

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 GENERAL COMMITTEE MEETING

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

of the

CITY OF WEST TORRENS

will be held in the Council Chambers, Civic Centre
165 Sir Donald Bradman Drive, Hilton

on

TUESDAY, 22 NOVEMBER 2016
at 6.00pm

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 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 PROCEDURES****2 PRESENT****3 APOLOGIES****4 DISCLOSURE STATEMENTS**

Committee Members are required to:

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(S)**

That the Minutes of the meeting of the Community Facilities General Committee held on 27 September 2016 be confirmed as a true and correct record.

6 COMMUNICATION BY THE CHAIRPERSON

Nil

7 PRESENTATIONS

Nil

8 REPORTS OF THE CHIEF EXECUTIVE OFFICER

8.1 Thebarton Community Centre - Proposed Signage

Brief

This report provides information to Elected Members in relation to improving the exterior signage of Thebarton Community Centre.

RECOMMENDATION(S)

It is recommended to the Community Facilities General Committee that it determines and recommends to Council:

- 1 Its preferred identification and main entrance signage for the Thebarton Community Centre; and
2. That the signage be illuminated for night/evening identification and promotion.

Introduction

The Administration has been tasked to investigate improved identification and wayfinding signage for Thebarton Community Centre. This will assist the public in identifying this highly-utilised facility and provide a more prominent presence in the area.

Discussion

Thebarton Community Centre (the Centre) was opened in March 2013. The design of the new centre is modern and utilises a lot of natural light and has been built to complement the historical aspects of the area. It has a welcoming feel and an outlook to Kings Reserve and features a number of versatile and flexible spaces.

The Centre is available for hire at reasonable rates and includes:

- two large halls (can be separate or hired as one large space)
- two multi-purpose rooms
- a large and small meeting room
- kitchen and bar facilities
- foyer area, including tea area
- large carpark.

As a result of this, the Centre is well utilised by the general public and is booked every weekend.

It has been noted that Thebarton Community Centre lacks identifying signage, especially signage that is visible from South Road and from Kings Reserve.

The Administration has been tasked to investigate improved identification signage for Thebarton Community Centre and as a result has engaged signage specialists Option A to provide concepts that are in keeping with the modern design of the building.

Option A is a leading architectural sign company with a history of producing quality signage for the City of West Torrens. Past work has included a series of environmental pedestal signs (bike and ride, H2O, CO2 and gumleaf designs) at Apex Park, Linear Park and Western Youth Centre. The Administration is currently working with Option A to develop barrier and art installation signs at Holland Street. The items in the Attachments are the intellectual property of Option A and are available at **Attachments 1 & 2** respectively.

The signage opportunities identified include:

- new sign to north side building fascia (potentially illuminated)
- new sign to west side building fascia (facing Kings Reserve, potentially illuminated)
- new sign to east facing brick wall (facing South Road, potentially illuminated)

It is proposed that the signs be illuminated given the extensive amount of night time use at the Centre. Illumination will also promote Council's investment in as well as its ownership and operation of such a prominent and iconic facility.

Conclusion

This report presents the various signage design options for the Thebarton Community Centre.

Attachments

1. TCC signage west facing [↓](#)
2. TCC signage north and east facing [↓](#)

Main entrance signage option 1



THEBARTON COMMUNITY CENTRE

Scale N/A | JN 08626 | Page 9 of 10

OPTION [a]
creative brand signage
© 2016

Main entrance signage option 2



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OPTION [a]
creative brand signage
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OPTION [a]
creative brand signage
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OPTION [a]
creative brand signage
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Remove Thebarton Community Centre from brickwork



THEBARTON COMMUNITY CENTRE

Scale N/A | JN 08626 | Page 10 of 10

OPTION [a]
creative brand signage
© 2016

8.2 Torrensville Bowling Club Update and Request for Signage

Brief

This report provides an update to Elected Members in relation to the progress of the proposed extension of and upgrade to the club's facilities and also advises that the Torrensville Bowling Club is seeking to erect additional signage on its leased/licensed premises.

RECOMMENDATION(S)

The Community Facilities General Committee recommends to Council that:

1. The report be noted.
2. The Club be advised that Council provides its consent in its capacity as landlord for the club to erect 2 new signs at the end of the northern green and 2 new signs at the end of the southern green, in accordance with the information provided in the club's letter of 28 September 2016, subject to any necessary development consents being sought and obtained.
3. The Administration be authorised to enter into formal negotiations with the club in regard to the granting of a new long term lease for the club's premises (conditional upon the club surrendering its existing licence should this be necessary) and that the commercial arrangements that the club seeks to enter into (advertising and sub-lease of portion of the premises) be factored into the commencing rental under such a new lease.
4. A further report be provided to Council outlining the terms and conditions of the proposed new lease prior to the matter being referred for public consultation.

Introduction

The Torrensville Bowling Club has written to Council seeking to erect additional signage within the premises it has licensed from Council on the eastern frontage, and toward the southern end, of the Thebarton Oval complex (**Attachment 1**).

Given this request, this report also takes the opportunity to update Members in regard to other related matters and also in relation to the club's current and proposed lease agreements.

Discussion

Under the terms of the club's licence agreement the club is required to seek Council's consent (in its capacity as landlord) for any new signage that it wishes to erect where such signage is visible from the exterior of the premises. Should consent be provided by Council, the club may also then need to seek development approval for such signage.

As is indicated in the correspondence received from the club, it wishes to erect two new signs (one each for "Specsavers" and "Ken Hall Plumbing") at each end of the southern green and the northern green (see **Attachment 2** for a concept sign from Specsavers from another bowling club). It also proposes that these signs be situated approximately 5 metres in from the eastern boundary at such a height that they would be visible from the exterior of the premises on the South Road frontage (i.e. approximately 3.0 metres). The visibility to passing motorists, *etc.* has the potential to provide a revenue stream to the club.

The two named parties featuring on the proposed signage would effectively become club sponsors by virtue of the club leasing advertising space to them.

At issue is whether Council would be prepared to:

(a) provide its consent in its capacity as landlord for the signage to be erected;

and, if so (and subject to any necessary development consents),

(b) allow the bowling club to retain all, or a portion only, of the advertising revenue which may be realised from the erection of the signage.

From Council's perspective it can be suggested that signage clauses are inserted into lease and licence agreements for three principal reasons:

(1) to ensure that any advertising on leased/licensed Council properties is appropriate and unlikely to be offensive in any way to third parties or the public;

(2) to ensure that leased/licensed Council properties neither become repositories of advertising hoardings, *etc.* nor contribute to significant visual pollution; and

(3) to ensure that any signage which may be erected does not cause damage to premises or have a potential to cause or increase public liability concerns.

Given the nature of the proposed additional signage, as well as its placement within the premises and that it is unlikely to be considered offensive, its erection is supported by the Administration.

The Club's position (on a main road with substantial passing traffic) does provide a commercial advantage to it in terms of its ability to generate reasonably significant revenue for signage when compared with other Council tenancies that are not located on arterial or main roads. The existing rental for the premises does not factor in or take into account this commercial advantage. The Administration is of the view that, should the Council provide its consent (in its capacity as landlord) for the signage to be erected, the rental for the premises should take into account the commercial nature of this arrangement and the inherent commercial value of the site.

Further, and related somewhat to the above matter, the club has also indicated that it has been approached by a prospective tenant seeking to (sub)lease/licence a portion of the club's premises to allow it to relocate its existing bowls-related retail outlet to this site.

All Council leases and licences make provision for sub-lease or licence arrangements, subject to Council consent. Generally, such arrangements are with similar or like bodies or groups (e.g. other community or sporting clubs); however, there is some precedence for an arrangement such as that which is now proposed by the bowling club. The lease of the Council-owned Satterley Hall premises at the southern end of the Lockleys Oval complex to Badminton SA allows for the operation of a small pro-shop within the badminton facility. The rental paid by the club was adjusted (increased) during negotiations for the Club's new lease/licence agreement to acknowledge this, and both the arrangement and the increase in rental were reported to, and endorsed by, Council. As with the lease to Badminton SA, the Administration does support the club's proposal to sublease/licence a portion of the premises to a commercial bowls operator on proviso that the club's rental does take into account the nature of this proposed commercial arrangement. Further, and as the club has indicated, revenue realised from such an initiative will be used to supplement the club's operating costs.

It is also worth noting that the South Australian Amateur Football League (SAAFL) has now provided written confirmation to the Torrensville Bowling Club informing the bowling club that SAAFL agrees to relinquish a portion of its leased area on the eastern side of Thebarton Oval (**Attachment 3**). This will allow negotiations for a new lease for the bowling club to proceed based on the extended area identified in the project proposal documentation and will also allow preparation of a deed of variation to recognise the reduction in land now to be occupied by the SAAFL.

As previously advised to Council, the development which the club is proposing to undertake, and the financial contribution being made by the club toward such development, warrants serious consideration of the granting of a new long-term lease (noting that any lease term in excess of 5 years would require public consultation prior to granting of the lease).

The commencing rental to be paid by the club under a new leasing arrangement would or could factor in the commercial nature of the above proposed initiatives should Council so determine. At this time, the expected completion date of the project (early September 2017) closely coincides with the expiry of the existing lease term (3 September 2017). Thus, granting of a new lease may not need to be conditional upon the surrender of the club's existing licence.

In terms of the format or type of new lease, there are two ways in which this could be approached. Either a 'conventional' lease arrangement could be utilised whereby Council would assume responsibility for structural maintenance of the property or, conversely, a ground lease arrangement could be used. As the club is assuming responsibility for construction of the new bowling shelter and a new/extended clubroom facility, and given that the proposed lease term is lengthy, it would seem more appropriate that a ground lease methodology be employed. This would place the responsibility for maintenance of the structures on the club and would result in a comparatively low annual rental being charged.

Should Council determine that it prefers use of the more conventional lease framework (i.e. it will assume responsibility for maintenance of the improvements on the property), the lease fee will need to reflect the additional maintenance burden that will arise. As an example, advice has been received indicating that the fabric being proposed for attachment to the shelter framework has a 20-year life (the replacement of the fabric lends itself to the use of a sinking fund).

Please note that under the conventional lease scenario, and in accordance with Council's standard lease agreement, the cost of insurance premiums will be on-charged to the club. Under a ground lease regime, the lessee would ordinarily be directly responsible for insuring any lessee structures or improvements erected on the premises.

The Administration and its consultants and the club's representatives and/or consultants have met on a number of occasions to address matters relating to the project, particularly site preparation, car parking and site drainage. The club's consultants have recently lodged preliminary information and plans in regard to the development the club is proposing to undertake. It is noted that additional information is likely to be required by City Development in relation to these. Further, the Administration wishes to clarify, confirm and fully understand the extent of the proposed development on site and for this reason has requested that its surveyor peg out the development boundaries. The plans lodged are nevertheless attached for the benefit of Committee members **(Attachments 4 and 5)**.

Conclusion

The Torrensville Bowling Club has written to Council seeking Council's consent, in its capacity as landlord, for the erection of two new signs at each end of the club's northern and southern greens and for a portion of the premises to be subleased/licensed to a commercial (bowls-related) operator. The Administration is generally supportive of the request subject to a commercial factor being applied to the club's rental.

Whilst the Club's consultants have lodged preliminary development information, the Administration wishes to clarify the extent of the development boundaries and has engaged a surveyor to mark/peg the development site boundaries.

Attachments

1. Request for Signage [↓](#)
2. Concept Plan for Specsavers Sign [↓](#)
3. Agreement of SAAFL to relinquish portion of leased area [↓](#)
4. Planning Drawings (1) [↓](#)
5. Planning Drawings (2) [↓](#)



Torrensville Bowling Club Inc

80 South Road

P O Box 217

Torrensville SA 5031

Phone: 08 8443 7104

ABN: 20 595 641 369

Email: secretary@torrensvillebc.com.au

DATE: 28 September 2016

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

Attention: Steve Watson by email

Dear Steve

Re: Proposed Signage for Torrensville Bowling Club

As recently discussed the Torrensville Bowling Club, in partnership with the City of West Torrens, is embarking on an exciting new development to include a new 12 rink undercover green and new clubrooms. We also plan to renovate our old clubrooms and have an expression of interest from Jack High Bowls Shop to locate to our site as a sub lessee.

We are also now receiving a lot of interest from companies wanting to sponsor the club and erect signage around our greens. Sponsorship monies and payments for signage form a key revenue generator for our club. We understand that where existing signage exists we can utilise those positions as well as other signage that is only visible inside our leased area.

We write to you for permission to erect between 2- 4 new signs adjacent to South Road, 2 each on our Northern and Southern Greens

These signs will be located 4.98 metres in from the eastern fence line and face both north and south. They will be 3 metres high and each will be approximately 2.00-3.00 metres wide and 0.90 - 1.20 metres depth. We already have firm interest from Specsavers (located at Brickworks shopping centre) and Ken Hall Plumbers.

Therefore we seek approval from City of West Torrens as our landlord to submit a Development Application for these signs. We are confident they will meet the objectives of Council as well as the purchasers, whilst providing ongoing sustainable income for the club. We also believe there will be no risks to traffic as many other signs exist adjacent to our club

We attached a sample sign from Specsavers from another Bowling club and will submit accurate images in the Development Application

Please advise if you require any further information at this stage. We are extremely keen to progress with this and would appreciate your feedback as soon as possible

Yours sincerely,



Peter Ward
President
0407 019 457

Attach – Specsavers Sample Sign

CC : Dean James Sponsorship Manager Torrensville Bowling Club



2 pairs 1 low price



Marden Shopping Centre: 8362 9292

Proudly sponsoring the Payneham Bowling club



South Australian Amateur Football League Inc | ABN: 22 605 973 501
ALDI Arena | 1a Meyer Street, Torrensville SA 5031
Phone: (08) 8443 8999 | Fax: (08) 8443 8222 | accounts@adelaidefootball.com.au | www.adelaidefootball.com.au

28th September 2016

To whom it may concern:

The South Australian Amateur Football League agrees to a variation in its leased area, and works to portion of the mounds on the eastern side of the oval, in accordance with the plan which is attached.

Such consent is provided on the basis that, should the relocation of any of the existing signage boards on the eastern side of the oval be required, the costs associated with such relocation will be met by the Torrensville Bowling Club and in concert with the relative approvals required by the West Torrens City Council.

Regards

A handwritten signature in blue ink, appearing to read 'John Kernahan', written over a light blue circular stamp.

John Kernahan

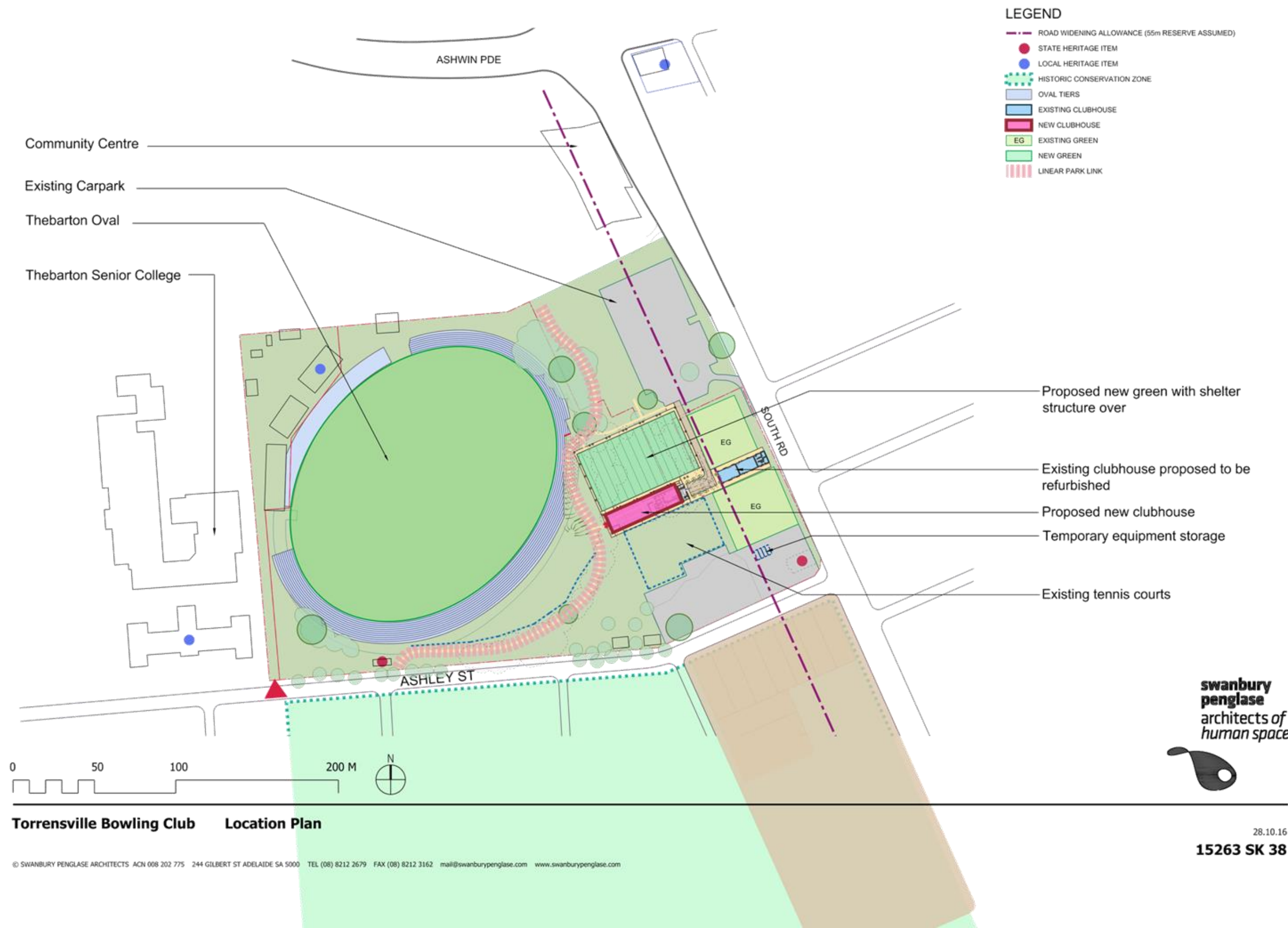


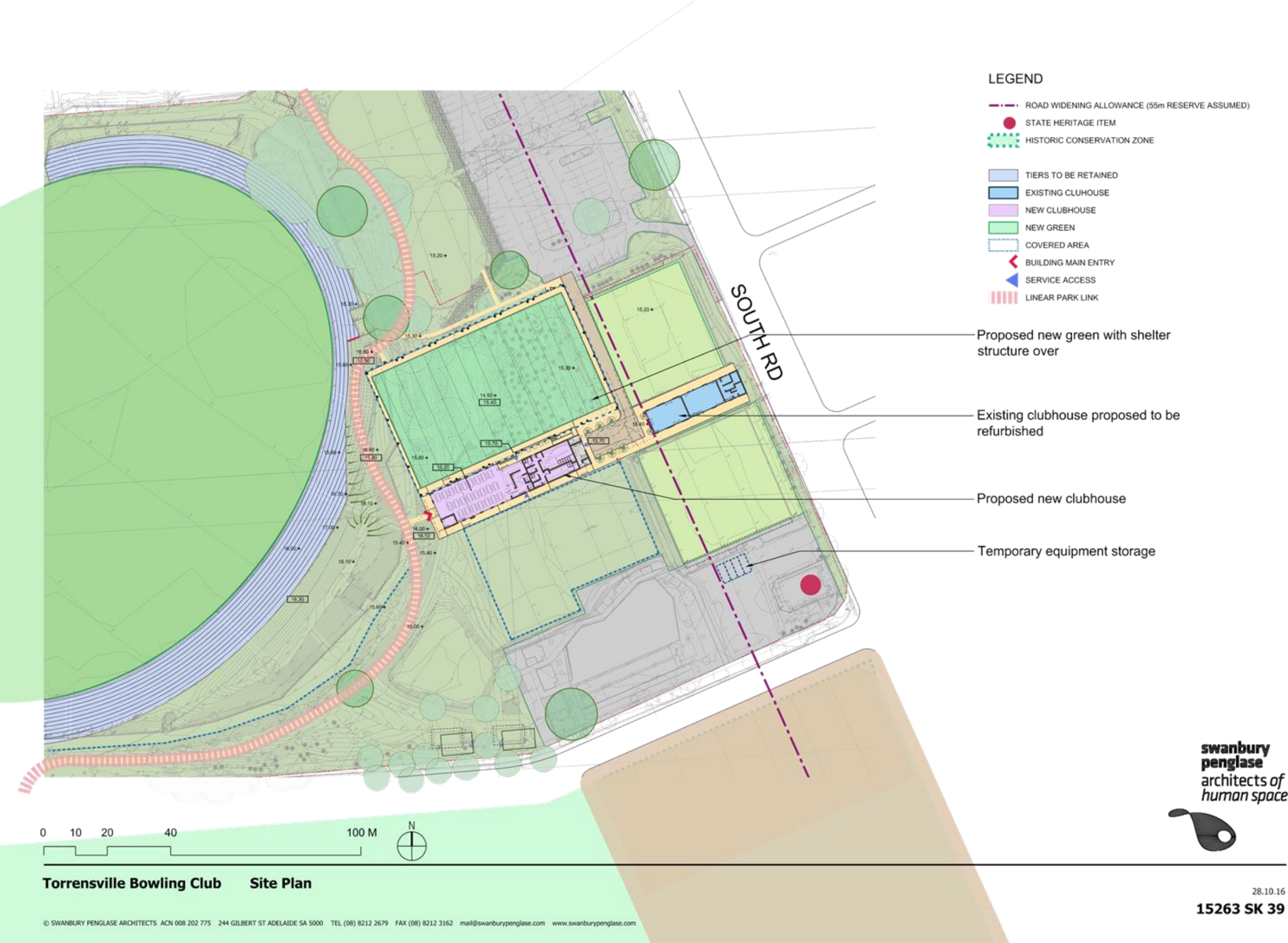


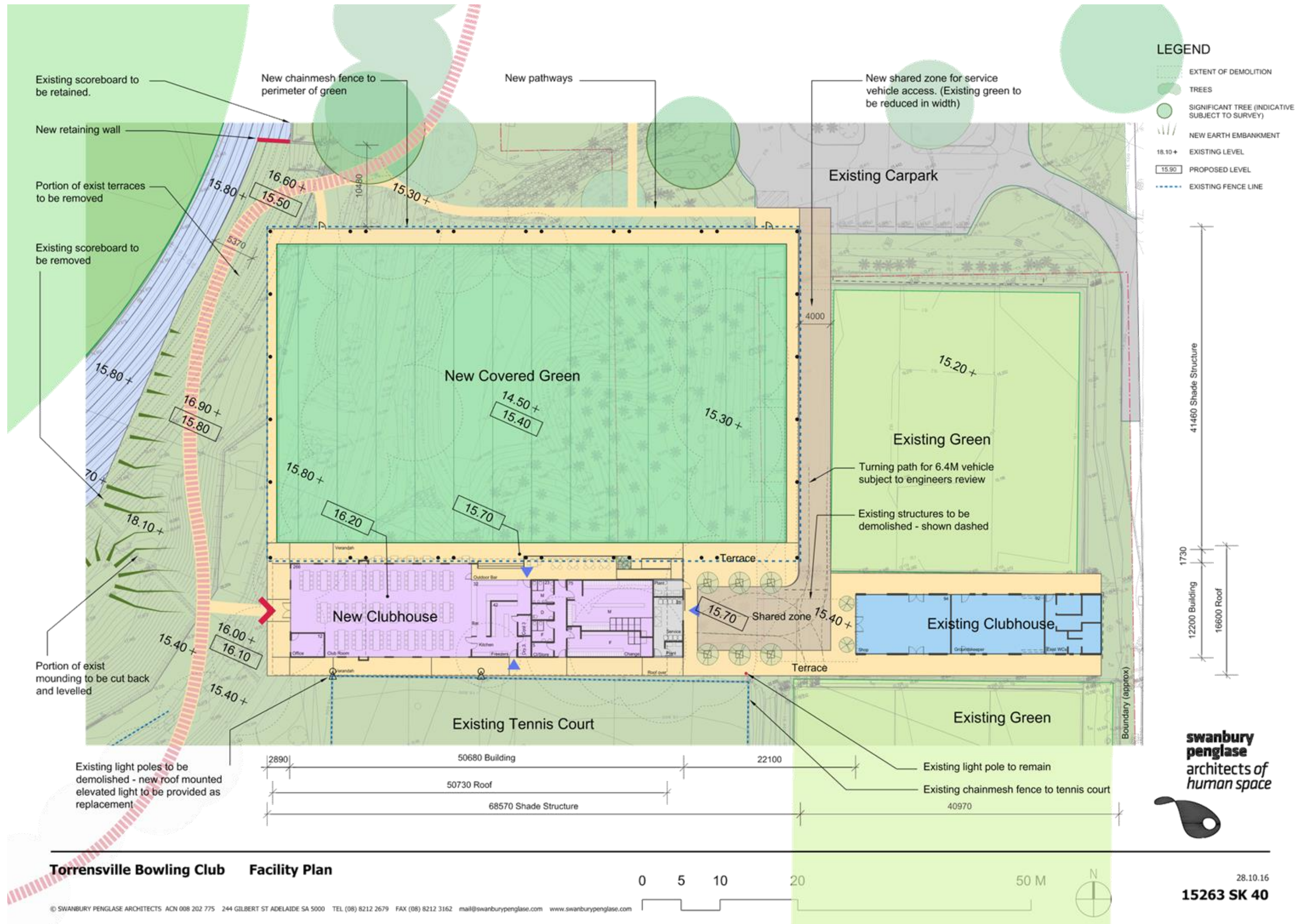
Torrensville Bowling Club - Proposed New Green and Clubrooms

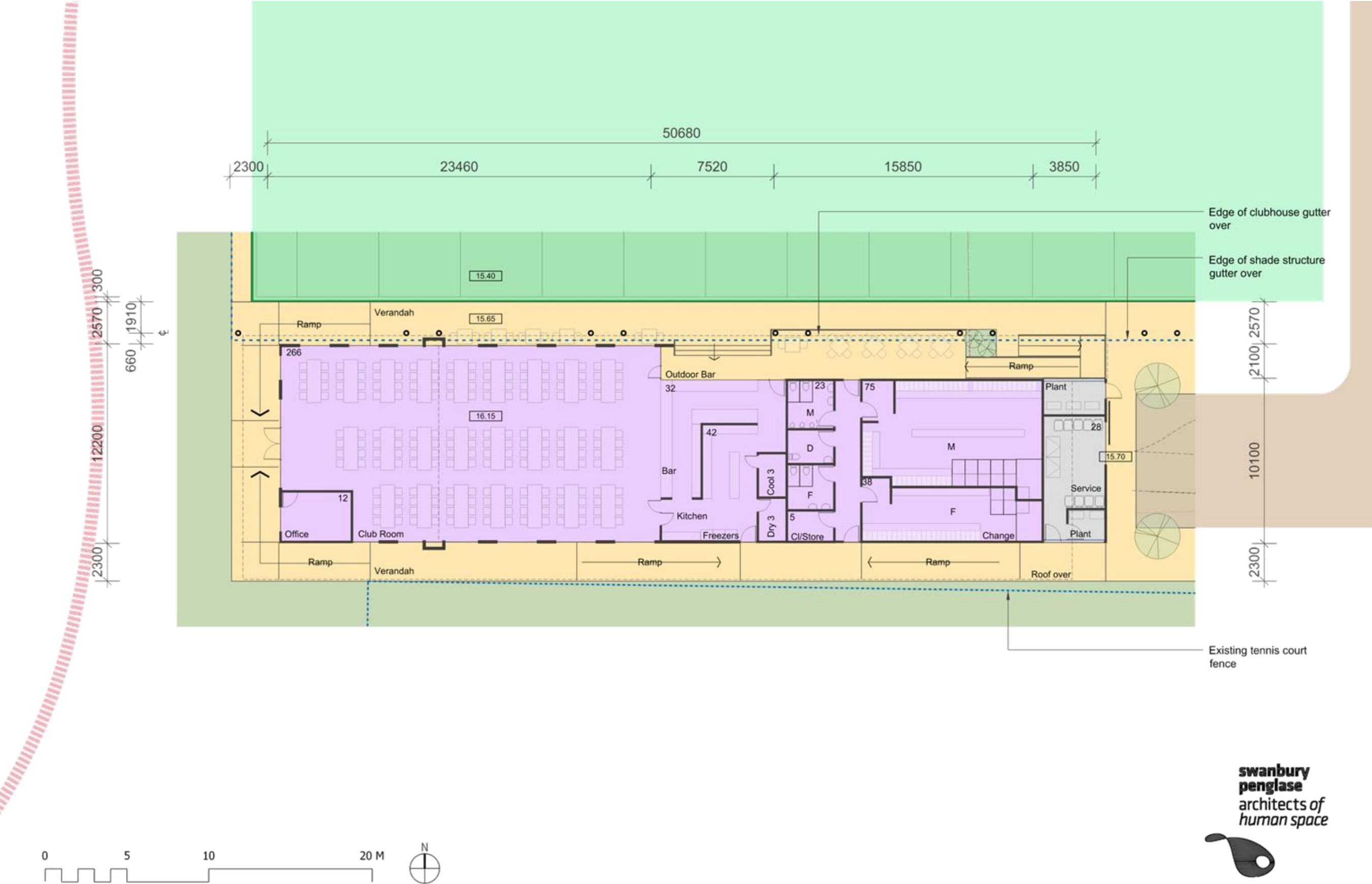
SK 38	Location Plan 1:2000	SK 42	Floor Plan - Existing Clubhouse
SK 39	Site Plan - 1:1000	SK 43	Elevations
SK 40	Site Plan - 1:200	SK 44	Elevations
SK 41	Floor Plan - New Clubhouse		









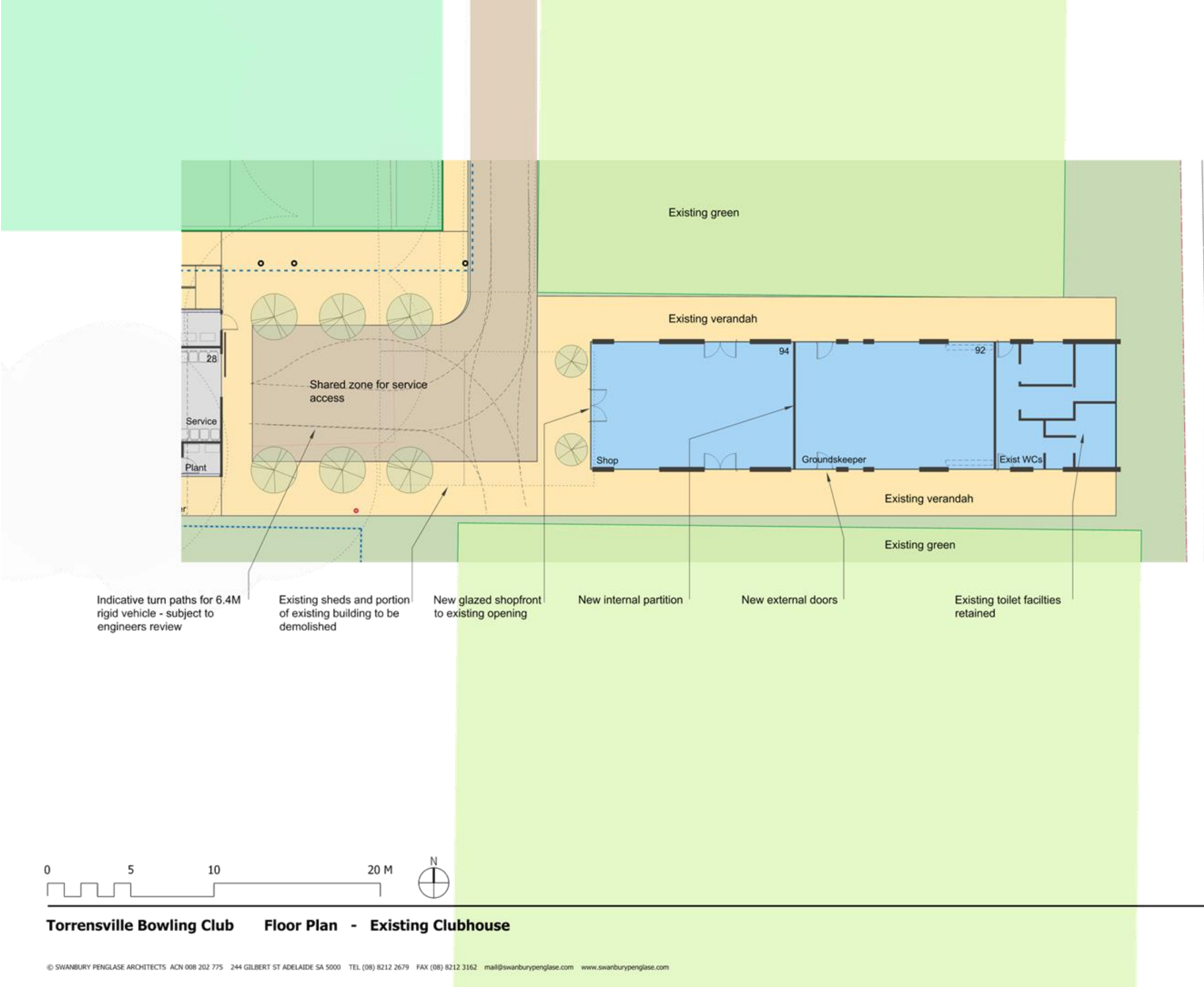


Torrensville Bowling Club Floor Plan - Proposed New Clubhouse

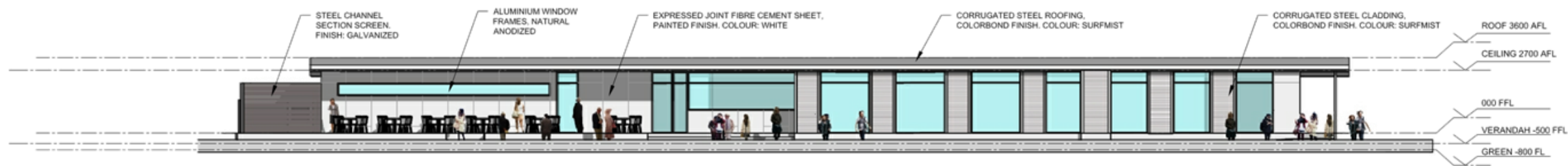
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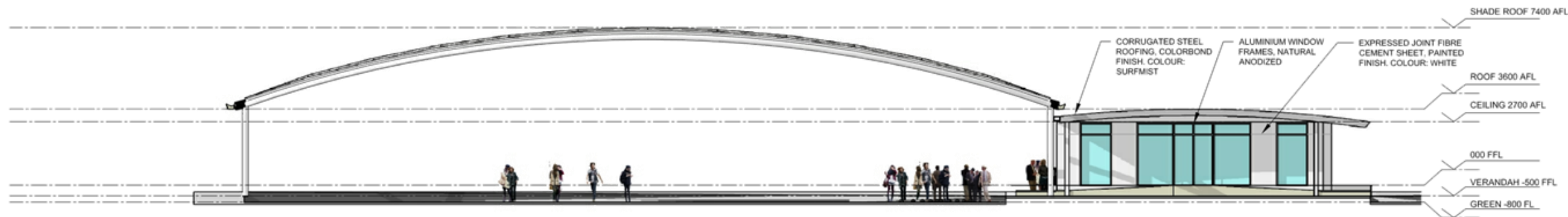
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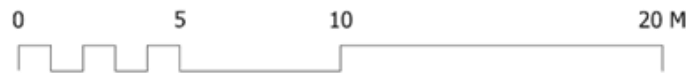
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NORTH ELEVATION

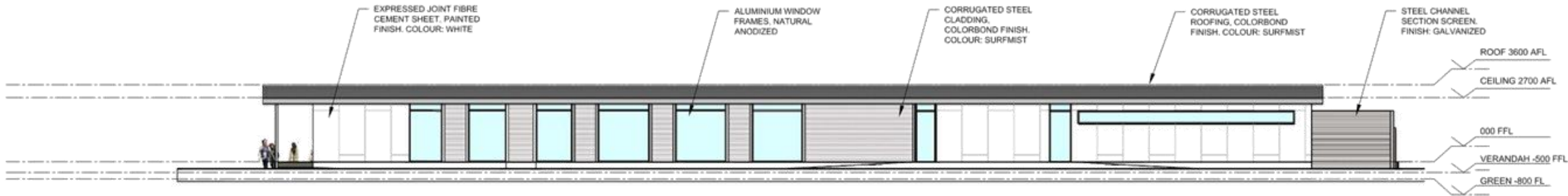


WEST ELEVATION

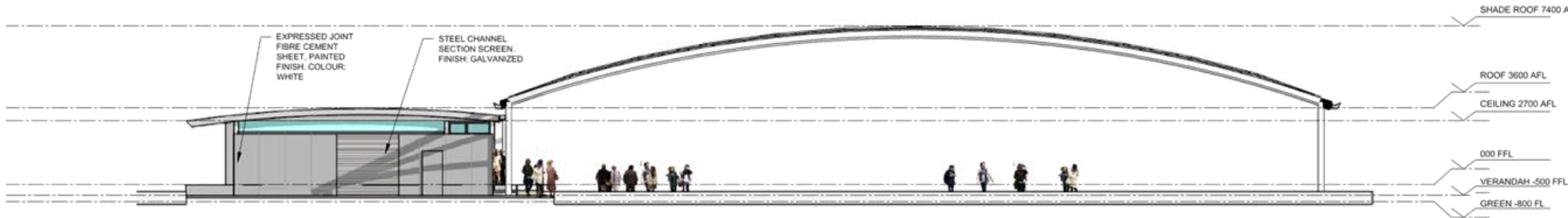


Torrensville Bowling Club Clubhouse Elevations

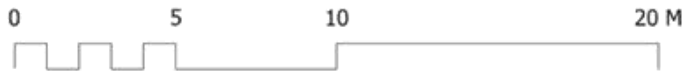




SOUTH ELEVATION



EAST ELEVATION

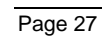


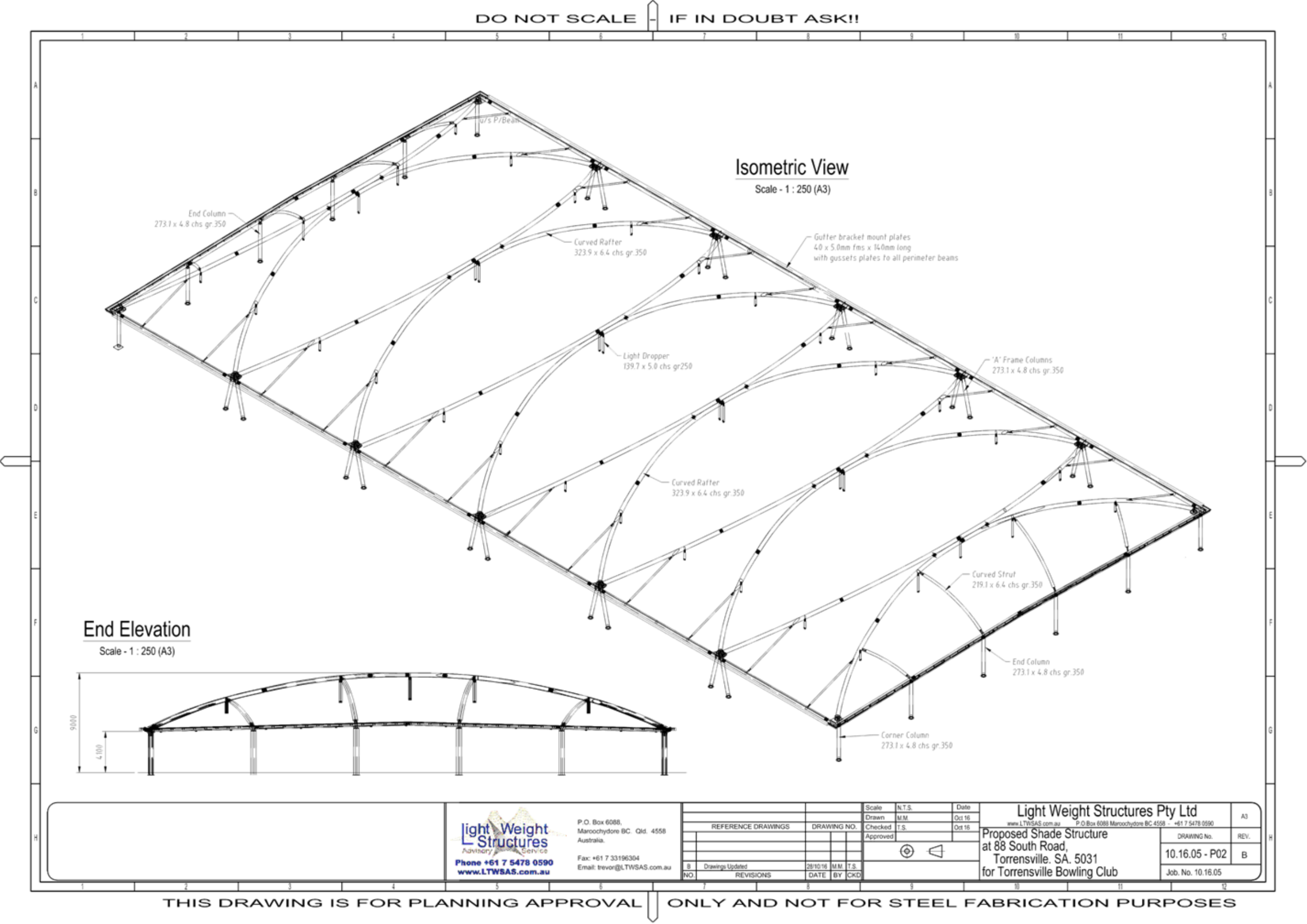
Torrensville Bowling Club Clubhouse Elevations

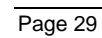


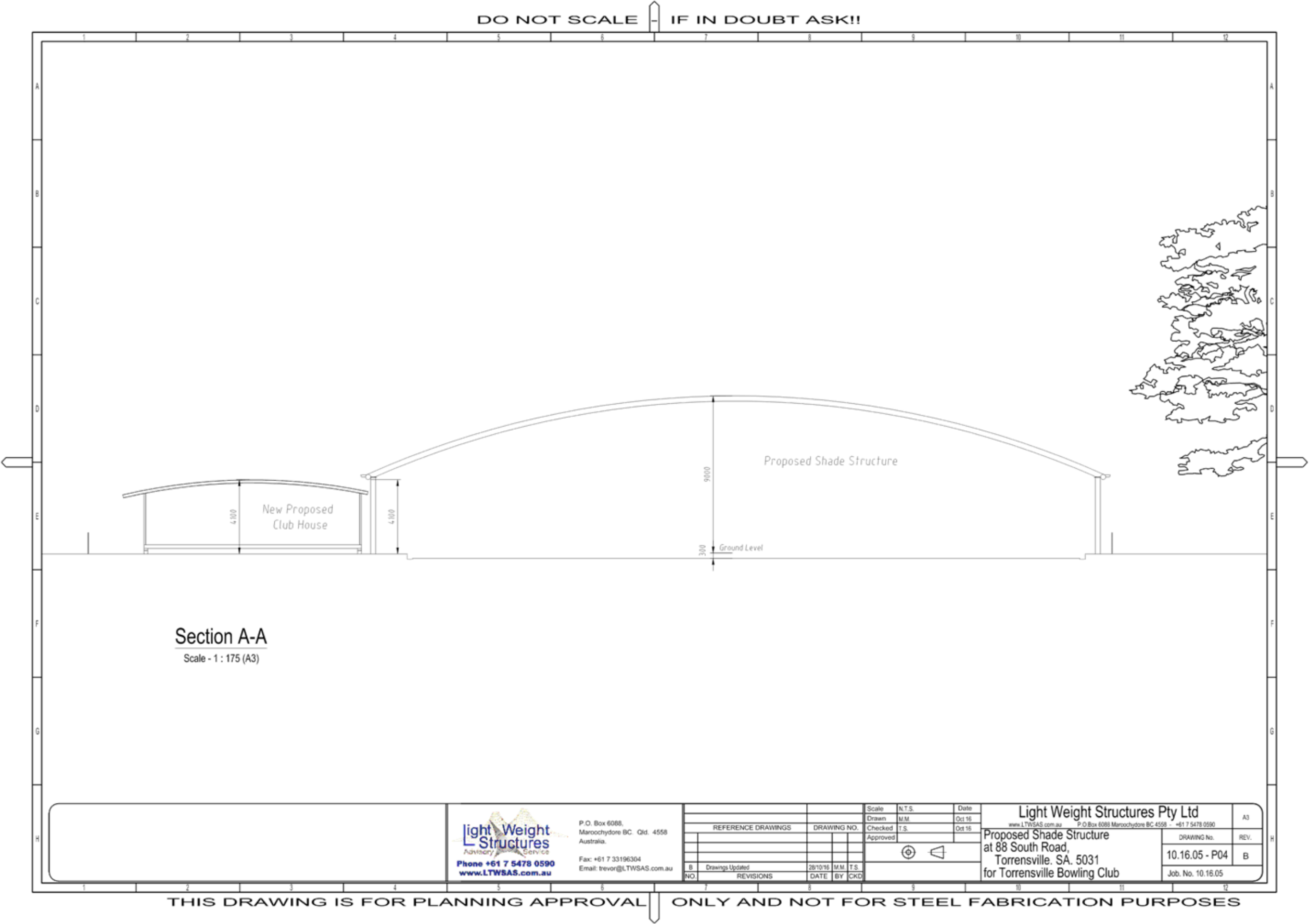
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28.10.16
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8.3 Apex Park and Lockleys Oval - Update

Brief

This report provides Committee Members with an update in regard to the Apex Park Masterplan.

RECOMMENDATION(S)

The Community Facilities General Committee recommends to Council that:

1. The report be noted;
2. The updated plan relating to the equestrian facilities be endorsed;
3. The updated cost information for the clubroom/community building be noted; and
4. The fitout information included within the room data sheets be endorsed subject to any variations/additions/deletions which may be requested by Members at this meeting.
5. The existing scouts club building located in the south-west corner of the park be:
 - a) demolished (with the possibility that a new shelter be erected); or
 - b) converted to a storage facility; or
 - c) converted to a shelter.

Introduction

At its meeting of 27 September 2016 Members were advised that the Administration had continued to progress the development of final designs for the Apex Park complex and that it proposed to hold meetings with the lessee/licensee stakeholders to seek agreement/feedback on updated plans for the complex should Council endorse those plans.

Discussion

Subsequent to the meeting of 27 September, and following the Committee's endorsement of the updated plans for the site and building, the Administration has:

- (a) met with, and sought feedback from, the proposed lessee/licensee users of the complex in relation to the updated and endorsed plans; and
- (b) also met with the consultant architects.

The written feedback received from the user groups is attached for the information of Members **(Attachment 1)**.

It is apparent that both the Guides and Scouts have provided very positive comment in regard to the proposal and on this basis the Administration has directed the consultants to proceed with detailed design of the clubhouse/community building. The riding club also expressed positive sentiment in regard to their proposed facilities; however, they sought some minor variation(s) to the existing plan. Following discussion with the consultants the riding club's requests have been accommodated **(Attachment 2)**.

The architects have also provided room data sheets for the clubroom/community building and seek Council's input in regard to the existing suggestions. Whilst these sheets were provided before the previous meeting of this Committee, Council's Administration wished to obtain endorsement of the updated plans from both this Committee and the user groups prior to seeking comment on them. As these sheets determine the level of fitout, etc. of the building and as the endorsement has now been received, the Administration now seeks the guidance and comments of Members in regard to the selections that have been made/suggested **(Attachment 3)**.

Nevertheless, Council's Administration has identified some modifications (which are yet to be communicated to the architects) that it would seek to be implemented. These are listed hereunder:

- Possible inclusion of a domestic type dishwasher additional to/in lieu of the commercial pass through dishwasher suggested
- Main isolation switch to enable isolation of gas and main electrical appliances to be provided/considered to ensure that no major power or gas can be left on (NB: this will not impact operation of exit, emergency or external security lighting)
- Air-conditioning should not be provided on a BMS system but rather delivered via cassette units on the main isolation switch (remote control functionality could be provided/utilised)
- Ensure that external aluminium glass doors are heavy duty and have built in lock back facility
- External glass to main hall to be tinted or double glazed
- Air-conditioning condensing units and evaporative units to be floor mounted to prevent roof damage
- Ensure/confirm that 15 amp power outlets are provided to the kitchen (to accommodate fat fryers, *etc.*).

An updated cost estimate has been sought and provided for the clubroom building based on the modifications sought and agreed/endorsed at the previous meeting. These modifications place the cost of the building at approximately \$1.2M.

As requested at the previous meeting, Council's Administration has also sought information in regard to the existing scout building located in the southwestern corner of the Park, as well as possible alternate uses for it (and high-level costing estimates in regard to those alternate uses).

As can be seen, three broad alternatives have been suggested and costed, namely:

- (1) demolition of the structure (approximate cost - \$29,540)
- (2) retention of the structure and conversion of it for storage purposes (approximate cost - \$35,820)
- (3) retention of a portion of the structure (including bracing/strengthening, *etc.*) to allow its ongoing use as a shelter (approximate cost - \$62,380).

(NB: Retention and re-lease of the building to an alternate party has not been considered.)

As the building does currently contain asbestos material (internal walls) at its eastern end this would be required to be removed for each of the alternatives considered. The cost of this has been factored into the high-level quotes which have been provided. Alternative 2 also allows for the removal of the kitchen and toilet facilities within the eastern end of the building and conversion of that space to storage.

Whilst a quote has not as yet been obtained for the erection of a new shelter at Apex Park (as opposed to the retention and conversion of the existing structure), based on shelters erected in other reserves and parks within the Council area a new shelter of approximately 40m² would cost approximately \$20,000 (it is thus anticipated that the existing building could be demolished and a new structure built for a lesser amount than conversion of the existing building to provide this function).

At this time Council's Administration would appreciate guidance from the Committee as to which of these alternatives is the Committee's preferred option. This will enable revision of cost estimates and also inclusion or removal of this structure from the detailed design plans.

Council's Administration is continuing to progress matters in relation to Lockleys Oval; however, and as previously reported, Lockleys Oval matters are of necessity receiving a lower degree of priority to those works proposed for Apex Park. The Administration has also met with and engaged consultants to assist with the preparation of documentation requested by the Federal Government (in regard to the grant funding pledged by the Government in the lead-up to the recent Federal election).

Conclusion

Council's Administration has continued to work with consultants to progress delivery of detailed design plans for Apex Park and has also engaged consultants to assist with the preparation of necessary documentation sought by the Federal Government in regard to the grant funding pledged by the Government in the lead-up to the recent Federal election.

Attachments

1. **User Feedback** [↓](#)
2. **Riding Area and Building - Amended Plan** [↓](#)
3. **Room Data Sheets for the Clubroom/Community Building** [↓](#)

Page 1 of 1

From: Gerard Ryan
Sent: Tuesday, 25 October 2016 2:09:39 PM
To: Steve Watson
Subject: Hub development

Thank you Steve and Joseph for the update on the Hub development. I informed our committee of the plans which you presented to us and asked for any feedback .

As we stated to you at the meeting our main concern is to have a safe and secure environment for our members to enjoy their sport.
The suitable lighting for the arena as well as feed yards shed and wash bay is essential for all year usage, as well as a path that links the arena area back to the river to be of a suitable gradient and surface to ensure both horse and members safety.

The other things mentioned was the possibility of a veranda on the roller door end of the storage shed for an area to have seating to watch competition that has some protection from the weather.

A single gate opening both ways on entrance into the arena would be more suitable than a double , this would make it easy to enter and exit when leading a horse .Also the screening trees in front of the feed yards cover completely the line of site from the riding arena.

These are a few minor adjustments that have been brought up and we hope this does not create any issues. We thank the Council once again for their time and efforts to accommodate the wishes of the Lockley's Riding Club and hope we can work together to make the Hub Sporting Development on icon for the western districts that other areas can emulate.

Regards

Gerard Ryan
Lockley's Riding Club

<http://dwprod01:8080/dwroot/datawrks/stores/default/default/orig/docid/4145406/vers...> 10/11/2016

Page 1

From: Saunderson's Florist
Sent: Sunday, 23 October 2016 4:59:26 PM
To: Steve Watson
Subject: Re: Apex Park

Hi Steve

I have taken a copy of the plan into Guide House and they feel the same about the project as we do.

More than pleased, it is looking to the future and hopefully with main road frontage a growth in membership as we are more in the public eye. The plan of the building as far as we are concerned is excellent.

Regards

Chris Saunderson
Lockleys Girl Guides

Page 1

From: Grant Fergusson
Sent: Wednesday, 26 October 2016 1:34:39 PM
To: Steve Watson
CC: Joseph Ielasi
Subject: RE: Apex Park

Hi Steve

Thanks you for the opportunity to discuss the proposed plans for Apex Park

I have in the short time since our meeting had interest in the new building not only from our existing group at apex park but from our indoor archery, adventurous activity section and of course the Camden Park Group. I am talking to our Environmental Group also as given the current and proposed wetlands this could be an ideal meeting place as well.

I think this exciting project by the Council offers Scouts SA lots of opportunity for youth activities in the future.

Regards

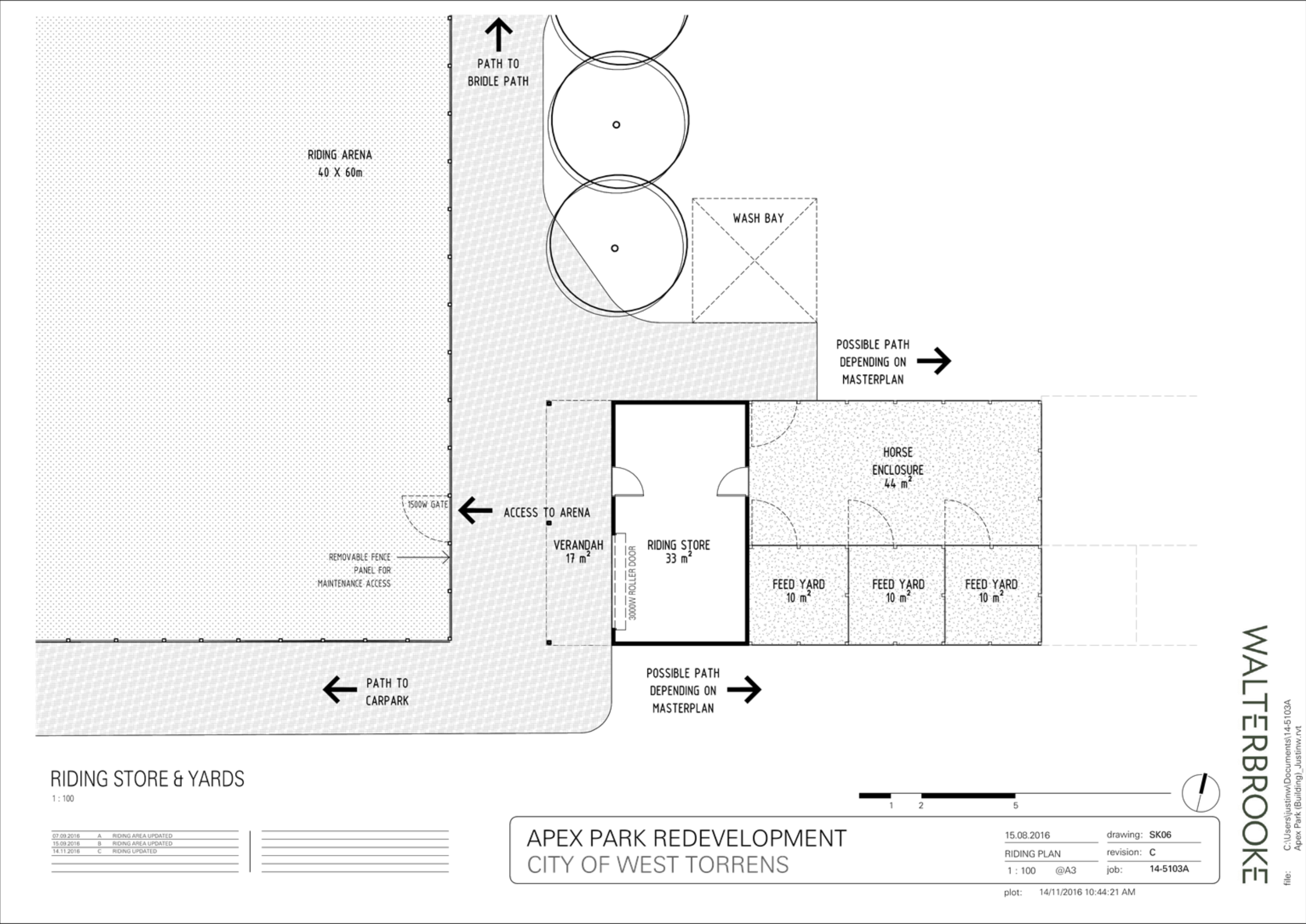
Grant Fergusson
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WALTER
BROOKE

Apex Park
Room Data Sheet
INDEX
August 2016

INDEX

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2.01	Riding Arena
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2.03	Wash Bay
2.04	Horse Enclosure
2.05	Riding Store

QUESTIONS FOR ROOM DATA SHEETS

- Size of Multi-purpose Hall?
- Size of Guides & Scout Hall?
- Connection requirements between Multi-purpose Hall and Guides & Scout Hall?
- Electronic door control?
- CCTV cameras?
- Public Toilet – Type?
- Data / wireless access?
- Phone?
- Commercial kitchen equipment list?
- Gas supply?
- Audio visual in Hall?
- Battery Storage to Photovoltaic Cells?
- Rain water tank storage size?
- Riding Arena floor surface?
- Pick up location for (free) bagged horse manure?
- Toilet near riding arena?
- Height and type of fencing for riding?
- Gate width for horse and rider?
- Does wash bay require fencing?

WALTERBROOKE

Room Data Sheet

Project Name: **APEX PARK REDEVELOPMENT**Prepared By: **JUSTIN WIGHT**Date: **AUGUST 2016****1.01**Project Number: **14-5103A**

Room or Area:	Covered Entry - Car Park	Level:	Ground
Room No.:		Area (sq.m):	36

Design Information

Activity:	Undercover entry to building
Noise Control:	Acoustic separation from other spaces
Security:	N/A

Services

Air Conditioning:	Yes BMS controlled
Exhaust / Ventilation:	N/A

Lighting:	To Australian Standards LED external fittings on timer
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Electrical:	Photovoltaic Cells 1x external DGPO
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Data/Telephone: N/A

Hydraulics: N/A

Fire Services: To Australian Standards

Audio Visual: N/A

Furniture, Fittings and Equipment

	Qty	Description
Furniture:		N/A
Fixtures & Equipment:		N/A
Built in Joinery:		N/A
Window Treatments:		N/A

Finishes

Floor:	Paving
Skirting:	N/A
Wall:	N/A
Ceiling:	Metal or Underside of Roof
Windows:	
- External:	N/A
- Internal:	N/A
Door / Door Type:	Width: Lock: Latch: Closer: H/O:
N/A	

Special Features

- An undercover entry to the Scout & Guide Hall
- An area that also provides shelter for other park users

Adjacency:

- Direct Connection to Guides & Scout Hall (refer RDS 1.01)

WALTERBROOKE

Room Data Sheet

Project Name: **APEX PARK REDEVELOPMENT**Prepared By: **JUSTIN WIGHT**Date: **AUGUST 2016****1.02**Project Number: **14-5103A**

Room or Area:	Outdoor Undercover Activity Area	Level:	Ground
Room No.:		Area (sq.m):	244

Design Information

Activity:	Undercover entry to building External Function Space
Noise Control:	Acoustic separation from other spaces
Security:	N/A

Services

Air Conditioning:	Yes BMS controlled
Exhaust / Ventilation:	N/A

Lighting: To Australian Standards
LED external fittings on timer

Electrical: Photovoltaic Cells

Data/Telephone: N/A

Hydraulics: Rainwater tanks

Fire Services: To Australian Standards

Audio Visual: N/A

Furniture, Fittings and Equipment

	Qty	Description
Furniture:		N/A
Fixtures & Equipment:		N/A
Built in Joinery:		N/A
Window Treatments:		N/A

Finishes

Floor:	Paving
Skirting:	N/A
Wall:	N/A
Soffit:	Metal or underside of roof
Windows:	
- External:	N/A
- Internal:	N/A
Door / Door Type:	Width: Lock: Latch: Closer: H/O:
	N/A

Special Features

- An undercover activity area for Guides & Scout groups, for the existing playground or other users of the park
- An undercover area that is inviting for park users, families etc.

Adjacency:

- Accessible from Park
- Accessible from Carpark
- Direct connection from Multipurpose Hall (refer RDS 1.03)
- Direct connection from Guides & Scout Hall (refer RDS 1.04)

WALTERBROOKE

Room Data Sheet

Project Name: **APEX PARK REDEVELOPMENT**Prepared By: **JUSTIN WIGHT**Date: **AUGUST 2016****1.03**Project Number: **14-5103A**

Room or Area:	Multipurpose Hall	Level:	Ground
Room No.:		Area (sq.m):	70

Design Information

Activity:	Community function space for hire or use by guides and/or scouts
Noise Control:	Acoustic separation from other spaces
Security:	N/A

Services

Air Conditioning:	Yes BMS controlled
Exhaust / Ventilation:	N/A
Lighting:	To Australian Standards LED fittings on timer
Electrical:	4 DGPO evenly spaced 1 x DGPO for cleaning power to suit audio visual
Data/Telephone:	N/A
Hydraulics:	N/A
Fire Services:	To Australian Standards
Audio Visual:	N/A

Furniture, Fittings and Equipment

	Qty	Description
Furniture:	48	Stackable chairs
	12	Stackable tables
Fixtures & Equipment:		N/A
Built in Joinery:		N/A
Window Treatments:		Double roller block out blinds

Finishes

Floor:	Sprung Timber Floor
Skirting:	Painted Timber
Wall:	Robust impact resistant plasterboard Pinboard
Ceiling:	Perforated plasterboard
Windows:	
- External:	Commercial aluminium
- Internal:	N/A
Door / Door Type:	Width: Lock: Latch: Closer: H/O:
Acoustic Wall	3900 Y N/A N/A N/A
Glazed Double Doors	2000 Y Y Y Y
Glazed Double Doors	2000 Y Y Y Y

Special Features

- A multipurpose small hall space for hire
- To allow for community activities, families, children parties etc.
- Hire space for Guides and/or scouts

Adjacency:

- Direct connection to Outdoor Undercover Activity Area (refer RDS 1.02)
- Direct connection to Kitchen (refer RDS 1.05)
- Direct connection to Guides & Scout Hall (refer RDS 1.04) via Acoustic Wall
- Direct connection to Store (refer RDS 1.15)

WALTERBROOKE

Room Data Sheet

Project Name: **APEX PARK REDEVELOPMENT**Prepared By: **JUSTIN WIGHT**Date: **AUGUST 2016****1.04**Project Number: **14-5103A**

Room or Area:	Guides & Scout Hall	Level:	Ground
Room No.:		Area (sq.m):	111

Design Information

Activity:	Activity space for Guides & Scouts
Noise Control:	Acoustic separation from other spaces
Security:	N/A

Services

Air Conditioning:	Yes BMS controlled
Exhaust / Ventilation:	N/A

Lighting:	To Australian Standards LED fittings
Electrical:	4 DGPO evenly spaced 1 x DGPO for cleaning
Data/Telephone:	N/A
Hydraulics:	N/A
Fire Services:	To Australian Standards
Audio Visual:	N/A

Furniture, Fittings and Equipment

	Qty	Description
Furniture:		N/A
Fixtures & Equipment:		N/A
Built in Joinery:		N/A
Window Treatments:		Double roller block out blinds

Finishes

Floor:	Sprung Timber Floor
Skirting:	Painted Timber
Wall:	Robust impact resistant plasterboard Pinboard
Ceiling:	Perforated plasterboard, 2.7m AFFL
Windows:	
- External:	Commercial aluminium
- Internal:	N/A
Door / Door Type:	Width: Lock: Latch: Closer: H/O:
Acoustic Wall	3900 Y N/A N/A N/A
Glazed Double Doors	2000 Y Y Y Y
Glazed Double Doors	2000 Y Y Y Y

Special Features

- A flexible space to accommodate Guide & Scout activities

Adjacency:

- Direct connection to Covered Entry - Carpark (refer RDS 1.01)
- Direct connection to Outdoor Undercover Activity Area (refer RDS 1.02)
- Direct connection to Multipurpose Hall (refer RDS 1.04) via acoustic wall
- Direct connection to Kitchen (refer RDS 1.05)
- Direct connection to Airlock (refer RDS 1.11)
- Accessible from Carpark

WALTERBROOKE

Room Data Sheet

Project Name: **APEX PARK REDEVELOPMENT**Prepared By: **JUSTIN WIGHT**Date: **AUGUST 2016****1.05**Project Number: **14-5103A**

Room or Area:	Kitchen	Level:	Ground
Room No.:		Area (sq.m):	35

Design Information

Activity: Meal Preparation for Guides & Scouts and groups
Use by caterers who may hire the hall

Noise Control: Acoustic separation from other spaces

Security: N/A

Services

Air Conditioning: Yes BMS controlled

Exhaust / Ventilation: Commercial kitchen Exhaust

Lighting: To Australian Standards
LED fittingsElectrical: 4 x DGPO above bench
Power to suit equipment

Data/Telephone: N/A

Hydraulics: Double sink
Dishwasher
Handbasin

Fire Services: To Australian Standards

Audio Visual: N/A

Furniture, Fittings and Equipment

Qty	Description
1	Stool
	Refer separate equipment list
	Storage Serving Counter
	N/A

Finishes

Floor:	Non-slip Vinyl
Skirting:	Coved Vinyl
Wall:	Robust impact resistant plasterboard full height tiling to work areas
Ceiling:	Moisture resistant plasterboard, 2.7m AFFL
Windows:	
- External:	Commercial aluminium - openable
- Internal:	N/A
Door / Door Type:	Width: Lock: Latch: Closer: H/O:
PA with vision panel	1000 Y Y Y N/A
PA with vision panel	2000 Y Y Y N/A

Special Features

- Commercial standard kitchen to provide service area for Scouts, Guides or groups renting the space
- Kitchen to allow for service to Outdoor Undercover Activity Area

Adjacency:

- Direct connection Multipurpose Hall (refer RDS 1.03)
- Direct connection to Guides & Scout Hall (refer RDS 1.04)

WALTERBROOKE

Room Data Sheet

Equipment List:

- Equipment List to be confirmed in documentation development stage
- 1 x 5 burner gas cooktops with large electric ovens
- 1 x microwave
- 1 x double bowl sink
- 1 x pot wash sink with flexi Tap
- 1 x handwashing basin
- 1 x commercial above bench pass through dishwasher
- 2 x 3 door glass fronted refrigerators
- 1 x domestic upright freezer
- Stainless steel preparation bench (es)
- A boiling water chilled water point

Space to be allowed adjacent to cooktops for caterers to bring in two bench tops, deep fryers. Kitchen exhaust to cater for bench top fryers.

WALTERBROOKE

Room Data Sheet

Project Name: **APEX PARK REDEVELOPMENT**Prepared By: **JUSTIN WIGHT**Date: **AUGUST 2016****1.06**Project Number: **14-5103A**

Room or Area:	Kitchen Store	Level:	Ground
Room No.:		Area (sq.m):	9

Design Information

Activity: Food storage for multiple users

Noise Control: N/A

Security: N/A

Services

Air Conditioning: Yes BMS controlled

Exhaust / Ventilation: N/A

Lighting: To Australian Standards
LED fittingsElectrical: 1 x DGPO
3 x GPO for fridges/freezer

Data/Telephone: N/A

Hydraulics: N/A

Fire Services: To Australian Standards

Audio Visual: N/A

Furniture, Fittings and Equipment

Furniture: N/A

Fixtures & Equipment: Lockable fridges

Built in Joinery: Lockable cupboards
Open shelving

Window Treatments: N/A

Finishes

Floor: Vinyl

Skirting: Coved Vinyl

Wall: Robust impact resistant plasterboard

Ceiling: Flush plasterboard, 2.7m AFFL

Windows:

- External: N/A

- Internal: N/A

Door / Door Type: Width: Lock: Latch: Closer: H/O:
Cavity Sliding Door 1000 Y N/A N/A N/A**Special Features**

- A storage area for the Kitchen that has lockable cupboards for Guides & Scouts
- Open storage shelving for groups who may rent the facility
- Area for the 2 fridges and 1 freezer specified in the kitchen equipment. (refer RDS 1.05)

Adjacency:

- Directly accessible from Kitchen (refer RDS 1.05)

WALTERBROOKE

Room Data Sheet

Project Name: **APEX PARK REDEVELOPMENT**Prepared By: **JUSTIN WIGHT**Date: **AUGUST 2016****1.07**Project Number: **14-5103A**

Room or Area:	Scouts Store	Level:	Ground
Room No.:		Area (sq.m):	25

Design Information

Activity:	Store
Noise Control:	N/A
Security:	N/A

Services

Air Conditioning:	N/A
Exhaust / Ventilation:	N/A

Lighting: To Australian Standards
LED fittings on sensor & timer

Electrical: 1 x DGPO near door

Data/Telephone: N/A

Hydraulics: N/A

Fire Services: To Australian Standards

Audio Visual: N/A

Furniture, Fittings and Equipment

	Qty	Description
Furniture:		N/A
Fixtures & Equipment:		Supplied by Scouts
Built in Joinery:		N/A
Window Treatments:		N/A

Finishes

Floor:	Vinyl
Skirting:	Coved Vinyl
Wall:	Robust impact resistant plasterboard
Ceiling:	Flush Plasterboard, 2.7m AFFL
Windows:	
- External:	N/A
- Internal:	N/A
Door / Door Type:	Width: Lock: Latch: Closer: H/O:
- Steel roller door	1800 Y N/A N/A N/A
- Solid Core PA door	1000 Y Y N/A N/A

Special Features**Adjacency:**

- Direct connection to Scouts Hub (refer RDS 1.08)

WALTERBROOKE

Room Data Sheet

Project Name: **APEX PARK REDEVELOPMENT**Prepared By: **JUSTIN WIGHT**Date: **AUGUST 2016****1.08**Project Number: **14-5103A**

Room or Area:	Scouts Hub	Level:	Ground
Room No.:		Area (sq.m):	25

Design Information

Activity:	A flexible activity space for Scouts
Noise Control:	N/A
Security:	N/A

Services

Air Conditioning:	Yes BMS controlled
Exhaust / Ventilation:	N/A
Lighting:	To Australian Standards LED fittings on sensor & timer
Electrical:	2 x DGPO evenly spaced
Data/Telephone:	N/A
Hydraulics:	N/A
Fire Services:	To Australian Standards
Audio Visual:	N/A

Furniture, Fittings and Equipment

	Qty	Description
Furniture:		Supplied by Scouts
Fixtures & Equipment:		Supplied by Scouts
Built in Joinery:		N/A
Window Treatments:		Dual blackout blinds to windows

Finishes

Floor:	Vinyl
Skirting:	Coved Vinyl
Wall:	Robust impact resistant plasterboard Pinboard to 2400
Ceiling:	Perforated plasterboard, 2.7m AFFL
Windows:	
- External:	Commercial aluminium highlight & sidelight
- Internal:	N/A
Door / Door Type:	Width: Lock: Latch: Closer: H/O:
Cavity Sliding door	1800 Y N/A N/A N/A
External grade PA door	1000 Y Y Y Y

Special Features

- A flexible and inviting space for Guides / Guide Leaders / parents etc.
- A space which can be decorated and fitted out by Guides
- A meeting place
- An entrance space
- An activity space

Adjacency:

- Accessible from Carpark
- Direct connection to Loading
- Direct connection to Guides & Scout Hall (refer RDS 1.04)
- Direct connection to Guides Store (refer RDS 1.09)

WALTERBROOKE

Room Data Sheet

Project Name: **APEX PARK REDEVELOPMENT**Prepared By: **JUSTIN WIGHT**Date: **AUGUST 2016****1.09**Project Number: **14-5103A**

Room or Area:	Guides Store	Level:	Ground
Room No.:		Area (sq.m):	25

Design Information

Activity:	Store
Noise Control:	N/A
Security:	N/A

Services

Air Conditioning:	N/A
Exhaust / Ventilation:	Yes

Lighting: To Australian Standards
LED fittings on sensor & timer

Electrical: 1 x DGPO near door

Data/Telephone: N/A

Hydraulics: N/A

Fire Services: To Australian Standards

Audio Visual: N/A

Furniture, Fittings and Equipment

	Qty	Description
Furniture:		N/A
Fixtures & Equipment:		Supplied by Guides
Built in Joinery:		N/A
Window Treatments:		N/A

Finishes

Floor:	Vinyl
Skirting:	Coved vinyl
Wall:	Robust impact resistant plasterboard
Ceiling:	Flush Plasterboard, 2.7m AFFL
Windows:	
- External:	N/A
- Internal:	N/A
Door / Door Type:	Width: Lock: Latch: Closer: H/O:
Steel Roller Door	1800 Y N/A N/A N/A
Solid Core PA Door	1000 Y Y N/A N/A

Special Features

- A flexible storage space for a range of equipment and materials for Guides

Adjacency:

- Direct connection to loading
- Accessible from Carpark

WALTERBROOKE

Room Data Sheet

Project Name: **APEX PARK REDEVELOPMENT**Prepared By: **JUSTIN WIGHT**Date: **AUGUST 2016****1.10**Project Number: **14-5103A**

Room or Area:	Guides Hub	Level:	Ground
Room No.:		Area (sq.m):	25

Design Information

Activity:	A flexible activity space for Guides
Noise Control:	N/A
Security:	N/A

Services

Air Conditioning:	Yes BMS controlled
Exhaust / Ventilation:	N/A
Lighting:	To Australian Standards LED fittings on sensor & timer
Electrical:	2 x DGPO evenly spaced
Data/Telephone:	N/A
Hydraulics:	N/A
Fire Services:	To Australian Standards
Audio Visual:	N/A

Furniture, Fittings and Equipment

	Qty	Description
Furniture:		Supplied by Guides
Fixtures & Equipment:		Supplied by Guides
Built in Joinery:		N/A
Window Treatments:		Dual blackout blinds to windows

Finishes

Floor:	Vinyl
Skirting:	Coved Vinyl
Wall:	Robust impact resistant plasterboard Pinboard to 2.4m AFFL
Ceiling:	Perforated plasterboard, 2.7m AFFL
Windows:	
- External:	Commercial aluminium high level & sidelight
- Internal:	N/A
Door / Door Type:	Width: Lock: Latch: Closer: H/O:
Cavity Sliding door	1800 Y N/A N/A N/A
External grade PA door	1000 Y Y Y Y

Special Features

- A flexible and inviting space for Guides / Guide Leaders / parents etc.
- A space which can be decorated and fitted out by Guides
- A meeting place
- An entrance space
- An activity space

Adjacency:

- Accessible from Carpark
- Direct connection to Loading
- Direct connection to Guides & Scout Hall (refer RDS 1.04)
- Direct connection to Guides Store (refer RDS 1.09)

WALTERBROOKE

Room Data Sheet

Project Name: **APEX PARK REDEVELOPMENT**Prepared By: **JUSTIN WIGHT**Date: **AUGUST 2016****1.11**Project Number: **14-5103A**

Room or Area:	Airlock	Level:	Ground
Room No.:		Area (sq.m):	11

Design Information

Activity:	To provide toilet access from the Multipurpose Hall and Guides & Scout Hall
Noise Control:	N/A
Security:	N/A

Services

Air Conditioning:	N/A
Exhaust / Ventilation:	Yes
Lighting:	To Australian Standards LED fittings on sensor & timer
Electrical:	1x DGPO for cleaning
Data/Telephone:	N/A
Hydraulics:	N/A
Fire Services:	To Australian Standards
Audio Visual:	N/A

Furniture, Fittings and Equipment

	Qty	Description
Furniture:		N/A
Fixtures & Equipment:		N/A
Built in Joinery:		N/A
Window Treatments:		N/A

Finishes

Floor:	Non-slip ceramic tiles
Skirting:	Tiles
Wall:	Plasterboard
Ceiling:	Flush plasterboard, 2.7m AFFL
Windows:	
- External:	N/A
- Internal:	N/A
Door / Door Type:	Width: Lock: Latch: Closer: H/O:
Solid Core PA Door	1000 Y Y Y N/A
Solid Core PA Door	1000 Y Y Y N/A

Special Features**Adjacency:**

- Direct connection to Multi-purpose Hall (refer RDS 1.03)
- Direct connection to Guides & Scout Hall (refer RDS 1.04)

WALTERBROOKE

Room Data Sheet

Project Name: **APEX PARK REDEVELOPMENT**Prepared By: **JUSTIN WIGHT**Date: **AUGUST 2016****1.12**Project Number: **14-5103A**

Room or Area:	Access Toilet & Shower	Level:	Ground
Room No.:		Area (sq.m):	9

Design Information

Activity:	Access Toilet & Shower to AS1428.1 enhanced
Noise Control:	Acoustic separation from other spaces
Security:	N/A

Services

Air Conditioning:	N/A
Exhaust / Ventilation:	Yes
Lighting:	To Australian Standards LED fittings on sensor & timer
Electrical:	1 DGPO near basin
Data/Telephone:	N/A
Hydraulics:	AS1428.1 compliant toilet pan AS1428.1 compliant hand basin with integrated shelf AS1428.1 complaint shower
Fire Services:	To Australian Standards
Audio Visual:	N/A

Furniture, Fittings and Equipment

	Qty	Description
Furniture:	1	Shower curtain
	1	Mirror
	1	Paper towel dispenser
Fixtures & Equipment:	1	Soap dispenser
	1	Toilet roll holder
	1	Grabrails to AS1428.1
	1	Hook
Built in Joinery:		N/A
Window Treatments:		N/A

Finishes

Floor:	Non-slip ceramic tiles
Skirting:	Ceramic tiles
Wall:	Moisture resistant plasterboard Ceramic tiled splashback Ceramic tiles to 2.1m AFFL in shower
Ceiling:	Moisture resistant plasterboard, 2.7m AFFL
Windows:	
- External:	N/A
- Internal:	N/A
Door / Door Type:	Width: Lock: Latch: Closer: H/O:
Solid Core Pivot Hinge	1100 Y Y Y N/A

Special Features

- Bright clean access toilet and shower to code AS1428.1 enhanced

Adjacency:

- Accessed from Airlock (refer RDS 1.11)

WALTERBROOKE

Room Data Sheet

Project Name: **APEX PARK REDEVELOPMENT**Prepared By: **JUSTIN WIGHT**Date: **AUGUST 2016****1.13**Project Number: **14-5103A**

Room or Area:	Public Toilet	Level:	Ground
Room No.:		Area (sq.m):	4

Design Information

Activity:	Access toilet to AS1428.1 enhanced
Noise Control:	Acoustic separation from other spaces
Security:	N/A

Services

Air Conditioning:	N/A
Exhaust / Ventilation:	Yes
Lighting:	To Australian Standards LED fittings on sensor & timer
Electrical:	1 DPGO near basin
Data/Telephone:	N/A
Hydraulics:	AS1428.1 complaint toilet pan AS1428.1 complaint hand basin with integrated shelf
Fire Services:	To Australian Standards
Audio Visual:	N/A

Furniture, Fittings and Equipment

	Qty	Description
Furniture:	1	Mirror
	1	Paper towel dispenser
Fixtures & Equipment:	1	Soap dispenser
	1	Toilet roll holder
	1	Grabrails to AS1428.1
	1	Hook
Built in Joinery:		N/A
Window Treatments:		N/A

Finishes

Floor:	Non-slip ceramic tiles
Skirting:	Ceramic Tiles
Wall:	Moisture resistant plasterboard Ceramic tiled splashback to hand basin
Ceiling:	Moisture resistant plasterboard, 2.7m AFFL
Windows:	
- External:	Fanlight
- Internal:	N/A
Door / Door Type:	Width: Lock: Latch: Closer: H/O:
External Grade PA door	1100 Y Y Y N/A

Special Features**Adjacency:**

- Outdoor Undercover Activity Area (refer RDS 1.02)

WALTERBROOKE

Room Data Sheet

Project Name: **APEX PARK REDEVELOPMENT**Prepared By: **JUSTIN WIGHT**Date: **AUGUST 2016****1.14**Project Number: **14-5103A**

Room or Area:	Cleaner	Level:	Ground
Room No.:		Area (sq.m):	4

Design InformationActivity: Use by cleaner
storage of chemicals

Noise Control: N/A

Security: N/A

Services

Air Conditioning: N/A

Exhaust / Ventilation: Yes

Lighting: To Australian Standards
LED fittings on sensor & timer

Electrical: 1 DGPO

Data/Telephone: N/A

Hydraulics: N/A

Fire Services: To Australian Standards

Audio Visual: N/A

Furniture, Fittings and Equipment

	Qty	Description
Furniture:		N/A
Fixtures & Equipment:		N/A
Built in Joinery:		Metal Shelving
Window Treatments:		N/A

Finishes

Floor:	Non-slip ceramic tiles
Skirting:	Ceramic tiles
Wall:	Moisture resistant plasterboard Ceramic tile splashback
Ceiling:	Moisture resistant plasterboard, 2.7m AFFL
Windows:	
- External:	Commercial aluminium
- Internal:	N/A
Door / Door Type:	Width: Lock: Latch: Closer: H/O:
External Grade PA	1000 Y Y Y Y

Special Features**Adjacency:**

- Directly connection to Covered Entry - Carpark (refer RDS 1.01)

WALTERBROOKE

Room Data Sheet

Project Name: **APEX PARK REDEVELOPMENT**Prepared By: **JUSTIN WIGHT**Date: **AUGUST 2016****1.15**Project Number: **14-5103A**

Room or Area:	Store	Level:	Ground
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Room No.:		Area (sq.m):	5
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Design Information

Activity: Storage of stackable tables and chairs

Noise Control: N/A

Security: N/A

Services

Air Conditioning: N/A

Exhaust / Ventilation: Yes

Lighting: To Australian Standards
LED fittings on sensor & timer

Electrical: 1 DGPO

Data/Telephone: N/A

Hydraulics: N/A

Fire Services: To Australian Standards

Audio Visual: N/A

Furniture, Fittings and Equipment

	Qty	Description
Furniture:		N/A
Fixtures & Equipment:		N/A
Built in Joinery:		N/A
Window Treatments:		N/A

Finishes

Floor: Vinyl

Skirting: Coved vinyl

Wall: Robust impact resistant plasterboard

Ceiling: Flush plasterboard, 2.7m AFFL

Windows:

- External: N/A

- Internal: N/A

Door / Door Type:	Width:	Lock:	Latch:	Closer:	H/O:
Cat & Kitten Door	1500	Y	Y	Y	Y

Special Features**Adjacency:**

- Direct connection to Multipurpose Hall (refer RDS 1.03)

WALTERBROOKE

Room Data Sheet

Project Name: **APEX PARK REDEVELOPMENT**Prepared By: **JUSTIN WIGHT**Date: **AUGUST 2016****2.01**Project Number: **14-5103A**

Room or Area:	Riding Arena	Level:	Ground
Room No.:		Area (sq.m):	2400 (40m x 60m)

Design Information

Activity: For horse training club event and competitions

Noise Control: N/A

Security: N/A

Services

Air Conditioning: N/A

Exhaust / Ventilation: N/A

Lighting: Arena lighting to 200 lux
Angle of lighting to avoid riders eyes
height of rider on horse between 2-2.5m

Electrical: N/A

Data/Telephone: N/A

Hydraulics: Sprinklers for dust control
water storage / provision for 30 mins
of watering to arena surface on event
days

Fire Services: To Australian Standards

Audio Visual: N/A

Furniture, Fittings and Equipment

Qty Description

Furniture: N/A

Fixtures & Equipment: N/A

Built in Joinery: N/A

Window Treatments: N/A

FinishesFloor: Wood chip, rubber and /or sand
uniform in size on compacted clay base

Skirting: N/A

Wall: Robust timber fencing

Ceiling: N/A

Windows:
- External: N/A
- Internal: N/A

Door / Door Type:	Width:	Lock:	Latch:	Closer:	H/O:
Double timber gate	3000	Y	N/A	N/A	N/A
Timber gate	1500	Y	Y	Y	Y

Special Features

- A competition size area for horse events, club events and training of horses
- Provide truck access for maintenance and top up of arena surface
- Plant to screen from feed yards

Adjacency:

- Accessible from horse float parking and overflow horse float parking
- Accessible from Bridle Path to river
- Accessible from Feed Yards (refer RDS 2.02)
- Accessible from Wash Bay (refer RDS 2.03)
- Accessible from Riding Store refer RDS 2.05)

WALTERBROOKE

Room Data Sheet

Project Name: **APEX PARK REDEVELOPMENT**Prepared By: **JUSTIN WIGHT**Date: **AUGUST 2016****2.02**Project Number: **14-5103A**Room or Area: **Feed Yards** Level: **Ground**Room No.: Area (sq.m): **54 (6 yards @ 3m x 3m)****Design Information**Activity: **Horse feeding area**Noise Control: **N/A**Security: **N/A****Services**Air Conditioning: **N/A**Exhaust / Ventilation: **N/A**Lighting: **To Australian Standards
LED fittings for security & night
feeding**Electrical: **N/A**Data/Telephone: **N/A**Hydraulics: **N/A**Fire Services: **To Australian Standards**Audio Visual: **N/A****Furniture, Fittings and Equipment**Furniture: **Supplied by Riding**Fixtures & Equipment: **Supplied by Riding**Built in Joinery: **N/A**Window Treatments: **N/A****Finishes**Floor: **Compacted soil (sand & lime mix)**Skirting: **N/A**Wall: **Robust timber fencing**Ceiling: **Underside of roof sheeting**Windows: **N/A**- External: **N/A**- Internal: **N/A**Door / Door Type: **Width: 1500 Lock: Y Latch: N/A Closer: N/A H/O: N/A**
Timber Gate (per yard)**Special Features**

- Screen from Riding Arena

Adjacency:

- Direct connection to Horse Enclosure (refer RDS 2.04)

- Direct connection to Riding Store (refer RDS 2.05)

WALTERBROOKE

Room Data Sheet

Project Name: **APEX PARK REDEVELOPMENT**Prepared By: **JUSTIN WIGHT**Date: **AUGUST 2016****2.03**Project Number: **14-5103A**

Room or Area:	Wash Bay	Level:	Ground
Room No.:		Area (sq.m):	16

Design Information

Activity: Wash bay for horses after exercise

Noise Control: N/A

Security: N/A

Services

Air Conditioning: Yes BMS controlled

Exhaust / Ventilation: N/A

Lighting: To Australian Standards
LED fittings for security

Electrical: N/A

Data/Telephone: N/A

Hydraulics: Tap

Fire Services: N/A

Audio Visual: N/A

Furniture, Fittings and Equipment

	Qty	Description
Furniture:		N/A
Fixtures & Equipment:	1	Automatic hose reel
Built in Joinery:		N/A
Window Treatments:		N/A

Finishes

Floor:	Concrete or bitumen
Skirting:	N/A
Wall:	N/A
Ceiling:	N/A
Windows:	
- External:	N/A
- Internal:	N/A
Door / Door Type:	Width: Lock: Latch: Closer: H/O:
N/A	

Special Features

- Safe and secure area for washing horse after exercise
- Good drainage

Adjacency:

- Accessible from Riding Arena (refer RDS 2.01)
- Accessible from Feed Yards (refer RDS 2.02)

WALTERBROOKE

Room Data Sheet

Project Name: **APEX PARK REDEVELOPMENT**Prepared By: **JUSTIN WIGHT**Date: **AUGUST 2016****2.04**Project Number: **14-5103A**

Room or Area:	Horse Enclosure	Level:	Ground
Room No.:		Area (sq.m):	160

Design Information

Activity:	Holding space outside of feed yards
Noise Control:	N/A
Security:	N/A

Services

Air Conditioning:	N/A
Exhaust / Ventilation:	N/A

Lighting: To Australian Standards
LED fittings for security

Electrical: N/A

Data/Telephone: N/A

Hydraulics: N/A

Fire Services: To Australian Standards

Audio Visual: N/A

Furniture, Fittings and Equipment

	Qty	Description
Furniture:		N/A
Fixtures & Equipment:		N/A
Built in Joinery:		N/A
Window Treatments:		N/A

Finishes

Floor:	Compacted soil (sand & lime mix)
Skirting:	N/A
Wall:	Robust timber fencing
Ceiling:	N/A
Windows:	
- External:	N/A
- Internal:	N/A
Door / Door Type:	Width: Lock: Latch: Closer: H/O:
Timber gate	1200 Y N/A N/A N/A

Special Features**Adjacency:**

- Direct connection to Feed Yards (refer RDS 2.02)

WALTERBROOKE

Room Data Sheet

Project Name: **APEX PARK REDEVELOPMENT**Prepared By: **JUSTIN WIGHT**Date: **AUGUST 2016****2.05**Project Number: **14-5103A**

Room or Area:	Riding Store	Level:	Ground
Room No.:		Area (sq.m):	50

Design Information

Activity: Storage of horse equipment & feed

Noise Control: N/A

Security: N/A

Services

Air Conditioning: Yes BMS controlled

Exhaust / Ventilation: N/A

Lighting: To Australian Standards
LED fittings on sensor & timer

Electrical: 1 DGPO near door

Data/Telephone: N/A

Hydraulics: N/A

Fire Services: To Australian Standards

Audio Visual: N/A

Furniture, Fittings and Equipment

	Qty	Description
Furniture:		N/A
Fixtures & Equipment:		Storage Shelving supplied by Riding Club
Built in Joinery:		N/A
Window Treatments:		N/A

Finishes

Floor:	Concrete				
Skirting:	N/A				
Wall:	Colorbond wall cladding				
Ceiling:	Underside of roof sheeting				
Windows:					
- External:	N/A				
- Internal:	N/A				
Door / Door Type:	Width:	Lock:	Latch:	Closer:	H/O:
Steel Roller Door	3000	Y	N/A	N/A	N/A
Steel PA Door	1000	Y	Y	N/A	N/A
Steel PA Door	1000	Y	Y	N/A	N/A

Special Features

- Part translucent roof sheeting for natural light

Adjacency:

- Accessible from Riding Arena (refer RDS 2.01)
- Feed Yards (refer RDS 2.02)
- Accessible from Carpark
- Accessible from Horse Float Carpark

8.4 Weigall Oval - Update

Brief

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

RECOMMENDATION(S)

The Community Facilities General Committee recommends to Council that:

1. The report be noted.
2. The Stage 1 Weigall Oval Concept Plan be endorsed.

Introduction

At its meeting of 27 September 2016 the Committee was provided with copies of updated plans which indicated a number of possible playground treatments and themes and further clarified the staging regime for the project. Members were also advised that it is now proposed that the southern car park be constructed in the southwestern corner of the complex. This will permit the four new tennis courts to be constructed east of this and will result in improvements to pedestrian safety (by reducing the opportunities for player/vehicle interaction).

Discussion

Since the previous meeting the Administration has continued to meet with the appointed consultants to advance the detailed design plans. In this regard a copy of the Stage 1 Weigall Oval Concept Plan (draft report) is attached (**Attachment 1**).

The concept plan reaffirms and builds on the prior work that has been undertaken as part of the Masterplan (and subsequent works) by looking at the site from a more micro level, i.e. identifying specific treatments for certain areas of the site and providing planting and materials inventories. However, prior to proceeding much further along this path, an updated cost estimate is being prepared for the works proposed. Once received, this will enable a clearer understanding as to the nature and extent of works that will be able to be performed within the allocated budget funding. It will also assist the timing of works and any future budget bid that may be sought to further progress this aspect of the project.

Attachments

1. Weigall Oval Concept Draft Report [↓](#)

Revision	Issue Date	Issued By
DRAFT	29/09/2016	SD

DRAFT

Weigall Oval - Stage 1
Design Development Report
October 2016

JPE Design Studio Pty Ltd
Tel 08 8406 4000
design@jpe.com.au
www.jpe.com.au



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1. Introduction

The local site history has greatly influenced the arrangement of Weigall Oval and its current operation. These influences, such as the development of the trotting track and spectator hill in the 1930's are still present today and valued items of Weigall Oval.

In addition the current sporting clubs, Adelaide Cobras soccer club and Adelaide Angels baseball club have played a significant part in the shaping the development of the oval, having been on the site since the late 1960's.

Settlement of the area dates from the late 1840s, with land used mainly for farming and for horse and greyhound racing. Growth took place during the late 1800s and early 1900s, aided by the construction of the tramway, however most significant development occurred during the post-war years. Since the 1950's, Weigall Oval has seen a decline in the number of trainers using the track. Today, only 11 trotters utilise the site.

The area surrounding Weigall Oval, however, has increased significantly in population. It is earmarked for further development, increasing the population from 54,961 [2011] to 64,390 people by 2026, as projected by the Department of planning and Local Government.

Following consultation it was determined that Weigall Oval should continue to be a district level sportsground, but it should be improved in quality to better cater for the sporting users and the broader community. A particular focus should be placed on improving the quality, function and location of the club building, addressing issues relating to the playing field function and quality and enhancing the informal recreation areas and the associated infrastructure such as car parking and pathways.

The adjacent map illustrates the key features and facilities that Weigall Oval offers.



DRAFT | Weigall Oval Masterplan | October 2016

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2. Previous work

West Torrens City Council has undertaken a period of community consultation, to enable feedback from the user groups of Weigall Oval and the broader community before finalising and adopting the Master Plan.

The community consultation has provided an opportunity to obtain community and sporting views regarding the Draft Weigall Oval Master Plan, and these have been both positive and negative.

The community consultation suggests that sport should be retained at Weigall Oval in accordance with Council's Community Land Management Plan and improvements are desired by sports users and community members.

Master Plan Summary of Key Improvements:

- Fenced senior sized soccer pitch with lighting (portions of removal fence incorporated for managed community access)
- Senior size baseball diamond (with lighting and fencing to a portion of the field boundary to manage balls)
- Shared use junior playing field area with lighting (baseball, soccer and community use)
- New shared use club building (sporting focus with some community use, replaces existing)
- 4 multi-use outdoor courts (community use)
- New playspace (fenced to western boundary and replaces existing playspace)
- Community recreation spaces and viewing areas (seating, picnic settings)
- Pathway connections internally and to the Westside Bikeway
- Two car parking areas
- Two entry and exit points

In conclusion, the new site arrangement, although proposes the removal of the trotting track, also provides for a more efficient use of open space and overall increases the usable open space to Weigall Oval. In addition, more accessible community space has been proposed, this includes access to all sports grounds as well as shared facilities such as the multipurpose building.





3. Master Plan Vision



DRAFT | Weigall Oval Masterplan | October 2016

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4. Staging

During consultation with the Trainers Association and understanding the decreasing numbers of users of the trotting track, it was determined that a 'good compromise' is to provide the Trainers Association with a licence of up to 5 years before removing the trotting track.

The staging has therefore been guided by this 5 year lease period, and has required consideration of what can be achieved within this 5 year period and what needs to be implemented once the trotting track is removed, i.e after 5 years.

The adjacent diagrams provide recommendations of what can be achieved within a period of;

- 0-3 years (whilst trotting track is still in operation)
- 3-5 years (trotting track to be removed toward the end of this stage)
- 5-7 years (trotting track has been removed)

Future staging is indicative only, based on the current facility operations. The staging 'years' above indicate years from project construction commencement. A future process of detailed design and further consultation will require completion and approval prior to starting any development works on site.



0 - 3 yrs

Stage 1

- Permanent on street parking to northern edge of oval to facilitate current car parking need
- Demolition of existing storage sheds, 3 x tennis courts, existing carpark
- Construct new southern carpark
- Upgraded tennis court inc. new fencing
- Install new playground
- the batting cages could be maintained in the interim whilst the existing baseball playing fields are in operation



3 - 5 yrs

Stage 2

- Construct new shared clubrooms
- Demolition of trotting track, existing clubrooms
- Construct associated path network and linkages



5 - 7 yrs

Stage 3

- Demolish current sports field fencing & playground
- Construct new playing fields (senior soccer pitch, international baseball diamond and juniors shared use area) including lighting, fencing, irrigation and drainage as appropriate
- Construct northern carpark

5. Stage 1

Stage 1 of the Masterplan consists of various Community spaces to the Western side of the Oval. The following elements are connected to the existing bike trail and allowing the existing amenities to remain intact until stage 2.

- 1. Adventure Bike Trail
- 2. Chariot Hill Playspace
- 3. Dry Creek Playspace
- 4. Shelter with seating and BBQ
- 5. Junior Nature Playspace
- 6. Community Courts
- 7. Community carpark with WSUD elements
- 8. Entry Plaza
- 9. Streetverge parking



WEIGALL OVAL MASTERPLAN

6. Carpark & Entry Plaza

A paved formal entry plaza with signage, seating and landscaping offers a welcoming entrance to the park. This path connects to the carpark, community tennis courts and informal paths increasing accessibility and flow through the park to different areas.

The carpark is designed with sustainable water sensitive urban design elements with additional landscaping to create a more pleasing shady environment.



CARPARK WITH WSUD ELEMENTS



ENTRY PLAZA



7. Junior Nature Playspace

A central gathering space in the shape of the existing horse shelter contains seating, BBQ and picnic facilities. Its central location enables families to supervise both play areas. Surrounding lawn areas also provide open spaces for dog walking, running games and picnics.

The nature play space promotes imagination, challenge and exploration with a chance for children to experience the natural environment through play. The area may include:

- swings
- a slide
- sandpit
- stepping stones
- habitat recreation with non-irrigated planting beds with local plant species

The playgrounds location next to the community tennis courts enables parents to supervise younger children while older siblings may be on the courts.



NATURE PLAY SPACE



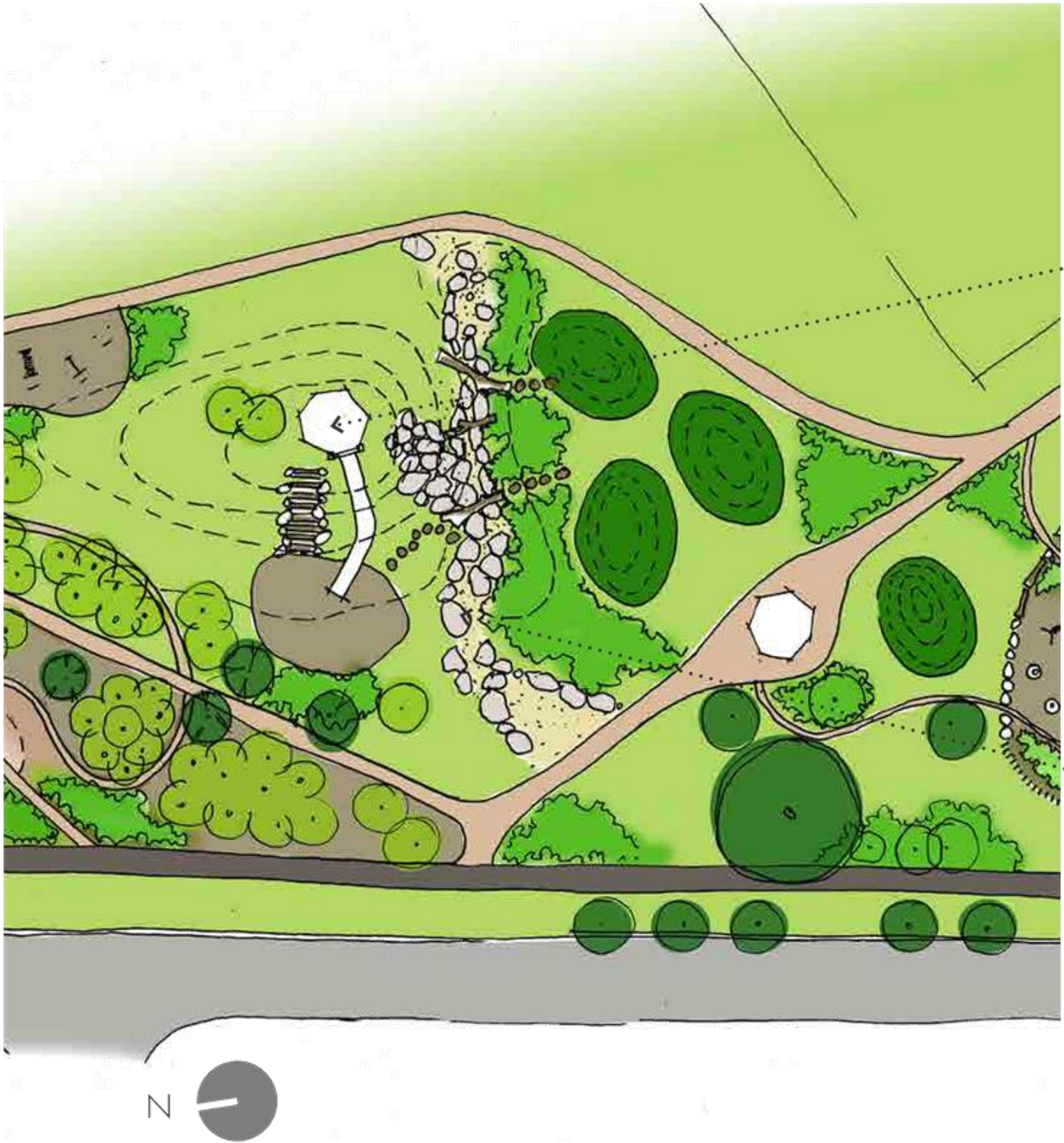
CENTRAL GATHERING AREA WITH SHELTER



8. Adventure mound and Creek trail

The existing mound gives an opportunity to provide a landmark playspace viewable from the roadway and greater park. This thematic play space is suggestive of Roman Chariots which ties to the sites trotting history.

A rocky dry creek bed gives children an natural play space to explore.



CHARIOT HILL FEATURE PLAY SPACE



DRY CREEK PLAY FEATURE



9. Bike Trail and Fitness Station

The proposal seeks to create greater connections with the existing Western Bike Trail with major and minor paths leading from it. These tracks provide entertaining challenges for younger and older riders, to extend their abilities.

A fitness station is located in close proximity allowing for passive involvement to other activities.



FITNESS STATION



BIKE ADVENTURE TRAIL



10. Planting Character

The adjacent images illustrate the diverse planting character proposed for the development and reflects the riverine design language. The species selection, although rich in biodiversity, as well as having local fauna attracting qualities, is a simple selection of low maintenance, drought tolerant yet ornamental planting.

The key species considered for this development are as follows;

STREET & OPEN SPACE TREES

- Jacaranda mimosifolia
- Koelreuteria paniculata
- Tristaniopsis laurina
- Angophora costata
- Eucalyptus leucoxydon 'Euky Dwarf'

SHRUBS

- Acacia cognata
- Westringia 'Zena'
- Euphorbia wulfenii
- Grevillea sp

GROUNDCOVERS

- Senecio 'Blue Sticks'
- Myoporum parvifolium
- Prostrate rosemary

GRASSES

- Liriope gigantea
- Dianella sp.
- Festuca glauca
- Lomandra latifolia



11. Material Character

The adjacent images illustrate the material character proposed for the development. Material selections are designed to reinforce a contemporary translation of the riverine setting of the development.

- 1. Lawn mounds
- 2. Expose aggregate concrete - 'Autumn Gold'
- 3. Timber decks
- 4. Sandstone dry stone walls to feature areas
- 5. Kanmantoo stone to feature areas
- 6. Steel edging
- 7. Steel edging
- 8. Pod seating
- 9. Pod seating
- 10. Sandstone gravels to tree surrounds and selected areas



8.5 Camden Oval - Update

Brief

This report provides Committee Members with an update in relation to the Camden Oval Masterplan.

RECOMMENDATION(S)

The Community Facilities General Committee recommends to Council that:

1. The report be noted.
2. The updated plan for the Camden Oval Complex, included as Attachment 1 to this report, be endorsed.
3. Council's Administration continue to instruct and meet with the nominated contractor and consult with the impacted lessee and licensee stakeholders in regard to progressing delivery of detailed design plans for the complex.
4. Subject to the nominated architects meeting capacity and capability requirements, a Project Advisory Group, comprising relevant Ward Councillors and Administrative staff, be established to provide input into and oversee the delivery of the detailed design plans for the Camden Oval complex.
5. The Camden Athletics Club be advised that Council supports their request for commemorative pavers to be placed within the site to recognise winners of the Camden Classic foot race.

Introduction

At its meeting of 27 September 2016 Committee Members were advised that discussions had been held with the lessee/licensee users of the complex, primarily to seek their agreement to the proposed landscape plan for the facility. That plan had been updated by Council's Administration to incorporate the user changes requested (where feasible) and was subsequently endorsed by the Committee.

Additionally, the Committee recommended to Council that funding be provided to:

- (a) the Glenlea Tennis Club to assist with replacement of the perimeter fencing to the tennis courts (\$65,000); and
- (b) the West Torrens Birkalla Soccer Club (Birkalla) to assist with the upgrade of the senior soccer pitch to a synthetic surface (\$500,000).

The funding for these initiatives is to be (partially) accessed from savings that will result from the decision not to proceed (at this time) with an additional footbridge over the Sturt Creek, which bisects the Camden Oval site. The balance is to be recognised in a future budget variation.

The Committee did not support the Football Federation South Australia's (FFSA) request, and Council Administration's suggestion, that the FFSA be the party responsible for project-managing the pitch upgrade, instead preferring that the project be managed internally by Council.

The Committee also recommended to Council that the architects who had been engaged to provide the initial concept plans for the building works at the complex be offered an opportunity to quote for the provision of detailed design plans for all complex upgrade works north of the open drain (subject to meeting capacity and capability requirements).

The Council endorsed the Committee's recommendations at its meeting of 4 October 2016.

Discussion

Since the previous meeting, Council's Administration has held a further meeting with both West Torrens Birkalla and PHOS to confirm details relating to the plan provided to this Committee at its meeting of 27 September. These meetings have resulted in some further minor variations to the plan considered by the Committee at the previous meeting, principally:

- (a) removal of the futsal space (previously shown at the southern end of the soccer facilities adjacent to and on the western side of the junior pitch;
- (b) relocation/reorientation of the Birkalla storage shed (with possible inclusion of this in or adjacent to the extended clubroom building); and
- (c) provision of an additional warm-up area for football (ostensibly on the site of the previous futsal court).

The current and previous versions of the plan are attached for Members' information **(Attachments 1 and 2)**.

The Administration has also held preliminary discussions with Birkalla in regard to the manner in which the works to upgrade the synthetic pitch could be delivered. Although the Council has indicated its clear preference that FFSA not project-manage these works, there are advantages nevertheless in having FFSA engaged in some capacity (e.g. as a consultant) to assist with project delivery. The FFSA (in conjunction with its parent body, Football Federation Australia) has experience in the specification of subsurface preparation of sites and installation of synthetic pitches and, given the quantum of expenditure, its participation throughout the process and ability to utilise its intellectual property is seen as valuable.

Council's Administration has also met further with consultants involved in developing the Landscape Masterplan for the complex and requested that they prepare and provide a project brief document. This document has been used to clarify the extent and scope of the project works that are required to be undertaken (and thus assist in the provision of an updated quote from the architectural firm which was engaged to develop the initial concept plans for the buildings). A meeting with the architects has occurred and it is hoped that Council's Administration may be in a position to provide an update or further information in regard to this matter at the meeting.

Providing that the nominated architects are able to demonstrate that they have the capacity and capability to undertake the works it is suggested that a Project Advisory Group, comprising the Ward Councillors and relevant Administrative staff, be established to oversee the delivery of the detailed design plans. This group would have a similar function to that which is currently overseeing delivery of detailed design plans for the Lockleys Oval and Apex Park complexes. The lessee/licensee stakeholders will be consulted throughout the detailed design process to ensure that their wishes and desires are taken into account and accommodated where possible.

The Camden Athletics Club has also sought an indication as to whether the Council may look favourably upon a request to install commemorative pavers to recognise the winners of the Camden Classic as part of the upgrade of the complex. This request mirrors arrangements that exist for the Bay Sheffield which is held every year at Colley Reserve, Glenelg. The Open Bay Sheffield winner has their name inscribed on a paver that is placed near the rotunda at Glenelg.

Conclusion

The Administration has continued to progress the Camden Oval project. It is envisaged that a Project Advisory Group will be established in the near future to oversight delivery of detailed design plans for the complex.

Attachments

1. **Updated Camden Park Oval Master Plan** [!\[\]\(4c660a3c4ce1da3313488b7854f55083_img.jpg\)](#)
2. **Previous Camden Park Oval Master Plan** [!\[\]\(f01c435bb39e3068a9b4895c9a993158_img.jpg\)](#)





9 OUTSTANDING REPORTS / ACTIONS

Nil

10 CONFIDENTIAL

Nil

11 OTHER BUSINESS

Nil

12 NEXT MEETING

28 MARCH 2017, 6.00PM IN THE MAYOR'S RECEPTION ROOM.

13 MEETING CLOSE