

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 Thebarton Community Centre
Corner of South Road and Ashwin Parade, Torrensville

on

**TUESDAY, 27 SEPTEMBER 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

Leave of Absence

Cr Dua

Apologies

Council Members:

Cr Tsiaparis

4. DISCLOSURE STATEMENTS

The following information should be considered by Committee Members prior to a meeting:

1. Consider Section 73 and 75 of the *Local Government Act 1999* 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 75A of the *Local Government Act 1999*.

5. CONFIRMATION OF MINUTES

RECOMMENDATION

That the Minutes of the meeting of the Community Facilities General Committee held on 26 July 2016 be confirmed as a true and correct record.

6. COMMUNICATIONS BY THE CHAIRPERSON

7. REPORTS OF THE CHIEF EXECUTIVE OFFICER

7.1 Apex Park and Lockleys Oval Masterplan - Update Report

Brief

This report provides Committee Members with an update in relation to the Apex Park and Lockleys Oval projects.

RECOMMENDATION(S)

The Committee recommends to Council that:

1. The report be noted.
2. The amended plans be endorsed and that the Administration, via the Project Advisory Group, continue to work with the consultants to deliver detailed design plans, initially for Apex Park, and subsequently for Lockleys Oval.

Introduction

At its meeting of 26 July 2016 the Committee was advised that the Project Advisory Group had met, considered a number of matters in regard to the Apex Site and provided advice to the Administration in relation to a number of identified issues and also the outcomes sought from implementation of the Apex Park Masterplan.

Discussion

Since the previous meeting the Administration has met on a number of occasions with the consultants to progress the advice provided by the Project Advisory Group and the directives of this Committee.

Copies of the updated plans are attached for the information of Committee Members.

Attachment 1 shows the division of the site into the designated Stage 1 and Stage 2 phases of the project. As previously advised Stage 1 basically encompasses the building, equestrian and associated hardstand works and Stage 2 relates to the balance of the site and includes the wetland, open recreation and other spaces and activities.

The scout/guide and community building plans are contained within **Attachment 2**.

As can be seen from this attachment:

- The clubroom building has now been relocated further toward the western end of the site (in the existing carpark)
- The tennis courts have basically been retained in their current location
- The building design has been modified to now allow for the installation of a commercial kitchen
- A separate function space has been incorporated into the building footprint. (It is envisaged that sliding/bifold doors or similar will allow this space to be extended to incorporate the guide/scouts activity hall should this be required.)

Building elevations have also been provided (**Attachment 3**).

Finally, **Attachment 4** provides the updated plans for the three feed yards, riding store, horse enclosure and wash bay, which are located proximate to the riding arena. (Please note that there is scope for possible future expansion to the north of these if required).

Whilst Administration expressed some concerns in regard to shading of the scout and guide/ community building, which may impact the functionality and efficiency of any solar panels which may be erected on the roof, the consultants have confirmed that there is sufficient space on the roof to provide a panel array that will result in a functional system.

At this time the consultants have undertaken some preliminary work in regard to Lockleys Oval but the current focus necessarily remains on the Apex Park site.

Following acceptance of this detailed design a further report detailing costings and anticipated works program will be provided for the Stage 1 works to this Committee.

The Administration also wishes to advise that it has received correspondence from the Federal Government in regard to the funding that was promised for the Lockleys Oval project and, subsequent to that, advice and a request for further/updated information from the relevant Federal Government department. This information is required to be provided to the department by mid December 2016.

Conclusion

The Administration has continued to work with consultants to progress delivery of detailed design plans for Apex Park. Updated plans are included within the report for the information of Committee Members.

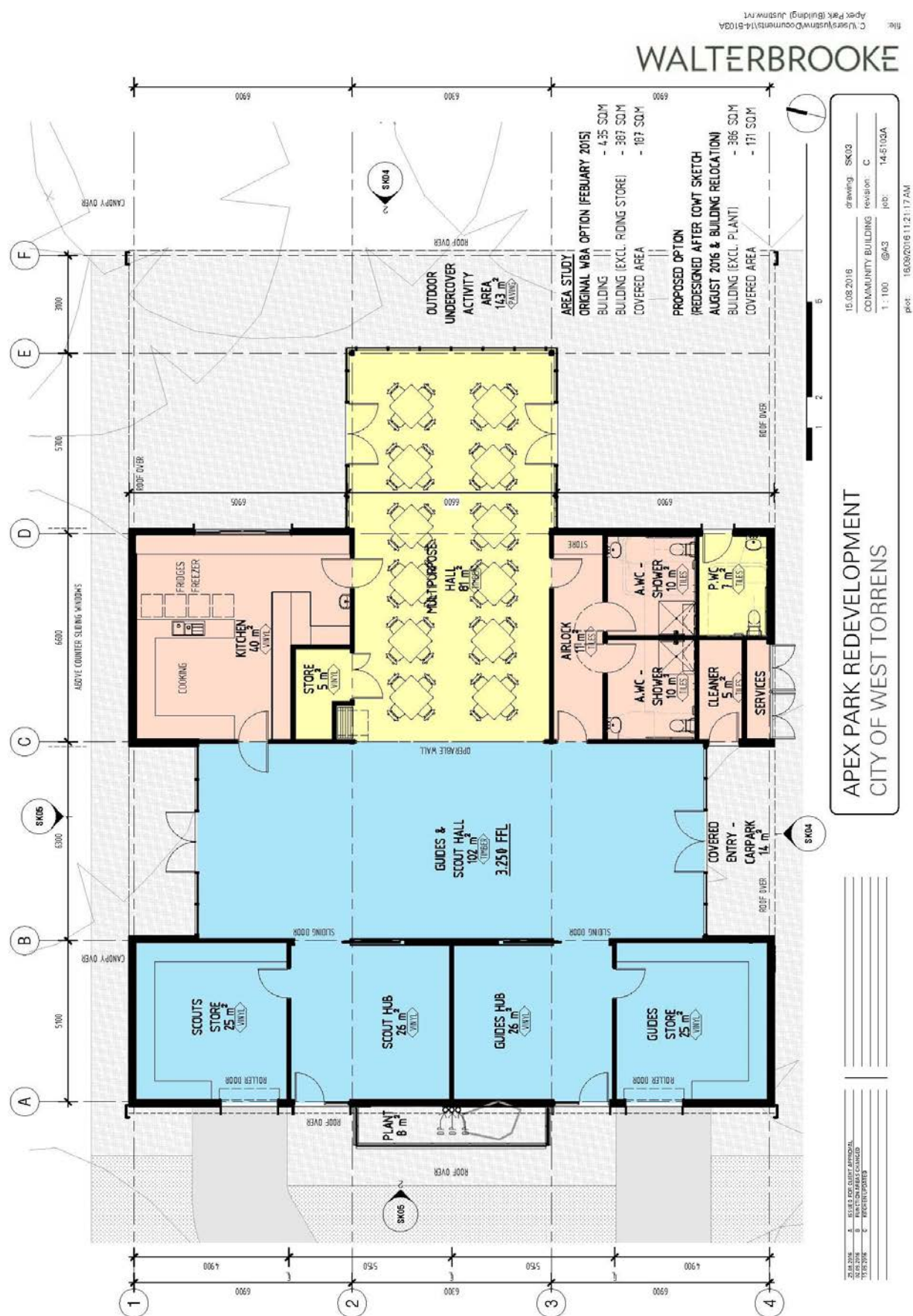
ATTACHMENT 1

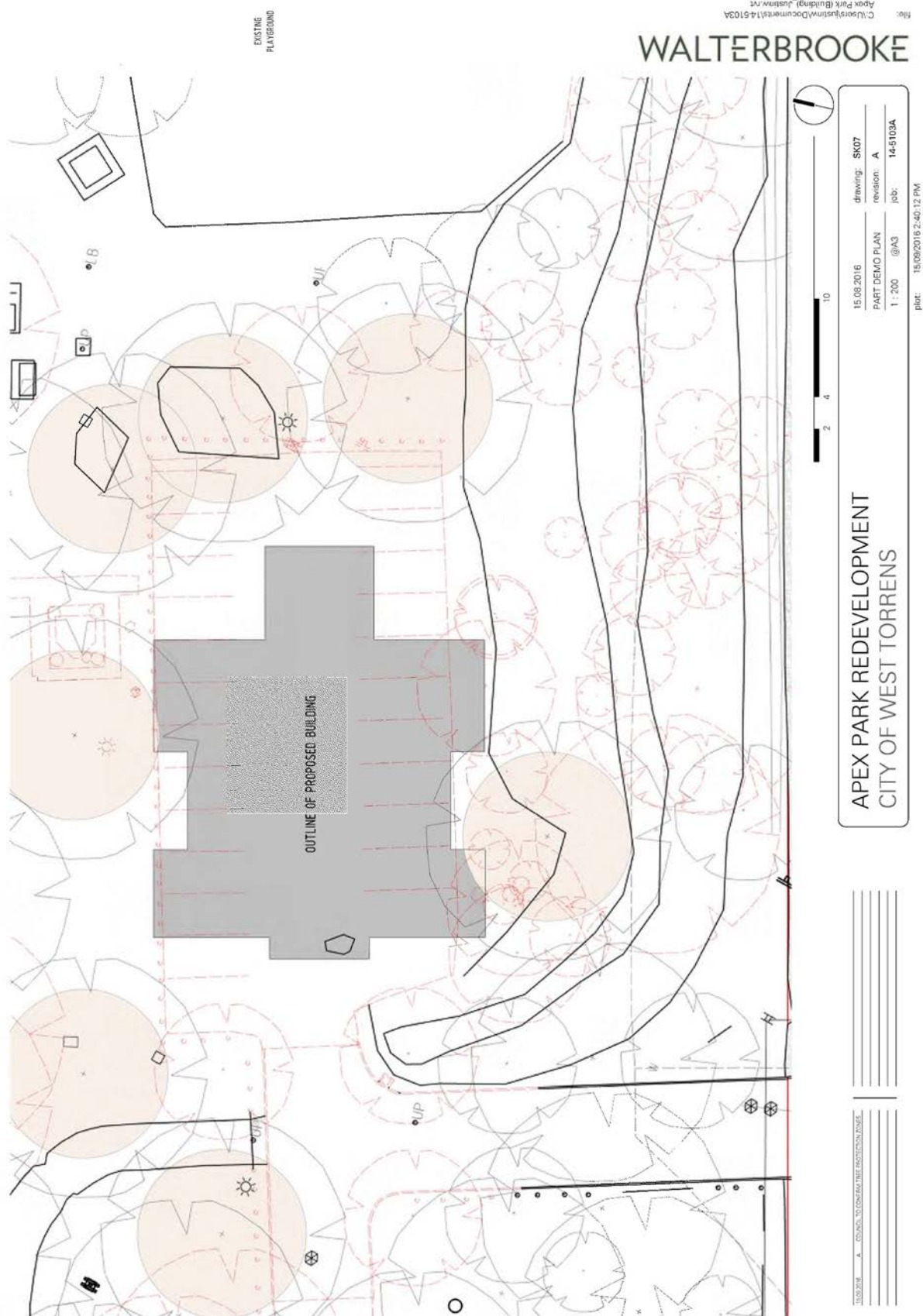


WALTERBROOKE

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Apex Park (Building) Justinw.mt







ATTACHMENT 3

WALTERBROOKE

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Apex Park (building).Justinw.rvt



COMMUNITY BUILDING VIEW FROM SOUTH EAST

APEX PARK REDEVELOPMENT
CITY OF WEST TORRENS

SHEET NO.	SHEET NAME
SK00	TITLE SHEET
SK01	SCOPE DIAGRAM
SK02	SITE PLAN
SK03	COMMUNITY BUILDING
SK04	ELEVATIONS
SK05	ELEVATIONS
SK06	RIDING STORE & YARDS
SK07	PART DEPO PLAN

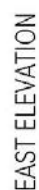
APEX PARK REDEVELOPMENT
CITY OF WEST TORRENS

15.08.2016	drawing: SK00
TITLE SHEET	revision:
@A3	job: 14-5103A
plot: 15/08/2016 2:37:50 PM	



LEGEND - MATERIALS

- | | |
|----|--|
| 1 | ADBR ARCHITECTURAL BRONZE BLOCKWORK (STEEL) |
| 2 | PAINTED EXPRESSED JOINT FIBRE CEMENT (WHITE) |
| 3 | PAINTED EXPRESSED JOINT FIBRE CEMENT (WOODLAND GREY) |
| 4 | 100 FRONT GLAZED WINDOW SUITE (WOODLAND GREY) |
| 5 | HARDWOOD THURBER LOUVER |
| 6 | STEEL FACED DOOR STEEL STRUCTURE (WOODLAND GREY) |
| 7 | PAINTED EXPRESSED STEEL STRUCTURE (WOODLAND GREY) |
| 8 | STAINLESS STEEL LAMER CUT SONAGE |
| 9 | LOUVER PLANT SYSTEM |
| 10 | SDAR PANEL SYSTEM (SCE BCU) |
| 11 | REVOLUTION ROOFING TREKAK (WOODLAND GREY) |
| 12 | ROLLER DOOR (WOODLAND GREY) |
| 13 | ALU THERMAX BY WIDE (WOODLAND GREY) |



WALTERBROOKE

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Apex Park (Building) Justinw.mt

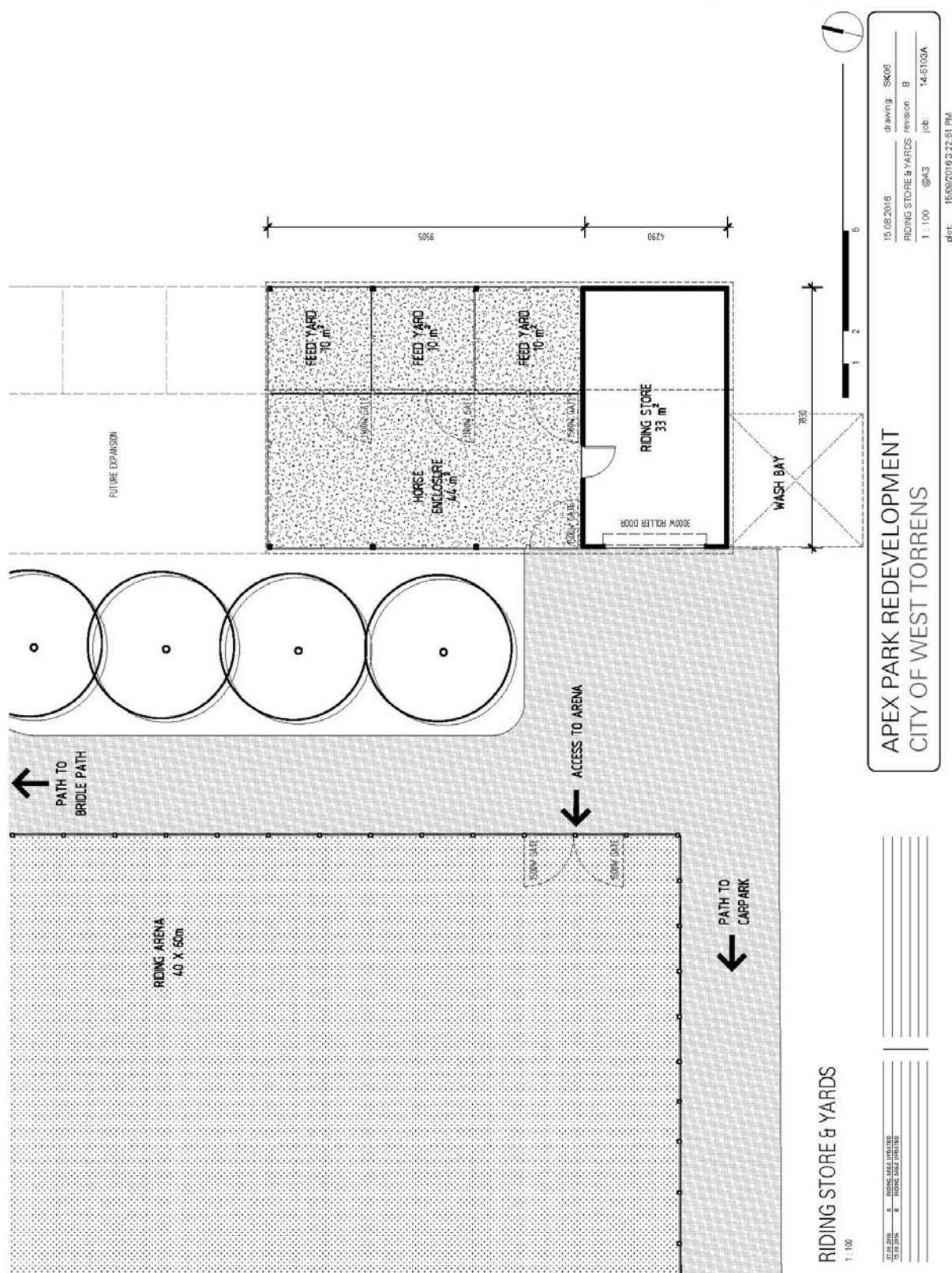
APEX PARK REDEVELOPMENT
CITY OF WEST TORRENS

209215 A FUNCTION AREA C HANDED

15.08.2016	drawing: SK04
ELEVATIONS	revision: B
As indicated @A3	job: 14-5102A
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WALTERBROOKE

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Apex Park (Building).jstunw.rvt



7.2 Glenlea Tennis Club - Request For Assistance With Tennis Court Fencing

Brief

The Glenlea Tennis Club has written to Council seeking Council funding to assist with the replacement of its perimeter tennis court fencing.

RECOMMENDATION(S)

The Committee recommends to Council that:

1. In line with the quote(s) attached to this report it provides the funding of \$65,000 sought by the Glenlea Tennis Club to replace the perimeter tennis court fencing at Camden Oval with funding to be sourced from the savings identified in not proceeding with construction of an additional footbridge across Sturt Creek.
2. The Club be advised of Council's decision following Council's consideration of the matter at its meeting of 4 October 2016.

Introduction

At its meeting of 26 July 2017, and as part of the update report for the Camden Oval Masterplan, the Committee was advised that:

"... the Glenlea Tennis Club has sought grant funding from the Office of Recreation and Sport to replace the perimeter tennis court fencing. Should the club not be successful in this regard it is suggested that consideration be given by Council to assist with funding of the replacement - the source of this funding could originate from the savings realised from the additional pedestrian bridge should the Committee and Council determine that that initiative not proceed."

(Members may also recall that the tennis court perimeter fencing was damaged during a recent storm event.)

Discussion

Advice has now been received from the club that it was not successful in its endeavours to seek sufficient grant funding from the Office of Recreation and Sport (ORS) to replace the perimeter court fencing. Given this, the club is now seeking financial assistance from Council to facilitate fence replacement **Attachment 1**.

The club has further indicated that a second round offer was made to it by ORS (to provide grant funding of \$6,818), however the club was effectively forced to decline this offer due to the timeframe in which the monies needed to be expended and also as the subsequent/lesser funding offered would not have been sufficient to allow all necessary works to be undertaken.

As can be seen from the Club's letter:

- The cost of the proposed works (replacement of court perimeter fencing and undergrounding of electrical wires that currently sit in conduits attached to the perimeter fencing) is approximately \$85,000 (refer **Attachment 2**)
- The club has funds of \$20,000 that is able to contribute; and thus
- The club seeks Council funding assistance of \$65,000.

Whilst the Administration previously advised the Committee that Glenlea has sought grant funding to replace the perimeter court fencing, that the fencing had been damaged during a storm event and also foreshadowed a possibility that funding may not be provided by ORS, the previous report did not specifically seek or require the Committee to recommend to Council that consideration be given to Council providing funding assistance to the club.

It is noted that the Novar Gardens Bowling Club has already been the recipient of Council funding assistance (to assist with the acquisition and erection of a retractable cover over the club's playing greens, and that other lessees or licensees (and a potential licensee) within the complex are earmarked to benefit from funding or funding assistance to be provided by Council as part of the Camden Oval Masterplan.

In line with the Administration's suggestion, that funding which had been allocated to provide an additional footbridge over the stormwater channel be utilised for other initiatives elsewhere within the site, the Committee recommended to Council (and Council so resolved) that

"...the previous proposal to construct a footbridge over the Sturt Creek linking Camden Oval with the existing community facilities on the western side of the Creek be deferred."

Given this decision, it is suggested that the funding sought by the club be provided and sourced from these identified savings.

Conclusion

The Glenlea Tennis Club has written to Council seeking funding assistance to allow it to replace the perimeter court fencing at Camden Oval. It is suggested that funding be made available from the potential savings identified by not proceeding with the construction of an additional footbridge over Sturt Creek.

ATTACHMENT 1

15 September 2016

Mr Steve Watson
Senior Property Assets Advisor
City of West Torrens
165 Sir Donald Bradman Drive
Hilton SA 5033

Dear Steve,

RE: Glenlea Tennis Club Fencing – request for council support

Glenlea Tennis Club (GTC) has been a long standing community group in the Morphett Ward. Having recently celebrated our 100th year, we continue to be one of the biggest tennis clubs in the Glenelg District Tennis Association and indeed, in the greater Adelaide Metro Area.

The GTC has long held a reputation for being one of the nicest clubs in the district. In 2011, the club successfully raised funds and obtained grants to have the clubhouse building extended to accommodate the growing tennis community. Since that development, the club has continued to grow and is now used regularly by multiple user groups, and as a community facility, is in use 7 days a week, through both winter and summer months. So much so that last year in 2015, the club again used self-raised funds and grant money to install new lighting on 2 of our 6 courts, meaning all courts are now lit for use both day and night.

Last year, it was determined that the next major project for the club was replacement of the court fences (which are 30+ years old), including the undergrounding of the tennis light electricals. A grant submission was made to the Federal Body "Stronger Communities Program" for 50% funding to help meet the quoted costs of approx. \$65,000 (refer attached).

Unfortunately, a freak weather incident in early May 2016 further damaged and bent the fencing, meaning the need to replace it was made somewhat more essential. Additionally, following this event, Council ordered that our shade cloth backstops be removed from the fencing and that it would not be allowed to be rehung without a full Engineer's report and Development Application submitted for approval.

We were notified at the end of July that our grant funding submission was unsuccessful. We were offered a second round sum of \$6,818 however, this leaves too great a shortfall for the club to fund the rest of the project. Therefore, we are appealing to the council for help in replacing these fences.

GTC has \$20,000 of our own self-funded money to contribute to the project but are seeking help to make up the short fall.

The GTC has, over a long period, been a responsible leasee, paying all invoices in a timely manner, including our lease, water rates share, ESL share and any other invoices provided.

We continue to work tirelessly as a club to maintain as much financial independence as possible, fundraising and working on club improvements to maintain Glenlea as a leader in district.

On this occasion, we ask for Council's consideration in helping us both financially, and in any other way applicable, to have the fencing replaced and shade cloth rehung as soon as practicable.

We sincerely appreciate your consideration of this matter and are happy to answer any questions you may have in the meantime.

Kind regards

Kate Beard
Honorary Treasurer
Glenlea Tennis Club

Encl: Quote for Electrical work & Quote for fencing

ATTACHMENT 2

Quotation



2 Mons Avenue Edwardstown SA 5039
Telephone 08 8293 2299
Facsimile 08 8293 2260
sales@fieldquip.net

Dear Kym,

Further to your request we are pleased to offer the following proposal for the supply and installation of fencing for the Project at Ferguson Street, Glenelg North.

We trust the following proposal is attractive to you and we look forward to discussing the details with you further.

All Prices are exclusive of GST

Site: Ferguson Street, Glenelg North

****Behind existing concrete kerb****

1. To supply and install 295 metres of 3600mm high x 50 x 2.5mm Black PVC Chainwire with a 322NB top and bottom rail including 2 @ 3 metre x 3 metre double gates, 4 @ 1 metre x 2.1 metre single gates. All powder coated Black.

Supply and install: \$41,815.00 + GST

2. To concrete core holes into existing kerb and patch concrete.

Add: \$14,500.00 + GST

3. Pull down – cart away existing. Cut posts off at ground level, fill with concrete.

Add: \$3,120.00 + GST

4. Underground service location

Add: \$250.00 + GST

Specification:

- Double gate and corner posts 80NB
- Intermediate posts 40NB @ 3.3 metre maximum centres
- Top and bottom rail 32NB
- 32NB gate surrounds
- 2 @ rows Helicoil

Note:

- Client to remove shade cloth and electrical wire from fence.
- Vegetation to be removed by client
- Price excludes any light poles



Quotation



fieldquip

2 Mons Avenue Edwardstown SA 5039
Telephone 08 8293 2299
Facsimile 08 8293 2260
sales@fieldquip.net

ALL PRICES EXCLUDE GST
Valid: 30 Days
Terms: Strictly 30 Days EOM
Approved accounts only

Prices quoted are based on a clear secure lay down area for materials on site, fence lines must be clearly defined and pegged prior to start. Fence line must be cleared and graded. If rock or gravel is encountered while drilling holes, extra charges will apply. If hand digging is required due to services site foreman will be notified and any costs discussed. No allowance for landscaping, removal of spoil or hard surface repairs. No allowance for coring posts into paved surfaces.

We trust the above proposal is acceptable to you and we look forward to working with you on this project assuring you of our best attention at all times.

Kind Regards,

KRIS GEBAUER
Sales/Project Manager

Quotation Acceptance

I authorise the works specified in this quote to proceed and I have read and understand both the quote and the TERMS AND CONDITIONS OF TRADE of fieldquip and agree with these conditions.

Business Name _____

Address _____

Name _____ Contact No _____

Authorised Signature _____ Date _____





CME SPORTS LIGHTING

Unit 1 / 7 Lindsay Road
Lonsdale SA 5160
Phone: (08) 8381 8286
Fax: (08) 8322 8994
Email: accounts@cmesolutions.com.au
ABN: 45 542 654 494

Quotation

07/04/2016

GLENLEA TENNIS CLUB
FERGUSON STREET
GLENELG SA 5045

Site Address:
GLENLEA TENNIS CLUB
FERGUSON STREET
GLENELG 5045

Quote No. **11810**

Service Requested:

7th of April 2016

As requested please find below a quotation for the following at Glenlea Tennis Club;

1. Trench on Southern side of courts 1-4, eastern side of court 1 and northern side of courts 1-4
2. Wire and install cabling in trench so as courts 1 & 2 and courts 3 & 4 were wired (switched) separately
3. Junction into the existing electrical cabling located at the northern end of court 2 utilising epoxy resin in an underground junction box
4. Install junction boxes on side of each pole then wiring up pole to existing control gear
5. Back fill and compact trenches and remove all existing steel conduit and associated wiring

\$16,797.60 ex GST

NB:

- a) No allowances have been made for repairs to any irrigation pipes or pipes damaged during trenching.
- b) Cable locator has been allowed for along with utilising Dial before you dig.
- c) All work to be completed within working hours Monday to Friday 7am to 4pm.
- d) Upon completion of the project a Certificate of Compliance will be issued.

Yours faithfully

Wayne Mattner

7.3 West Torrens Birkalla Soccer Club - Synthetic Pitch Upgrade

Brief

This report provides Committee Members with an update in regard to the proposed upgrade of the senior grassed pitch at Camden Oval with a synthetic pitch.

RECOMMENDATION(S)

It is recommended to the Committee that:

1. The report be noted.
2. The additional funding requested by the West Torrens Birkalla Soccer Club of \$500,000, to enable the upgrade of the existing turf soccer pitch on the eastern side of the Camden Oval complex to a synthetic surface be provided and that the portion of the contribution be sourced from the savings identified by not proceeding with construction of an additional footbridge across Sturt Creek and the balance be recognised in a future budget variation.

OR

1. The report be noted.
2. The West Torrens Birkalla Soccer Club be advised that Council does not consent to its request for additional funding of \$500,000 to upgrade the existing turf soccer pitch to a synthetic surface but that Council will provide a total funding contribution of \$1M for works associated with the clubrooms and/or the pitch upgrade.

Introduction

At its meeting of 26 July 2016 the Committee received a status update in regard to the Camden Oval Masterplan. Part of that report advised Committee members that West Torrens Birkalla Soccer Club had been selected to be the recipient of grant funding from the Football Federation of South Australia (FFSA) to enable the club to upgrade the senior pitch from turf to a synthetic surface. Members were also advised that the Administration had requested FFSA to provide a submission to Council that could be tabled at a future meeting of this Committee for its consideration.

Discussion

West Torrens Birkalla Soccer Club (WTB), the existing lessee of the Council owned facility, has now provided the attached submission for the Committee's consideration. The Club has advised that the submission has the support and backing of the FFSA.

Refer Attachment 1

As can be seen from its submission, WTB has indicated that it will require additional funding of some \$500,000 from the City of West Torrens to facilitate upgrade of the soccer pitch to a synthetic surface. (The project has an estimated cost of \$1M with the matching funding to be provided by FFSA / the State Government.)

Whilst this amount is substantial there are a number of ways that the funding could be provided should the Committee recommend and Council so resolve.

The last recommendation of this Committee (endorsed by Council at its meeting of 2 August 2016) included the decision that

"..the previous proposal to construct a footbridge over the Sturt Creek linking Camden Oval with the existing community facilities on the western side of the creek be deferred."

Estimated expenditure relating to this initiative is in the order of \$315,000.

However, it is also worth noting that:

- as foreshadowed in the previous report to this Committee, and
- as indicated in a report being considered by the Committee at this meeting,

the Glenlea Tennis Club has sought to access some of these "savings" to replace the club's perimeter court fencing. Should this Committee recommend that the funding (of \$65,000) sought by Glenlea be provided to the tennis club, and Council resolve to accept the Committee's recommendation, the remaining amount from "bridge savings" available for the synthetic pitch upgrade could be of the order of \$250,000.

Coupled with this, albeit not funding of an "upfront" nature, the Club has suggested that there will be ongoing annual savings to the Council in regard to Council's maintenance requirements for the pitch. The figures used by WTB in its submission were best guess estimates as the WTB submission was prepared prior to an analysis of Council's maintenance expenditure on the turf within the Camden complex. The internal analysis which has now been undertaken indicates an average annual expenditure of approximately \$17,300 during the previous 3 year period on the soccer pitches at Camden Oval. It is thus anticipated that there will be an annual maintenance saving of approximately \$7,300 per year to Council should the synthetic pitch be laid. (This cost saving acknowledges that the Club's submission envisages an ongoing Council yearly spend of \$10,000pa if a synthetic pitch is laid.)

Savings from not proceeding with the bridge initiative (approximately \$250,000) and lifecycle savings for pitch maintenance (approximately \$73,000) could be supplemented with other Council funding.

Also, consideration could be given to the provision of loan funding to WTB to deliver or assist with delivery of the project. However, in considering such an initiative, and in the absence of a detailed analysis in regard to the club's current financial position (and/or its ability and capacity to service a loan of the magnitude which would need to be provided, especially if other commitments are sought - refer below) it should be borne in mind that similar arrangements with other lessees/licensees have been somewhat problematic for the Council.

Alternatively, the Committee could recommend to Council that WTB be advised that Council will not provide any increased funding but that it would allow the club to basically determine its priority as to whether funding be firstly dedicated to provision of a synthetic pitch with remaining funds being utilised to undertake lesser upgrades and /or extensions to the existing clubroom building or vice versa. However, such a recommendation should carry the caveat that if a pitch upgrade is determined to be the priority project any remaining Council funding must initially be used to address any identified building compliance matters.

The WTB submission does provide justification for the project noting, amongst other things, that:

- Usage of the facility will be able to be increased (and thus more children will be able to participate in soccer training and matches);
- The requirement to hire additional pitches/grounds will be reduced (which will deliver cost savings for the club); and
- The facilities are currently used by a number of sporting and community groups and that upgrade of them would allow support for wider and greater community access (including other sports that may currently not be operating within the City of West Torrens)

Members' attention is drawn in particular to pages 21, 24 and 25 of this report further information and the additional benefits that the club envisages will result from this upgrade.

However, one element that requires further consideration and which is not broached in the WTB submission and analysis is what is proposed to occur at the end of the synthetic pitch's useful life (believed to be between 10 and 12 years). At that time one of two things would need to happen.

Either:

- (a) the synthetic surface would need to be replaced with a new synthetic surface; or
- (b) the synthetic surface would need to be removed and the pitch would need to be returned to a turf surface.

Clearly there are costs associated with both of these initiatives that would need to be factored into any funding decision that Council may wish to make, especially in circumstances where Council may be called upon to assist with funding pitch replacement at that time.

Whilst the initial upfront cost to lay the synthetic pitch is of the order of \$1M a significant portion of this expenditure is associated with initial earthworks, site preparation and other improvements. These costs are *unlikely* to be required to be expended upon subsequent pitch replacement.

Based on advice received from the FFSA, the current cost for surface and infill is approximately \$200,000. Assuming a 10 year life (again based on information provided by FFSA) this would equate to a requirement of an equivalent annual contribution of approximately \$20,000. An expectation of a greater life span for the surface would result in a reduction in the annual contribution required. Conversely, a decreased pitch life will increase the required annual contribution. (It is also worth noting that currently annual CPI approximates interest that could be earned from a term deposit.)

As alluded to above this cost could be addressed by requiring the Club to contribute to a sinking fund to either replace the synthetic pitch or alternatively return the pitch to a turf surface suitable for play at the end of the useful life of the synthetic pitch. Discussions with a club representative have indicated that:

- The club would be prepared to contribute to a sinking fund and that such contribution could be financed from the savings identified in the tables identifying maintenance and anticipated maintenance costs on pages 4 and 5 (equating to a club contribution of \$15,000pa over a 10 year time period); and
- The sinking fund contribution may be able to be augmented with additional club funds in circumstances where the pitch replacement cost was expected to exceed the balance of the fund at the time of pitch replacement.

Alternatively, rather than establish a sinking fund, the lease or licence fee could be negotiated to reflect the significant upgrade of, and increased size and scope of the premises.

Conclusion

The West Torrens Birkalla Soccer Club has written to Council seeking additional funds of \$500,000 to allow necessary preliminary civil works and the installation of a synthetic pitch on the senior pitch at Camden Oval.

ATTACHMENT 1



W.T.B Soccer Club Inc.

P.O. Box 531, Glenelg S.A 5045
Corner Saratoga Drive and Morphett Road, Novar Gardens S.A. 5040
Telephone (08) 8376 2865, Facsimile (08) 8295 2101
ABN 15 699 032 523

28th August 2016
City of West Torrens
165 Sir Donald Bradman Drive
Hilton, SA 5033

Attention: Angelo Catinari

Dear Angelo,

Re: Council Contribution for a new artificial pitch upgrade at West Torrens Birkalla

Thank you for the opportunity to meet with you on the 27th of July in conjunction with Michael Carter from Football Federation South Australia (FFSA) regarding the potential upgrade to the existing main pitch at our club.

As discussed at our meeting, we are extremely excited that the FFSA has secured a provisional grant of \$500,000 from the State Government to convert our main pitch to an artificial pitch.

As we discussed at our meeting, the provisional grant from the FFSA is conditional on W.T.B Soccer Club procuring an additional \$500,000 contribution to bring the total of available funds to \$1,000,000.

In order to be able to realise the upgrade to an artificial pitch, W.T.B Soccer Club is seeking an additional \$500,000 from the City of West Torrens.

This letter seeks to set out our proposal in order to assist the City of West Torrens in considering its position on providing additional funding for an artificial pitch.

All weather senior pitch upgrade

By converting our senior pitch to an all-weather artificial pitch it will enable the W.T.B Soccer Club, West Torrens Council and our local community to provide a new bench mark facility for soccer pitches in Adelaide and South Australia for which all parties will be able to benefit.

The creation of an FFSA approved soccer pitch in conjunction with the pending upgrade of our club rooms allows our club and the City of West Torrens to be seen as a leader in the provision of soccer facilities for our senior and junior players and families.

The ability to play soccer all year round and to schedule training at our club during summer months will reduce the wear and tear on the recovering grass during /over in the off season and will provide a pitch that can be used every day of the week during winter due to the non-effects of rain. This will significantly change our club and its operations.

Similarly, our goal to update the pitch lighting to both pitches would allow opportunities for games to be conducted at night which again would assist with match scheduling for both junior and senior games.

In addition to the benefits to West Torrens Birkalla, an all-weather pitch will provide opportunities in the summer months for other such sporting activities such as Hockey, American Rules Football or Lacrosse. We would be more than happy to consult with City of West Torrens in order to realise these opportunities.

Estimated Costs

We have reviewed the estimated costs per year to maintain our pitches and also the additional costs that we expend on hiring additional external venues.

Each year we are required to hire additional venues during preseason training due to the current pitch being unsuitable (due to continual wear and tear through constant use) We are also required to hire external pitches during the soccer season due to the effects of wet weather.

We have considered the current asset and indicative outgoings that are committed by the City of West Torrens and W.T.B Soccer club each year to maintain our pitches (junior and senior) to allow training and the playing of soccer. We have summarised these in the table below (noting all costs are ex GST):

Current Yearly Indicative Costs to Provide/Maintain Soccer Pitches			
Item	Council	W.T.B. Soccer	Comment
Maintenance	\$25,000	\$10,000	Per annum
Outgoings		\$6,000	Per annum
Preparation of pitches		\$2,000	Labour is voluntary
Hire of pitches (preseason)		\$12,000	Due to repair and growth of pitches
Hire of pitches during season		\$8,000	Due to weather and non-use of home pitches
Sub total	\$25,000	\$40,000	
Investment per year for pitches at W.T.B. Birkalla			\$65,000 Per annum

To provide a new artificial pitch, we estimate the following upfront costs and ongoing maintenance costs to be incurred over the indicative 10-year life span of the artificial turf:

Provision of new Artificial Pitch				
Item	Council Contribution	W.T.B. Soccer	FFSA Contribution	Comment
Provision of new artificial pitch, civil works, drainage and fencing	\$500,000		\$500,000	Provision of new artificial senior pitch
Investment for new artificial pitch at Camden Oval - W.T.B. Birkalla				\$1,000,000

Estimated on going Pitch maintenance (Artificial Senior and Junior grass pitches)				
Item	Council	W.T.B. Soccer	FFSA	Comment
Maintenance of Artificial Pitch	\$5,000	\$15,000		
Maintenance of existing Junior Pitch	\$5,000	\$3,000		Per annum
Outgoings		\$2,000		Per annum
Preparation of pitches		\$1,000		Labour is voluntary
Hire of pitches (preseason)		\$2,000		Due to repair and growth of pitches
Hire of pitches during season		\$2,000		Due to weather and non-use of home pitches
Sub Total	\$10,000	\$25,000		
Total per annum				\$35,000
Anticipated Saving Per Year (over 10 Years)				(\$30,000)

As listed in the table above, W.T.B Soccer Club are prepared to contribute to the yearly maintenance of the artificial pitch during the expected life of the pitch. Maintenance includes yearly fill top up, brushing of the pitch and yearly line marking.

The benefits to the existing assets that will be realised for the City of West Torrens and W.T.B Soccer club of the contribution for the new artificial pitch include:

- Upgrade of the existing site including earthworks, levelling and construction of sub base and base;
- Re grading of the pitch to allow for stormwater runoff – much of the issue that affects ground use each year due to inclement weather;
- Re alignment of pitch to comply with minimum FFSA pitch standards;
- New artificial playing turf – providing an all year round playing surface;
- New dividing nets to ends of pitch
- New fencing to perimeter of the pitch;
- New coaches boxes; and
- Inclusion of additional junior soccer teams

Impact of W.T.B Soccer Club in the community

Soccer in Australia (and around the world) is currently experiencing growth. In South Australia, the FFSA is continually looking to grow the game and to lift the standard of the Premier League through improving the standard of coaching and quality of players for the seniors through a pathway from the junior clubs.

As part of the improvement of the game and the growing interest in soccer, in South Australia over the last 3 years has seen a 10% increase in the number of children wanting to play soccer.

Outlined below are some of W.T.B Soccer Club's current achievements to assist the City of West Torrens in appreciating the benefits that a new artificial pitch will provide to the local community:

- West Torrens Birkalla has been established for over 80 years and is part of the Premier Soccer League within South Australia, and which supports Adelaide United as part of the Australian National Soccer League.
- Our club currently supports 3 Senior teams as part of the Premier Soccer League and our junior club supports over 30 teams which currently caters for over 300 boys and girls from U5 to U17.

- As a community club, which is non for profit, we are a substantial supporter of local families and local businesses through the provision of our facilities not only for soccer but for the support of both our junior and senior teams off field. During the season, our club facilities (2 pitches, club and change rooms) are used generally 5 to 6 days a week to support training and meals for players. On Friday and Saturday night the club is open for our junior and senior team supporters and families to come together and socialise, fostering a strong community spirit.
- In addition to our soccer programme and associated club activities, our club provides opportunities to support other local and sporting organisations through the use of our current facilities. At present, our ongoing support extends to the Football Federation of South Australian (FFSA) disabled soccer team, FFSA Skills Acquisition Program (SAP) for South Adelaide league players in U11 and U12 children's age groups, the provision of weekly bingo for the local elderly community, monthly meetings of the Mustang Club of South Australia and other one off functions for local groups.
- A large part of our club ethos is to foster community spirit. One way in which we are achieving this is through actively encouraging participation from players from different countries; we have a number of Sudanese and Middle Eastern players who bring a depth of culture to our club. We have also formed an alliance with the William Light School in Plympton and offer free soccer training during as part of the physical education classes to the school children.
- As part of our 2016 season, W.T.B. Soccer Club partnered with the FFSA and Ascot Park Primary School to support a combined school and club team. The partnering provides disadvantaged children coaching during school hours and the opportunity to play club soccer on weekends.
- Our club has acknowledged that soccer as a sport should be encouraged no matter what your economic status. As a club we have made a decision to offer discounted fees to players and families who would otherwise not be able to afford to be able to participate in the sport.

At W.T.B Soccer Club, the number of junior children playing soccer at our club in the 2014 was 205. In the 2016 season, we have increased our junior children to 306 – a 30% increase over two years, which is a fantastic result for the game, our club and the local community. While we have increased our number by over 100 children, we subsequently could not accept a further 220 children for the 2016 season due to pitch restrictions.

The reasons for the turning away of children were made due to a number of factors, including but not limited to:

- Lack of training grounds during preseason;
- Lack of training grounds with appropriate lighting during the soccer season; and
- Lack of playing pitches during weekday nights (due to lack of lighting) and weekends due to pitch availability.

In accommodating our teams, W.T.B Soccer Club has currently out sourced additional pitches over and above our current grounds for training and games. These pitches include Golflands Reserve for games (no lights), Bowker Street for training (includes lights), Barrett Reserve for training (includes lights) and William Light School for preseason training and gym facilities, the costs associated with the hiring of these pitches are included in the first table.

We believe that there would be an opportunity to for an artificial all weather pitch with associated lighting to the West of our existing senior pitch adjacent to Saratoga Drive.

Being an all-weather pitch, as set out above, there would be opportunities for other groups to utilise the pitch during the off season and similarly it would provide an asset for the Council with limited maintenance requirements.

Benefits of the artificial pitch and overall club room upgrades.

An artificial pitch will add to the pending extension to club rooms and change room facilities, creating a truly state of the art soccer ground, something which the City of West Torrens should be proud of.

One of our club's aspirations is to field a female senior soccer team and encourage more disabled participation without our club. If the artificial pitch is approved, this will enable our club to realise this aim.

The provision of the upgraded function space in conjunction with the artificial pitch upgrade would be used by our club and other community groups as a multi-function space, which will provide additional opportunities for the City of West Torrens.

The extension of the facility would provide benefits for both W.T.B Soccer Club and the local community. Some of the benefits include:

W.T.B Soccer Club

- New change rooms for existing male players and would enable the club to include for additional senior female teams and for disabled sports people;
- Medical facilities in the event of injury to players or public;
- Facilities for FFSA officials; and
- In door training facilities.

Wider Community

- Multipurpose areas which would allow dual use of the facility (by both W.T.B Soccer Club and others), including the potential to create jobs for local people to support the new development;
- New public amenities for the area; and
- Ability for the spaces to be used by other groups including but not limited to:
 - Sporting groups;
 - Scout and or guide groups;
 - Educational and training providers;
 - Mother's groups playgroups;
 - Senior citizens;
 - Fitness and personal training; and
 - External functions.

We trust that this short term investment will provide a long term outcome for both the City of West Torrens and W.T.B Soccer Club. Our club's visions will improve our community engagement through the provision of new and joint use facilities and assets for the City of West Torrens. We also believe that the improvement of the existing W.T.B Soccer Club assets provides for proactive asset management by the City of West Torrens and which would provide great local benefit to the local community.

We would like to thank the City of West Torrens for the opportunity to provide our proposal and we would welcome any opportunity to further discuss this proposal to look at how we may be able move forward with planning activities and associated budgets and funding so as to take our goals and to turn them into reality.

Please do not hesitate to contact me direct on the below number or email.

Yours sincerely



Amin Ayoubi
Chairman
West Torrens Birkalla Soccer Club

0433 832 756
ayoubia@adam.com.au

7.4 Camden Oval Masterplan Update

Brief

This report updates Committee Members in regard to the Camden Oval Masterplan.

RECOMMENDATION(S)

The Committee recommends to Council that:

1. The report be noted.
2. The amended Masterplan developed by JPE Design Studio for the Camden Oval complex, and included as Attachment 1 to this report, be endorsed.
3. Given the extensive public consultation which has previously been undertaken in respect of the proposed Masterplan, and the similarity of the current plan to that on which the consultation occurred, no further wider public consultation occur.
4. The responsibility for project managing/ (undertaking detailed design) works for the portion of the Camden Oval site east of the shared path on the eastern side of the football oval be vested in FFSA and that Council provide its determined financial contribution (of \$1M) to FFSA to undertake the nominated works.
5. Detailed design and associated plans for the balance of the site (i.e. west of the eastern side of the proposed new shared path) be undertaken by the existing successful tenderer for architectural works.

Introduction

At its meeting of 26 July 2016 the Committee was provided with a draft masterplan for the Camden Oval complex that had been developed by JPE Design Studio (which recommended, amongst other things, demolition of the existing football clubroom and changeroom buildings and construction of a new clubroom building to the western wing of the football oval) and was advised that the Administration intended to consult with the existing and proposed lessees and licensees of the complex in relation to this plan.

The Committee was further advised that the Administration believed that the costs associated with the inclusion of an additional footbridge within the site may be better utilised for alternative purposes in the complex. Following consideration of this latter matter the Committee resolved that:

"..the previous proposal to construct a footbridge over the Sturt Creek linking Camden Oval with the existing community facilities on the western side of the Creek be deferred"

Discussion

As foreshadowed in the prior report and resolution, since the previous meeting of this Committee the Administration has met to discuss the plan with all existing and proposed lessee/licensee stakeholders. Discussions have also been held with the principal of the junior school of Immanuel College.

Whilst there was significant support for the plan, a number of changes have been made to address the few concerns raised and to further improve and enhance site functionality. These changes are embodied in an updated plan, which is attached for the information of Members. Please also note that a number of comments or concerns that were raised during this process (e.g. the provision of umpires room and facilities) relate to matters that pertain to the detailed design phase of the project **Attachment 1**.

A copy of the previous plan is also attached for comparison purposes **Attachment 2**.

As is evident from the updated plan the major changes are as follows:

- Provision of additional onsite boundary carparking at the northern end of the site to match or mirror the boundary carparking at the southern end
- Retention of the existing carpark at the northern end, and on the western side, of the football oval and retention of portion of the carpark at the northern end, and on the eastern side, of the football oval
- Removal of indented "on-street" carparking in Saratoga Avenue at the north-western end of the complex
- Relocation of the futsal court to the southern side of the complex (with potential relocation to (and at the southern end of) the eastern carpark - this latter option is not favoured by Birkalla)
- Realignment of the junior pitch to match the existing western boundary of the senior pitch
- Reconfiguration of the additional netball court on the western side of the existing group of 3 courts (to meet Netball Australia court and perimeter fencing separation requirements)
- Expansion of the kickabout space on the western side of the site
- Provision of an Exeloo or similar facility in the vicinity of the netball courts and playground (final position to be determined subject to infrastructure requirements)

It is noted that the public (i.e. non-lessee/licensee stakeholder) consultation that was previously undertaken over a three week period in June and July 2015 canvassed many of the initiatives that are still proposed within the current plan. At that time, and as reported to this Committee at its meeting of 28 July 2015,

The program of consultation was promoted through online and print media, and through direct contact as follows:

- *A notice was printed on Page 4 of the Guardian Messenger notifying of the project consultation period, and both physical and online locations for further information and response;*
- *Letters were sent to over 130 residents residing in the area adjoining the proposed development;*
- *All current lease/licence holders of the facilities on the reserve were contacted via email, followed up with a hard copy package of the consultation material, and invited to meet with staff;*
- *Known stakeholders in the area were contacted via email and invited to participate in the consultation; and*
- *A list of potential future users was contacted via email and invited to participate.*

Consultation closed 5:00pm Tuesday 7 July. In total 13 submissions were received (3 from adjacent residents, 5 from existing tenants (or affiliated members of those tenants) and 5 from potential tenants (or affiliated members of those tenants)).

Given this, it is therefore considered that a subsequent round of wider public consultation is not required. Nevertheless, it is planned that updated information regarding the Masterplan will be provided on Council's website.

Should the Committee concur with the Administration's viewpoint it is proposed (again, as foreshadowed in the previous resolution of this Committee) that the amended Masterplan be endorsed and that the project now proceed to detailed design.

It should also be noted that Council previously undertook a competitive public tender process to select (and did select) a preferred candidate to provide architectural services to initially assist with the concept design of the built form at Camden Oval. The tender brief and scope of works indicated that there were likely to be subsequent phases to this initial concept stage but at that time awarded Stage 1 of the tender. Given this, the Administration believes that a further public competitive tender process may not be necessary/required to be undertaken in proceeding to the detailed design stage. Nevertheless, the Administration would appreciate any guidance that this Committee may seek to provide in this regard. Should it be determined that a further tender is required/deemed necessary there will be associated timing impacts to project commencement.

The Administration further envisages and recommends that the site effectively be bisected in to two discrete sections at the detailed design stage. It is suggested that the area east of the football oval and proposed upgraded shared path be handed to FFSA to project manage and undertake the works associated with the soccer pitches, futsal court, and clubroom extensions and upgrade and that Council provide an agreed financial contribution to the FFSA to allow these works to be undertaken.

At this time the financial contribution identified for the Birkalla portion of the works is \$1M. This amount is subject to any recommendation of this Committee, and any subsequent decision of the Council, in regard to the additional funding being sought by Birkalla (/FFSA) to allow the installation of the proposed synthetic pitch.

The remainder of the site west of the eastern side of the modified/varied shared path would then be handed to the architectural firm that had been selected and engaged to assist with the provision of detailed design services (should the Committee and Council deem or determine that this is appropriate).

Conclusion

Following consultation with the lessee and licensee users of Camden Oval, and the principal of the Junior School at Immanuel College, the Committee is now able to consider an updated Masterplan plan for the complex. Should the Committee (and subsequently Council) endorse this plan it is proposed to proceed to detailed design.

ATTACHMENT 1



ATTACHMENT 2



7.5 Torrensville Bowling Club - Update Report

Brief

This report provides Committee Members with an update in regard to the current status of the Torrensville Bowling Club project.

RECOMMENDATION(S)

The Committee recommends to Council that:

1. The report be noted
2. The proposed initiatives and the general direction of the Masterplan, as identified in Attachment 1 to this report, be endorsed.
3. Councils contribution of \$850,000 toward this project and the initiatives identified in the Masterplan which are associated with the Torrensville Bowling Club project, i.e. the realignment and partial reconstruction of the shared path (including removal of portion of the eastern mounds of Thebarton Oval), construction of the proposed water feature, remediation/fill of the existing drainage basin and levelling of the Torrensville Bowling Club site, be included for consideration as part of the 2017/18 Budget process.

Introduction

At its meeting of 26 July 2016 the Committee was advised that the Administration had met with representatives of the club and/or its project managers and had advised the club that it needed to seek the written approval of SAAFL in regard to the land which was required for the Bowling Club project prior to the commencement of negotiations for a new lease. Further, that issues relating to the perceived "pinch point" at the north-western corner of the extended bowling club site had been addressed and satisfactorily resolved.

Discussion

Subsequent to that meeting both the Club and its advisors, and the Council Administration, have continued to progress matters relating to the project.

At a recent meeting attended by representatives from the club, its project managers and the Council Administration the club advised that:

- The club has revisited the costings for the project and further refined escalations and consultants fees. This has resulted in an updated project cost to the club of approximately \$3.4M. This project cost can be broken down into approximately \$1.7M for the shade structure and \$1.56M for the clubroom with the balance consisting of external and miscellaneous costs. The Club has been promised Federal funding of \$750,000 (refer below) and is also actively seeking State Government funding (club representatives will be attending a meeting with the State Treasurer on October 11). These revised costings may exercise an impact on the operations of the club. (Two proposed initiatives discussed below, i.e. sub-leasing and signage agreements, may ameliorate this)
- The club has recently been contacted by the relevant Federal Government department (the Department of Infrastructure and Regional Development) in relation to the funding (of \$750,000) that was promised by the Coalition in the lead up to the recent Federal election and been advised that the grant process would now be handled by that department under the Community Development Grants Programme. The advice indicated that the department was seeking confirmation of the existing information provided and also further information in relation to the project. (NB Council has received similar advice from that department in regard to the Lockleys Oval/Apex Park project)

- Whilst, at the time of preparation of this report, the club has continued to seek written advice from the SAAFL with regard to the land that would be required to be relinquished by the SAAFL to enable the project to proceed, to date this written advice has not been forthcoming. As previously advised to the Committee this advice is a necessary precursor to the commencement of negotiations for a new lease with the bowling club. The club continues to seek this. Once received negotiations for a new long term lease with the club will commence.
- The bowling club has also advised that it has been approached by a private (commercial bowls related) operator which is seeking to sublease portion of the existing premises from the club. Council's standard lease and licence agreement provides for the grant of a sub-lease (or similar) on proviso that the lessee first seeks and obtains Council's consent. As the club has provided prior advice of such an arrangement the draft lease which is to be developed will be cognisant of this and make allowance for it. (A similar arrangement is in place at Badminton SA.)
- Subject to obtaining necessary planning consents the club is hopeful that the project will be completed by late next calendar year.
- The club has further advised that it has been approached by 2 private companies seeking to enter into signage agreements with the club to allow static signage to be erected on/near the South Road frontage of the site (and visible from the exterior of the premises). The Administration has informed the club that this will require both Council's Approval in its capacity as landlord, and should this be provided, development approval; and
- It is to investigate whether sufficient power for the planned upgrades is currently available to the site.

As has been previously suggested, in recognition of the significant capital which the Torrensville Bowling Club is providing to the project, the grant of a long term lease (to allow the club to recoup its capital expenditure) is appropriate. Given this, it is apparent that consideration for any longer term redevelopment of Kings Reserve and this portion of the Thebarton Oval complex is required at this time. The Administration has thus taken a wider strategic position and factored this into a preliminary Masterplan for the entire precinct **Attachment 1**.

The planning undertaken to date acknowledges the excess demand over supply for carparking in the precinct and also acknowledges the proposed upgrade of the Torrensville Bowling Club and thus proposes a number of additional off street carparking bays throughout the site. The plan further acknowledges the potential construction of a new facility to be operated by the SAAFL at the south-eastern corner of the oval. As can be seen it also proposes the construction of a new shared path (and removal of portions of the eastern mounds at the oval) and a water feature on the western side of the existing South Road carpark, north of the bowling club and south of the Thebarton Community Centre. The proposed permanent water feature will replace the existing drainage basin and will result in general beautification and provide a focal point for this area of the site. Further information and a draft Masterplan document will be provided at the next meeting of this Committee.

Should this Committee endorse the general direction of the Masterplan it is suggested that the proposed water feature be incorporated within the Torrensville Bowling project at this time. This will allow works associated with the anticipated water runoff from the new building and covered bowling rink to be undertaken and directed to the new feature now, rather than costly and more complex retro-works/redirection of water from the existing drainage basin at a later point in time.

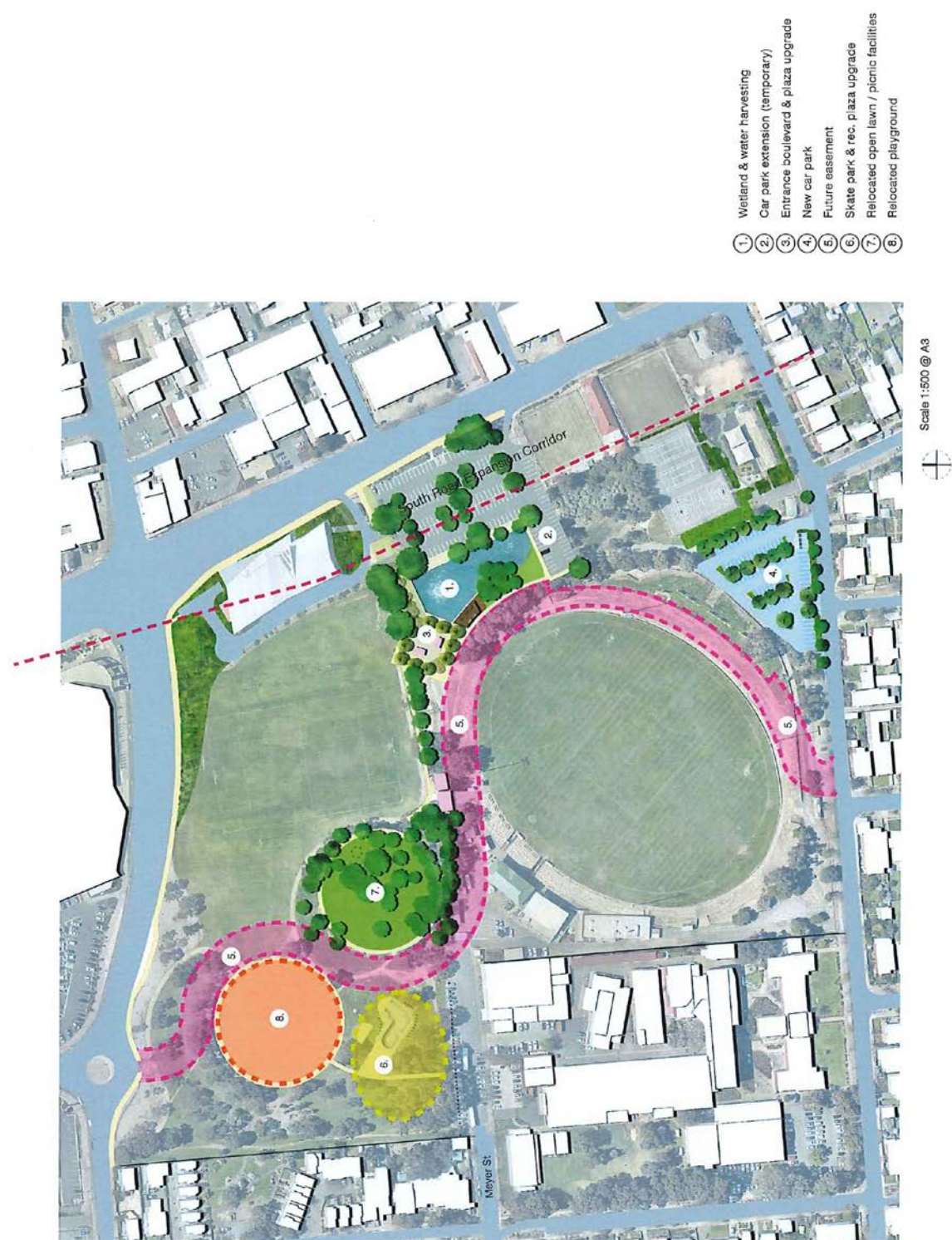
Further, whilst this Committee has been advised of the broad scope of the project on a number of occasions, and has provided its general endorsement of it, the Committee has not specifically addressed the issue of any contribution to the project by Council. As alluded to above it is anticipated that this contribution will be in the guise of undertaking necessary preliminary works to level the site and will also include other works that are entwined/embodied within the Masterplan works mentioned above. It is anticipated that the cost of these nominated works will be in the vicinity of \$850,000.

Conclusion

The Torrensville Bowling Club is continuing to progress the design of its new undercover facility and clubroom building, however at the time of preparation of this report was yet to receive written advice from the SAAFL in regard to the additional land it seeks (and which will need to be relinquished by the SAAFL) to undertake this project. Updated project costings have been sought and received by the club which confirms the club contribution (including Federal Government grant monies of \$750,000) as approximately \$3.4M.

Council Administration is proceeding with the development of specific elements of a Masterplan for the eastern side of the Thebarton Oval and Kings Reserve which will be impacted by, or are intrinsically linked with, the Torrensville Bowling Club project. Works associated with the identified initiatives are expected to cost approximately \$850,000 and a commitment to provide funding for these works is sought at this time.

ATTACHMENT 1



Kings Reserve Master Plan: Stage One



T.C.L.

7.6 Weigall Oval - Update Report

Brief

This report provides Elected Members with an update in relation to the current status of the Weigall Oval project.

RECOMMENDATION(S)

The Committee recommends to Council that:

1. The report be noted.
2. The plans and concepts provided within this report be endorsed and that the Administration continue to progress the detailed design documentation to deliver the Stage 1 Masterplan outcomes.

Introduction

At its meeting of 26 July 2016, the Committee was advised that the Administration had formally engaged JPE to prepare detailed design plans for the Stage 1 Masterplan works at Weigall Oval.

Discussion

Since the previous meeting the Administration has met with and continued to work closely with the consultant to progress the design for the proposed Stage 1 works. The results of these meetings and discussions are embodied within the attached updated plans for the site

Attachment 1.

As can be seen, the plan has sectioned off the site and identifies works that can occur to the western side of the complex without significant impact to the existing lessee/licensee users. However, in saying this, it is suggested that works to the north-western portion of the site and to the perimeter indented carparking on the site periphery occur prior to any proposed works in the south-western portion of the site.

This will allow the baseball club to operate "as normal" during the summer season and will also allow the tennis courts to be utilised during the summer school holidays and summer tennis season.

Members' attention is also drawn to the relocation of the tennis courts and the southern carpark. These activities/uses have been interchanged and will result in improvements to safety, as vehicles in this carpark will now not travel beyond/past the courts. This initiative will also position the courts closer to the playground and (marginally closer) to the Westside Bikeway.

The concept precedent images, **Attachment 2** (playground elements) and **Attachment 3** (Community elements) also provide an indication as to the treatments that are proposed to occur to the western portion of the site.

Conclusion

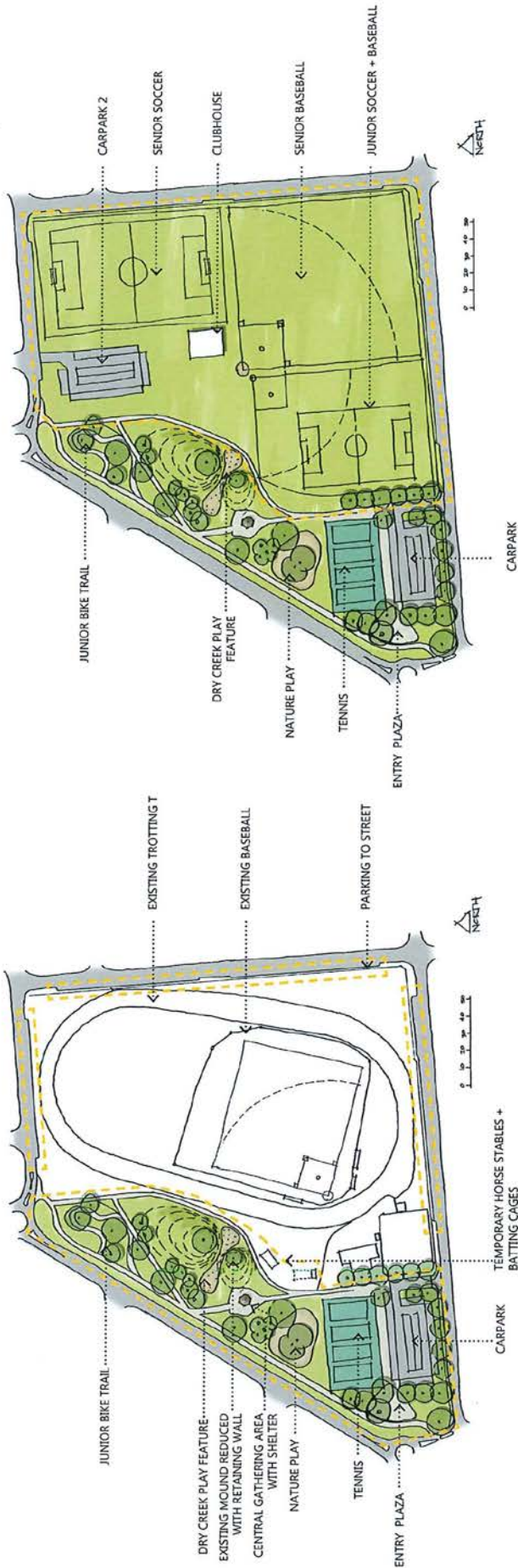
The Administration and JPE Design Studio continue to progress with delivery of detailed design plans for the Stage 1 works at Weigall Oval.

ATTACHMENT 1



Weigall Oval Masterplan | September 2016

WEIGALL OVAL MASTERPLAN
DESIGN DEVELOPMENT - N.T.S.



WEIGALL OVAL MASTERPLAN
STAGE 1

WEIGALL OVAL MASTERPLAN
ULTIMATE

ATTACHMENT 2

WEIGALL OVAL MASTERPLAN
PRECEDENT IMAGES - PLAY ELEMENTS

JUNIOR BIKE TRAIL



DRY CREEK PLAY FEATURE



NATURE PLAY SPACE



WEIGALL OVAL MASTERPLAN
STAGE 1 N.T.S.



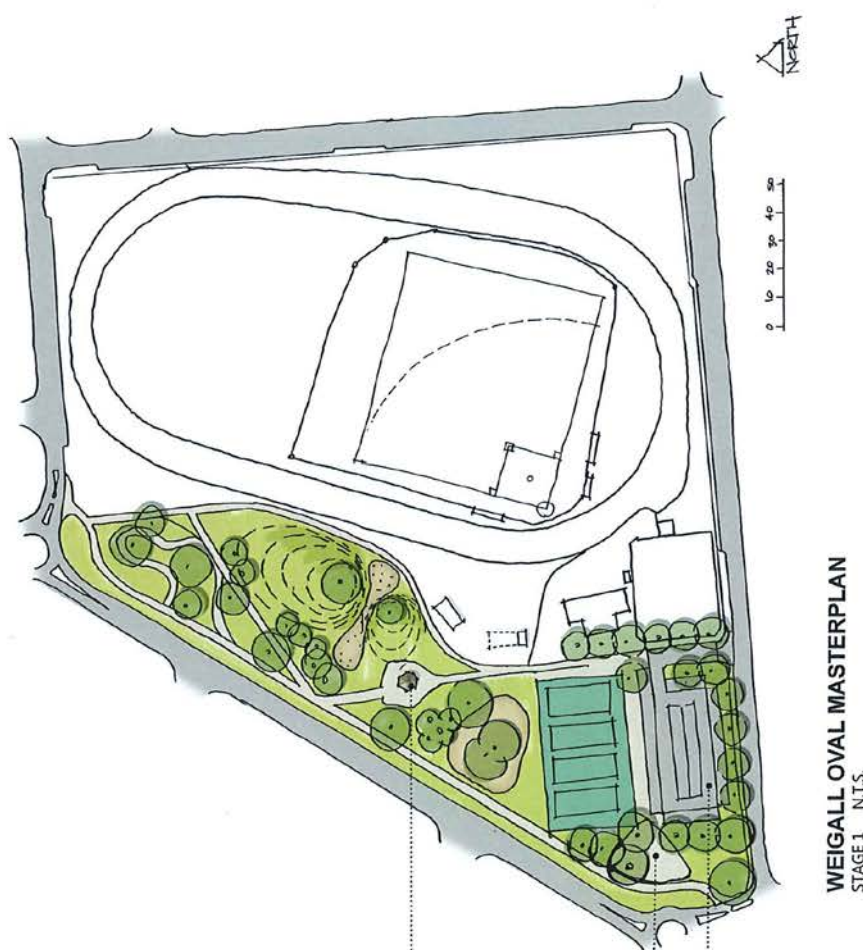
Date: 16.09.2016 Rev:



Weigall Oval Masterplan | September 2016

ATTACHMENT 3

WEIGALL OVAL MASTERPLAN
PRECEDENT IMAGES COMMUNITY ELEMENTS



Date: 16.09.2016 Rev:

Weigall Oval Masterplan | September 2016



8. OUTSTANDING REPORTS/ACTIONS

9. OTHER BUSINESS

10. NEXT MEETING

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

11. MEETING CLOSE