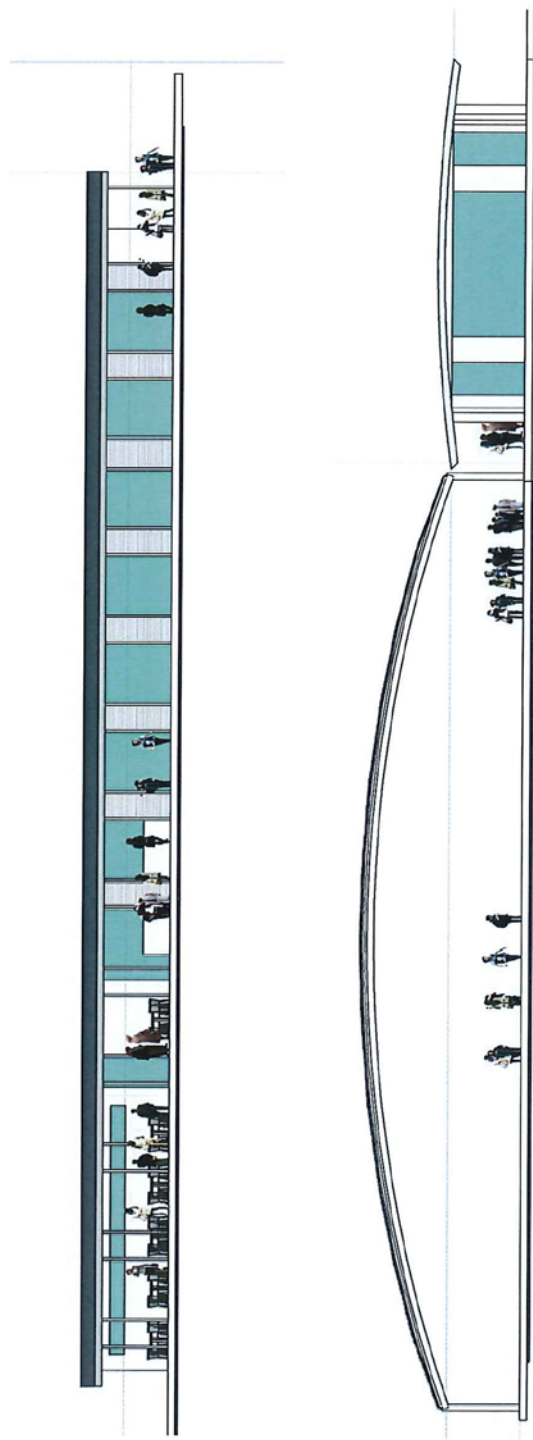
swanbury
penglase
architects of
human space



Clubhouse Floor Plan
Torrensவில் Bowling Club and SA Amateur Football League Masterplan

© SWANBURY PENGLEASE ARCHITECTS ACN 008 207 775 244 GILBERT ST ADELAIDE SA 5000 TEL (08) 9212 3162 FAX (08) 9212 3162 mail@swanburypenglase.com www.swanburypenglase.com

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PRELIMINARY: FOR DISCUSSION

swanbury
penglase
architects of
human space



Clubhouse Elevations
Torrensville Bowling Club

02.03.16

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Hayden Kiss

From: John Kernahan <kernahan@adelaidefootball.com.au>
Sent: Friday, 4 March 2016 1:33 PM
To: Hayden Kiss
Cc: Richard Little; 'Witold Generowicz'; Peter Ward
Subject: RE: Amateur League Office / Torrensville Bowls - Council Presentation

Hi men. As indicative an idea as I can ascertain, looks good to me.

I still have ongoing considerations being a delineation of a boundary fence line if for no other reason than security. We have enough trouble in here with everything locked up let alone there being thoroughfares outside of corridors from Ashley to Ashwin. Having seen Councils overall ideologies which include/d that functionality, there's not much space to achieve all but reality might be different than the sketch.

Either way, we remain open to re-adjusting the current boundaries to get to the end goal.

Regards

John Kernahan | Chief Executive Officer



Adelaide Airport Stadium, 1a Meyer Street, Torrensville SA 5031
Mob: 0425 337 350 | Office: 08 8443 8999 | Fax: 08 8443 8222
E: kernahan@adelaidefootball.com.au www.adelaidefootball.com.au



From: Hayden Kiss [mailto:HKiss@rcp.net.au]
Sent: Thursday, 3 March 2016 4:56 PM
To: John Kernahan <kernahan@adelaidefootball.com.au>
Cc: Richard Little <RLittle@rcp.net.au>; 'Witold Generowicz' <witold.g@swanburypenglase.com>; Peter Ward <pward@hassellstudio.com>
Subject: RE: Amateur League Office / Torrensville Bowls - Council Presentation

John,

As requested please see attached distance from oval boundary to the new green. Please note this is indicative at this time and will require a survey to confirm exact dimensions.

If this information is sufficient, can you please confirm that we are able to proceed on this basis.

If not, we can look at getting a surveyor to review the area.

Thanks,



ATTACHMENT 2

16/05/2016



Disclaimer

The City of West Torrens accepts no liability for any reliance placed on the validity and accuracy of data in this publication. While care and effort has been taken in the presentation of this data it is only to be used for demonstration purposes.

7.2 Kesmond Reserve, Keswick - Child Health Centre Building, (Formerly Jaguar Drivers Club)

Brief

This report provides Members with a proposal relating to the possible upgrade of the Child Health Centre Building (formerly used by the Jaguar Drivers Club), located on Kesmond Reserve, Keswick.

RECOMMENDATION(S)

The Committee recommends to Council that:

1. The Report be received.
2. Funding required for the project to proceed be a matter for discussion as part of the 2016/17 budget deliberations.

Introduction

At the meeting of 4 August 2015, Council adopted the following recommendation:

Asset Review Council Owned Properties

MOVED Cr Woodward SECONDED Cr Dua that:

1. *The Draft Asset Review Council Owned Properties Report, March 2015 be updated and endorsed in accordance with the comments and recommendations contained within Tables 1 to 5 of this report, with the exception of the following:*
 - a) *That 'Kesmond Reserve – Jaguar Drivers Club rooms Everard Avenue, Keswick' be removed from Table 2 of the report;*
 - b) *That the Administration inspect and update expected costs to repair the building; and*
 - c) *That the Administration investigates opportunities for community or commercial use of the building.*
2. *Properties that are not specifically listed within Tables 1 to 5 of this report continue to be maintained in accordance with Council's Asset Management Plan.*
3. *Council recognise the necessary upgrade and compliance works, as identified within the endorsed Asset Review Council Owned Properties Report, March 2015, to occur, and ensure it is reflected accordingly in its Long Term Financial Plan.*
4. *That Council proceed, subject to funding, with the commissioning of a report to assess the effects that any projected changes to the demography of West Torrens may have on the provision of social and community services over the coming 20 years.*
5. *That Council ensures leases with commercial operators are based on market rents except where the level of community benefit provided by the facility justifies a concessional rate.*
6. *Should the Somerset Avenue residents have objection to the proposed demolition of 10 Somerset and resulting playground upgrade that a further report be brought back to Council.*

The following report summarises the Administration's investigations.

Background

The Child Health Centre (formerly the Jaguar Drivers Club) Building is a small, single storey building located in Kesmond Reserve and is a Local Heritage Place:

41-47 Surrey Road KESWICK: Former Keswick Child Health Centre; Circa 1940 red brick domestic scaled building. Including terracotta tiled roof, brick pillared verandah and concrete window hoods. The later infill mesh panels to doors and windows and window shade blind are not included. 2003 Heritage Survey Ref. KE05

The heritage listing of the building occurred for the following reasons:

- (a) it displays historical, economic or social themes that are of importance to the local area, because the former Child health Centre provides an important indication of the growth of social welfare institutions providing general care and advice for communities throughout South Australia, particularly pre and post Second World War;
- (b) it has played an important part in the lives of local residents as a source of advice and health care for children.

Council encourages conservation of Local Heritage Places, their continued use or adaptive reuse and the retention of their most important elements. The building is currently vacant and at risk of deterioration. It is also associated with the reserve and playground

Discussion

The Child Health Centre (formerly the Jaguar Drivers Club) Building has been vacant since February 2009. Since that time the building has remained unoccupied. Council resolved at its meeting of 5 August 2014, that the decision for demolition of the building be deferred to a future date when the full report of the next building condition audit can be presented to Council. However, funding has been approved within the 2015/16 Council budget for demolition of the building.

A copy of the Council Report from 5 August 2014 is provided in **Attachment 1**. This report stated that a cost estimate of \$130,000 is required for immediate works to the building, with a total cost estimate of \$344,000 over a ten (10) year period. This cost estimate does not provide for any possible change of use or improvements to the building, other than providing a building with minimum facilities that can only be used for holding (small) meetings or similar types of activity. This cost estimate information was subsequently provided in the Asset Review Report Council Owned Properties (March 2015), endorsed by Council on 4 August 2015.

The Administration has investigated, in consultation with a heritage architectural consultant, the adaptive re-use of the building while preserving its Local Heritage Value. A total of four (4) options were considered in providing a useable facility on the reserve. A copy of the four (4) concept plan options and floor plan layouts for development of the building are provided in **Attachment 2**.

In summary the key features of each of the four (4) options include:

- Suggested floor plans (both open plan and sectional) for the original building layout;
- Differing servery and café type layouts;
- Domestic type kitchen facilities, (with cooking);
- New access toilet facilities, either internal or external to the existing building layout; and
- Various types and styles of external verandahs and pergolas.

In reviewing the different concept plans provided, the Administration selected Option 4 as the preferred Option and proceeded to develop budget costings for the Option 4 concept plan. The estimated project cost for upgrading the building as per the Option 4 concept plan is \$505,000.

A detailed breakdown of the estimated budget cost is provided below:

New Access Toilet Facility	\$62,000
Dilapidation Works	\$33,000
Works within the Existing Building (includes \$15k allowance for Grease Arrestor)	\$140,000
Site works & Site Services	\$200,000
Construction Contingency - (Approx 5%)	\$20,000
Estimated Current Construction Cost	\$455,000
Professional, Certification & CITB Fees (Approx 12%)	\$50,000
Loose Furniture & Equipment	Excluded
Estimated Current Project Cost	\$505,000

The key features of the Option 4 proposal includes:

- Conservation of the original building fabric including floorboards;
- Two new gable roof and pergola structures to the Northern and Southern side;
- Adaptation of rooms to provide an open shelter, seating and outdoor dining area, a domestic style kitchen; storage and veranda servery with café style windows;
- Addition of new access toilet facilities external to the existing building with covered access; and
- Landscape and paving treatments linking the building to Kesmond Reserve and adjacent buildings, as well as the playground.

The estimated cost to upgrade the building does not include the current funding allocated in the 2015/16 budget for the upgrade of the playground, which is currently on hold depending on the outcome of the decision to upgrade or demolish the building. The proposed playground layout will change depending on whether the building is upgraded or demolished.

The Administration considers that this type of facility could be leased to a local community group which will provide the day to day management, (i.e. bookings, cleaning, minor maintenance, etc.) of the facility. The local community group could manage the hire of the facility to other (community or similar) groups or to "one-off" users of the reserve for minor events. There are no similar facilities available for hire in the Keswick / Ashford suburb areas.

Conclusion

This report provides Members with a proposal for the ongoing use by the community of a Council owned heritage listed building, located within a reserve and playground setting. The association of the reserve with a rejuvenated heritage building accommodating new community uses would provide a positive outcome for the community.

ATTACHMENT 1

URBAN SERVICES STANDING COMMITTEE
5 August 2014

Page 48

11.4 Update - Former Jaguar Clubroom Building - Kesmond Reserve

Brief

This report seeks to provide further information sought by Council at its meeting of 1 July 2014 in regard to the anticipated costs of upgrading/updating the former Jaguar Drivers clubroom building which is located on the western side of Kesmond Reserve.

RECOMMENDATION

It is recommended to Council that the costs of immediate works totalling \$130,000 be referred to the next budget review for consideration noting that if approved, further expenditure of \$214,000 will be required over a 10 year time frame to restore the building to an acceptable standard.

Or

It is recommended to Council that having considered the cost of restoration works for the former Jaguar Drivers clubroom, Council is of the view that such restoration costs cannot be justified and in the context of seeking to significantly upgrade and expand the existing open space areas and playground on the western side of Kesmond Reserve, supports a development application being lodged by the Administration for demolition of the clubrooms and subject to the granting of the necessary planning consents, the clubrooms be demolished.

Introduction

At its meeting of 1 July 2014 Council considered a report which sought approval for the lodgement of a development application which, if approved, would result in the eventual demolition of the former Jaguar Drivers clubroom building on Kesmond Reserve and subsequent return of the building footprint area to green open space.

Following consideration of the matter Council resolved as follows:

1. *An application not be lodged for the demolition of the Historic building, formerly occupied by the Jaguar Drivers Club on Kesmond Reserve.*
2. *A further report be presented to the Urban Services Committee detailing the restoration works required to bring this building up to an acceptable standard which could then be referred to a future budget review for funding.*

Background

As previously advised the Jaguar Drivers Club vacated the premises on or about 21 February 2009. Since that time it has remained unoccupied. The clubroom building sits on the western side of Kesmond Reserve (Surrey Road frontage). It is constructed of red brick, timber window and tiled roof circa 1945, has an area of approximately 61m² and is disposed as two rooms with limited amenities.

The building was listed on the Local Heritage Register in 2008 as a result of its prior use as a Child Heath Centre. The determining criteria identified at the time of listing were as follows:

- the building displays historical, economic or social themes that are of importance to the local area; and
- it has played an important part in the lives of local residents

Other facilities on the Reserve include the National Serviceman's Clubroom building, the Kesmond Tennis Club (which has clubhouse and four tennis courts), a small playground and BBQ. There is also a formalised off-street bituminised carparking area which may accommodate approximately 15 vehicles.

Discussion

The decision to refer this matter to Council for its consideration arose following consideration of:

- future planning to significantly upgrade and expand the existing open space areas and playground on the western side of the Kesmond Reserve as part of Council's invigoration of its open space and playground assets; and
- Building Condition Audit data relating to the future of the building.

To further assist discussion on the matter, a copy of the Building Condition Audit Data is now attached (**Attachment 1**).

Initially it is important to acknowledge that, based on a number of observations, the building's condition was rated by the auditors as poor. This rating of poor resulted from a number of structural and functional assessments.

Those factors raised within the report that are particularly salient and that the Administration wishes to bring to the attention of Council are as follows:

- It is evident that there was significant swelling of the floor - the swelling appears to be the result of leaking from the roof which is evident from the ceiling. Due to this leak, it is recommended that the structural integrity of the building should be investigated further
- External walls have major salt damp. Mortar is significantly deteriorating or missing. Cracking and missing bricks were able to be visibly seen and should be investigated further.
- The electrical services to the building are generally in average condition.
- The hydraulic systems appear to be in general reasonable condition, however as most sanitary items are aged it would be advisable to upgrade these elements if the wet areas are refurbished - external pipe work is deteriorated.
- The walls are generally in a poor to average condition, and will require work immediately to correct the problems regarding cracking and loss of mortar and bricks
- The terracotta tiled roof is in average condition, however it is evident that the roof is leaking due to staining and rotting of the ceiling.
- The building is non-compliant in a number of areas including non-compliant entry (threshold step), the lack of provision of a disability access toilet and lack of accessible car-parking. (These issues would need to be addressed in the event that the building was to be upgraded).
- The external room has a separate roof construction consisting of asbestos sheeting - it is in poor condition and will require complete replacement.
- The internal spaces are in poor to average condition - fittings are old and should be scheduled for replacement. The building is currently sitting vacant - any potential tenants would expect that the existing deficiencies would be addressed/remedied prior to occupation or in the short term.

Further, although an alternative use for the building has as yet not been determined the consultants did remark that, in their opinion, the:

- Internal areas are not sufficient (for use) as a club room; and
- Room sizes and layout of spaces are inadequate

Whilst there are budget estimates provided for the works that are recommended - totalling approximately \$130,000 in the current year and approximately \$344,000 over a 10 year time horizon - it does need to be borne in mind that the acceptable standard for any eventual use which may be contemplated or determined for the facility will be likely to impact on the level of expenditure that is required. Also, the determination or expectation of what may constitute an acceptable standard for one party or proposed use may be significantly different for another party or proposed use. Further, as indicated by the consultants, additional investigation will be required to determine the exact nature and extent of many of the issues that were identified during the facility audit.

As alluded to previously, and also as identified by the auditors, coupled with the need to undertake these works it is likely that the existing building area and facilities that are/could be made available to prospective tenants are likely to restrict the building's use to all but the smallest of groups.

In light of the above, it is also worth acknowledging that recent valuation data provided by Council's valuers for insurance purposes values the former Jaguar Drivers Club building and improvements at \$151,096. On the basis of this valuation, it is apparent that a new structure of equivalent size, which would provide similar or improved functionality, and which would not carry the requirement for significant maintenance expenditure in the identified 10 year time horizon, could be constructed on the site for considerably less than that identified expenditure burden (of \$344,000) should there be a desire expressed to retain a facility of this nature. Further, depending on the issues identified during the recommended investigatory works, and the costs involved to address those issues, it may be that the identified "upfront or immediate" costs to bring the building up to an acceptable standard may exceed the costs of demolishing the existing, and erecting a new, building.

It is also apparent that the building, and retention of it, does restrict opportunities for further development of the open space and playground area. Further, its location and siting would be likely to result in an increase (albeit likely to be marginal given the size of group that it may accommodate) in on-street parking should there be a decision to bring it back into active use.

Conclusion


Following consideration of a previous recommendation from the Administration that the former Jaguar Drivers Club building on Kesmond Reserve be demolished, Council resolved to seek a cost estimate for necessary works that could be referred to a budget review.

A cost estimate of \$130,000 for immediate works (and total costs of \$344,000 over a 10 year time horizon) has been obtained and provided. However, this estimate would be subject to further investigations to determine the nature and extent of the structural problems identified within the building condition audit and this estimate would also be likely to be dependent on the nature and type of any eventual or proposed use of, or activity within, the building. The cost to rebuild a facility providing similar size and functionality may only marginally exceed the cost estimate for immediate works.

ATTACHMENT 1

1. Kesmond Reserve Complex - Jaguar Clubrooms

1.1 Building Summary

Item	Description
	
Building ID:	35871
Building Type	Community Club / Jaguar Club
General Building Description	<p>The building is a single storey tiled roofed double face-brick gable fronted building with built-in front veranda.</p> <p>It comprises of two small rooms and amenities. It is also currently unoccupied.</p>
Building Construction Date	Opened - 1945
Floor Areas	61 m ²
Number of Levels	1
Required Building Condition Standard	S3 - Typical
Building Condition	4 - Poor
Suitability	4 - Poor
Functionality	Community Club
Heritage Considerations	Nil

Kesmond Reserve Complex - Jaguar Clubrooms

1.1.1 Suitability

This facility has been rated as a Suitability level of 4 – Poor, based on the following:

- The building is currently vacated and has many elements in that are aged and poor condition. Any new occupants would expect deficiencies to be remedied and at a minimum non-compliance or safety issues attended to as a priority;
- There are some code compliance issues which need to be addressed;
- On site car parking has not been provided (area are not lined);
- Room sizes and layout of spaces are inadequate;
- Asbestos elements in poor condition present in building;
- The building is located within an oval, amongst other council owned / community buildings;
- Internal areas are not sufficient as a club room.

1.2 General Condition

Overall the building is in a poor condition. Some external elements require attention, while internal areas are old and require replacement.

1.2.1 Architectural

Externally:

Walls are generally in a poor to average condition, and will require work immediately to correct the problems regarding cracking and loss of mortar and bricks.. The terracotta tiled roof is in average condition showing deterioration which would normally be associated with the age of the building. However it is evident from internally that the roof is leaking due to staining and rotting of the ceiling. The external room has a separate roof construction consisting of asbestos sheeting. The roof is in poor condition and will need complete replacement.

Internally:

The internal spaces are in a poor to average condition. Fittings are old and should be scheduled for replacement.

1.2.2 Disabled Access

The building is non compliant in a number of areas including:

- Non compliant entry (threshold step exists);
- Nil access toilet provided within this facility;
- Nil access car parking.

The Premises Standard (V2 – February 2013) prescribe national requirements for new buildings and where new building work is being undertaken in existing buildings in order to comply with the DDA in the areas and for the buildings covered by these Standard.

In this instance, compliance with the premises standards is not required unless the building is being upgraded.

Although compliance is not retrospective, GHD have recommended that the items noted above be addressed as part of the Councils DDA plan.

Kesmond Reserve Complex - Jaguar Clubrooms

1.2.3 Other Compliance Issues:

Employers have a responsibility under state based Occupational Health & Safety Legislation to provide a safe work place for their employees including during emergencies.

Building owners also have a duty of care to make sure that occupants and visitors are safe in the building, including during emergencies.

The non-complying items that were noted during the inspection, which should be rectified, include:

- Evacuation plan (s) not displayed;
- Missing Asbestos Register
- Non-compliant EXIT doors exist within this facility.

1.2.4 Structural

It is evident that there was significant swelling of the floor. The internal doors within the building were unable to be properly closed as a result. This swelling appears to be the result of leaking from the roof which is evident from the ceiling. Due to this leak the structural integrity of the building should be investigated further

External brick walls have major salt damp. Mortar is significantly deteriorating or missing. It appears that no work has been done to repair this. Cracking and missing bricks were able to be visibly seen and should be investigated further.

1.3 Services

1.3.1 Electrical

The electrical services to the building are generally in average condition.

The switchboard was unable to be accessed so no comment can be made on its condition nor whether it contains safety switches.

The building has no exit or emergency lighting installed. Under BCA requirements, exit & emergency lighting is not required due to the size of the building < 300m².

Lighting, switches and socket outlets generally appear to be in average condition.

It appears at some point a security system had been installed but removed. Remnants of the motion sensor and cabling remain. There is also a large amount of electrical cabling that has been left exposed and should be terminated in a safer spot.

The issues recommended for prioritised attention as summarised below.

Priority 1	Install RCD logbook & terminate and redundant cables
Priority 2	Nil

1.3.2 Fire Detection

There is smoke detection installed in this building.

The issues recommended for prioritised attention as summarised below.

Priority 1	Nil
Priority 2	Nil

Kesmond Reserve Complex - Jaguar Clubrooms

1.3.3 Fire Protection

There are no fire hose reels in this building. These are not required under BCA requirements due to the size of the building.

There are no fire extinguishers or fire blankets installed in this building. We recommend the installation of a suitable extinguisher and a fire blanket in the kitchen to provide a level of fire protection to the council asset.

The issues recommended for prioritised attention are summarised below.

Priority 1	Install fire extinguishers and a fire blanket in this building
Priority 2	Nil

1.3.4 Mechanical

There is no air conditioning provided to this building. Outside air provisions are provided via openable doors and windows and would appear to meet the requirements of the BCA.

Ventilation to the toilets is provided via openable windows and would appear to meet the requirements of the BCA.

There are no items recommended for prioritised attention as summarised below:

Priority 1	Nil
Priority 2	Nil

1.3.5 Hydraulics

The hydraulic systems appear to be in general reasonable condition, however as most sanitary items are aged it would be advisable to upgrade these elements if the wet areas are refurbished. External pipework is also deteriorated.

There are no items recommended for prioritised attention as summarised below:

Priority 1	Refurbishment due to aged elements
Priority 2	Nil

Kesmond Reserve Complex - Jaguar Clubrooms

1.4 Cost Summary

Over a 10 year horizon, the building is projected to require approximately \$344,000 in expenditure on asset renewals, compliance and backlog maintenance. This estimate does not include any escalation or ongoing building maintenance such as cleaning and servicing of building components.

The table and charts provided below are a representation of a 10-year expenditure/works program.

Figure 1 Anticipated Expenditure by Code Category

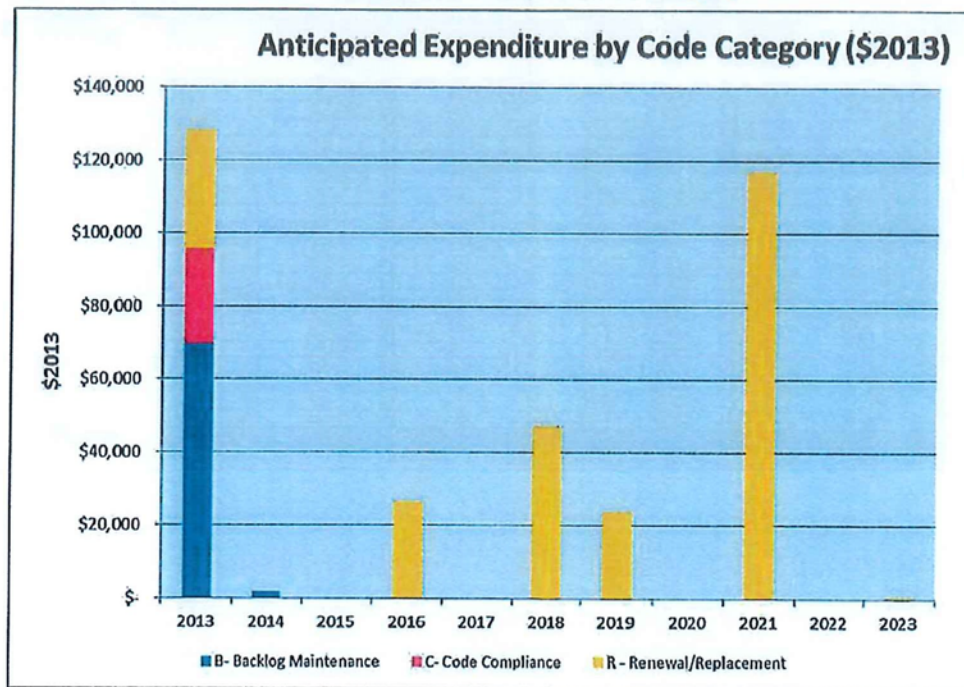


Table 1 and Figure 1 shows the majority of the expenditure is generally related to elements reaching their end of useful life. There are also costs for backlog repairs, maintenance & general cleaning and painting of the building if it is to be re-occupied. Compliance works including an allocation for funds to install DDA compliant facilities and address building access.

For this building it must also be noted that it is poor condition and the building should be replaced, substantially refurbished, including removal of asbestos elements or demolished. Building replacement, refurbishment or demolition would cancel out the line items that make up the 10-year expenditure and it is anticipated the budget for renewal/refurbishment would be similar to the 10-year expenditure calculation depending on what the Council decide to do.

Kesmond Reserve Complex - Jaguar Clubrooms

Table 1 10-year Forward Works Projection

Work Code	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
B- Backlog Maintenance	\$ 69,700	\$ 1,800	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 71,800
C- Code Compliance	\$ 26,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,200
R - Renewal/Replacement	\$ 32,100	\$ -	\$ -	\$ 26,200	\$ -	\$ 46,950	\$ 23,500	\$ -	\$ 116,900	\$ -	\$ 360	\$ 236,010
Grand Total	\$128,000	\$ 1,800	\$ 300	\$ 26,200	\$ -	\$ 46,950	\$ 23,500	\$ -	\$ 116,900	\$ -	\$ 360	\$ 344,010

Table 2 shows the anticipated expenditure by element group.

Table 2 Anticipated Expenditure by Element Group

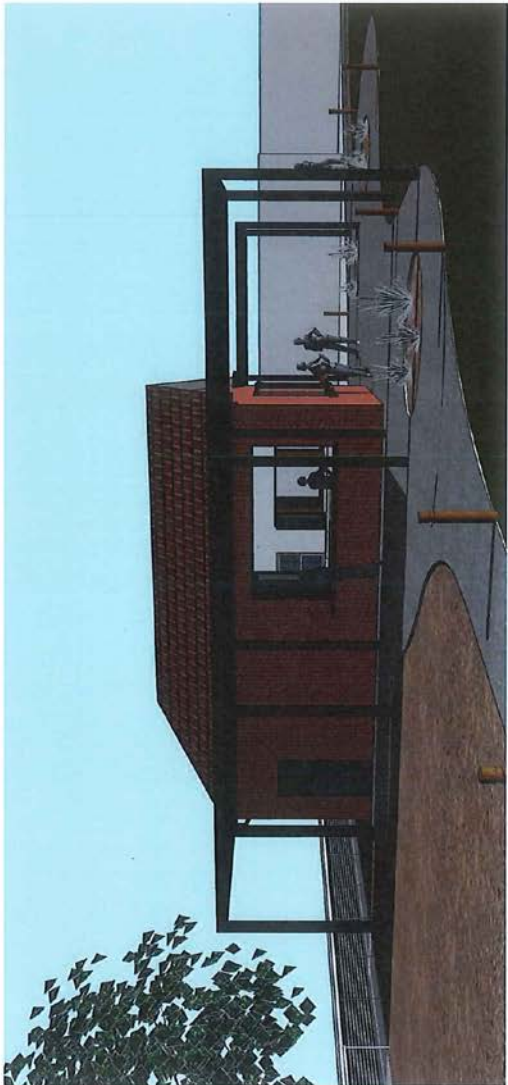
Element Group	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Grand Total
Alterations and Renovations to Existing	\$ 20,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,300
Building Ceiling Finishes	\$ 6,100	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,600
Building Door External	\$ 600	\$ -	\$ -	\$ 1,200	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,300
Building Door Internal	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ 1,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,700
Building Filaments	\$ 7,000	\$ -	\$ -	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,600
Building Floor	\$ 6,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,000	\$ -	\$ -	\$ 66,000
Building Floor Finishes	\$ -	\$ -	\$ -	\$ 5,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 360	\$ 5,460
Building Roofing	\$ 16,900	\$ -	\$ -	\$ 5,800	\$ -	\$ 19,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,950
Building Wall External	\$ 20,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,000	\$ -	\$ -	\$ 49,000
Building Wall Finishes	\$ 6,600	\$ -	\$ -	\$ 3,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,000
Building Walls Internal	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,500	\$ -	\$ -	\$ -	\$ -	\$ 22,500
Building Windows	\$ 8,000	\$ -	\$ -	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ 27,200	\$ -	\$ -	\$ 43,200
Disabled Access Services	\$ 23,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,000
Electrical Check	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Electrical Services	\$ 1,600	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,600
External Stormwater Drainage	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Fire and Safety Services	\$ 2,300	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,300
Hydraulic Services	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000
Lighting Services	\$ 300	\$ -	\$ -	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800
Roads, Footpaths and Paved Areas.	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,300
Sanitary Fixtures	\$ 2,000	\$ 300	\$ -	\$ 600	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ 3,900
Sanitary Plumbing	\$ 1,000	\$ -	\$ 300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900	\$ -	\$ -	\$ 2,200
Grand Total	\$128,000	\$ 1,800	\$ 300	\$ 26,200	\$ -	\$ 46,950	\$ 23,500	\$ -	\$ 116,900	\$ -	\$ 360	\$ 344,010

ATTACHMENT 2

47 SURREY ROAD, KESWICK
OPTIONS STUDY - OPTION 1
For CITY OF WEST TORRENS



DRAWING SCHEDULE
SD01 - DRAWING SCHEDULE + PERSPECTIVES
SD02 - EXISTING + PROPOSED FLOOR PLAN
SD03 - ELEVATIONS
SD04 - SITE PLAN



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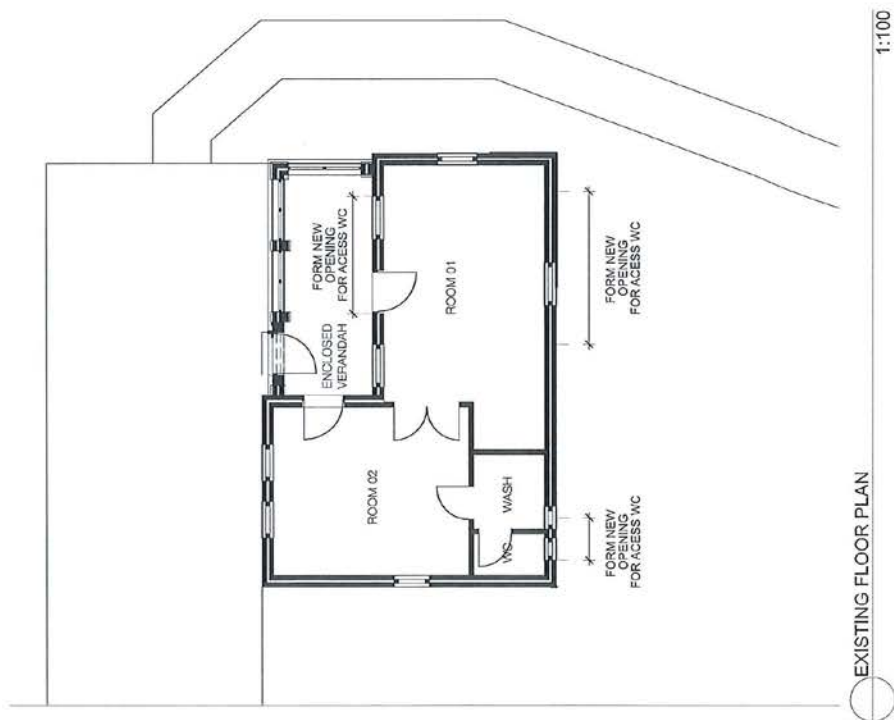
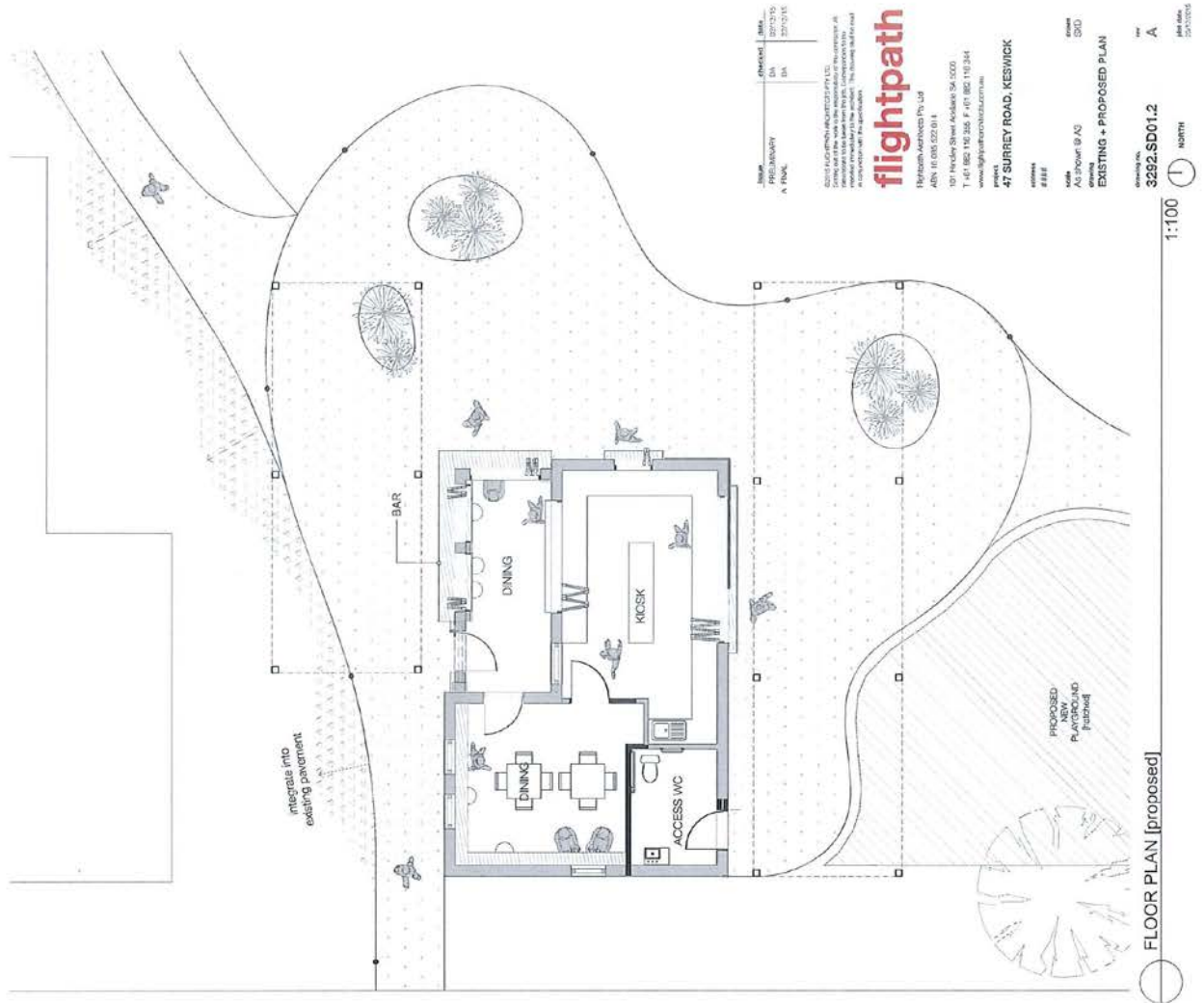
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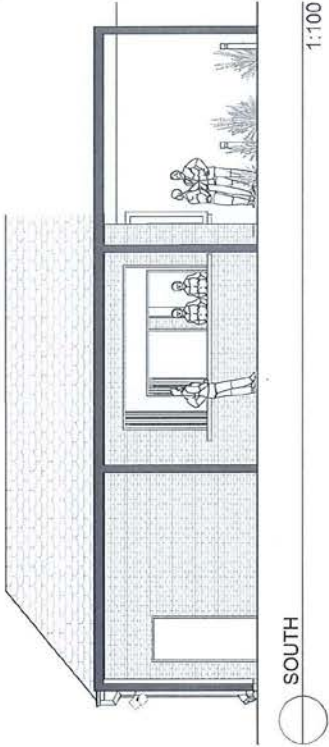
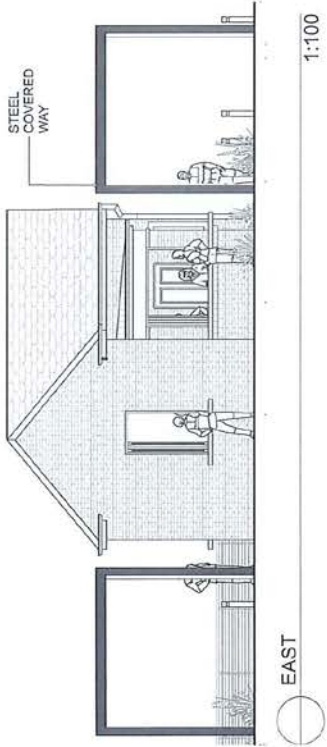
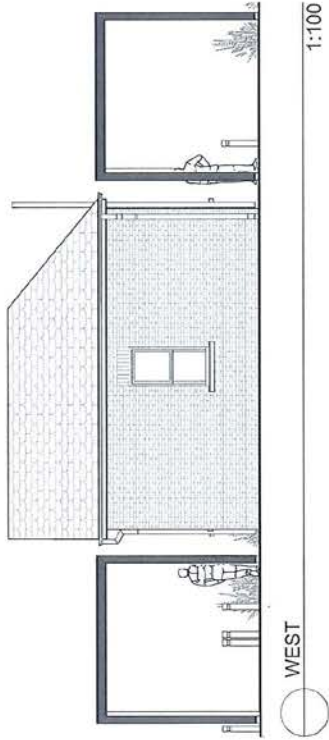
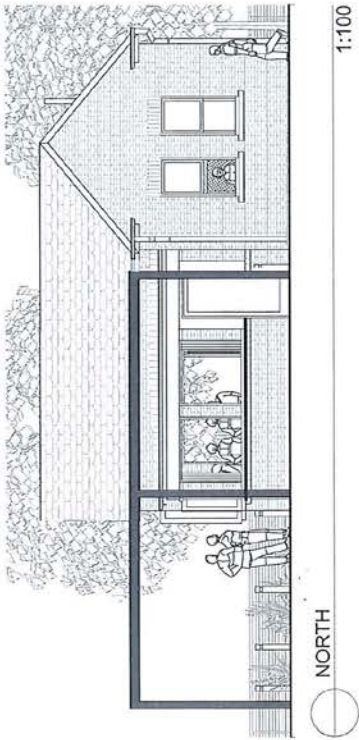
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2. REVISED DESIGN	DA	20/10/15
3. FINAL DESIGN	DA	20/10/15

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SITE PLAN

47 SURREY ROAD, KESWICK
OPTIONS STUDY - OPTION 2

For CITY OF WEST TORRENS



DRAWING SCHEDULE

SD01 - DRAWING SCHEDULE + PERSPECTIVES
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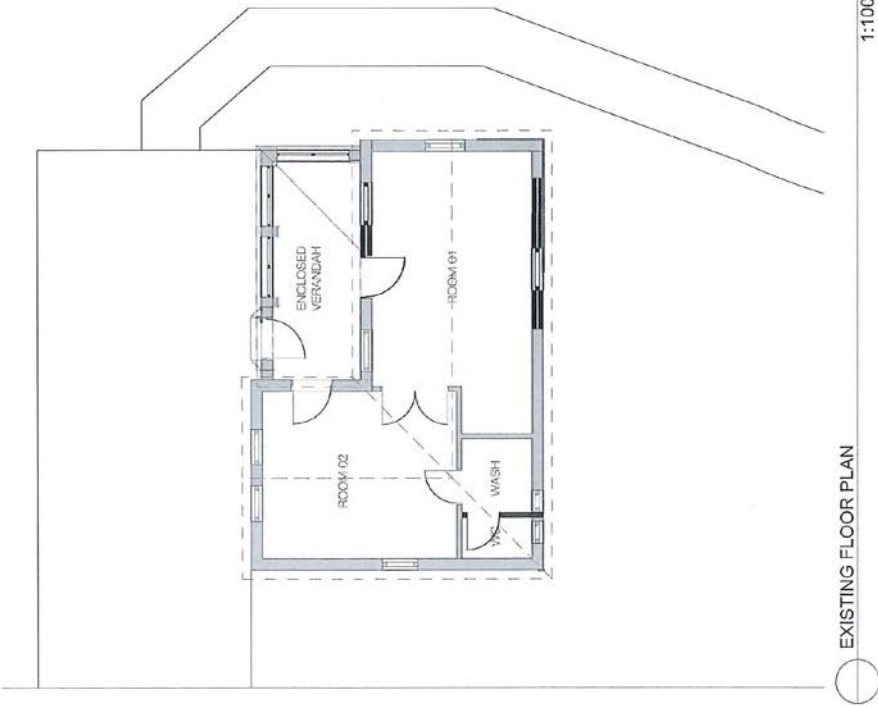
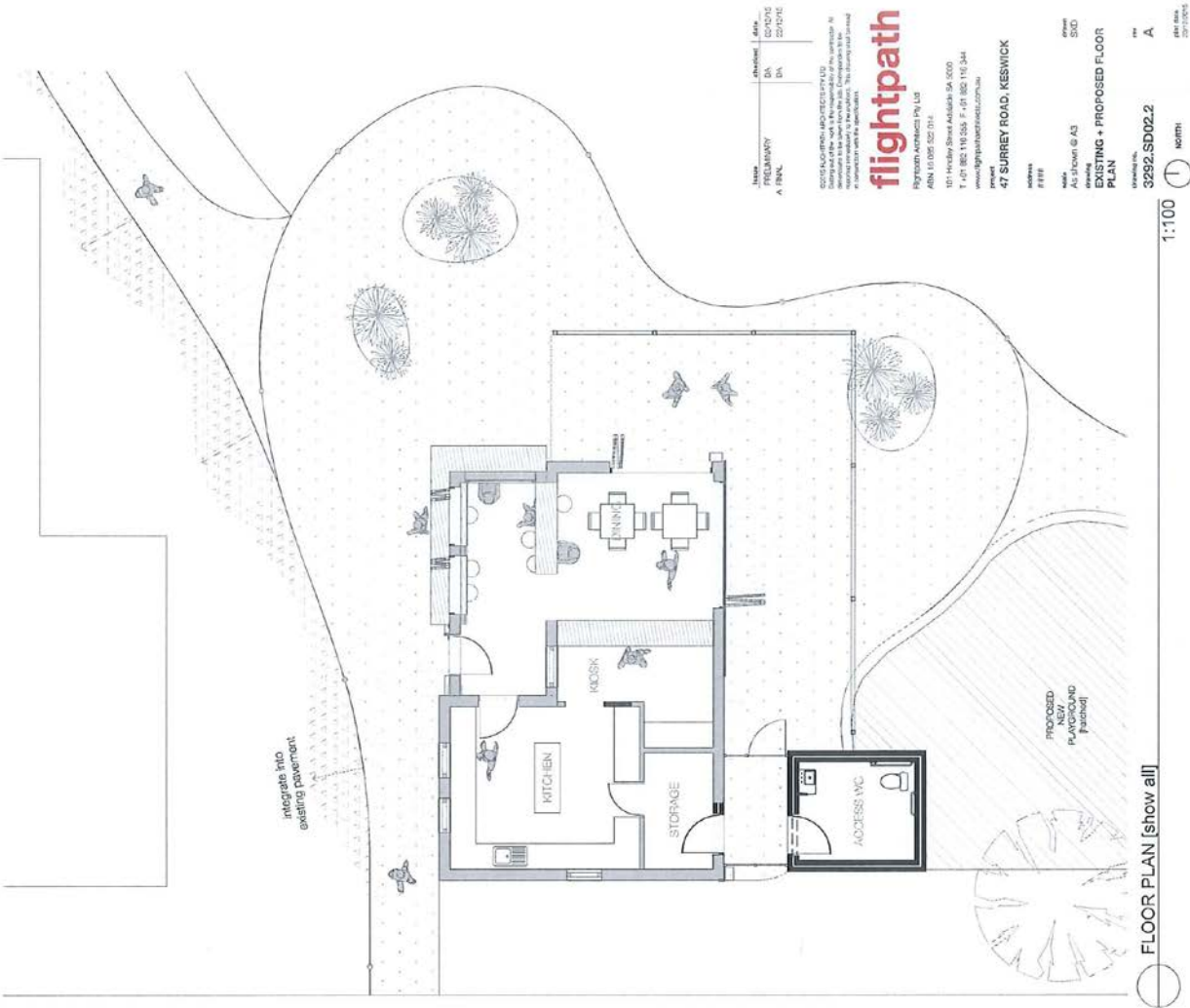
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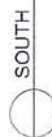
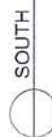
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OPTIONS STUDY - OPTION 3
For CITY OF WEST TORRENS



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SD03 - ELEVATIONS
SD04 - SITE PLAN

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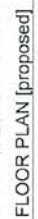
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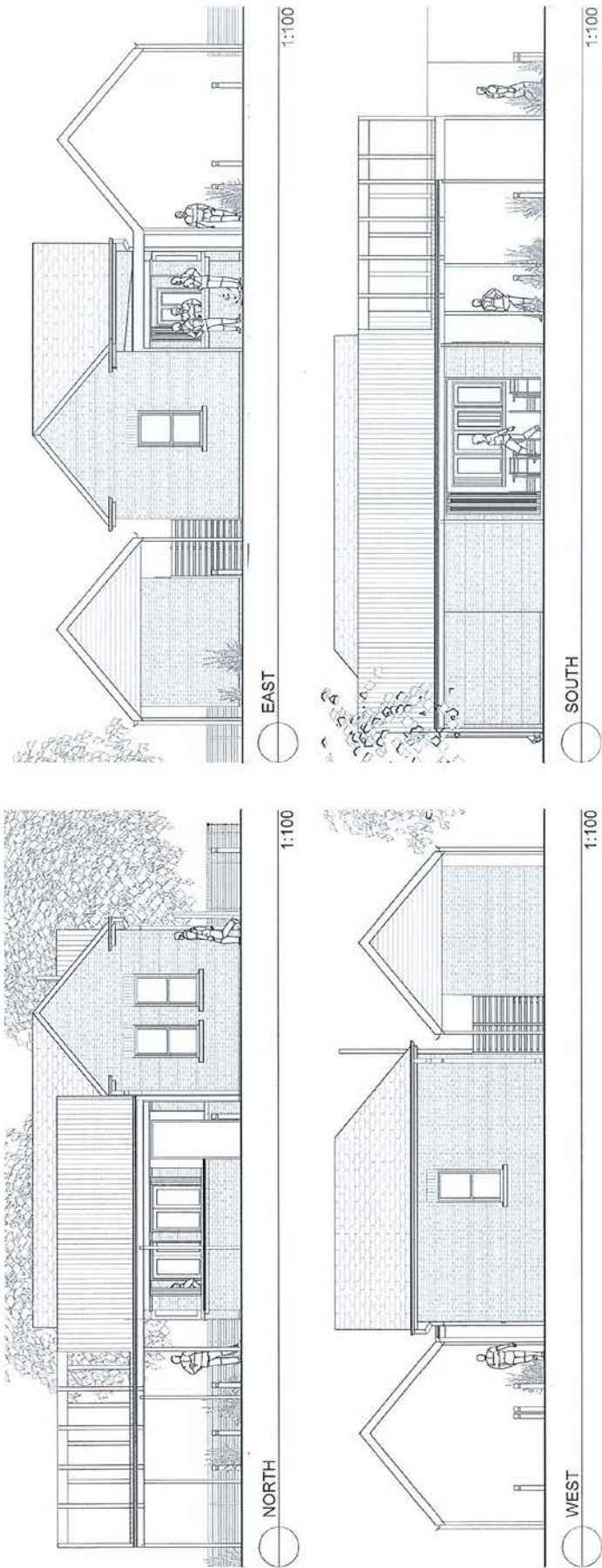
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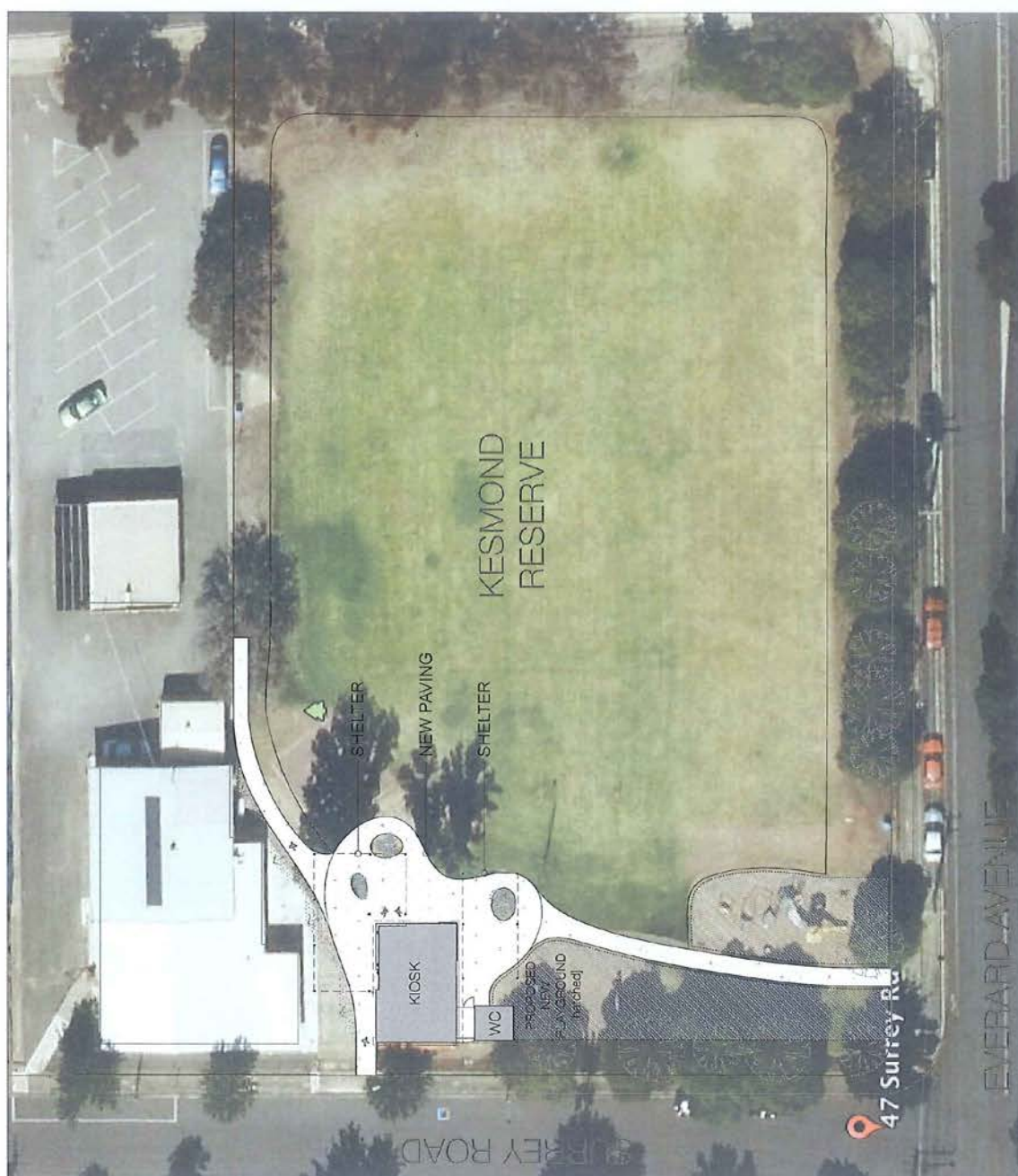
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Setting out the work is the responsibility of the contractor. It is the contractor's responsibility to ensure that the work is done in accordance with the specifications. The contractor is responsible for the quality of the work and for the safety of the workers. The contractor is also responsible for the cost of the work and for the time taken to complete it.

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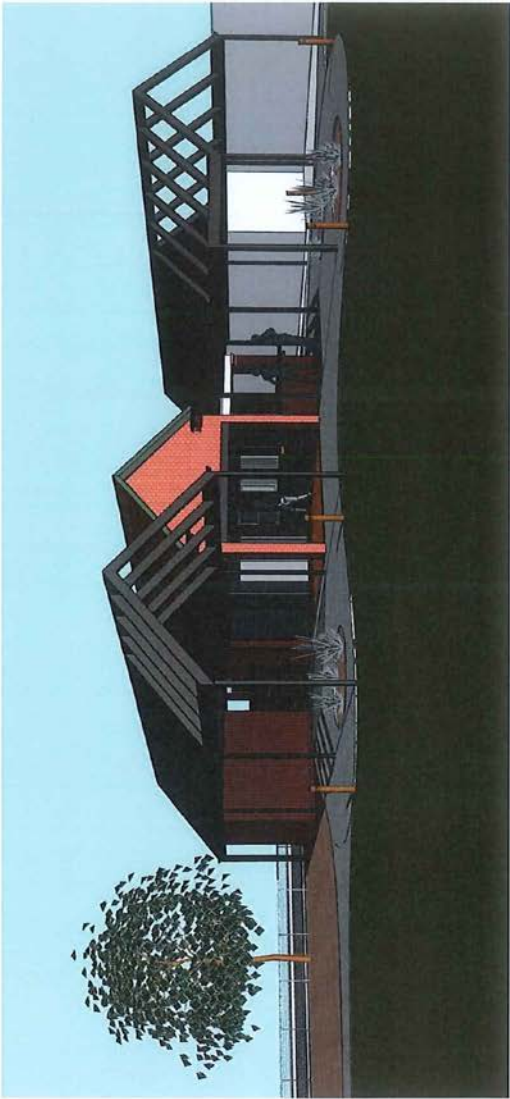
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OPTIONS STUDY - OPTION 4
For CITY OF WEST TORRENS



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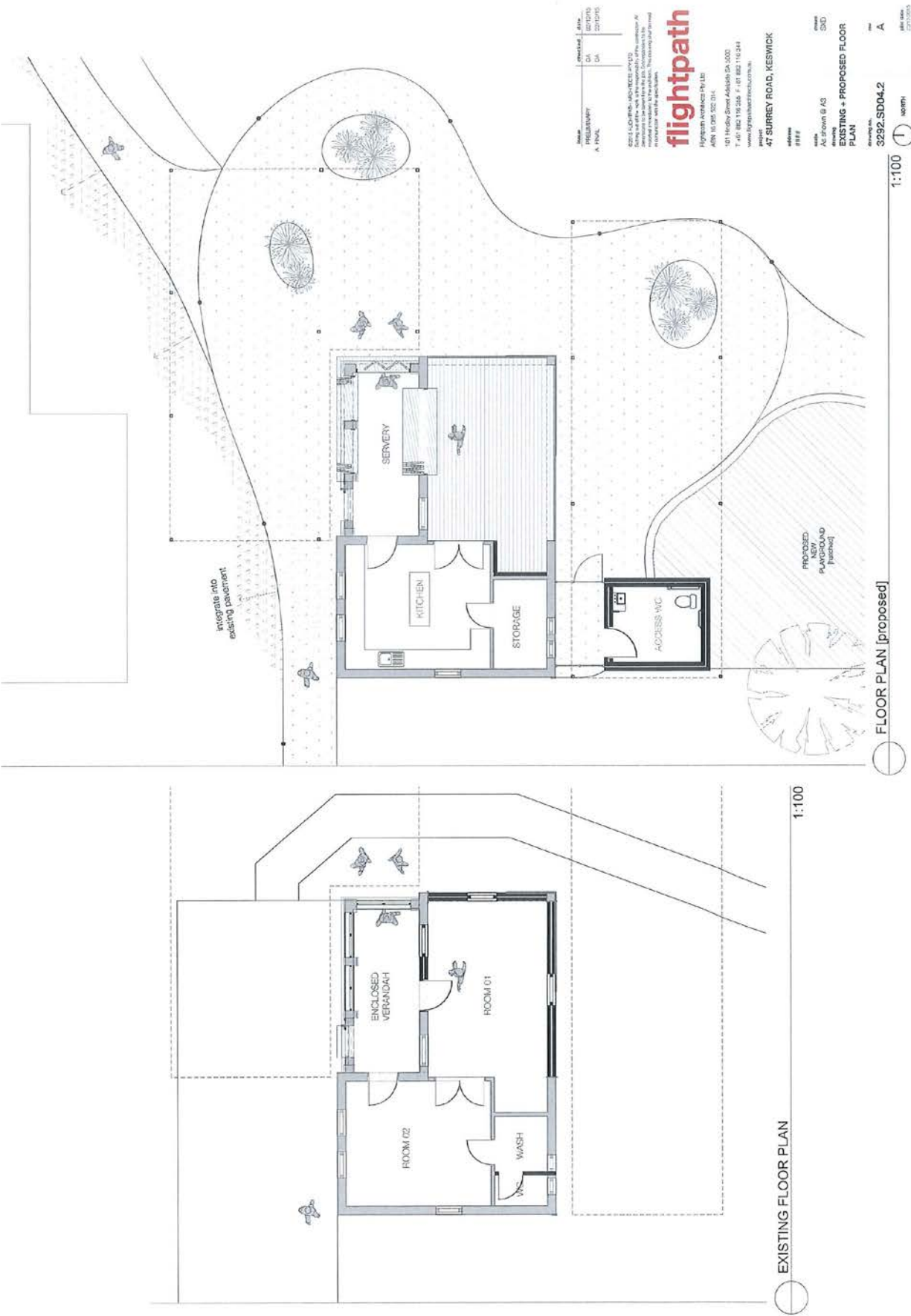
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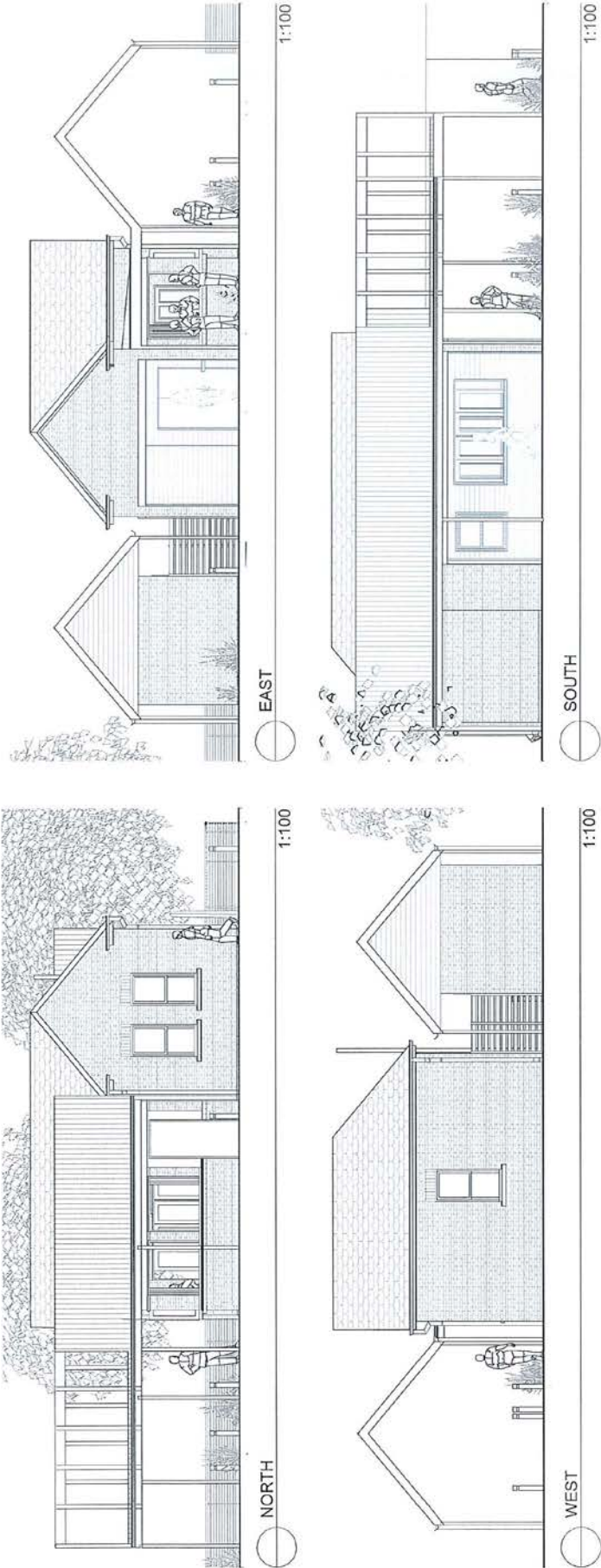
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○ SITE PLAN

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2	FINAL	DA	22/3/15

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7.3 Upgrade Report - Camden Oval Complex

Brief

This report updates the Committee in regard to recent actions undertaken in relation to the Camden Oval complex.

RECOMMENDATION

The Committee recommends to Council that the report be noted.

Introduction

The project team has progressed the preferred approach to implementing the Camden Oval Precinct Development as recommended by the Community Facilities General Committee at its meeting on 22 September 2015 and subsequently adopted by Council on 6 October 2015. A report was presented to the Community Facilities Meeting of 24 November 2015 providing a progress report on the Camden Oval Precinct Development.

Discussion

Since the previous Committee meeting the Administration has continued to meet with representatives from the sporting clubs/groups to further progress the upgrade concept designs for the identified buildings viz. the PHOS & Camden Sports and Social Club building, the shared sports change room building which lies immediately east of the PHOS Clubroom building, the West Torrens Birkalla Soccer Club building and the proposed netball club building.

Updated high level sketch plans and scope of works documents are attached which reflect the current project status (**Attachments 1 and 2**).

Administration is currently reviewing the preliminary sketch plans and will further consult with the relative sporting club/groups.

Carriage of the project has now been transferred from Council's City Strategy area to City Assets. Representatives from City Assets met with the project manager in early March 2016 to confirm and clarify project understandings and to progress on the next steps to be undertaken which are to:

- Request the architects to proceed to detailed design of the buildings; and
- Request the Quantity Surveyors to update their cost estimates based on the detailed designs.

The Architects were also requested to provide a landscape masterplan document for the site subject to their capacity to undertake this additional work. Following their advice that they were unable to schedule and complete this work within the desired timeframe, the Administration are currently seeking a Consultant to undertake the development of a landscape masterplan. It is envisaged that the landscape plan will specifically address the following matters:

- Traffic/pedestrian conflict in front of PHOS Clubrooms*;
- The need for a footbridge;
- Siting of the proposed soccer training pitch and how the existing parking is replaced;
- Siting of the proposed Netball Amenities;
- Adequacy of parking on overall site*; and
- Protection of the olive grove.

(* These tasks to be undertaken in liaison with Council's traffic engineer).

Conclusion

Meetings have been held with representatives of the sporting clubs/groups to progress the upgrade of the concept designs for the buildings and a consultant has been engaged to develop a landscape masterplan for the oval.

ATTACHMENT 1

PNR
PROJECT MANAGEMENT

File No: 11006

Drawn:

Date: 16 NOV 15

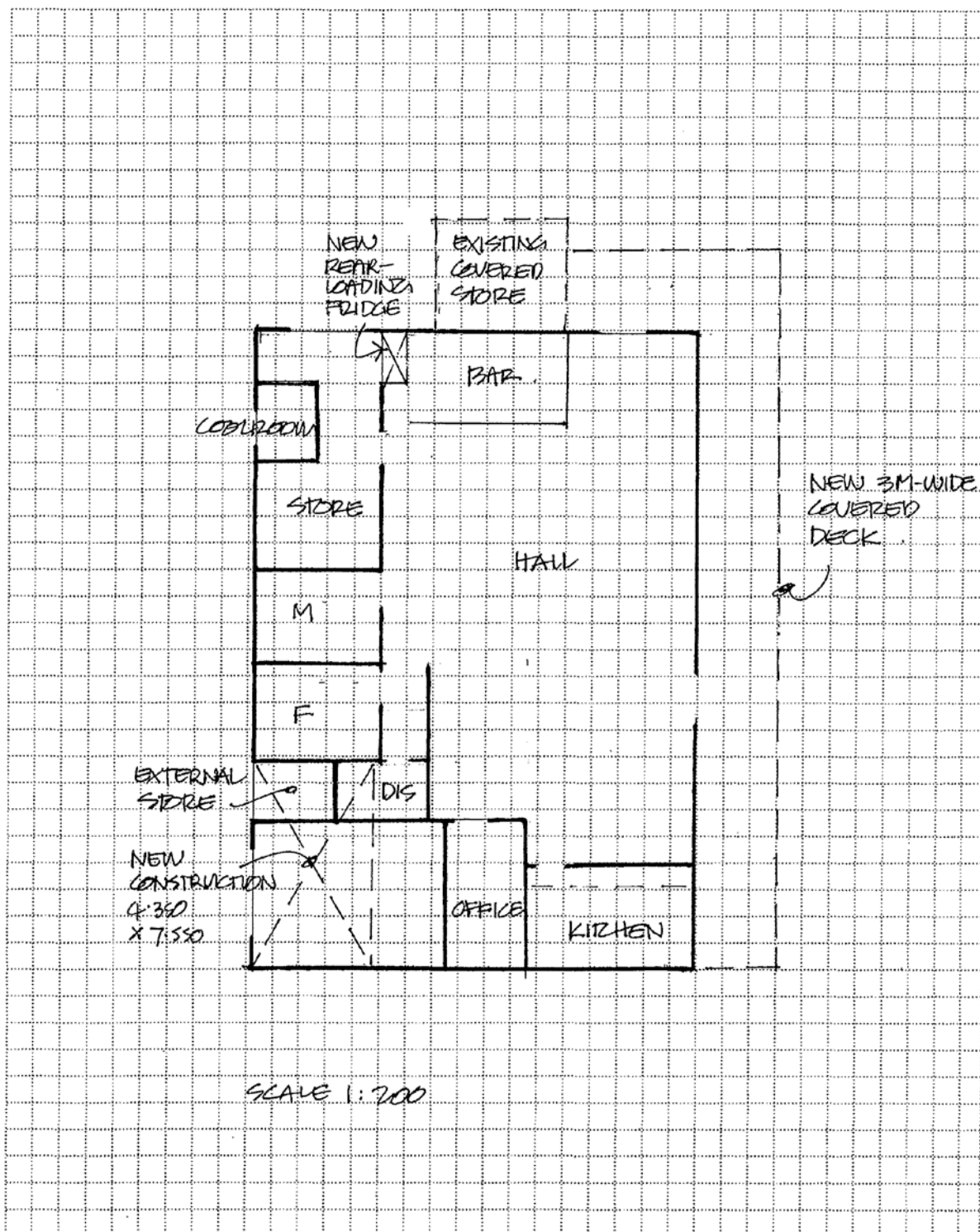
Page No:

PROJECT:

CAMDEN OVAL

TITLE:

PHOS. FOOTBALL CLUBROOMS



File No: WTC6

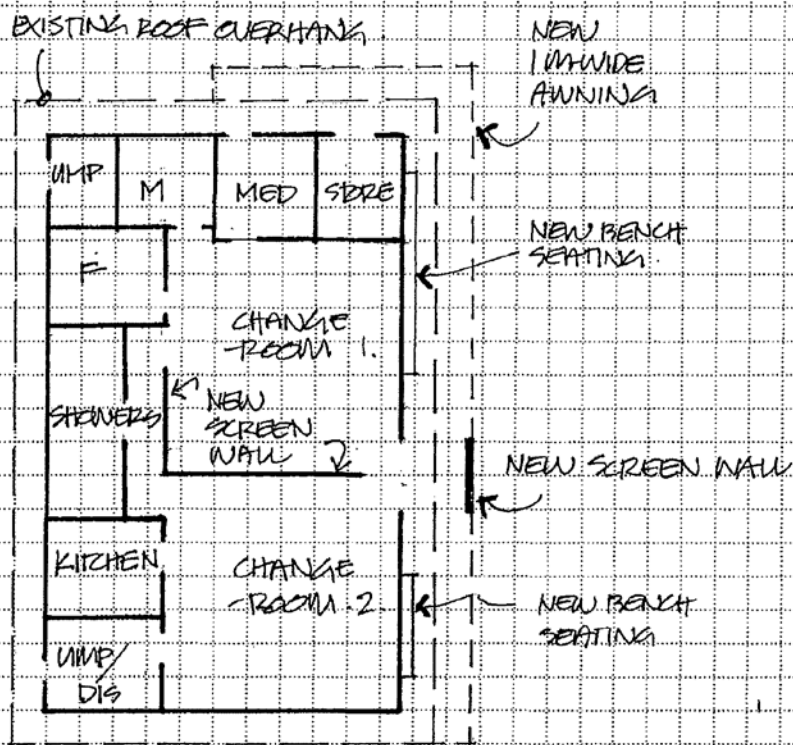
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Date: 16 NOV 15

Page No:

PNIR
PROJECT MANAGEMENT

PROJECT: CAMDEN OVAL
TITLE: CHANGE ROOMS



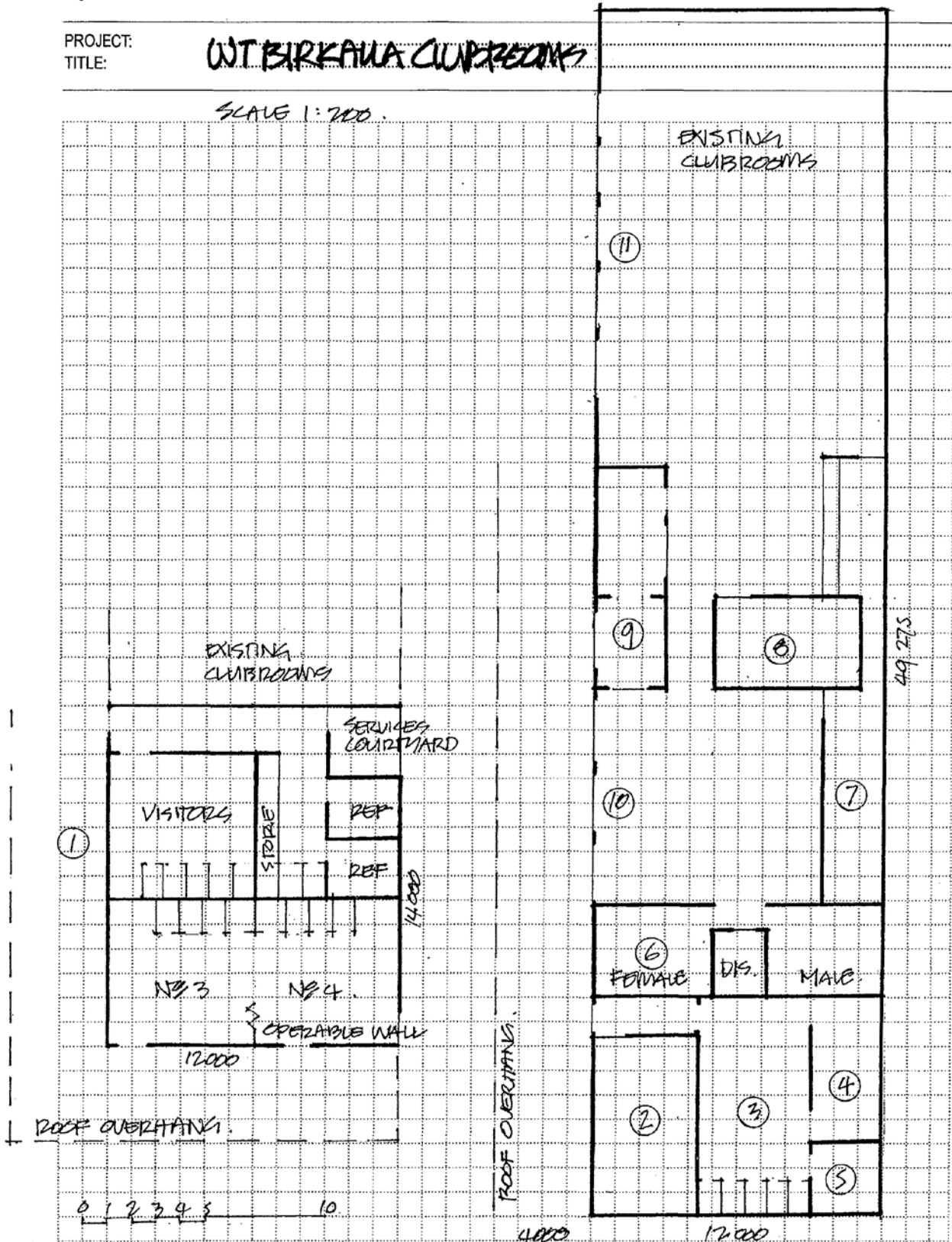
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Date: 17 DEC '15
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PNR
PROJECT MANAGEMENT

PROJECT:
TITLE:

WT BIRKAWA CLUB ROOMS

SCALE 1:200



File No: WTR6...

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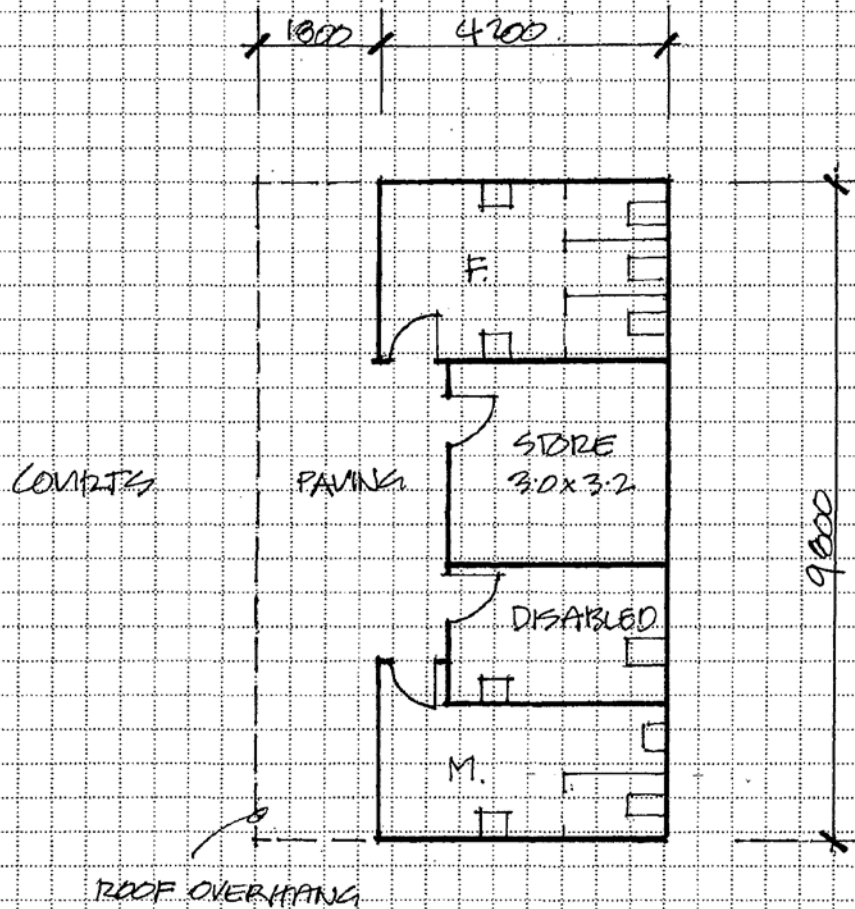
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PNIR
PROJECT MANAGEMENT

PROJECT:

TITLE:

CAMDEN RURAL NETBALL



NETBALL AMENITIES

ATTACHMENT 2

CITY OF WEST TORRENS - CAMDEN OVAL CLUB FACILITIES REDEVELOPMENT

SCOPE OF WORK – PHOS FOOTBALL CLUBROOMS *Rev 01 20 Nov 15*

COMMENTS:

Construction: Raised timber floor generally, painted concrete block walls and timber-framed steel roof, built in several stages. Generally it is in poor condition. The roof leaks, the ceilings are water-damaged and uneven. The floors are uneven. The building needs to be stripped back to the shell and re-fitted. All fittings and finishes need to be durable.

SCOPE OF WORK:

1. Add 33m² of new construction in SW corner to accommodate the Away Change rooms, External store and Disabled Access WC.
2. Add 3 metre-wide roofed timber deck enclosed with café blinds and a new entry ramp each end (remove roof over northern entry).
3. Replace existing timber and concrete floors with a new concrete floor (except Store Room, assume 330m² of new floor).
4. Replace the roof, gutters and downpipes, fascias, insulation, ceilings (acoustic in Hall), and doors throughout.
5. Provide new Away Change rooms with showers and WC, new External Store and new Disabled Access WC with Baby change table.
6. Build new internal walls for Away Change rooms, Disabled WC, Office (incl internal divider) and Kitchen to suit new layout.
7. Refit Male WC, Female WC, Kitchen and Bar. Assume all new fittings and equipment, including rear-loading fridge to Bar.
8. Provide new floor finishes throughout (except Store) and paint all exposed surfaces internally and externally.
9. Provide reverse-cycle airconditioning to the Hall and Office.
10. Provide mechanical ventilation to all wet areas and the Kitchen.
11. Provide a PA System and Hearing loop for the Hall.
12. Provide a contingency for footing, wall and roof structure repairs.
13. Allow to replace the Coolroom (1.8x 2.4m) and equipment.
14. Allow to re-wire throughout, and replace the Power board, all electrical outlets and lighting.
15. Allow for new instantaneous gas HW to Away Change rooms, Kitchen and Bar.
16. Allow for a temporary Meeting Room, Bar, Kitchenette, Changerooms with showers, M&F Toilets, and Coolroom, including Services connections, for 6 months hire.

CITY OF WEST TORRENS - CAMDEN OVAL SPORTS FACILITIES REDEVELOPMENT

SCOPE OF WORK – CHANGE ROOMS *Rev 01 20 Nov 15*

COMMENTS:

Construction: concrete floor slab with concrete brick and block walls and an exposed steel-framed roof, no ceilings generally. Structurally appears in sound condition, and has a new steel roof and guttering.
Kitchen drainage is suspect.
Floors need to be slip-resistant for users wearing spikes.
All fittings and finishes are to be replaced and need to be very durable.

SCOPE OF WORK:

1. Convert external Male Public WC to Umpires Room/ Disabled WC, add new ceiling.
2. Convert external Female Public WC to 2nd Umpires Room with additional space going to Male WC, add new ceiling.
3. Convert internal WC to larger Male WC, add new ceiling.
4. Convert internal Umpires Room to Female WC/Shower, add new ceiling.
5. Refit existing Showers.
6. Refit existing Kitchen, add new ceiling.
7. Refit existing Medical Room, add new ceiling.
8. Replace the roller-door on the Store with a secure roller-shutter, and allow for fixed heavy-duty wall shelving above 1200, 3 walls.
9. Add a Dividing Wall in the Change rooms, returning as a screen to the Showers. Towel hooks on the showers side of the screen.
10. Add a 1 metre-wide roof extension or awning on 1.5 sides facing the oval, with bench seating under.
11. Add a new screen wall and complying entry ramp at the Entry.
12. Add wrapped insulation on support mesh under the roof, all internal areas. Replace the transparent roof sheets.
13. Add mechanical ventilation to the Kitchen and Wet areas.
14. Add evaporative cooling to each Change rooms.
15. Add a handbasin and wall-mounted split AC unit to the Medical Room (may not be necessary, but allow at this stage)
16. Add new floor finishes (allow high-value), steel storage cupboards (say 5) and new high-level toughened glass in the Change rooms.
17. Allow for new painting throughout.
18. Allow for new instantaneous gas HW to Kitchen, showers and Medical room
19. Make an allowance for plumbing investigation and drain replacements.
20. Make an allowance to replace the electrical switchboard and upgrade all lighting, switches and outlets.
21. Make an allowance for temporary Change rooms, Showers (6) and M&F Toilets for 6 months hire, connected to site services.

CITY OF WEST TORRENS - CAMDEN OVAL SPORTS FACILITIES REDEVELOPMENT

SCOPE OF WORK – WT BIRKALLA SOCCER CLUBROOMS 17 Dec 15

COMMENTS:

Construction: Concrete slab-on-ground, masonry walls generally and steel-truss supported flat steel roof, built in several stages. Generally it is in fair to good condition. The roof has some leaks and requires maintenance. The ceilings are water-damaged in places. The floor finishes are worn but serviceable.

The building needs to be extended, selectively re-finished and re-fitted. All fittings and finishes need to be durable.

SCOPE OF WORK: *items 1 – 11 are referenced on the floor layout*

1. Add 168m² of new construction at the southern end to accommodate: 3 new Change rooms (2 divided by an operable wall) including new shower and toilet cubicles (disabled facility in no.s 2 and 3), 2 Referee rooms with separate toilet and shower, and storage cupboards. Include a 4m roof overhang on the west and south sides with concrete paving below.
2. Convert existing Visitor's Change rooms into a Player's Meeting room.
3. Reconfigure existing Home Change rooms, including new shower and toilet cubicles.
4. Add a new Medical room within the Home Change rooms.
5. Add a new Utility room within the Home Change rooms.
6. Convert the existing Foyer, Office, Store, HW Room, and part Medical room, into Male, Female and Disability toilets for Club patrons.
7. Relocate the small Bar and build a Store room along the east wall of the Lounge.
8. Convert existing Male toilets and Store into a Boardroom/Office.
9. Convert existing Female toilets into a Bar, including openings to the Kitchen, Lounge and the covered area outside.
10. Provide a new double door entry into the existing Lounge. Allow to alter the existing concrete paving to suit.
11. Upgrade the glazing to both the northern and southern Lounges and add security shutters.
12. Relocate the gas Hot Water Units to the new Services courtyard.
13. Allow for some lighting and cabling replacement in the existing building.
14. Allow for AC replacement in the existing building.
15. Allow for some minor roof over-flashings to mitigate roof leaks.

7.4 Consultation Report - Lockleys Oval and Apex Park Masterplans

Brief

This report advises the Committee of the outcome of the public consultation process undertaken during November and December 2015 in respect of the proposed Lockleys Oval and Apex Park Masterplans.

RECOMMENDATION(S)

It is recommended to Council that:

1. The comments and submissions received from the public in regard to the proposed Masterplans for the northern end of Lockleys Oval and Apex Park be noted.
2. The draft Masterplan for the northern end of Lockleys Oval be amended in accordance with the comments and/or suggestions of the Administration contained within the body of this report and further identified as follows:
 - a) A new entrance way to the oval be located at the western end of Netley Avenue. The entrance way to initially be used solely for pedestrian access to the oval but have the ability and capacity to be also used as a shared path for both pedestrian and vehicular traffic e.g. in the event of emergencies, during periods of roadworks (which may prevent access to the complex from Rutland Avenue) or should further traffic counts in the vicinity of Lockleys Oval justify its use.
 - b) Public consultation occur in relation to the terms and conditions, and prior to the grant of leases or licences to any sporting groups which are anticipated to be located at the northern end of Lockleys Oval as part of the proposed redevelopment of the oval.
3. In regard to the draft Masterplan for Apex Park it be amended to:
 - a) Relocate the riding arena to the western side of Apex Park as identified in Option 2 of the plan prepared by Taylor, Cullity and Lethlean (TCL);
 - b) Relocate ancillary/necessary infrastructure associated with the riding club's use of the park e.g. pens, clubroom facility to the western side of Apex Park proximate/adjacent to the riding arena; and
 - c) The Administration proceed with developing Option 2 for Apex Park
4. A further report be provided to the Committee upon completion of detailed design works for these projects.

Introduction

In accordance with a prior resolution of Council, and Council's public consultation policy, the Administration has consulted the public in regard to the proposed Masterplans for Lockleys Oval and Apex Park. The results of that consultation are provided within this report.

Background

At its meeting of 3 December 2013, following consideration of an update report dealing with the identified hub projects, the Community Hubs General Committee recommended to Council that:

- (a) *Concept plans be developed for the options, and costings, presented in the report for Lockleys and Mellor Park facility projects to proceed concurrently.*

- (b) *The Administration undertakes consultation with the affected clubs, and the Mellor Park Tennis Club in particular, before presenting the concepts and detailed report back to the Community Hubs Committee.*

At its meeting of 10 June 2014, the Community Hubs General Committee was advised that the Lockleys Oval redevelopment would take precedence over the Mellor Park upgrade.

The Community Hubs General Committee was further advised at its meeting of 12 August 2014 that a project brief had been distributed to a number of invited parties. The brief required parties to develop a Masterplan and detailed schematic drawings for the northern end of Lockleys Oval. The brief also required proponents to develop a Masterplan for Apex Park as it was anticipated that a new shared facility at Apex Park could accommodate groups which would need to be relocated from Lockleys Oval.

In accordance with the above recommendations (which were adopted by Council at its meetings of 9 December 2013, 17 June 2014 and 19 August 2014 respectively) the development of the draft Masterplans for the Lockleys Oval and Apex Park initially involved consultation with the lessee/licensee user groups, i.e. Goodwood Cricket Club, Guides SA, Lockleys Football Club, Lockleys Riding Club, Mellor Park Tennis Club, Scouts SA, West Beach Soccer Club and the West Torrens Baseball Club. This process sought to determine the user groups' requirements and desires in regard to (ongoing) use of the respective facilities and the clubs'/groups' usage patterns.

The Masterplanning process was facilitated by consultants appointed by Council (Walter Brooke and Inside Edge) following the conduct of a selected/limited tender process and overseen by a project group.

Throughout this process regular updates have been provided to the Community Hubs General Committee and its successor body the Community Facilities General Committee. The recommendations of those Committees have been considered and adopted by Council.

The essential elements of the proposed Masterplans are as follows:

Lockleys Oval:

- Demolition of all buildings at the northern end of Lockleys Oval and construction of a new two storey shared clubroom building essentially on the footprint of the existing clubroom building (in the north-western corner of the complex);
- Construction of an additional four (4) competition tennis courts (i.e. six (6) competition courts in total) and additional junior/pee wee courts; and
- Closure of the existing entry point at the northern end of the complex (from Netley Avenue into the complex).

Apex Park:

- Relocation of the Lockleys Guides and Lockleys Riding Club to Apex Park;
- Construction of a new shared clubroom facility to be used by the Scouts, Guides and Riding Club;
- Construction of other associated facilities, including a competition arena and new bridle path for the Riding Club;
- Demolition (or retention and/or conversion) of the existing log-cabin building used by Scouts; and
- Works to address the infestation of non-desirable/pest plants within the stormwater detention basin/wetland and to upgrade the function of this basin.

Refer **Attachments 1 and 2** for copies of the concept plans.

A high order cost estimate to undertake the works envisaged by the Masterplans was obtained from an independent qualified estimator in March 2015. At that time an estimate of the project cost was:

- Lockleys Oval - approximately \$7,500,000
- Apex Park - approximately \$2,500,000

The concept plans were endorsed by the Community Facilities General Committee at its meeting of 24 March 2015 (and subsequently by Council at its meeting of 7 April 2015). In addition to this the Committee recommended to Council that:

- *It authorises the Administration to proceed with the development of detailed design plans and documentation for tenders for Lockleys Oval, Apex Park and Mellor Park;*
- *Further consultation with the clubs/users and impacted stakeholders occur in regard to the preliminary plans for Lockleys Oval, Apex Park and Mellor Park; and*
- *Funds be allocated in the 2015/16 budget to undertake Stage 1 works on Apex Park and Lockleys Oval.*

At that meeting (of 24 March 2015), the Committee was also advised that:

"At this time the clubs have not seen the plans attached to this report. Following agreement in principle/endorsement of these plans by Council it is intended that further consultation will occur with the clubs.

Subsequent to that consultation, and in line with an existing resolution of Council, public consultation in regard to the proposed masterplan(s) will then be undertaken. The results of these consultations (club/user and public) would be collated and reported to Council.

Should there be endorsement of the proposed masterplan consideration should also be given to the development of a Memorandum of Understanding (MOU) or similar document between Council and the clubs which would evidence the intentions of the parties and their acceptance of the proposed deliverables/outcomes."

At its meeting of 24 November 2015 the Community Facilities General Committee was advised that MOUs had been executed by all lessees/licensees and that, given this, public consultation had commenced. The approved allocation of \$2.5m for Stage 1 works is proposed for inclusion in the 2016/17 Council budget.

Discussion

The public consultation period commenced on 18 November 2015 and closed on 18 December 2015.

The exercise involved the letterboxing of approximately 385 residential properties (80 Apex Park and 305 Lockleys Oval) on 18, 19 and 20 November 2015:

- bordered by Henley Beach Road to the north, Sir Donald Bradman Drive to the south, the River Torrens Linear Park to the west and the Kooyonga Golf Club to the east (re Lockleys Oval); and
- located to the east of Apex Park, north of Burbridge Road, west of Tapleys Hill Road and south of the River Torrens Linear Park (re Apex Park).

(Properties were letterboxed over the three day period due to the high temperatures during that time.)

A copy of the information provided to residents can be found in **Attachments 3 and 4**. In addition to the letterbox drop, information was placed on Council's webpage during the consultation period, and a Twilight Information/Feedback Session was held, in respect of both the Lockleys Oval and Apex Park proposed redevelopments, at Lockleys Oval (in the Lockleys Football Clubroom building) on 1 December 2015.

Copies of the proposed redevelopment plans for Apex Park and advice of the consultation was also provided to the City of Charles Sturt (as their Council's eastern border is shared with the western border of Apex Park) and to representatives from the Natural Resources Management Board.

Documentation (including a parallel amenity study for Apex Park undertaken by landscape architects Taylor Cullity Lethlean (TCL) which forms an adjunct to the utility masterplan) was able to be viewed and/or downloaded from Council's website and hard copies were placed, and available for viewing, in both the Civic Centre and Hamra Centre library during the consultation period.

The twilight session was attended by Council staff, a representative from Walter Brooke (the architects engaged to undertake the Facility Masterplan Study), Mayor Trainer and Ward Councillors (Cr Rosalie Haese and Cr Garth Palmer). Approximately 30 residents and interested persons attended the twilight session.

Information was also placed on Council's Facebook page and 'tweets' were sent using twitter in regard to the opportunity to comment on the Masterplans and to attend the twilight session at Lockleys Oval.

During the public consultation period, the following submissions were received:

- Three (3) petitions (one (1) re Lockleys Oval and two (2) re Apex Park),
- One (1) joint submission re Lockleys Oval;
- 21 separate submissions (11 re Apex Park and 10 re Lockleys Oval made up of seven (7) from individuals, three (3) associated with clubs) It is noted that a number of persons who signed the petitions also provided individual submissions/feedback.

One petition (with an "addendum" featuring additional signatories) was received from residents located within the Apex Park "catchment" and one received from residents located within the Lockleys Oval "catchment". The initial petition regarding Apex Park was formally received by Council at its meeting of 8 December 2015 and the Lockleys Oval and supplementary Apex Park petitions were formally received by Council at its meeting of 19 January 2016. The petitions are attached (**Attachments 5, 6 and 7**) and the issues raised in the petitions are discussed separately hereunder.

Although there is a degree of connectivity between the two Masterplans they are dealt with independently within this report.

Lockleys Oval

Petition

The petition received relating to Lockleys Oval raises concerns over the potential for increased traffic travelling along Rutland Avenue and/or Strathmore Terrace should Council proceed to close the existing entry to Lockleys Oval which runs south off Netley Avenue. The petition was signed by 19 residents living in Rutland Avenue (from 12 residential properties) and 6 residents living in Strathmore Avenue (from 2 residential properties).

The attached aerial plan indicates the location of the signatories' properties and the entry way into the oval that is the subject of the petition (**Attachment 8**).

To address this matter it is proposed that an entranceway to the complex be located in the vicinity of the western end of Netley Avenue. Initially it is further proposed that the entrance way be a pedestrian entry/exit point only but that it have the capacity to accommodate vehicular traffic should the need arise. The use of drop down/removable bollards at the northern end of the entranceway will restrict vehicle traffic.

Further monitoring of traffic counts in the vicinity of the complex following completion of redevelopment works will provide factual evidence of any increased traffic patterns. Should such patterns be confirmed, consideration can be given to either permanently opening the entrance to vehicular traffic, or alternatively, contemplating further/different traffic treatments. Such an initiative will also permit this entrance way to be used in the event of emergencies or if roadworks are being undertaken in Rutland Avenue (which may restrict access to the complex).

Advice has also been sought from Council's traffic engineer in regard to the concerns expressed by residents within the petition. That advice is as follows:

Rutland Avenue is defined as a Local Collector Road in the Council's road hierarchy (City of West Torrens Transport Strategy). Such a category of road would be capable of carrying up to 3,000 vehicles per day.

The latest available traffic counts for Rutland Avenue shows that the street carries about 900-1,100 vehicles per day, which is well below the generally acceptable limit for a local collector road.

The *Guide to Traffic Generating Developments NSW* is a commonly-referenced standard by traffic engineers. This standard refers to traffic generation rates of 45 vehicles per day per court and 4 vehicles per hour per court (peak hour) for a tennis court development. The 4 additional tennis courts would therefore be expected to generate approximately 180 vehicles per day or 16 vehicles per hour during the peak hour. The actual increase in the number of vehicle trips in Rutland Avenue would be less than these numbers because two existing land uses, which already generate traffic movements in Rutland Avenue, ie the horse activities and Girl Guide hall, would be removed from Lockleys Oval. Irrespective, even if assuming that all the trips estimated would be additional to the existing situation, the new tennis courts would have minimal traffic impact on Rutland Avenue and the resulting traffic volumes in Rutland Avenue would still be well below the acceptable limit for a local collector road.

It is proposed that pedestrian and cyclist access (DDA requirements) be maintained in Netley Avenue to the Oval at the western end of the roadway. In addition, it is proposed that the design includes the provision of vehicular access into the Oval from Netley Avenue, which may be required from time to time due to access demands. Bollards would be used to prevent vehicular access during times when vehicular access is not required from Netley Avenue.

In terms of infrastructure improvements, the upcoming Stage 2 of the Council's drainage works for Rutland Avenue would provide opportunities for upgrade of the roadway, improvement to the amenity of the street, incorporate water sensitive urban design into the road configuration (eg rain gardens) and potential upgrade to the existing traffic calming devices. Consultation with the community would be undertaken as part of the drainage project to seek feedback from the community on whether the existing traffic control devices should be modified, altered or replaced with other more suitable devices. While outside of the scope of the Lockleys Oval project, the proposed changes to the road conditions would be of benefit to all users, including local residents, users of the Oval and new users of tennis courts in the future, by providing a safer road environment for all.

Joint Submission

A joint submission was received from all residents living west of Rutland Avenue along Netley Avenue (plus residents from a household living nearby who formerly lived in Netley Avenue). The attached aerial plan indicates the location of the signatories' properties (**Attachment 9**).

The submission acknowledged a number of benefits of the proposed upgrade e.g.

- The additional playground near the courts and clubrooms is a child friendly development for children whose parents are playing sport and also for children in the local area.
- The removal of unsightly toilets and other buildings.
- The single entry off Rutland Avenue for car parking makes a lot of sense as this will enable additional tennis courts to be built and prevent cars speeding through the car park.
- The plan includes a lot of additional car parking spaces.
- The clubhouse design is attractive and it has been well positioned within the oval.

but also identified seven (7) principal areas of concern namely:

1. Disabled /senior access to the Lockleys Oval complex from Netley Avenue.
2. Parking in Netley Avenue.
3. Streetscape and Vegetation.
4. Night Usage of Tennis Courts.
5. Sound from night use of clubrooms.
6. Noise pollution from automatic tennis ball machines.
7. How will community involvement be achieved?

The issues raised and options to address those issues are discussed hereunder.

Disabled/Senior Access to the Oval from Netley Avenue

The Netley Avenue residents have provided two alternative options (and discounted one of those) to achieve the outcome they are seeking within their submission. Their suggestion is that a flat, "camouflaged" path be provided at the western end of Netley Avenue into the complex.

This suggestion has merit and is supported. If designed such that it **could** (If required) also accommodate vehicular traffic it would (as indicated above) seem to potentially address the concerns raised within the petition lodged by Mr Ross Catanzariti on behalf of the residents of Rutland Avenue and Strathmore Avenue.

The inclusion of a pathway at the western end of Netley Avenue (shown/bordered in yellow in **Attachment 9**) will not impact the number of tennis courts or detrimentally impact the courts' use for competition purposes, however it would result in the court separation being less than is currently envisaged and may impact the size, dimension and/or provision of the proposed play space at the western end of Netley Avenue.

Parking in Netley Avenue

The residents have acknowledged that on street parking in Netley Avenue may be problematic and that to address these concerns and negate the likelihood of tennis players parking in Netley Avenue they suggest that:

- entry to the tennis courts be available from within the oval complex only (i.e. from the southern side of the courts); and
- tennis players be required to park in the carpark within the complex.

They also do not favour further restrictive parking controls on Netley Avenue as this would impact any relatives or friends who may choose to visit them. (There are existing parking restrictions which operate on the northern side of Netley Avenue (west of Rutland Avenue) which prohibit parking on Saturdays and Sundays between 12 noon and 5pm.)

Their request can be managed to a degree by requiring the club to advise its members and visitors to utilise off-street carparking within the oval complex.

However, the desire to retain an entry point for the residents (albeit "camouflaged") is likely to not be entirely compatible with their desire to restrict carparking on Netley Avenue by tennis players and/or other persons using the facility (once parties become familiar with that entry point).

Streetscape and Vegetation

The residents have indicated that they would strongly object to any proposal that would result in the removal of any of the large trees as a result of the redevelopment proceeding.

They have also advised that their desire is that they still be afforded views across, and through the site, and therefore would not support the use of vegetation to screen the site.

These matters can be addressed as part of the detailed design phase of the project. However, it should be noted that some of the established trees, particularly the seven (7) trees that are located within the roadway/adjacent the existing entry point off Netley Avenue, may be impacted or need to be removed as part of the redevelopment (**Attachment 10**). This will become clearer during the detailed design phase of the project. The potential removal of one of these trees ("Tree 3") would require development approval as it is a significant/regulated tree. Should removal of the identified trees be contemplated or eventuate, Council's commitment to addressing this requirement could be that it replant suitable replacement trees in alternate locations within or adjacent to the complex.

Sound from night use of clubrooms

Given that the proposed tenant mix is basically unchanged the Administration does not anticipate any significant change in the hours and type of use of the clubrooms. Further, the proposed site of the building was chosen so as to retain the "buffer" which currently exists between the building and residential properties. Removal of the Lockleys Football Club building and consolidation of that club within the proposed new building should further serve to reduce the impact to nearby properties of any noise which may currently be generated from the football clubroom building. Nevertheless, the (respective) lease agreement(s) can impose restrictions on activities/times of usage etc to address the issue of sound emanating from the premises, especially sound which may cause nuisance or disturbance to nearby residents. This concern would also be able to be addressed as part of the development approval process.

Noise pollution from automatic tennis ball machines

There was some concern expressed by the residents (and another party whose property backs onto Lockleys Oval) in regard to the use of tennis ball machines and the noise associated generated by their use.

In much the same fashion as above, the lease/licence agreement for the tennis club could impose restrictions on activities/times of use etc to address the issue of sound resulting from the use of tennis ball machines.

How will community involvement be achieved?

The concerns raised by residents relating to the operation of the facility have been noted. Further involvement with the community will be achieved by undertaking public consultation in regard to the proposed lease/licence agreement(s). Any queries or concerns with regard to the operation/use of the facility, and these agreements, could then be considered and/or addressed prior to the grant of formal lease/licence agreements to the respective clubs. Further consultation and monitoring through the normal operation of the Community Facilities General Committee can occur should a need arise in the future. (The terms of reference of this Committee indicate that its primary objectives include that it "*periodically review the condition and use of Council's community facilities, their fit for purpose status and recommend which facilities should be prioritised for retention, disposal or upgrades.*") Council could also choose to augment this process by establishing a reference group (e.g. comprised of the Ward Councillors and representatives from the Administration) to provide further oversight in regard to the proposed redevelopment.

Outcomes sought by the Residents

The residents have indicated that they seek:

- Council (to) immediately convene a meeting between Netley Avenue area residents and the tennis club and Council staff so that the residents can be advised of and comment on the planned use of the tennis courts including details such as hours of operation; and
- Council (to) take a leadership role and develop a system for communication between Netley Avenue residents and the tennis club management and Council staff. They further indicate that this should be initiated whilst the oval is being (re)developed so that issues can be discussed and resolved, and then have a highly active role in monitoring issues in the first few years after the (re)development is completed.

As indicated above, the majority of the desired outcomes can be managed or facilitated by including specific conditions within the respective lease or licence agreements and providing an opportunity for the public (residents) to comment on those agreements prior to them being executed. This should allow those issues which are resident "critical" to be addressed prior to occupation of the premises. Additionally, the tennis club has been and is an existing user of the two (2) courts at the northern end of Lockleys Oval. Thus any issues which may arise from this existing use can be noted in regard to the proposed future use by the club. (To date the Administration is unaware of any issues relating to the use of these tennis courts.)

Submissions lodged by individual parties

There are a number of recurring themes that are present in the submissions which have been lodged by individual parties. These are summarised in the table below. Further, a number of the areas of concern identified are also included within the petition or joint submission lodged by the residents of Netley Avenue. Where this is the case, these concerns have not been further discussed within this section (other than to note the number of times these matters have been raised as per the table below). Where an issue is raised that has not been previously discussed comments are provided in italics below each issue.

Issue	No of Comments
Compliance issues	
Operating hours of new clubroom facility	1
Use of parking restrictions on weekends to reduce on-street parking / initiatives to dissuade on-street parking by non-residents & visitors to the complex in Netley Avenue, need for clear signage re facilities, vehicular access and parking	4
Tennis courts should remain open for public usage <i>It is envisaged that at least two of the courts will be available for use by the public when not required for club activities.</i>	1
Design issues	
Ongoing provision of access to oval for local residents	2
Additional lighting and landscape treatments/signage to address possible anti-social behaviour(s) <i>This can be considered as part of the detailed design phase of the project.</i>	2
Closure of Netley Avenue entry will result in increase in traffic (on Rutland)	4
Concerns re baseballs entering rear yards/damaging fencing/property <i>This could be addressed by planting/erecting additional screening vegetation/materials.</i>	2
Environmental issues	
Noise generated from the use of (pneumatic) tennis ball machines	2
Noise generated by the playing of tennis	1
Noise arising from use of the new clubroom building for evening functions	2
Possible tree removals (impact on wildlife & environment)	1

Submissions from West Torrens Baseball Club and members

Three submissions were also received from the West Torrens Baseball Club and/or members of the club in regard to the upgrade proposals at Lockleys Oval. Whilst these submissions are noted they are not specifically considered within this report as they predominantly deal with matters associated with the configuration of the proposed new two storey clubroom building. Such matters would fall for consideration and be addressed as part of the detailed design phase of the proposed project.

Further, there has already been extensive consultation undertaken with delegated officers of each of the sporting clubs and groups in regard to the proposed redevelopment of the facilities which has culminated in the signing of Memorandum of Agreement documents by club/group representatives and Council's Chief Executive Officer.

Apex Park

Petition

The petition received relating to the proposed redevelopment of Apex Park, submitted by Mr Maurice Senior on behalf of 41 residents (from 24 residential properties within the letterboxed area and two from persons living away from this area) covered a number of matters. Principally these include:

- Concerns with impacts to wildlife and fauna within the Park should the redevelopment proceed;
- Justification of the requirement for a new (rather than upgraded) building for scouts etc;
- Health and dust problems that would arise should the equestrian facilities be relocated to Apex Park;
- Impacts on the quality of life of residents living in the vicinity of the Park should the redevelopment proceed; and
- Concerns that a significant increase in traffic (which will also increase carbon monoxide emissions and the likelihood of traffic accidents) will result from redevelopment of the park.

The attached aerial plan indicates the location of the signatories' properties (**Attachment 11**). The matters raised in the petition are discussed further hereunder.

Concerns with impacts to wildlife and flora within the Park should the redevelopment proceed

Whilst there has not been a specific wildlife inventory study undertaken within the park there is certainly an acknowledgement that a significant proportion of the rushes growing within the stormwater detention basin:

- are undesirable/pest plants and detrimental to the park;
- contribute to concerns regarding safety and crime prevention within the park; and
- accordingly should be removed.

There has been some preliminary thinning of the rushes within the basin and there is a long term intent/desire to consider upgrade of the detention basin to an operating wetland. In this regard landscape architects TCL have been engaged to consider the site holistically and to provide alternate options for site redevelopment on this basis. One option that has been provided (referred to as Option 2 and discussed further below - **Refer Attachment 13**) involves relocating the horse arena to the western side of the park. This option has received some degree of support from the residents living in the vicinity of the park.

Care will be taken to minimise any negative impacts to the principal flora and wildlife corridor i.e. the Linear Park reserve and the heavily wooded corridor immediately south of Linear Park within Apex Park.

The inclusion of riding activities within the park should not, of itself, have any significant negative impacts on wildlife and flora within the park. There are a number of publications dealing with the impact of feral horses on the environment. However, it cannot be asserted that the controlled utilisation of limited and restricted portions of Apex Park by the Lockleys Riding Club would be equivalent to the risks posed by feral horse populations. The principal risk relating to the proposed use is likely to be the introduction of weed seeds from horse dung, horse manes or tails during any competitive event that may be held at Apex Park (i.e. when other than "local" horses may visit the park).

Justification of the requirement for a new (rather than upgraded) building for scouts etc

The existing scout building (in the south-wester corner of the park) is of log cabin style construction and was erected circa 1978.

Given its age and the type of construction it is clear that the building is approaching the end of its economic life. The Building Condition Audit undertaken by Council's consultants in 2013 indicated that:

- There are some code compliance issues which need to be addressed;
- The external log walls are in average condition although the expandable foam seal between the log members is degrading/loose/completely absent in places;
- Some cracking to the wood is evident - particularly where exposed to the weather;
- One vertical member is damaged;
- The toilets have passed their use by date;
- The wooden fascia has significant water damage in places;
- Internal areas are not sufficient for use as a club room; and
- Over a 10 year time horizon the building is expected to require expenditure of approximately \$234,940.

As indicated above, it is apparent that, although there may be capacity in terms of additional times of use, the space within the existing building would not accommodate one or two additional groups if those groups were to relocate to this facility.

It is therefore considered that construction of a new building is both required and justified.

Health, Pest and Dust Problems

Information obtained from Council's health inspectors suggests that there are likely to be no health impacts to residents living in the vicinity of Apex Park which would be attributable to horses should the Lockleys Riding Club be relocated to the park. To date there have been no health impacts that the Council is aware of from the horse facility operating at the northern end of Lockleys Oval.

Should the club not adopt and adhere to a management program that adequately addresses the need to collect, properly store and remove horse manure it is apparent that this may lead to an increase in the odours emanating from the site (increases in the number of flies tend to be more closely associated with cow droppings). However, the club has, over a considerable period of time, demonstrated that its management of the area that has been used at Lockleys Oval and the adjacent bridle path has been good. At this time there is no reason to suggest that the club's existing practices would cease to continue should the club relocate to Apex Park and therefore it is considered that the concern expressed by the residents' is unlikely to eventuate.

In regard to residents' concerns relating to dust generation, the club has utilised an underground watering system at Lockleys Oval to manage this. This initiative has been proven to be effective since its inception providing:

- the integrity of the system is maintained (i.e. there are no leaks and thus the arena is suitably and evenly watered); and
- the watering system is operated a sufficient time prior to use of the arena for riding activities.

Other redundancy measures that are also planned to restrict the dispersal of any dust which may be generated from riding activities whilst using the arena include.

- the use of fencing and/or suitable alternative materials (e.g.sarlon etc) to retain dust within the arena; and
- planting additional trees/bushes on the eastern side of the reserve to further supplement the existing and relatively dense environmental/screening barrier between the park/proposed arena and the residential properties to the east of the park.

Nevertheless, the club could be required to provide, and adhere to, a management plan as part of the terms and conditions of any lease or licence agreement in regard to the concerns raised regarding manure and dust.

It is also noted that the club has on a number of previous occasions experimented with different additives to the river sand mix which is used in the arena in an endeavour to further reduce the likelihood of dust being generated from riding activities. Such experimentation will continue to be encouraged.

Impacts on the quality of life of residents living in the vicinity of the Park should the redevelopment proceed.

The residents' argument appears to be founded on three principle bases, viz

1. The presence of horses generally (and the patronage associated with the relocation of the Lockleys Riding Club) will negatively impact the residents;
2. The construction of a new shared clubroom facility for the use of scouts, guides and the riding club will adversely impact the residents; and
3. Additional visitors to the park will result in increased traffic flows which will impact the residents.

The existing park ambience may change if the riding club is introduced into the park but a number of the residents' perceived impacts may not eventuate, or be as significant as anticipated. Other than on those occasions when an event may be occurring, the riding club would be unlikely to have a large number of participants or spectators.

Nevertheless, the contention that the "*beautiful views, natural birdlife, natural vegetation, trees and quietness of the locality will be lost forever*" as a result of the redevelopment proceeding is not free from doubt.

It is also unlikely that the inclusion of the guide group will exercise any measurable impact other than increasing the shared building footprint. The scout and guide groups proposed to be located at Apex Park are primarily low volume, low impact users (from the perspective that their activities are unlikely to draw significant numbers of participants, visitors or spectators or generate substantial or significant noise).

However, the park's ambience would have been impacted when the playground was upgraded approximately two years ago. That upgrade has resulted in a significant increase in park activity, increased traffic to the park and, in a "positive" sense, is likely to have contributed to a decline in the frequency of anti-social behaviours within the park.

The forthcoming upgrade of the tennis courts (not to competition standard) is also likely to increase and/or extend activity within the park and thus also impact park ambience. Additionally, whilst the park may be viewed as a haven by local residents, it must also be borne in mind that there is considerable environmental noise generated by traffic using Burbridge Road and Tapleys Hill Road and also planes approaching and departing Adelaide Airport (albeit the majority of these are likely to be smaller planes servicing intrastate routes). Nevertheless, and in similar fashion to permitted uses and hours of operation, restrictions could be imposed within the lease/licence agreement for the riding club which would limit the number of events that could occur during each calendar year and similarly for the scouts and guides groups.

There are no significant changes to the natural vegetation and trees proposed, although it is conceded that some trees may need to be removed to accommodate the additional facilities proposed. To balance this, there are additional plantings proposed to occur (principally on the eastern side of the park). Given that the majority of the natural vegetation and trees will remain, one would expect that the proposed redevelopment would not of itself significantly impact the natural birdlife. It is also acknowledged that, and as is indicated on a sign within the park, urbanisation itself has caused some species of animals and vegetation types which formerly inhabited the Adelaide plains to become locally extinct. Council has re-established some of these species within the park in an endeavour to ensure their conservation.

Whilst there is a suggestion that residents' views of the park will be impacted if the redevelopment of the park were to proceed, all houses bordering the eastern side of the park have colorbond type fencing to approximately 1800mm high which would limit park views. Also and as previously indicated, there is considerable existing screening vegetation that serves to both restrict views from the adjacent residential properties into the park and also to enhance the privacy of those properties that share a park boundary.

Submissions lodged by individual parties

It is noted that a number of residents who signed the petition also chose to provide individual submissions or comments during the consultation period. These are themed and identified and considered below.

As indicated in the table below, whilst there was some level of support for upgrades to the park (e.g. upgrades to the tennis courts, landscaping the eastern section of the park, provision of an oval/formal recreation area), the majority of written comments and feedback received expressed concern in regard to the proposed redevelopment. Comments from the Administration are provided (in italics) where the residents' comments or concerns have not been addressed elsewhere within this report or where warranted.

Issue	No of Comments
Biodiversity issues	
Small microcosm for flora and fauna, concern re continued existence of native water rat, has a study been done on wildlife in the park, links to Council strategic plans (re enhancing biodiversity etc) Council <i>Although not specific to the park, Council has (in association with the NRM Board and volunteers from Greening Australia) devoted considerable resources (financial and otherwise) to the rejuvenation and revegetation of the adjacent Breakout Creek and Linear Park Reserve. A variety of local native plants that would have been present prior to European settlement have been planted over a significant period of time. In addition, riparian plantings have occurred to provide habitat suitable for local birds and fauna and to assist with management of slow water flows.</i>	4
Compliance issues	
Will the new clubroom building be leased to the public for parties etc? <i>This has not been finally determined at this time. It is envisaged that the principal users will account for a significant proportion of the available time - which may include celebrations for their members in line with their normal operations. A management plan could be requested as part of the lease/licence terms and conditions to address the concerns raised. In any event, hire of the facility for parties that are generally categorised as "high risk", e.g. 16th, 18th and 21st birthdays, should not be permitted. Withholding consent for/not allowing the grant of a liquor licence for the premises would also act as a suitable and salient control. Approval for the use of Apex Park for wedding ceremonies has also not been sought frequently (the majority of requests are for use of the beachfront).</i>	1

Will you ensure noise does not disrupt local residents/new clubrooms will be noisy at night and carparking will attract "weirdos" <i>Refer to above and previous commentary</i>	2
Design Issues	
Support option (2) [with or without reservations] - shifting arena to west of park <i>Adoption of this alternative will address the majority of concerns raised by residents.</i>	2 (+supplementary Senior petition/ comments on behalf of a number of other residents)
Decrease in privacy - riders on horseback can see into resident's properties/don't want views of park to be blocked by trees <i>As indicated previously there is existing significant screening vegetation planted on the eastern side of the park. Augmenting this with additional plantings would further serve to adequately address this concern.</i>	2
(The proposed development would be an) Eyesore from the road <i>This concern can be managed/addressed during detailed design works.</i>	1
Loss of connecting path (running north-south between "lakes")	1
New carpark and community centre reduces open park space. <i>There is no dispute with this. However, It should also be noted that there is substantial open space available within the Linear Park corridor.</i>	1
Why is it necessary to build a national arena unless competitions are to be held? <i>A competition sized arena will allow members/participants to develop and practice routines etc that can then be used during events. (Not having a competition sized arena is perhaps akin to learning to play or practice tennis on a non-standard sized court.)</i>	1
Some improvements are worthwhile e.g. irrigation, grassed oval, upgrade tennis courts	1
Happy for park upgrade to extend that landscape eastern section and upgrade tennis courts	1
Economic issues	
Upgrade/redevelop/modernise the existing scout building (in its current location) rather than construct a new building. (<i>Addressed within report</i>)	5
A number of comments/questions have been raised (principally by one resident) in regard to the membership etc of the Lockleys Riding Club e.g. how many from riding club are council ratepayers, how many horses are currently agisted, how much money is involved in relocating the riding club? <i>The cost component for the riding club works is included within the cost estimate. Whilst it is fair to suggest that the sizeable portion of this estimate relates to works associated with relocation of the riding club, works proposed for the northern end of Lockleys Oval could not occur without relocating the riding club and guide group.</i>	5
Properties will be devalued if the plan goes ahead <i>No formal valuation advice has been sought or obtained at this time to determine the accuracy or otherwise of this claim.</i>	2

Environmental issues	
<p>Horses must leave area/should be relocated away from the river precinct and infrastructure encouraging horses in the area should not be built, Horses foul water and restrict access to the river due to necessary fencing Construction of the arena will result in the ongoing presence of horses along the river</p> <p><i>As indicated previously, the Council has committed to the ongoing presence of horses in the Breakout Creek/river precinct in the vicinity of Apex Park.</i></p>	4
<p>Concerns re generation of dust and how this will/is proposed to be controlled</p> <p><i>(Addressed within report)</i></p>	6
<p>Concerns re smells and odours</p> <p><i>(Addressed within report)</i></p>	7
<p>Concerns re (increase in) insects (e.g. mosquitoes and flies) and/or other pests</p> <p><i>The presence of mosquitoes is primarily related to management of the water body and/or other water pooling etc. and not the presence of horses.</i></p>	4
<p>Increase in traffic and consequential increase in noise and concerns re safety</p> <p><i>Any significant increase in traffic associated with these activities (principally riding and principally should a competition be occurring) would be likely to be contained within, or at the front of, the park and would thus be unlikely to impact the residential properties to the east of the park. Guides and scouts activities would generally occur at night/early evening and not occur at the same time as each other or riding activities and thus the likelihood of excess demand for carparking (resulting in use of Fawnbrake Crescent and adjoining streets) related to the "combined" user activities would be low.</i></p>	5
<p>Emphasis on redeveloping the built infrastructure at Apex Park and horse riding interest is at the expense of the natural environment (in contrast to the needs of the broader community)</p> <p><i>Whilst there is provision for horse agistment to occur on the Breakout Creek land there remains a degree of connectivity between Apex Park and the creek. The proposed <u>relocation</u> of horse riding activities from Lockleys Oval to Apex Park is exactly that - it is not a new activity to be introduced within the City of West Torrens. The area of the proposed building footprint has been designed to minimise the impact of the site.</i></p>	1
Masterplan design/process issues	
<p>Concerns regarding process issues including scoping matters, lack of clarity in vision, (lack of) referencing to other Council strategic documents and policies</p> <p><i>The plan which has been developed does recognise (albeit perhaps implicitly rather than explicitly) that there are constraints and competing demands for the use of Council community, and other, land. The masterplan is in line with Council's Property Review (rationalising and maximising utilisation of facilities). To ensure that the Council manages its building assets in a manner most appropriate for its Community, Council undertook a property review process in 2006 with the following vision "To identify, hold and develop real property assets that lead to the provision and maximisation of appropriate community benefit and service delivery..."</i></p>	1

One respondent also suggested that consideration be given to:

- Improving and maintaining interpretive signage for the "wetland" and associated habitats;
- Restoring and enhancing the existing "wetland";
- Improving/enhancing the adjacent dryland vegetation to complement the "wetland" in a more ecologically meaningful way;
- Establishing a nature and cultural awareness interpretive centre within a smaller building footprint; and
- Formally acknowledging the Kaurna people and their descendants as the first peoples of their land and their inherent relationship to the land, with particular reference to the Greater Reed-beds. The acknowledgement could be made more meaningful through a renaming and dedication of the reserve.

There is merit in some of the above suggestions and some already fall for action in line with the proposed upgrade of the detention basin and associated infrastructure. At this point in time there has however been no consideration of inclusion of an interpretive centre within the park. Further, whilst renaming of the reserve has not been contemplated at this time it is noted that a number of Councils have either renamed or provided joint European and Indigenous names for many of their reserves and or parks to acknowledge indigenous peoples and/or history. If this is contemplated it is suggested that additional research and consultation would need to occur. Nevertheless, Council's Asset Naming Policy does provide that sources for road or public place names may include:

- Aboriginal names taken from the local Aboriginal language (only after consultation with the Aboriginal community and obtaining the appropriate permissions); and that
- Preference will be given to names that refer to the history and development of the City of West Torrens including pre-European settlement history.

As indicated previously, during the twilight information session the option of relocating the arena to the western side of Apex Park appeared to receive relatively favourable consideration (especially when viewed in light of the existing plan). This sentiment does not appear to have generally been reflected within the individual written responses received.

"Option 2 for Apex Park"

As alluded to above, running parallel with the study being undertaken by Walter Brooke, landscape consultants TCL were engaged to undertake an amenity study primarily focussing on the "wetland" area of Apex Park and its relationships with, and connections to, the entire site. In association with this study it was opportune to request that TCL provide some holistic, whole of site alternatives, including suggesting locations for the additional infrastructure that is proposed for Apex Park.

TCL provided two alternate options as part of their study (**Attachments 12 and 13**)

As indicated in the Option 2 alternative, the equestrian arena is proposed to be located on and toward the rear of the western side of the Apex Park site and the clubroom building is centrally located on the Burbridge Road frontage of the site. Given the separation of the riding and other proposed activities, and the need to provide a number of pens for the clubs horses, it may be prudent to reduce the footprint of the main clubroom building to exclude the space proposed to be occupied by the riding club and provide a small clubroom/storage facility for the riding club adjacent to the arena and pens. Such an initiative is unlikely to exercise any significant cost penalty (although it is acknowledged that it is contrary to the aim of accommodating clubs within a single facility).

The TCL alternatives were not provided to residents living in the vicinity of Apex Park as part of the letterbox drop information package, however the complete TCL study document which forms part of the overall Masterplan document (including the Option 2 alternative for the site) was made available at the Twilight Information Session and also on Council's website (and at Council's Customer Service desk and in the library) during the consultation period.

Residents made little reference to Option 1 in their comments (presumably as this is a minor variant of the plan provided by Walter Brooke). However, Option 2 did receive a degree of favourable feedback at the twilight consultation session (from the perspective that a number of attendees indicated that it was their preferred outcome should the redevelopment of the park proceed). Additionally, albeit with caveats, the supplementary petition lodged by Mr Senior (**Attachment 7**), also provided some support for this alternative. The level of support arises as a result of the increased buffer zone between the equestrian activities and the residential properties located to the east of the park.

Further support for Option 2, and a reduction in negative sentiment toward the riding club, is provided by Mr Senior in his email of 8 February 2016 (**Attachment 14**).

In particular, some of Mr Senior's comments are encouraging namely that:

- *The proposed Horse Oval and dressage area on Concept Option 2 are located adjacent to the wetland area of Apex Park and in my opinion are situated far enough away not to cause any problems to nearby residents; and*
- *Myself and the 41 signatories to the petition have nothing against horses and believe members of the Lockleys Riding Club have every right to exercise their horses on Apex Park providing they are nowhere near their homes.*

The increasing level of support for this option, and the fact that it appears to allay the concerns raised by the residents living adjacent to the eastern boundary of the park, warrants that it deserves serious consideration.

The option 2 alternative will require additional upfront funding to undertake preliminary and other works to the land in the vicinity of the western end of the stormwater detention basin prior to building and other works occurring.

Nevertheless, the concept works that are envisaged in the amenity plan for the site would be included with plans to improve the wetland and general park facilities. In this regard, the commitment of additional expenditure at this time to undertake these works would effectively bring forward future expenditure that would otherwise be sought.

As the Apex Park Amenity plan is only in concept stage at present, further research and investigations would be required prior to being able to define a cost for any necessary works associated with this option.

Other comments/submissions

A small number of comments have been received in regard to the:

- Proposed upgrade of Mellor Park (As indicated within the correspondence which issued to residents, a separate consultation exercise in regard to Mellor Park will occur once the plans for that facility have been further developed); and
- Possible redevelopment/upgrade of the Lockleys Bowling Club. (The information provided to residents indicated that consultation in regard to upgrade of the bowling club did not form part of this consultation exercise.)

These matters will be the subject of future reports to be considered by Council.

Conclusion

In line with the commitment provided to Council's Community Facilities General Committee meeting of 24 March 2015, public consultation has occurred in regard to the proposed Masterplans for both Lockleys Oval and Apex Park.

A total of approximately 305 letters were distributed to residential properties within the general vicinity of Lockleys Oval, and 80 properties within the general vicinity of Apex Park. In addition, details of the proposed Masterplans were placed on Council's website and a twilight community session was held on 1 December 2015 in respect of both Masterplans at Lockleys Oval. A total of three petitions, one joint submission and 18 individual responses were received.

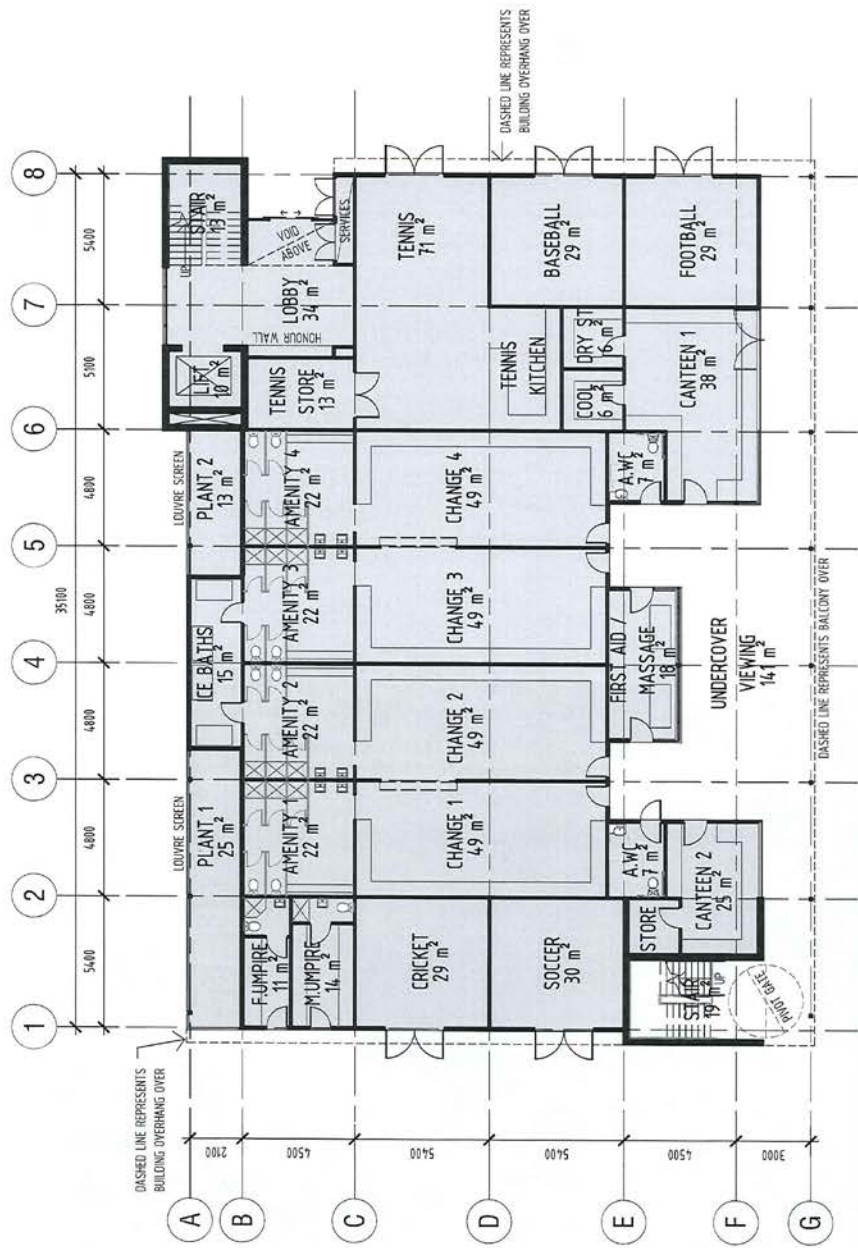
There have been some concerns expressed in regard to the introduction of additional tennis courts and increased traffic should the Netley Avenue entrance be closed, however these matters are able to be addressed by maintaining an entry point off Netley Avenue and, accordingly, there is no overwhelming or insurmountable reason for the Lockleys Oval Masterplan to not proceed.

Whilst there are a number of concerns raised by the residents living within close proximity to Apex Park, the adoption of Option 2, as provided by consultants TCL, would appear to satisfactorily address the majority of those concerns and thus appease the majority of residents. As indicated within the body of the report, additional funding and preliminary works would however be required in order to proceed with Option 2.

The proposed Masterplans are in accordance with the existing Community Land Management Plans for the two sites.

ATTACHMENT 1





GROUND FLOOR PLAN
1:200

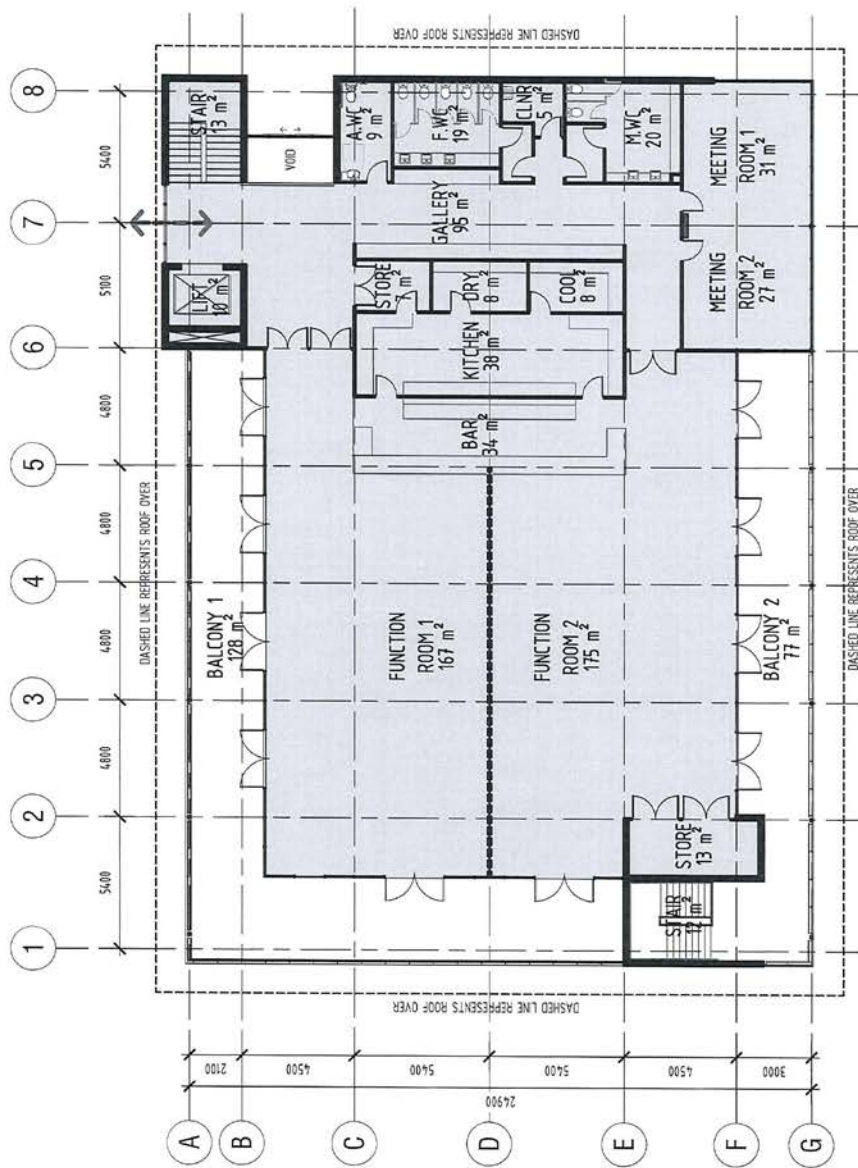
proposed clubrooms

lockleys oval redevelopment
city of west torrens

drawing: SK09
revision:
job: 14-5103

06.03.2015
ground floor plan
As indicated @A3

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING



FIRST FLOOR PLAN
1:200



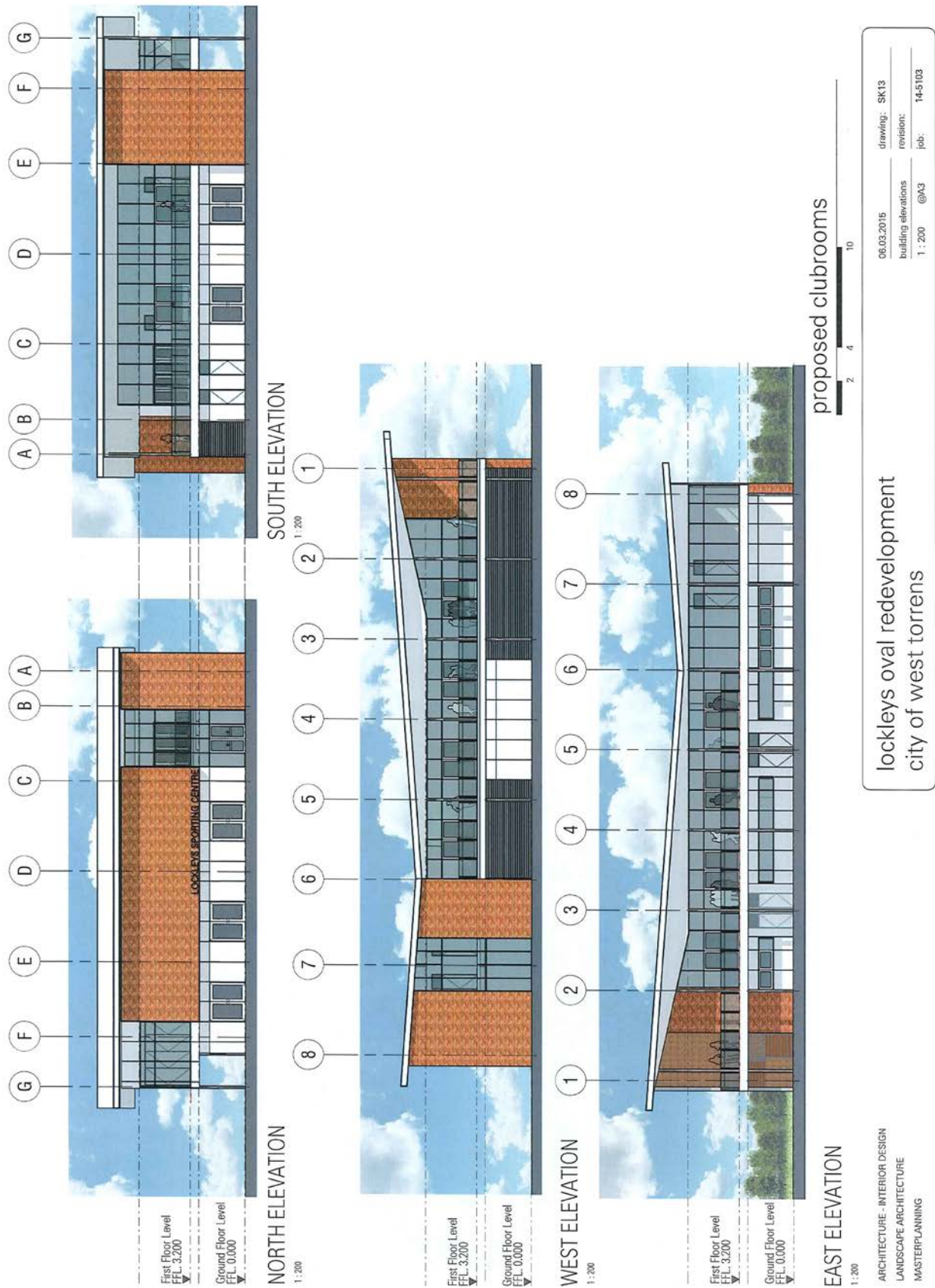
lockleys oval redevelopment
city of west torrens

06.03.2015
first floor plan
As indicated @A3

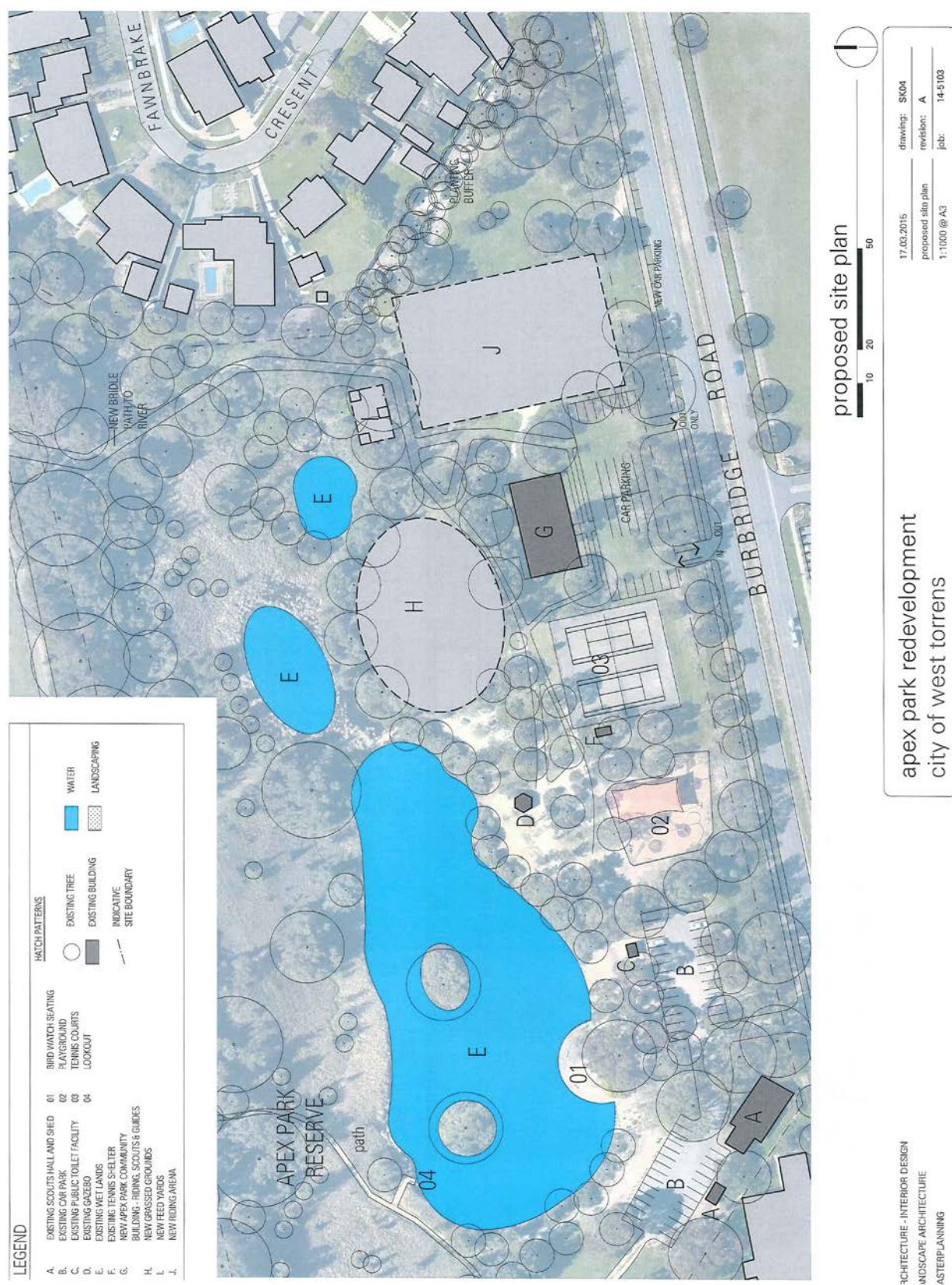
drawing: SK10
revision:
job: 14-5103

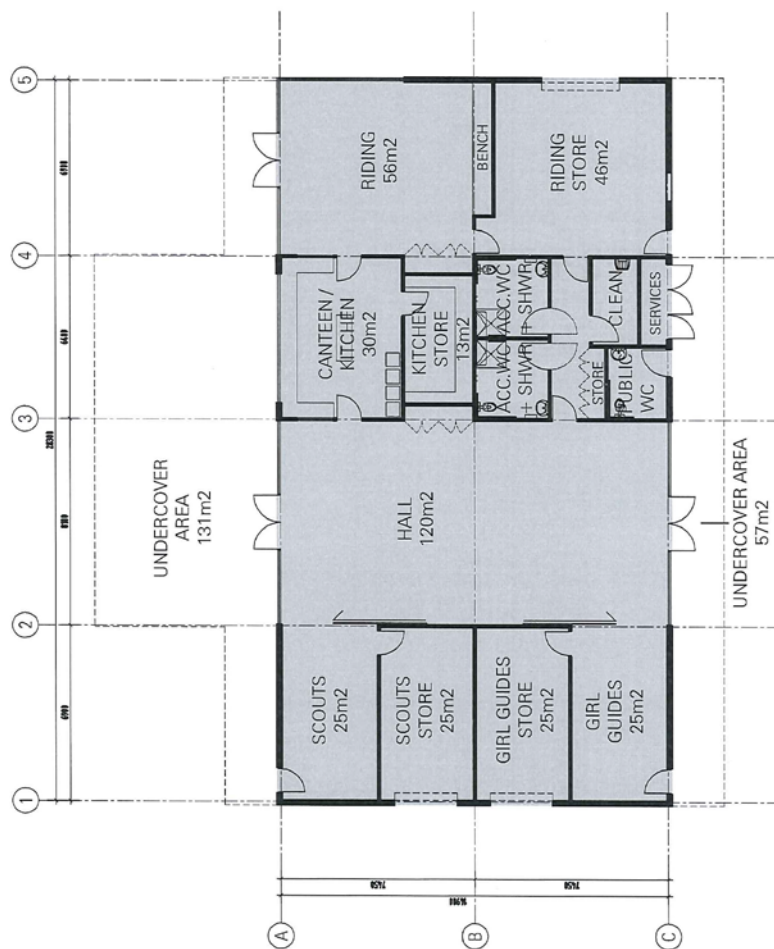
LEGEND		
GROUND FLOOR + PLANT + STAIRS & LIFT	880m2	TOTAL FLOOR AREA 1454m2 (not incl. balcony)
	38m2	
	42m2	
FIRST FLOOR + STAIRS & LIFT + BALCONY	652m2	
	42m2	
	205m2	

DRAFT



ATTACHMENT 2





community building plan

BUILDING AREA: 434 m²



apex park redevelopment
city of west torrens

24.02.2015
drawing: SK07
community building plan
revision: A
1:200 @ A3
job: 14-5103

DRAP

ATTACHMENT 3



19 November 2015

TO THE OCCUPANT

Dear Sir/Madam,

LOCKLEYS OVAL MASTER PLAN

Council is seeking your input and comment in regard to a draft Master Plan which it has developed for the northern end of Lockleys Oval.

Lockleys Oval and the adjacent Linear Park Reserve provide valuable open and recreational space for the community and the oval complex is also a significant sporting hub within the City of West Torrens. The complex currently accommodates a variety of sporting activities including Australian Rules football, badminton, baseball, cricket, equestrian activities, lawn bowls, soccer and tennis.

As part of the ongoing management of its parks and reserves and in accordance with Council's Asset Management and property strategy, Council, in association with the existing lessee stakeholders, has developed a Draft Master Plan for Lockleys Oval. The purpose of the Master Plan is to guide the future built development at the northern end of the Lockleys complex.

Although the plan envisages some changes, these will predominantly impact the various sporting clubs which utilise the northern end of the complex. It is for this reason that the discussions that have occurred to date have been limited to these sporting clubs. The concept plans which have been developed have been endorsed by the clubs and by Council.

At this stage of the process, and prior to the preparation of detailed design plans, it is now opportune to seek written feedback from the community in regard to the proposal.

Whilst you will note that the concept plans have been included with this letter, the essential elements of the Lockleys Oval Master Plan include:

- Demolition of the buildings in the north-eastern corner of the complex.
- Demolition of the existing baseball and soccer/cricket clubroom building in the north-western corner of the complex and replacement of this building with a new 2 storey clubroom building (essentially on the same or similar building footprint) to accommodate the existing sporting club tenants at the northern end of the complex and the relocation of a tennis club.
- Providing an additional 4 competition level tennis courts and 3 junior courts at the northern end of the complex to accommodate the tennis club (the additional courts to be constructed on the land currently occupied by the Lockleys Riding Club and Lockleys Guide building).
- Relocation of the Riding Club (and its facilities) and Guide group to Apex Park, West Beach.

- Closure of the existing vehicular entrance way from Netley Avenue into the complex. (It is proposed that all traffic enter the complex from the existing entry point off Rutland Avenue at the southern end of the complex).
- Increasing/maximising the number of onsite carparks within the complex.

Please note that the Masterplan does not envisage any reduction in the existing availability of the oval/reserve green space for recreational use.

The detailed Master Plan will also be able to be accessed via Council's website at www.westtorrens.sa.gov.au

(A hardcopy version of the full Master Plan document will also be available for viewing at Council's office at 165 Sir Donald Bradman Drive, Hilton and the adjacent Council library at Brooker Terrace, Hilton during business hours for those who do not have internet access).

In addition to this opportunity to provide written feedback a Community Day is planned to occur on Tuesday 1 December from 5pm - 8pm on the eastern side (Rutland Ave frontage) of Lockleys Oval (in the area under the gum trees). Council staff will be in attendance to answer questions, note any concerns and/or receive any comments or suggestions in regard to the Master Plan. Feedback received from this exercise and the Community Day will be collated and reported to the Council.

Please note that written feedback in regard to the proposal will need to be provided to Council:

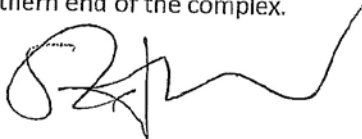
- At 165 Sir Donald Bradman Drive, Hilton SA 5031; or
- via email to csu@wtcc.sa.gov.au

by no later than 5:00pm on Friday, 18 December 2015.

Please also note that any comments that are made as part of the feedback process may be made public unless otherwise specified by the writer.

Council looks forward to receiving your feedback in relation to this exciting redevelopment opportunity.

You may also be aware that, as part of a separate project, the Lockleys Bowling Club is (with Council consent) currently preparing options and developing concept plans for the expansion and upgrade of its facility at the southern end of the Lockleys complex. Please note that any consultation in relation to the Lockleys Bowling Club proposal will be undertaken independently of the Masterplan for the northern end of the complex.



Steve Watson
Senior Property Assets Advisor

ENCL:

LEGEND	
A.	NEW CLUBROOMS & FUNCTION ROOMS
B.	NEW TENNIS SHELTER
D.	EXISTING CARPARKS
E.	EXISTING LAWN BOWLS CLUB FACILITY
F.	EXISTING BADMINTON
G.	NEW PLAYGROUND
H.	NEW STORAGE SHED
PLAYING OVALS	
01	BASEBALL PITCH - SUMMER
01a	JUNIOR BASEBALL - SUMMER
02	FOOTBALL OVAL - WINTER
03	SOCCER FIELD - WINTER
04	CRICKET FIELD - SUMMER
05	EXISTING PLAY GROUND
06	LAWN BOWLS
07	TENNIS COURTS 4x NEW & 10x HOT SHOTS
08	HORSE RIDING CLUB
09	CRICKET / BASEBALL NETS
10	NEW SIGNAGE
SERVICES	
dc.	SITE DORE
gr.	GREASE TRAP
hy.	HYDRANT
sc.b	SCORE BOARD
tr.	TRANSFORMER
fl.	FENCE LINE
HATCH PATTERNS	
○	EXISTING TREE
	NEW BUILDING
	EXISTING BUILDING
	WATER
	LANDSCAPING
---	INDICATIVE
---	SITE BOUNDARY

WALTERBROOKE

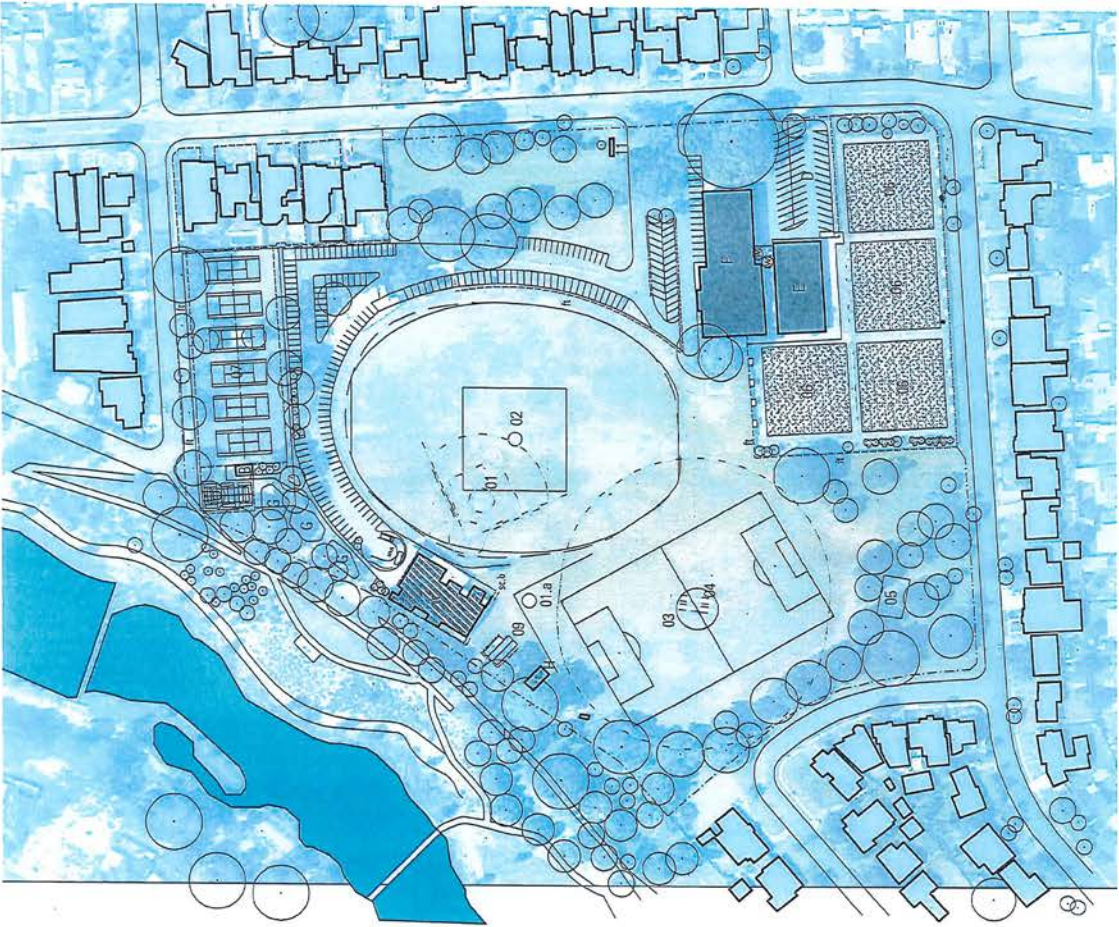
SUMMER & WINTER

drawing: SK02
revision: C
job: 14-5103

11.06.2015
Proposed site plan
1:2000 @ A3

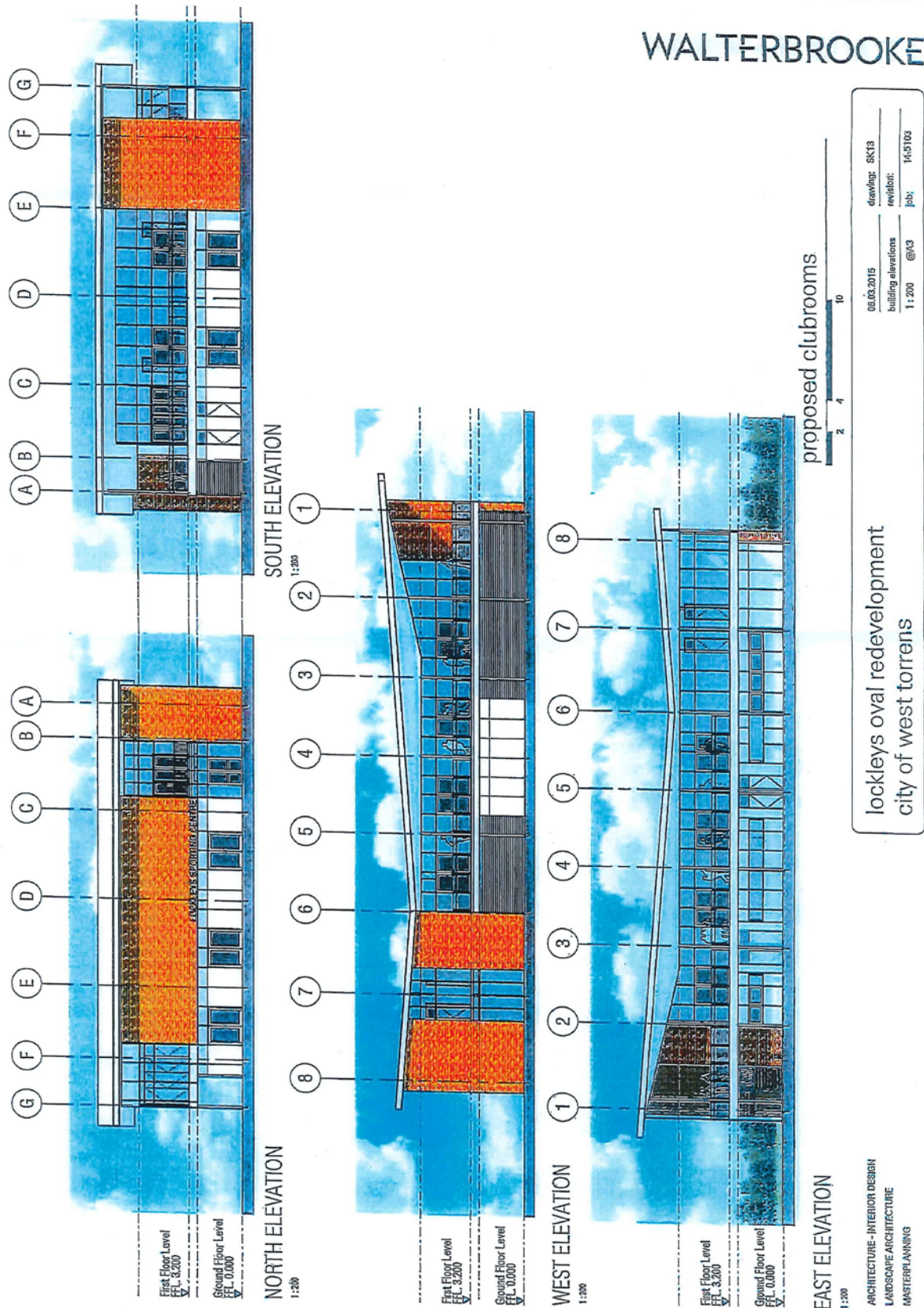
lockleys oval redevelopment
city of west torrens

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING



ATTACHMENT 9

WALTERBROOKE



ATTACHMENT 4



19 November 2015

TO THE OCCUPANT

Dear Sir/Madam,

APEX PARK MASTER PLAN

As part of the ongoing management of its parks and reserves Council has prepared concept plans and a draft Master Plan for Apex Park. The concept plans have been endorsed by the impacted lessee groups and by Council.

The Draft Master Plan has been developed in association with Master Plans for both the northern end of the Lockleys Oval complex (on Rutland Avenue) and also the Mellor Park Reserve (on Henley Beach Road). Please note that whilst there are some preliminary concept plans for Mellor Park the Master Plan for it is still in the early stages of development and will be subject to further consultation at a later time.

At this stage of the process, and prior to the development of detailed design plans, it is now opportune to seek written feedback from the community in regard to the proposal.

Whilst you will note that concept plans have been included with this letter, the essential elements of the Apex Park Master Plan include:

- Relocation of the Guide group and equestrian group from Lockleys Oval to Apex Park.
- Construction of a new shared clubroom facility to accommodate the existing scout group(s) and the Guide group and equestrian group and to provide opportunities for community use.
- Construction of necessary infrastructure to accommodate the equestrian group - including arena, holding pens, trailer car-parking and a new bridle path to the River Torrens/Linear Park Reserve.
- Buffer plantings on the eastern side of the Park and the implementation of other initiatives (e.g. dust minimisation strategies) to reduce the impact of riding club activities on the residential properties on the eastern side of the park
- Improving the amenity and safety aspects within the park to further enhance the new playground and natural environment, and to complement the works on the River Torrens. (There has already been some preliminary work undertaken to remove a significant amount of the plants within and adjacent the wetlands in Apex Park.)

The detailed Master Plan will also be able to be accessed via Council's website
www.westtorrens.sa.gov.au

(A hardcopy version of the full Master Plan document will also be available for viewing at Council's office at 165 Sir Donald Bradman Drive, Hilton and the adjacent Council library at Brooker Terrace, Hilton during business hours for those who do not have internet access.)

In addition to this opportunity to provide written feedback a Community Day is planned to occur on Tuesday 1 December from 5pm - 8pm on the eastern side (Rutland Ave frontage) of Lockleys Oval (in the area under the gum trees). Council staff will be in attendance at this time to answer questions, note any concerns and/or receive any comments or suggestions in regard to the Master Plans for Lockleys Oval and Apex Park. Feedback received from this exercise and the community day will be collated and reported back to the Council.

Please note that written feedback in regard to the proposal will need to be provided to Council:

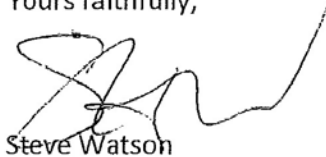
- at 165 Sir Donald Bradman Drive, Hilton SA 5033; or
- via email to csu@wtcc.sa.gov.au

by no later than 5:00pm on Friday, 18 December 2015.

Please also note that any comments that are made as part of the feedback process may be made public unless otherwise specified by the writer.

Council looks forward to receiving your feedback in relation to this exciting redevelopment opportunity.

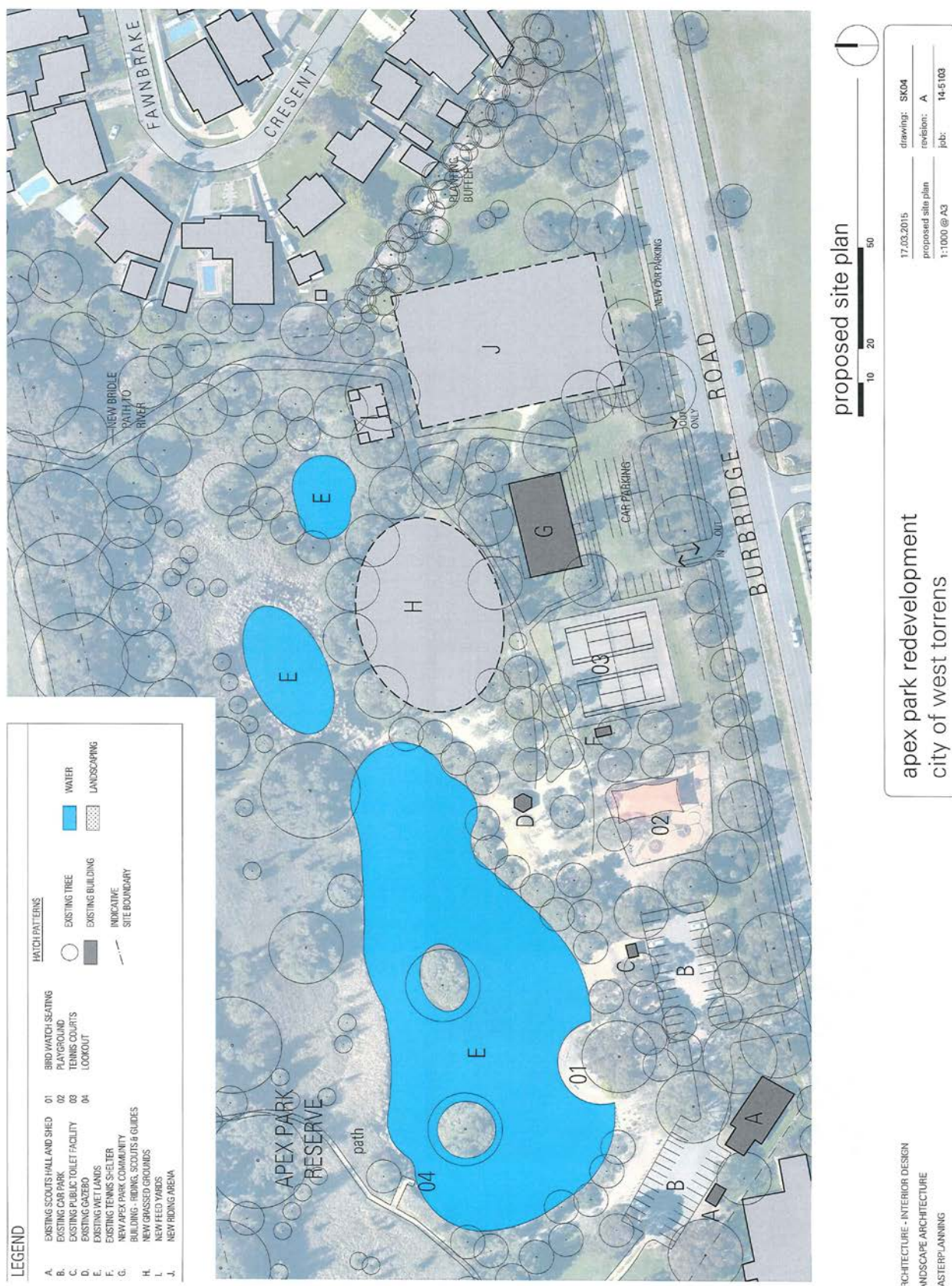
Yours faithfully,



Steve Watson

Senior Property Assets Advisor

ENCL:



ATTACHMENT 5

PETITION

To the Mayor and Councillors of the City of West Torrens

Part 1.

Petition contact person: ROSS CATANZARITI

Telephone number: ..

Address: 24 RUTLAND AVE
LOCKLEYS

Part 2.

The petition of (identify the individuals or group, eg. Residents of the City of West Torrens)

RESIDENTS OF LOCKLEYS

Part 3.

Draws the attention of the Council to (identify the circumstances of the case)

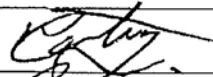
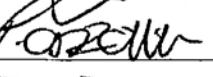

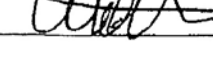
THE ISSUE OF THE PROPOSED REDEVELOPMENT
OF LOCKLEYS OVAL

Part 4.

The petitioners therefore request that the Council (outline the action that the petitioners are requesting Council should or should not take)

THE NETLEY AVENUE ENTRANCE TO THE
OVAL SHOULD NOT BE CLOSED.

Part 5.



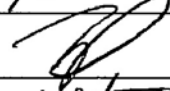
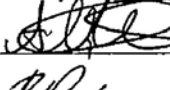
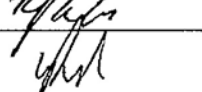
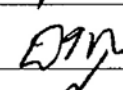
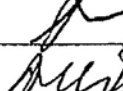
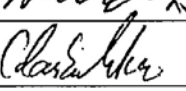
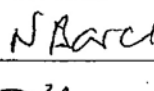

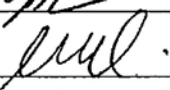
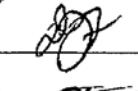

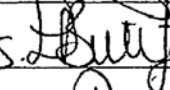
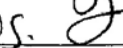



Name (print)	Address	Signature
Marianne Catanzariti	24 Rutland Ave Lockleys	
Pat Catanzariti	24 Rutland Ave Lockleys	
Rina Catanzariti	24 Rutland Ave Lockleys	
Melissa Tiffoto	24 Rutland Ave Lockleys	

Continued

PETITION

Outline the action that the petitioners are requesting Council should take or not take
(Repeat Part 4 from page one);

THE NETLEY AVENUE ENTRANCE TO THE
OVAL SHOULD NOT BE CLOSED

Name (print)	Address	Signature
Michael Tithoto	24 Rutland Ave Lockleys	
Gary Oughtlin	23 Rutland Ave Lockleys	GA.
Jodie Dirksen	22 Rutland Ave Lockleys	
R. Portolesi	8 Strathmore Ave Lockleys	
J. Portolesi	23 Rutland Ave Lockleys (owner)	
A. Portolesi	8 Strathmore ave lockleys	
R. Portolesi	8 Strathmore Ave Lockleys	
R. Portolesi	8 Strathmore Ave Lockleys	
D. Munn	36 Strathmore " "	
M. Varvaris	21 Rutland Ave Lockleys	
Adrian	25 Rutland Ave	
K. Zouboulyko	31 Rutland Ave Lockleys	
N. Barclay	33 Rutland Ave Lockleys	N Barclay
L. Hague	28 Rutland Ave Lockleys	
J. Barnes	26 Rutland Ave Lockleys	
M. Remphrey	26 Rutland Ave Lockleys	
D. Falk	43 Rutland Ave Lockleys	
J. Corrigan	37A Rutland Ave Lockleys	
B. Corrigan	37A Rutland Ave Lockleys	
L. Butfield	12 Strathmore Ave. Lockleys	
J. A. Butfield	12 Strathmore Ave lockleys.	

PETITION

THE NETLEY AVE. ENTRANCE TO THE OVAL
SHOULD NOT BE CLOSED

[illegible]

ATTACHMENT 6

25/11/15

70 Fawnbrake Crescent

West Beach SA 5024

Phone:

E-Mail:mauriesenior@hotmail.com

The Chief Executive Officer

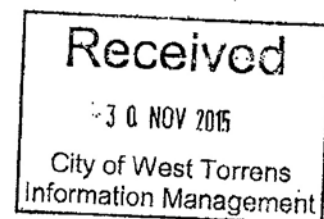
City of West Torrens

Civic Centre

165 Sir Donald Bradman Drive

HILTON SA 5033

Dear Sir /Madam



A resident of 70 Fawnbrake Crescent, West Beach SA 5024 I am deeply concerned about the City of West Torrens plans to go ahead with its Apex Park Master Plan located on Burbridge Road, West Beach SA 5024.

The concept plans have been endorsed by the West Torrens Council and the impacted lessee groups.

I believe that if this plan goes ahead it will completely destroy the appearance of this beautiful wildlife and nature park which is home to numerous birds, ducks and other small animals.

Construction of a proposed clubroom to accommodate scout and guide groups is not necessary as there is an existing scout hall in the Park currently being used by the scouts.

Also planned is a new building to accommodate an equestrian group including an arena, holding pens for horses, trailer and car parking and a new bridal path to the River Torrens for the equestrians.

2.

I also believe the introduction of horses into the park will cause health problems to Fawnbrake Crescent residents because their faeces and urine dropped into the park's soil areas as well as clouds of dust ,flies and other airborne bacteria will be introduced into the air.

I am also concerned with the following other problems :

*** That vandals, paedophiles and homosexuals will be attracted to the new look park which would be disastrous to many young children as well as the adult residents of Fawnbrake Crescent. In recent years the Park has been frequented by these people**

*** Many Fawnbrake Crescent residents have built new houses backing onto the Park. If the new Master Plan goes ahead the beautiful views, natural birdlife, natural vegetation, trees and quietness of the locality will be lost forever.**

As a resident of Fawnbrake Crescent, West Beach I will fight West Torrens Council's proposed new Apex Mast Plan as strongly as I can.

Why should Fawnbrake Crescent residents be deprived of this beautiful Australian park with all its natural attractions ?

The groups who want this change will have to be satisfied with their current locations and buildings where they conduct their activities.

3.

The new development would also introduce a huge increase of cars into and around Fawnbrake Crescent resulting in increased cars, increased carbon monoxide and the danger of residents and children being subjected to being knocked over by these cars resulting in serious bodily injuries to th

Street lighting in Fawnbrake Crescent has been severely restricted as a safety measure for the numerous light aircraft which fly from Yorke and Eyre Peninsula towns to West Beach Airport continually.

Such restricted lighting is already causing sight problems at night for Fawnbrake Crescent residents as well as for people walking around the Apex Park. This situation would lead to further safety and health problems for residents and other numerous people who would visit the park to attend functions to be held at the new buildings and other facilities planned .

In the accompanying letter sent by West Torrens Council to Fawnbrake Crescent residents, Mr Steve Watson, the council's Senior Property Asset Advisor stated ; "Council looks forward to receiving residents feedback in relation to this" exciting" redevelopment.

There is nothing "exciting" to Fawnbrake Crescent residents about the proposed new redevelopment—more like a complete disaster with the destruction of another beautiful park complete with its beautiful natural fauna and flora, walking areas for residents and their children.

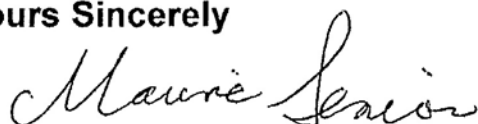
4.

Fawnbrake Crescent residents will sign a petition which will be sent to the Federal Member for Hindmarsh, Mr Matt Williams; the State Member for Morphett, Dr. Duncan McFetridge whose electorate includes West Beach; Mr Garth Palmer who represents West Beach area on West Torrens Council, the State Minister of Local Government, Mr Geoff Brock and numerous other organisations concerned with retaining the natural beauty of Australian wildlife & fauna.

I would greatly appreciate any assistance you could give myself and the other residents of Fawnbrake Crescent in this matter.

++++ATTENTION MEMBERS OF THE MEDIA.

Yours Sincerely



MAURIE SENIOR

MEMBERS OF THE MEDIA CAN OBTAIN FURTHER INFORMATION ON THIS MATTER ON TUESDAY DECEMBER 1, 2015 BETWEEN 5P.M. AND 8P.M. ON THE RUTLAND AVENUE ,LOCKLEYS FRONTAGE OF LOCKLEYS OVAL WHEN WEST TORRENS COUNCIL MEMBERS WILL BE AVAILABLE TO ANSWER QUESTIONS, NOTE ANY CONCERNS OR RECEIVE ANY ANYCOMMENTS OR SUGGESTIONS IN REGARD TO THE APEX PARK MASTER PLAN.

We, the residents of Fawnbrake Crescent, West Beach South Australia, 5024 petition the City of West Torrens Council not to proceed with its proposed plans to redevelop Apex Park under its Apex Park Master Plan at Burbridge Road, West Beach.

Attached to this document are the reasons why we have lodged this petition with the Council and the names and contact details of the petitioners.

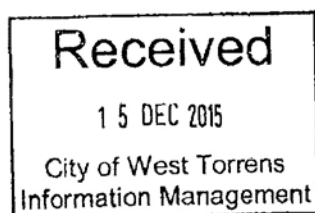
Name	Address	Phone	Signature
Maurie Senior	70 Fawnbrake Crescent West Beach SA.		MJ Senior
Chris Denier	70 Fawnbrake Crescent West Beach 5024		C.D. Denier
Pam Nayda	68, Fawnbrake Cres West Beach		P.M. Nayda Ch Bradley.
ANGELA BRADLEY	72 FAWNBRAKE CRES WEST BEACH		
Rosamaria Taylor	51A Fawnbrake Cr, west Beach		R. Taylor
Glen Holland	64 Fawnbrake Cres West Beach		G. Holland
Greg & Emma Dubrich	62 Fawnbrake Cres West Beach		Greg Dubrich
Emma Dubrich	62 Fawnbrake Cres West Beach		Emma Dubrich
Brendon Napier	51A FAWNBRAKE CRES		B. Napier
Jim Simms	70A FAWNBRAKE CRES		Jim Simms
LUISA SIANNIS	70A Fawnbrake Cres		L. Siannis
Seremy Goode	58 FAWNBRAKE CRES		S. Goode

We, the residents of Fawnbrake Crescent, West Beach South Australia, 5024 petition the City of West Torrens Council not to proceed with its proposed plans to redevelop Apex Park under its Apex Park Master Plan at Burbridge Road, West Beach.

Attached to this document are the reasons why we have lodged this petition with the Council and the names and contact details of the petitioners.

Name	Address	Phone	Signature
Serena Molloy	52a Fawnbrake Cres		Serena Molloy
Josephine Janssen	52 Fawnbrake Cres.		Josephine Janssen
Rocco Mitiga	49 Fawnbrake Cres		Rocco Mitiga
Ilvanna Mitiga	49 Fawnbrake Cres		Ilvanna Mitiga
Nichelle + Lawrence De Pasquale	56 Fawnbrake Crescent		Nichelle De Pasquale
Simon & Gayle Petherick	54 Fawnbrake Cres		Simon & Gayle Petherick
Jim & Chris Demetriou	49A Fawnbrake Cres		Jim & Chris Demetriou

ATTACHMENT 7



70 Fawnbrake Crescent

West Beach SA 5024

Phone:

E-Mail:mauriesenior@hotmail.com

December 13, 2015

The Chief Executive Officer

City of West Torrens

165 Sir Donald Bradman Drive

HILTON SA 5033

Dear Sir /Madam

Please find enclosed copy of petition containing an update of the signatures of 41 residents living in Fawnbrake Crescent ,West Beach and surrounding area who do not want the Council to proceed with its plans to redevelop Apex Park under its Apex Park Master Plan on Burbridge Rd West Beach.

In my last letter to you there were only 25 signatures.

I am expecting many more residents to sign the petition during this week.

Yours sincerely

A handwritten signature in black ink, appearing to read "Maurice Senior". The signature is written in a cursive, flowing style.

MAURICE SENIOR

**We, the residents of Fawnbrake Crescent, West Beach
South Australia, 5024 petition the City of West Torrens
Council not to proceed with its proposed plans to
redevelope Apex Park under its Apex Park Master Plan at
Burbridge Road, West Beach.**

**Attached to this document are the reasons why we have
lodged this petition with the Council and the names and
contact details of the petitioners.**

Name	Address	Phone	Signature
Maurie Senior	70 Fawnbrake Crescent West Beach SA.		MJ Senior
Chris Denier	70 Fawnbrake Crescent West Beach 5024		C. D. Denier
Pam Nayda	68, Fawnbrake Cres West Beach		P. M. Nayda C. H. Bradley.
ANGELA BRADLEY	72 FAWNBRAKE CRES WEST BEACH		A. Taylor
Rosamaria Taylor	51A Fawnbrake Cr, West Beach		R. Taylor
Elen Holland	64 Fawnbrake Cres West Beach		E. Holland
Greg & Emma Dubrich	62 Fawnbrake Cres West Beach		Greg & Emma
Emma Dubrich	62 Fawnbrake Cres West Beach		Emma Dubrich
Brendon Taylor	51A Fawnbrake Cres		B. Taylor
JIM SIMMS	70A FAWNBRAKE CRES		J. Simms
LUIA SIANNIS	70A Fawnbrake Cres		L. Siannis
Jeremy Goode	58 FAWNBRAKE CRES		J. Goode

We, the residents of Fawnbrake Crescent, West Beach South Australia, 5024 petition the City of West Torrens Council not to proceed with its proposed plans to redevelop Apex Park under its Apex Park Master Plan at Burbridge Road, West Beach.

Attached to this document are the reasons why we have lodged this petition with the Council and the names and contact details of the petitioners.

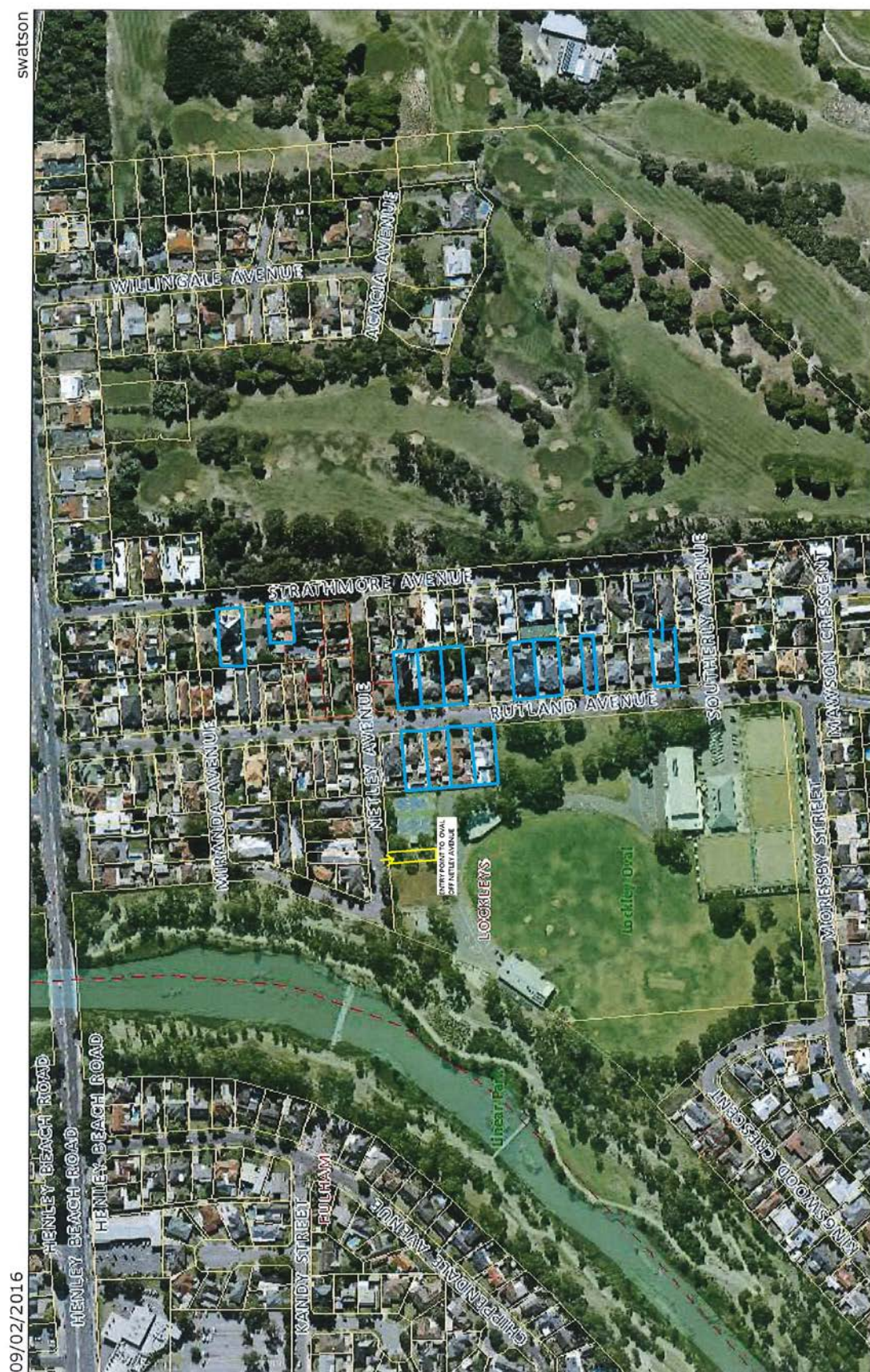
Name	Address	Phone	Signature
Ernest Mollay	52a Fawnbrake Cres		Ernest Mollay
Josephine Janssen	52 Fawnbrake Cres.		Josephine Janssen
Locco Mithiga	49 Fawnbrake Cres		Locco Mithiga
Joanna Mithiga	49 Fawnbrake Cres		Joanna Mithiga
Nichelle + Lawrence De Pasquale	56 Fawnbrake Crescent		Nichelle De Pasquale
Simon & Gayle Petherick	54 Fawnbrake Cres		Simon & Gayle Petherick
Sim & Chris Demetriou	49A Fawnbrake Cres		Sim & Chris Demetriou
Brenton Williams	57 FAWNBRAKE CREC		Brenton Williams
SHIRLEY SHARD	55 FAWNBRAKE CREC		SHIRLEY SHARD
PETER WHITE	53A FAWNBRAKE CREC.		Peter White
CARMEL GILES	53A FAWNBRAKE CREC.		Carmel Giles
DEAN WOOD	5 PENNINE ST		Dean Wood
DIANNE WOOD	5 PENNINE ST		Dianne Wood
DIANNE HAYNES	606 BURBRIDGE RD		Dianne Haynes
de Pary	2A Pennine St		de Pary
Mr. Pary	4		Mr. Pary
Jim Goodale	46 Fawnbrake West Beach		Jim Goodale
DELMA GOODALE	46 Fawnbrake West Beach		Delma Goodale
SHIRLEY SHARD	55 FAWNBRAKE CR. WEST BEACH		Shirley Shard

**We, the residents of Fawnbrake Crescent, West Beach
South Australia, 5024 petition the City of West Torrens
Council not to proceed with its proposed plans to
redevelope Apex Park under its Apex Park Master Plan at
Burbridge Road, West Beach.**

**Attached to this document are the reasons why we have
lodged this petition with the Council and the names and
contact details of the petitioners.**

Name	Address	Phone	Signature
Kim Scheffel	44 Fawnbrake Cres, West Beach		kscheffel
Lawrence De Pasquale	56 Fawnbrake Cres. West Beach		
BRYAN KENNY	24 FAWNBRAKE CRESCENT WEST BEACH		
Draig Elbert	150 Seaview Rd Mentley Beach South		Elbert
Steve Searle	610 Burbridge Rd West Beach		Searle
Marion Sopping	2 CRALOW AVE LOCKLEY.		

ATTACHMENT 8



09/02/2016

swatson

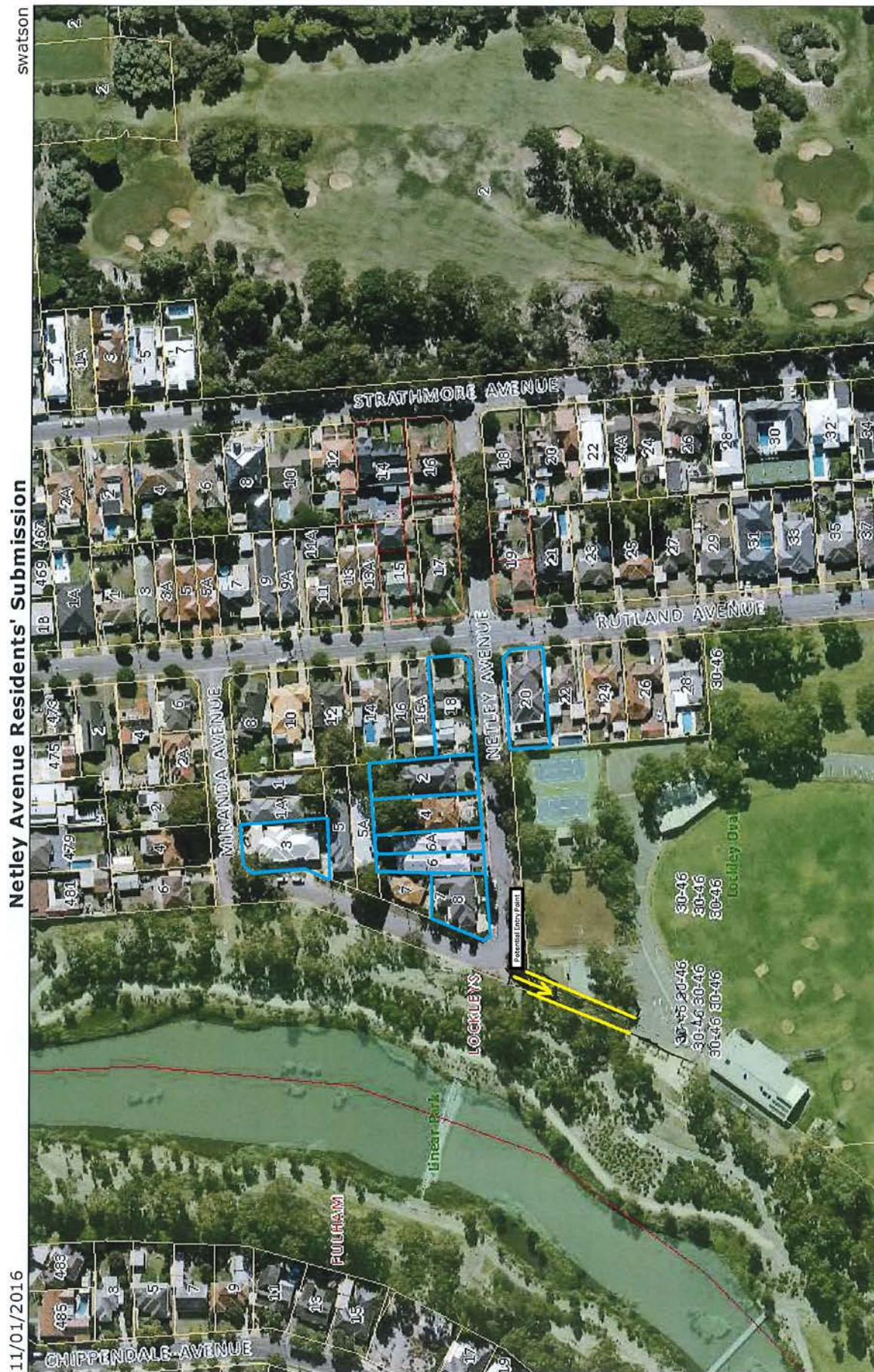


City of
West Torrens
Between the City and the Sea

Disclaimer
The City of West Torrens accepts no liability for any reliance placed on the validity and accuracy of data in this publication. While care and effort has been taken in the presentation of this data it is only to be used for demonstration purposes.



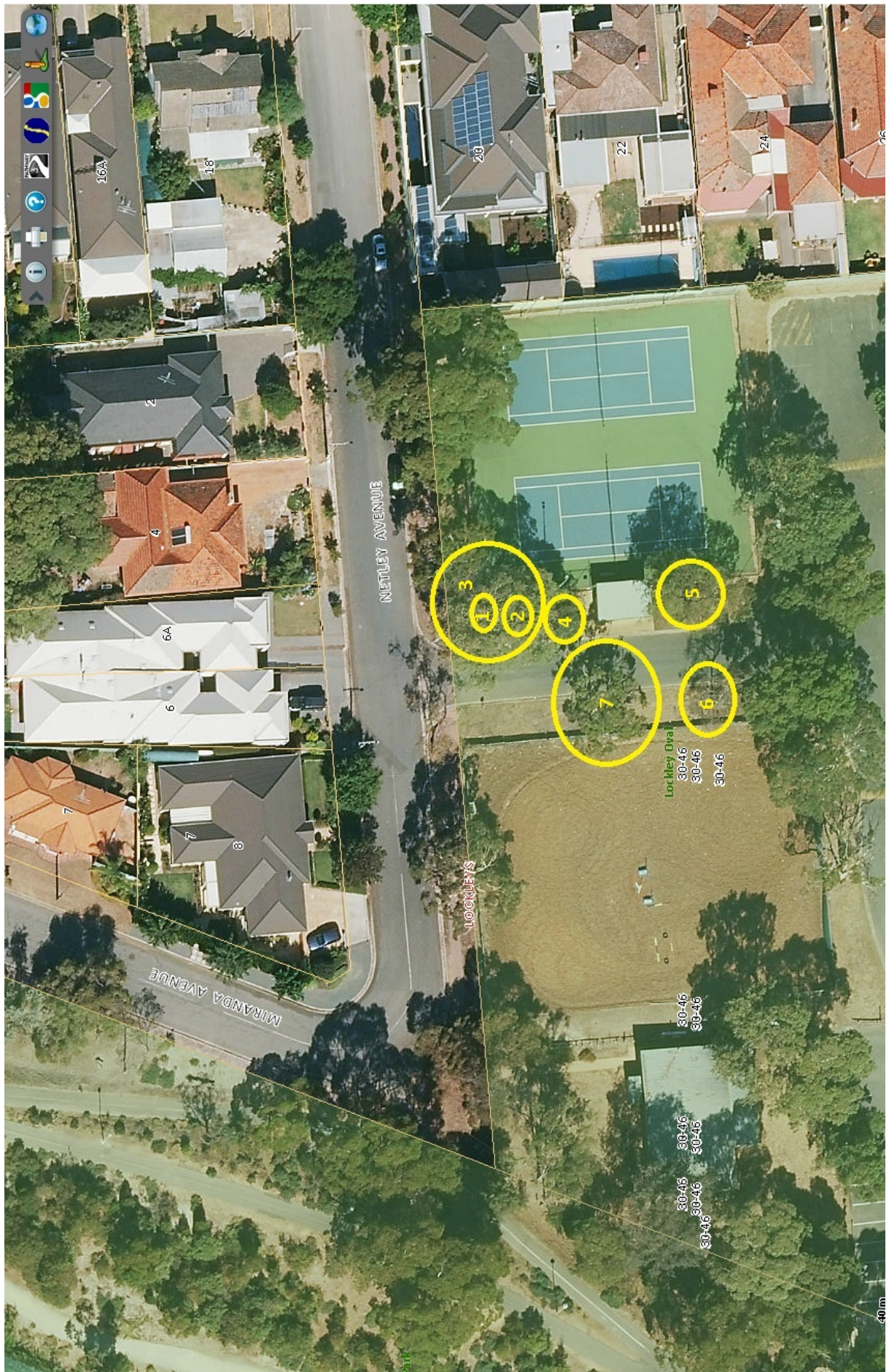
ATTACHMENT 9



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ATTACHMENT 10

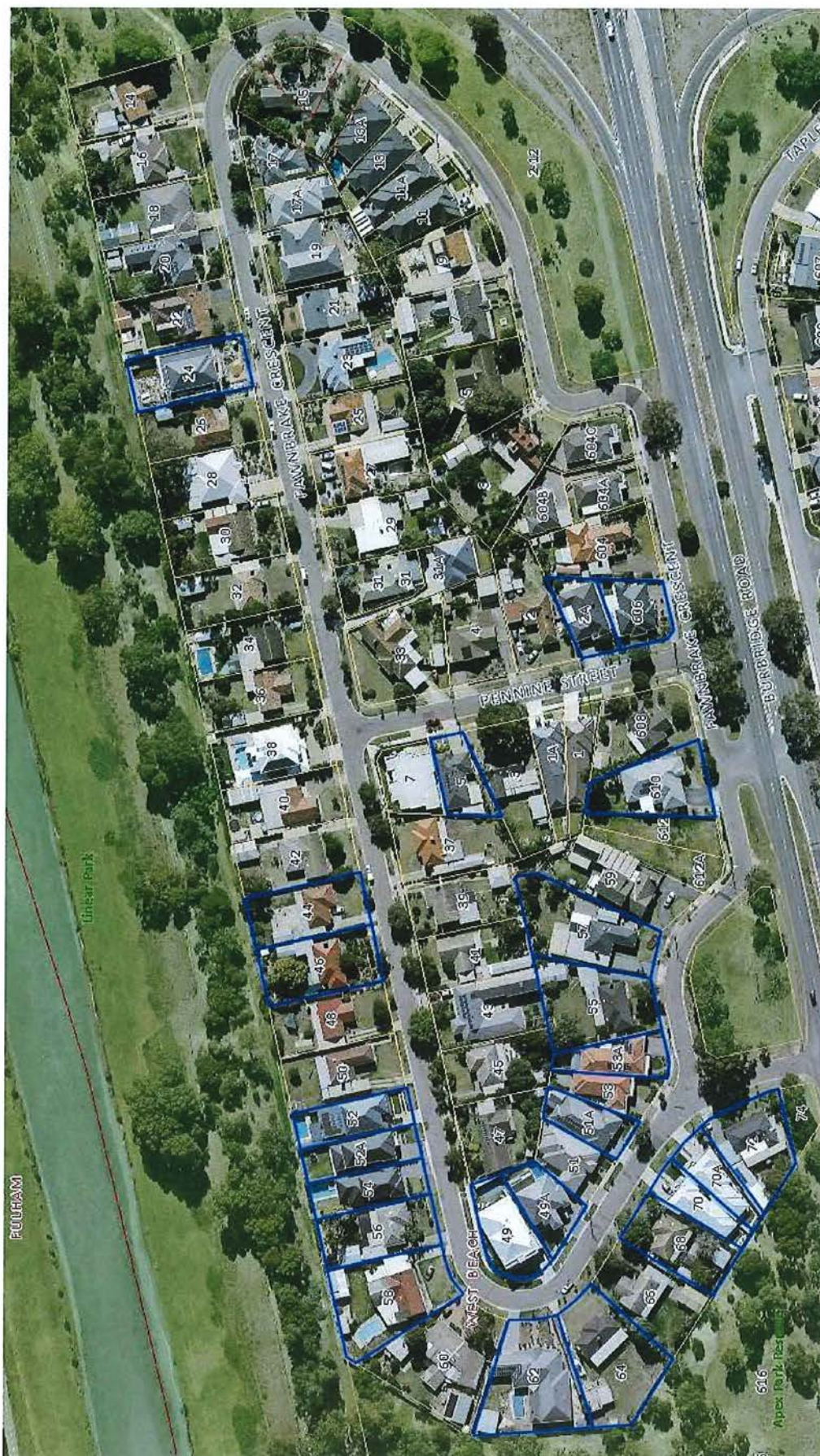








ATTACHMENT 11



ATTACHMENT 12

3.0 / Amenity Plan Development

Taylor Cullity Lethlean / DesignFlow / City of West Torrens 21

3.1 - Concept Option 1

Community Amenity Concept Diagram



PROS

- All park activities are concentrated towards Burbridge Road making it more inviting to future park users.
- Location of clubhouse allows it to be used by a multitude of users including the horse riding club.
- The dressage arena provides an additional element within the main activity zone, which may act as an attraction to people in other areas of the park.
- Wetland and duck feeding ponds separated.
- Wetland incorporates low flow outlet pipe allowing more terrestrial land use.

CONS

- Nearby residents on the eastern boundary may not respond positively to having the horse riding club and facilities adjacent there property boundary.

ATTACHMENT 13

24 City of West Torrens Taylor Cullity Luthlean / DesignFlow

3.4 - Concept Option 2

Community Amenity Concept Diagram



PROS

- Maximised the amount of car park spaces along Burbridge Road and provides a quieter area for the unloading of horses in the horse float parking area.
- Mitigates issues with the horse riding club and facilities being located near the residential properties on the eastern boundary of Apex Park.
- Wetland and duck feeding ponds separated.
- Wetland incorporates low flow outlet pipe allowing more terrestrial land use.
- Proximity of club house to water

CONS

- The dressage arena and facilities are separated from the main activity zone which may limit this element from being an inviting attraction to the park.
- The horse riding facilities are separated from the clubhouse.
- To allow for the horse float parking area, a number of existing trees will need to be removed.
- Surveillance into the horse club facilities is limited and may be prone to misuse when not in use by the horse riding club.
- Existing playground would require relocation.

ATTACHMENT 14

Steve Watson

From: Maurie Senior
Sent: Monday, 8 February 2016 8:13 PM
To: Steve Watson

February 8, 2016

70 Fawnbrake Crescent
West Beach SA 5024

Hello Steve Watson

Do you know if Council is still considering the option of moving the proposed horse dressage oval from the far eastern end of Apex Park under the Apex Master Plan 1 or will it also be considering 3.4 Concept Option 2 which has been designed for Council by Taylor, Cullity, Lathlean /Design Flow.

Councillor Garth Palmer showed me the plan of Concept Option 2 at the meeting held last December between West Torrens Council executives and residents of Fawnbrake Crescent West Beach who have presented Council with a petition signed by 41 residents who are opposing construction of the horse dressage oval.

The proposed Horse Oval and dressage area on Concept Option 2 are located adjacent to the wetland area of Apex Park and in my opinion are situated far enough away not to cause any problems to nearby residents.

Myself and the 41 signatories to the petition have nothing against horses and believe members of the Lockleys Riding Club have every right to exercise their horses on Apex Park providing they are nowhere near their homes.

The residents are claiming that if the proposed dressage oval is constructed too near their homes, the horses faeces, urine, dust problems, flies, mosquitoes and other pests could cause them health problems and devalue their homes.

Looking forward to hearing from you in the near future.

Yours sincerely

Maurie Senior
JP,LLB,GDLP

8. OUTSTANDING REPORTS/ACTIONS

9. OTHER BUSINESS

10. NEXT MEETING

22 March 2016, 6.00pm in the Mayor's Reception Room.

11. MEETING CLOSE