

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, J Woodward, G Nitschke, G Demetriou, S Tsiaparis

of the

CITY OF WEST TORRENS

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

on

**TUESDAY, 23 MAY 2017
at 6.00pm**

**Bill Ross
Chief Executive Officer (Acting)**

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 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**

That the Minutes of the meeting of the Community Facilities General Committee held on 28 March 2017 be confirmed as a true and correct record.

6 COMMUNICATION BY THE CHAIRPERSON**7 PRESENTATIONS**

Nil

8 REPORTS OF THE CHIEF EXECUTIVE OFFICER

8.1 Lockleys Oval, Apex Park and Mellor Park Update

Brief

This report provides an update on the redevelopment of the Lockleys Oval, Apex Park and Mellor Park projects.

RECOMMENDATION

The Committee recommends to Council that the report be noted.

Introduction

This report provides a update to Members' on the status of the Lockleys Oval, Apex Park and Mellor Park projects as well as a recount and clarification of a number of relevant matters relating to these projects.

Background

The redevelopment of Lockleys Oval is being undertaken in association with redevelopments of Apex Park and Mellor Park, due to interdependencies between these three projects (e.g. the need to relocate the riding club and guide groups from Lockleys Oval to Apex Park to free up necessary space for redevelopment of the tennis facilities at Lockleys and the need to relocate the tennis club to Lockleys Oval prior to works at Mellor Park occurring), and is inextricably linked to redevelopment of those other two sites.

The Administration has continually and consistently reported to this Committee and to the stakeholder lessee/licensee groups impacted by these redevelopments that due to these interrelationships between the projects, works at Apex Park must be a pre-cursor to any upgrade of the Lockleys Oval complex and works at Lockleys Oval must be a precursor to works occurring at Mellor Park. Further, the upgrade of Apex Park has two distinct components to it, namely the clubroom and associated facility upgrade and also the upgrade of the detention basin to the wetland.

As is evident by the information contained within the Apex Park upgrade reports that have been provided to this Committee, substantial work has been undertaken to the point that it is anticipated that the non-wetland works will be able to be tendered within the next month.

Given the status of the Apex Park component of the project, greater attention will now be able to be devoted to the Lockleys Oval component.

There have nevertheless also been other matters that have had an impact on the project.

Members' will be aware that Council had an opportunity to seek grant funding from the Federal Government under the National Stronger Regions Fund program. The Administration lodged applications in respect of Stages 1, 2 and 3 for the Lockleys/Apex/Mellor projects. Whilst advised that Council's applications had been unsuccessful for the 1st and 2nd funding rounds, advice was received that project funding of some \$3.25M would be provided by the Federal Government should it be re-elected.

At or about this time a public announcement occurred and representatives from the Clubs were invited to participate in a photo shoot at Lockleys Oval with representatives from the Turnbull Federal Liberal Government.

Following the re-election of the Federal Liberal Government, the Administration wrote to the Government seeking confirmation of this pre-election pledge. The Administration was advised that the funding would now be delivered under a different program (the Community Development Grants programme) and that clarification and additional information (a Social Benefits Analysis) would need to be submitted prior to confirmation of funding.

Although Council has allocated funding for these associated projects, it would clearly be irresponsible/remiss of it to proceed on this basis when it has the opportunity of receiving significant grant funding (of up to \$3.25M) to assist with project delivery. Should Council commence the project and/or enter into financial commitments without the funding agreement in place it is possible that the grant funding may be jeopardised. Please also note that at this time the Administration is unable to further clarify the funding arrangements associated with these projects due to confidentiality restrictions.

At its last meeting, the Committee was advised that Council had engaged consultants Deloitte Access Economics to undertake the Social Benefits Analysis study on Council's behalf and that the study had been submitted to the relevant Government department in early-mid December 2016. Members' should also note that participation was sought from (and provided by) lessee/licensee representatives of the impacted groups as part of the Social Benefit Analysis process and at that time the group representatives were further updated in regard to project timelines etc.

Members' were also advised that the Administration had appointed independent consultant JAC Comrie Pty Ltd to undertake the necessary Prudential Report (as the expected capital cost of the project over the ensuing five years is likely to exceed \$4m) and that the report had been finalised.

Discussion

As indicated within the relevant report, the Prudential Report has been made available at Council's Civic Centre for public inspection since the Council meeting of 4 April 2017. To this time there have been no comments or responses received from the public in relation to this document.

The Administration has continued to meet with the consultants in regard to the Lockleys Oval and, following discussions with the Mellor Park Tennis Club, has confirmed the project site boundaries. Given the current status of Apex Park a greater emphasis and focus will now be accorded to the development of detailed design plans for Lockleys Oval.

Anticipated High Level Project Timelines

The current program, subject to Federal funding being confirmed in the near future*, for the Apex Park, Lockleys Oval and Mellor Park redevelopments is as follows:

Apex Park

- Tender works - mid 2017
- Commence construction - end 2017
- Complete works - end 2018

Lockleys Oval

- Finalisation of detailed design plans and discussion of proposed interim arrangements with clubs to facilitate construction of facility - mid-late 2017
- Tender works - late 2017
- Commence construction - early 2018
- Complete works - early 2019

Mellor Park

- Commence - early 2019
- Completion - mid-late 2019

The above timelines are consistent with information that has been provided to the Federal Government.

**The program may change depending on the timing of receipt of any funding agreement(s).*

Conclusion

Whilst the Lockleys Oval project has continued to progress, of necessity it has had to be subservient to the progress of the Apex Park project. As Apex Park works are likely to be tendered in the near future, a greater focus may now be accorded to the Lockleys Oval site, development of detailed design plans for the Lockleys complex and discussions with stakeholder lessees/licensees at Lockleys Oval to determine and finalise interim arrangements whilst construction occurs.

Attachments

Nil

8.2 Camden Oval Update

Brief

This report provides an update on the current status of the Camden Oval project.

RECOMMENDATION

The Committee recommends to Council that the report be noted.

Introduction

At the Community Facilities Committee (the Committee) meeting held on 28 March 2017, the Committee was advised that:

- ADS Architects had been engaged to undertake the detailed design and construction drawings for the clubroom buildings and JPE to finalise the detailed design/for construction drawings for the green space/landscape works;
- The Administration had undertaken a site visit to the FFSA facility at Regency Park and the redeveloped Rosewater Football Club building;
- The Administration had held preliminary meetings with representatives from the West Torrens Birkalla Soccer Club and PHOS & Camden Sports and Social Club advising of the appointment of consultants and the project modus operandi;
- The Administration favoured retention of the existing change room, closest to the Anzac Highway entry point, and conversion of this to provide storage facilities and space for the lessee/licensee complex users as this reduces the requirement for storage within the new building; and
- All existing lessee/licensee users had been advised that they may need to seek alternate space during the anticipated period of works.

Discussion

Since the Committee's meeting held on 28 March 2017, the Administration has met with the architects on a number of occasions to progress design of the two clubroom buildings. Information has also been provided to, and sought from, the soccer and football clubs to enable progression of building design by the architects. A number of preliminary concepts have been presented and discussed. The concept plans are progressing and it is anticipated that plans will be provided to the next meeting of this Committee for endorsement, prior to being provided to the clubs for comment.

For the benefit of Members' it is proposed that:

- a new clubroom building be constructed for the use of football, and to a lesser degree, cricket and athletics users (who only seek access to the clubroom to use change room facilities) on/near the western centre wing of the oval; and
- the "Birkalla" clubroom building be extended to provide 4 new change rooms at the southern end of the existing building and other desired refurbishment within the existing building occur.

In addition to the above, the existing senior soccer pitch is to be upgraded to a synthetic surface with funding assistance provided by the FFSA.

The Administration is aware that the users have held preliminary discussions with other parties in an endeavour to source alternate facilities during the construction period. From the feedback provided to the Administration, by and large these initial discussions would appear to be encouraging.

Conclusion

Works on the Camden Oval project are continuing to progress. It is anticipated that concept plans will be provided to the Committee at its next meeting for endorsement.

Given that the Camden Oval facility may be unavailable during construction works, the clubs have held preliminary discussions with peak and other bodies in an endeavour to source alternate facilities.

Attachments

Nil

8.3 Weigall Oval Update

Brief

This report provides an update on the current status of the Weigall Oval Masterplan.

RECOMMENDATION

The Committee recommends to Council that the report be noted.

Introduction

At the Community Facilities Committee (the Committee) meeting held on 28 March 2017, the Committee was advised that:

- Development of the plans for the nominated Stage 1 (landscape/playground) works at Weigall Oval have continued to progress;
- An updated project cost estimate had been obtained, and given the increase notified, an additional sum (of \$1.5m) would be proposed in the 17/18 budget;
- The Administration had lodged an application for grant funding under the State and Local Government Infrastructure Grant program;
- The Administration proposed to provide an update to local residents in regard to the project status and to also place a signboard(s); and
- A new licence (of up to 2 years) is to be provided to the Weigall Oval Trainers' Association.

Discussion

Since the Committee's meeting held on 28 March 2017, the Administration and its consultants have continued to progress the development of detailed design and construction drawings for the western side of the complex (i.e. the Stage 1 works). It is anticipated that these will be completed within the next month and, once received, the Stage 1 elements of the project may proceed to tender.

There are a number of other matters that are worthy of comment and these are reported below.

At the recommendation of Cr Farnden, the Administration visited the recently constructed playground within the City of Marion. It is noted that many of the elements contained within the Marion playground have been considered for the new nature play playground proposed for the western side of Weigall Oval.

Council has been notified that its application for grant funding under the State and Local Government Infrastructure Grant program was successful. A public announcement was made at the Weigall Oval complex on the night of 5 April 2017 which was attended by the Hon. Stephanie Key MP, Ms Jayne Stimson (the endorsed Labor candidate for the new seat of Badcoe), Mayor John Trainer and representatives from both the soccer and baseball clubs. Provision of this funding will deliver a Government contribution of \$1.2. (contingent upon a Council contribution of \$4.8m) to enable the upgrade of the Weigall Oval to proceed to completion. Should it desire, Council will need to make a commitment to allocating these funds to the project once it receives confirmation of the funding and formal agreements from the funding body. Please note that (as previously advised) under the terms of the grant construction works must be commenced by no later than 31 December 2017.

Council representatives attended a meeting as requested by the Adelaide Cobras Soccer Club (the Cobras) on 5 May 2017, which was also attended by representatives from the Adelaide Angels Baseball Club and Ms Jayne Stimson (Please note that the Administration had no prior indication of Ms Stimson's attendance at this meeting and limited knowledge of the matters which the club(s) wished to discuss). The meeting was called by the Cobras to seek clarification on a number of matters regarding the Weigall Oval project and to also advise the Administration that the Cobras had approached the Football Federation of South Australia in regard to possible grant funding/assistance to provide a synthetic pitch at the facility.

At this time, the provision of project commencement advice to nearby residents has not occurred as the Administration is awaiting the receipt of pictorial information from the consultants. Once this has been received residents living on the perimeter of the complex will be letterboxed and informative signage will be placed on the western frontage of the site.

The new licence for the Weigall Oval Trainers' Association has been provided to the Trainers' for execution.

Conclusion

The Weigall Oval project continues to progress and it is anticipated that the nominated Stage 1 works will shortly be tendered. Council has now received advice that its application for grant funding under the State and Local Government Infrastructure Grant program was successful. However, it is yet to receive formal confirmation of this and formal agreements from the funding body.

Attachments

Nil

8.4 Thebarton Theatre - Request for Masterplan

Brief

Weslo Holdings Pty Ltd, the lessees and operators of the Thebarton Theatre (the Theatre), have written to Council requesting that a Masterplan be developed for the Theatre.

RECOMMENDATION

The Committee recommends to Council that:

1. It proceed with the development of a conceptual Masterplan study for the Thebarton Theatre and that necessary funding to enable this study to be undertaken as part of future Budget deliberations; and
2. The Administration liaise with Weslo Holdings Pty Ltd to ensure that the 90th Anniversary of the Theatre opening is appropriately acknowledged and celebrated.

Introduction

Correspondence has been received from Weslo Holdings Pty Ltd (Weslo) the operators of the Thebarton Theatre seeking Council endorsement and support for the development of a Masterplan and for the engagement of a consultant engineer to provide advice relating to the implementation of the Masterplan (**Attachment 1**). The Administration's response to this letter is also attached (**Attachment 2**).

This correspondence has been provided following an initial exploratory/preliminary meeting attended by representatives from Weslo and Council in early April 2017.

Discussion

As is evident from the correspondence received, the impetus for Weslo seeking the commissioning of the Masterplan revolves around the upcoming 90th Anniversary of the Theatre's opening on 11 June 2018. Weslo is keen to present a completed Masterplan to the public at this time and then for it and Council to collaboratively and subsequently work toward implementation of the Masterplan in time for the Theatre's centenary in June 2028. Weslo has indicated that it believes Federal and State funding may be able to be accessed to assist with the implementation of the Masterplan following its completion.

As is further indicated within the correspondence from Weslo, it:

- recognises and acknowledge that the heritage status of the Thebarton Theatre may "complicate" the process of building upgrade; but
- is however heartened by the sympathetic upgrade of the heritage listed Empire Theatre in Toowoomba (undertaken in the late 1990s)

The Empire Theatre upgrade is worthy of some brief comment. Following a period sitting idle (and in a state of decay) a decision was taken by the local Council to upgrade and refurbish the Theatre. The Theatre reopened on 28 June 1997. A video produced by Arts Queensland which provides information regarding the Theatre upgrade and process can be viewed by accessing the following webpage and clicking on the video link - <http://www.empiretheatre.com.au/about-us/about-us/history/>. This webpage also contains information regarding the upgrade project and the Theatre's history.

There is no doubt that the Thebarton Theatre is an iconic and important building/facility within the City of West Torrens. Council's recognition of this fact is evident in the significant financial contribution it is currently making to upgrade fire systems and fire safety within the Theatre building and adjacent former Thebarton Council Chambers. On this basis it would appear that the request made by Weslo should receive favourable consideration.

Whilst Weslo has also provided a list of matters that they wish to be considered as part of the development of the Masterplan (**Attachment 3**), at this time this report only seeks the Committee's support of Weslo's request for provision of funding to undertake a conceptual Masterplan study. An initial enquiry has been made with consultants that have previously provided both heritage and engineering advice to Council in relation to the Theatre, to gain an appreciation of anticipated scope, costing and estimated time to undertake the study. The advice which has been received to date indicates that the study would take approximately 6 months to complete, and depending on the complexity of the study (the complexity reflects the anticipated number of hours allocated to the project) would cost between \$82,500 and \$137,500. At the upper end of this range there would be a significant component spent on design and presentation. The proposed fee allows for advice to be sought from a number of independent consultants including architects, structural, civil, traffic, electrical and services engineers, planners, quantity surveyors and wayfinding/graphics consultants and envisages a project of similar scope to that of the Empire Theatre upgrade.

Conclusion

The Thebarton Theatre will celebrate the 90th anniversary of its opening on 11 June 2018. The current lessees and operators of the Thebarton Theatre, Weslo Holdings Pty Ltd, have written to Council seeking a funding commitment from Council to allow a conceptual Masterplan to be developed for the Theatre prior to this anniversary date. It is anticipated that the Masterplan document could then be utilised to seek/source Federal and/or State Government funding to allow for implementation of the Masterplan.

Attachments

1. **Weslo - Request for Masterplan**
2. **Response letter to Weslo Holdings**
3. **Weslo Proposed/Desired Theatre Upgrades**



WESLO HOLDINGS PTY LTD

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www.thebartontheatre.com.au

7 April 2017

Hon. John Trainer OAM
Mayor, City of West Torrens
165 Sir Donald Bradman Drive
Hilton SA 5033

Dear John

REVITALISATION OF THE THEBARTON THEATRE

We thank you and Angelo Catinari for allowing us to introduce and discuss our ideas for the revitalisation of Thebarton Theatre at Tuesday's meeting. Our catalyst for this timely approach is twofold. Firstly, the Theatre will be celebrating its 90th year anniversary on 11 June 2018 which provides a goal of developing a masterplan and its achievable implementation in readiness for its Centenary Year in 2028. The other is our mutually successful working relationship with your Council and Staff which has enabled the iconic status and sustainability of Thebarton Theatre.

Council is currently undertaking the important and expensive task of fire safety installation. Council's financial investment should be recognised and supported by State and Federal funds and there is a current opportunity to seek such support. Weslo Holdings P/L too is keen to consider a significant financial contribution to revitalising Thebarton Theatre and as such has engaged external support to develop a long term Strategic Artistic Plan, supported by a Project Plan for seeking external funding.

We have attached our Revitalisation of Thebarton Theatre initial priorities list and recognise the critical importance of working together with Council to ensure both our organisations' objectives are met.

The age of Thebarton Theatre building and its heritage status provides challenges for redevelopment. We are heartened by the successful revitalisation of the similar Empire Theatre in Toowoomba and we envisage being able to achieve as good an outcome for Thebarton Theatre.

We respectfully request Council's consideration of two suggested actions ie.

1. Funding of an appropriately qualified architect to work with both Council and Weslo Holdings P/L to develop a conceptual masterplan for Thebarton Theatre (including a cost estimate but excluding detailed design and documentation). The masterplan and cost estimate would be used to seek external funding, which once achieved would lead to detailed design & documentation and implementation.
2. Engage a consultant engineer to review services such as availability of power supply and structural capability to undertake development to enable revitalisation works, particularly air conditioning.

We look forward to the outcome of Council's consideration of our request and look forward to continuing our mutually successful relationship.

Yours sincerely

Bob Lott
Director



26 April 2017

Mr Bob Lott
Director
Weslo Holdings Pty Ltd
112 Henley Beach Road
TORRENSVILLE SA 5031

Dear Bob,

RE: Revitalisation of the Thebarton Theatre

I write to acknowledge your letter dated 7 April 2017 and note the upcoming 90th anniversary of the Theatre, your actions to date in seeking external funding to facilitate revitalisation of the Thebarton Theatre and your desire for the timely development of a Masterplan (which may permit implementation of initiatives suggested within it in time for the Theatre's centenary in 2028).

I wish to advise that I have instructed Council staff to prepare a report for Council's consideration, and, in particular, to seek Council opinion in regard to the two requests which have been raised within your letter, i.e.

- The request for support to fund the development of a conceptual masterplan for the Theatre; and
- The request to engage a consultant engineer to undertake necessary reviews of the services and building structure.

At this time I anticipate that the report would be considered by the relevant Committee of Council and/or the Council in late May or early June this year. I will advise of the actual meeting date once this is confirmed and will subsequently advise of the meeting outcome once this has occurred.

Should you have any further questions or queries, please contact me on (08) 8416 6248 or acatinari@wtcc.sa.gov.au.

Yours sincerely

Angelo Catinari
General Manager Urban Services

CC: Mayor John Trainer

ADDENDUM to Revitalisation of Thebarton Theatre

Lists below have not been prioritised as a final decision
Overall outcome and goal is to provide greater patron comfort and safety, a better workplace for staff and clients, to restore the heritage aspects of the building and to support the council's vision to bring the Theatre to the highest level of compliance possible. The benefits of this to council and the state are to increase awareness of the venue and make it more competitive.
This can be done by way of adding to and developing the existing building to increase the foyer space to offer easier egress of patrons, To provide air conditioning for improved comfort and to add solar panels to the building to improve the efficiency and sustainability of the building on a whole. The way to do this may be to build an extension to the building on the eastern side along South Rd, increase the electricity capacity into the building and replace or upgrade the Pad Transformer, improve and where required replace the plumbing and refurbish and restore the original features of the building.
Solar panels
Air Conditioning in both auditorium, foyers and dressing rooms
Workplace and emergency compliance matters
Repair plasterwork and paint in auditorium and foyer on ceiling, walls and balconies and stage columns
Replace western foyer bar structure
Ceiling repairs - Re-install ceiling lights
Purchase chairs
Replace Auditorium floor
Replace Foyer Carpets
Clean-up raised seat section at rear of downstairs
Upgrade backstage kitchen facilities
Upgrade Toilets/shower and adjacent dressing rooms facilities backstage on OP
Install Star's toilet and shower in old office/storeroom
Improvement of load-in and load-out facilities (166 cottage demolition)
Upgrade external signage
Pad transformer mains power supply capacity increase
Dress Circle seating
Stalls seating
Repair grey blue tiles at front of building exterior
House lights - Globe lights
Stage surface upgrade
Backstage walls repair and surface
Ramp upgrade
Cherry picker /ladder for cleaning
Balcony floors repaired and painted
Balcony boxes padding repaired
Balcony seats upgraded
Bar upgrade - floor and wet zone
Bar - New mats
Bar - Fans in ceiling
Bar - lights in ceiling
Back of bar upgrade
Behind candy bar upgrade
Disable seating access upgrade
External awning or protection
Lighting for outside area including perimeter security lighting
Strip lighting on floors upstairs
Seating and masking in venue for Rows XX YY ZZ
Perimeter fencing at the rear of the building
Building upgrades to hall for corporate functions etc.
Risk Assessment of the building and it's provision for staff
Window frames at front of building

8.5 Kings Reserve - Draft Precinct Masterplan

Brief

This report provides the new draft Precinct Masterplan (the Plan) for the development of the Kings Reserve, Torrensville, and seeks endorsement of this Plan for community consultation.

RECOMMENDATION(S)

The Committee recommends to Council that:

1. The draft Precinct Masterplan for Kings Reserve, Torrensville be endorsed.
2. Authorisation be provided to the Administration to develop a consultation plan and undertake consultation with the current lease / licensee stakeholders and the community.
3. A further report provided to a future date of the Community Facilities Committee meeting following consultation with the current lease / licensee stakeholders and the community.

Introduction

This report provides information on the development of a new draft Precinct Masterplan (the Plan) for Kings Reserve, Torrensville, and seeks endorsement of this Plan for community consultation.

Discussion

The Administration together with design consultants, TCL (Taylor Cullity Lethlean) have developed a draft Plan for the precinct at Kings Reserve, Torrensville. The draft Plan is attached for Members' information (**Attachment 1**).

Kings Reserve (the Reserve) is one of the City's premier multi use open spaces. The Reserve is used for winter sport, active and passive recreation, comprising of the following:

- Large areas of irrigated open space for sport and recreation;
- Large timber 'fort' playground surrounded by landscaped turf and trees for natural shade and play; skate and bike bowl for older children;
- Thebarton Oval complex, home of the South Australian Amateur Football League (SAAFL);
- Torrensville Bowling Club;
- Shaded playground area, with multi-use courts;
- Multiple toilets supporting extended visitation; and
- Thebarton Hub Community Centre.

The draft Plan recognises the existing qualities of the reserve, including the existing mature vegetation and aspects of the cultural and heritage value. The draft Plan also seeks to rationalise and consolidate existing facilities, while upgrading the well-used facilities and provide new appropriate facilities for the Reserve.

The Administration is seeking the Committee's endorsement of the draft Plan and to proceed to consultation with the current lease / licensee stakeholders and the community. It is envisaged that the community consultation will commence in the period from July / August 2017 and that a further report would be brought back to this Committee following the consultation before the end of 2017.

Conclusion

This report provides information on a new draft Precinct Masterplan for Kings Reserve, Torrensville, and seeks endorsement of this Plan for community consultation

Attachments

1. **Draft Kings Reserve, Torrensville Masterplan**

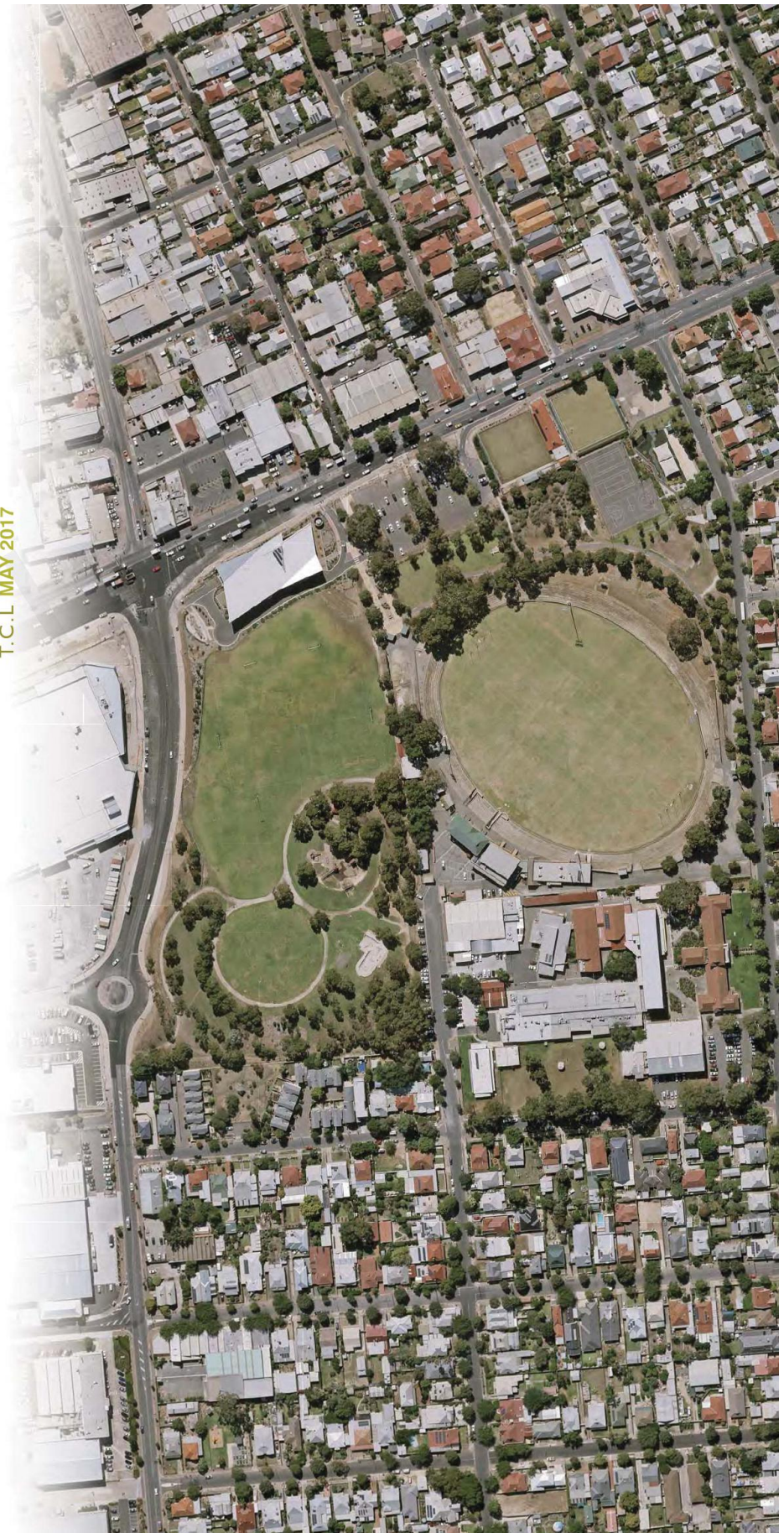
DRAFT



KINGS RESERVE

Masterplan Report

T.C.L MAY 2017



KINGS RESERVE

Masterplan Report

T.C.L MAY 2017

Document No.	Issue	Comment	Date	Author	Checked
A1504_MP	P4	Draft Issue	15.12.2016	SK	DS
A1504_MP	P5	Draft Issue	17.03.2017	PJA	SK
A1504_MP	P6	Final Draft Issue	15.05.2017	SK	DS

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Acknowledgements

The City of West Torrens commissioned Taylor Cullity Lethlean to develop the masterplan for Kings Reserve, Torrensville.

Many people have contributed to the masterplan, sharing their valuable thoughts and ideas. The project team gratefully acknowledges all contributions.

The Project Team was comprised of the following individuals:

City of West Torrens

Rick Johnston
Dean Otanelli

Taylor Cullity Lethlean

Damian Schultz
Sokchay Ke
Alex Lock
Daniel Hidvegi

INTRODUCTION

The Kings Reserve Masterplan presents a long term overarching vision for Kings Reserve as a precinct.

Kings Reserve is one of the City's premier multi use open space. It is used for winter sport and active and passive recreation, comprising:

- » Large areas of irrigated open space for sport and recreation;
- » Large timber 'fort' playground surrounded by landscaped turf and trees for natural shade and play;
- » Skate and bike bowl for older children;
- » Thebarton Oval complex, home of the South Australian Amateur Football League;
- » Torrensville Bowling Club (formerly Hindmarsh Bowling Club);
- » A minor shaded playground;
- » Multiple toilets supporting extended visitation; and
- » Thebarton Hub Community Centre.

The Masterplan recognises the Kings Reserve site as a contiguous part of the larger precinct and seeks to provide a sustainable, high-value, high-quality public reserve, which reflects community expectations and Council's designation of the main project site as part of a precinct-scale reserve.

The Masterplan recognises the existing qualities of the reserve, including the majestic stands of mature vegetation and the aspects of cultural and heritage value. The Masterplan also seeks to rationalise and consolidate existing facilities, while upgrading well-used facilities and providing new appropriate facilities based on the City of West Torrens **Open Space and Public Places Plan**.

It is noteworthy that the implementation of Masterplan elements outside the scope of the project site will be subject to funding by the City of West Torrens in the future.

The following future proofings have addressed in this masterplan proposal:

- » Changing needs of the community;
- » Aging recreation facilities;
- » Changing use of public spaces; and
- » Future accessibility along project site boundaries.

This document presents a collated set of material prepared by the design team during the masterplanning phase of the Kings Reserve Masterplan project, for the following purposes:

- » to facilitate discussions at workshops with key stakeholders within the City of West Torrens;
- » to communicate the masterplan concepts for community consultation

1.0 Consultation Process

1.1 Community and Council Consultation:

In consideration of Kings Reserve's potential as a local and regional destination for family recreation, the economic development occurring in the area, the adjacent education and recreation facilities, the lack of alternative open space and the strategic driver to create a play based destination to attract visitation across the region, a program of targeted community consultation was undertaken.

In partnership with OPAL (Obesity Prevention and Lifestyle), Council:

- » Visited the Torrensville Kindergarten and Childcare Centre to develop a list of play elements the children would like to see in their favourite park, and where these elements might be located at Kings Reserve;
- » Consulted with parents, children, and users of Kings Reserve as part of a community event, to further refine and develop priorities for play based on the outcomes from the kindergarten consultation session.

In all over 150 opinions were provided on what might constitute a 'regional natural playground' or 'regional playspace destination' as defined by the Open Space and Public Places Plan, in all cases the feedback from children contributed to an overall desire for a 'sense of adventure':

Fixed Elements/structures

Children desired scope to be active in and around active structures, alone or with friends to Run, Jump, Balance, and Swing.

They also sought the integration of less common play features and topography variations such as Hills, Tunnels, Sand, and Sculpture/ambiguous structure.

Movement

In addition to the fixed elements we received two recurring requests 1) Very long flying fox, and 2) Very large slide. In both cases children wanted to experience extended flight/movement.

Landscape

For parents and children what's old is new again as all were absorbed in the exploration and potential use of moveable landscape parts:

Loose bark trees for insect searching;
Discarded branches for building;
Extended pathway(s) to follow, in and around play areas;
Tall grass for running through; and
Impromptu hide and seek after discovering a 'maze' of native pines.

Other

It was clear from observation and additional feedback that places need to be provided to cater for 'youth' utilising the space purposely or as a part of accessing nearby facilities, and to consider rest stations for older visitors attending the park on their own or most often accompanying grandchildren.

Key Stakeholders

- » SAAFL (South Australia Amateur Footy League)
- » Macmillan Hawks Amateur Soccer Club
- » Affiliated sporting organisations
- » Thebarton Senior College
- » Thebarton Primary School
- » Torrensville Child and Family Centre
- » DPTI (Department of Planning, Transport and Infrastructure)
- » Thebarton Aquatic Centre
- » Torrensville Bowling Club
- » OMB shelter (Magicians Clubrooms)
- » City Of West Torrens

2.0 Site Appreciation

The following provides a summary of the outcomes of key explorations undertaken to assess Kings Reserve in relation to the following: the site context, access and circulation, views and surveillance, existing vegetation, culture and heritage, and existing assets.

2.1 Context

The scale and location of the reserve offers scope to capitalise on broader developments occurring across Thebarton and Torrensville:

- » The Thebarton Technical Hub Master Plan

Landscape based precinct character plan to brand and activate the cluster of advanced technology businesses within Thebarton. This includes the:

- » Creation of cycle and walking friendly connectivity from the newly constructed Holland Street Bridge through to the Thebarton Community Hub; and
- » Potential for introduced accommodation associated with the university campus.
- » Brickworks Market redevelopment

In addition the location is complimented by surrounding recreation and education facilities that offer the potential to extend visitation and activate the reserve at various times of the week:

- » Thebarton Aquatic Centre;
- » Thebarton Senior College;
- » Torrensville Childcare and Kindergarten; and
- » Torrensville Primary School.



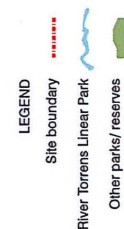
2.2 Provision for Open Space

Torrensvilla is listed within the City's open Space and Public Places Plan as having just over 16 hectares of open space, equal to an above average per population measure of 4.2 hectares per 1,000 people.

Though well provided for, the distribution of open space is concentrated in two locations:

- » Torrens River Linear Park; and
- » Kings Reserve.

Kings Reserve will therefore be required to meet diverse needs of community and visitors within its catchment area.



2.3 Catchment

The catchment for Kings Reserve is potentially the entire City of West Torrens and beyond. It has the scale and mix of facilities to attract and support visitation from across greater Adelaide for organised sport, recreation and/or community events. At the same time the reserve performs a more localised function for neighbouring residents, businesses and schools.

While distance criteria is often used to determine accessibility and define catchments of open space, physical barriers and landmarks can be more relevant to communities within inner rim built environments; either increasing or decreasing minimum access criteria.

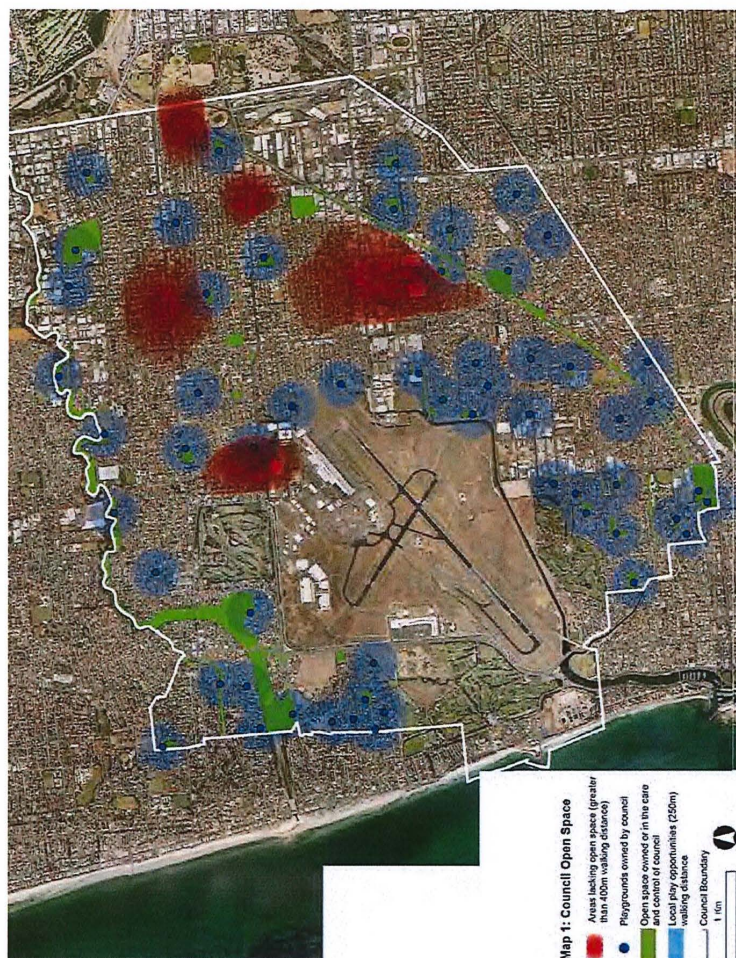
Torrensville is divided by thoroughfares calmed by traffic devices, the catchment defined for the purposes of this context is bounded by Henley Beach Road, South Road and Holbrooks Road. It is a relatively large catchment due to the lack of alternate reserves within the entire suburb of Torrensville.

Demographics

The demographics for Torrensville and Thebarton indicate a prominent young to mature family band with:

- » More young children when compared to the rest of the City; and
- » More young adults, home builders and mature workers than greater Adelaide.

Overall the City of West Torrens has a significant proportion of aged community members when compared to greater Adelaide.



Map 1: Council Open Space, taken from City of West Torrens Open Space and Public Places Plan

2.4 Open Space and Public Places Plan

The City of West Torrens adopted an Open Space and Public Places Plan September 2013 to provide direction for the development of recreation spaces across the City. With regard to Kings Reserve the plan supports:

Objective 1: Healthy spaces and place

Action 1.1.2
Undertake feasibility and master planning for a regional natural playground facility at Kings Reserve.

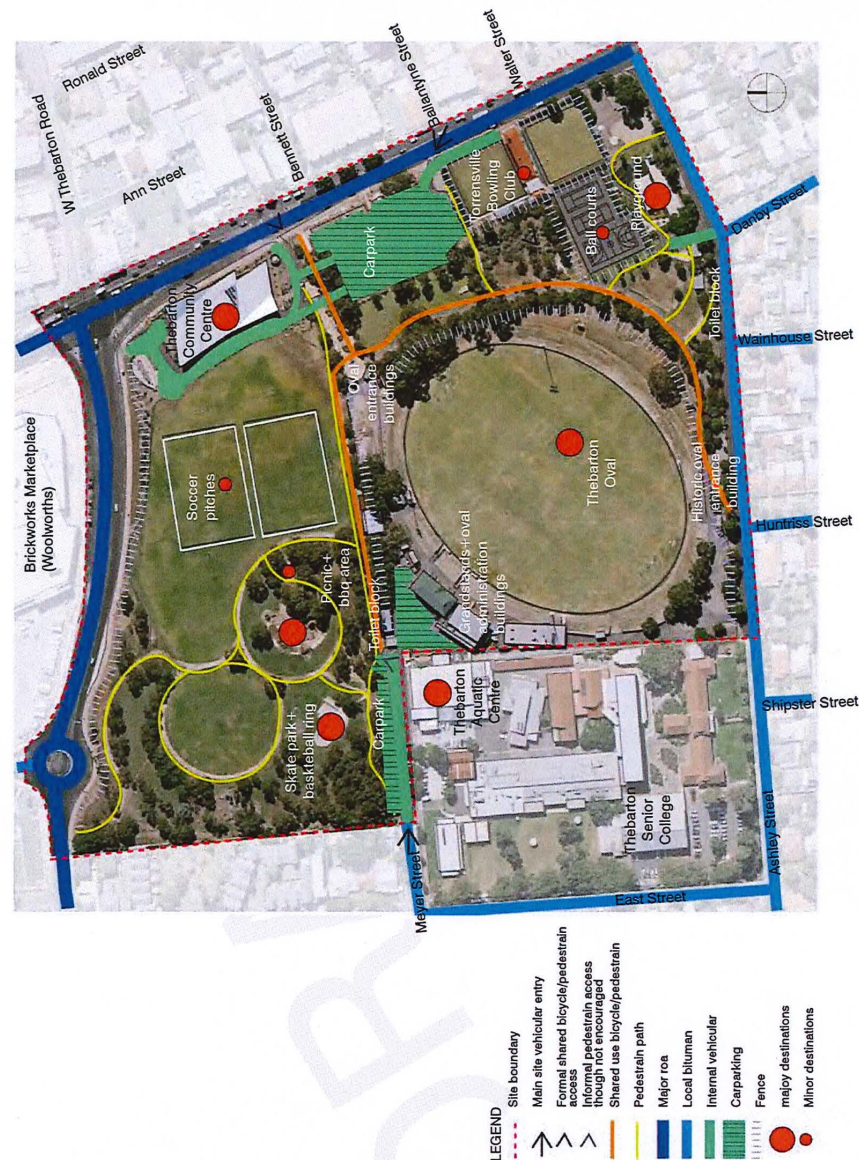
Action 1.2.1
Establish high quality sportsgrounds that build on Council's approach to district level community hubs.

Action 1.4.1
Prepare detailed concept designs for reserves located close to growth corridors and could accommodate additional facilities and landscape treatments such as playgrounds, improved pathways, picnic settings, playing fields, fitness equipment, shelters for shade, public/community art, walking/cycling/running trails and landscape amenity.

Action 1.5.4
Develop regional playspace destinations as part of Kings Reserve upgrade.



Map 4: Open Space Hierarchy, taken from City of West Torrens Open Space and Public Places Plan



2.5 Access and Circulation

Currently the general circulation within the reserve functions quite successfully although there is an opportunity to improve pedestrian/cycle connectivity through the reserve and to River Torrens and improve connections between the Thebarton Community Centre and the Reserve.

The Thebarton Oval is currently fenced and closed to Kings Reserve.

Facilitating connections of the surrounding communities to this significant reserve and infrastructure project will contribute to the continued and positive improvement to the surrounding neighbourhoods, educational institutions and other land use activities.

Thebarton Oval

- The possible integration of facilities with the broader precinct by removal of fencing and redundant buildings / infrastructure
- Upgrading the soccer club room or looking at opportunities for the soccer club within the Thebarton Oval facilities

Woolworths and Brickworks site adjacent Torrens River

- Possible connections between the community north of the River Torrens to the new facilities.
- Providing linkages to the River Torrens

South Road and Ashwin Terrace upgrades both current and future plans for expansion, and their interface with Kings Reserve

- Creating linkages to the Bowls Club
- Dealing with the interface between Kings Reserve and the Thebarton Community Centre.
- Identify and address barriers that are making Kings Reserve disconnected, inaccessible, or isolated from adjacent areas and facilities
- Providing cycle networks and linkages
- Future proofing against future South Road upgrade

Thebarton Aquatic Centre

- Lack of parking facilities adjacent the centre

Thebarton Senior College School Site

- Lack of parking facilities adjacent the centre

2.6 Views and Surveillance

- » There are current visual barriers between the Thebarton Oval and Kings Reserve.
- » The site offers hills views to the east.
- » The Ashley Street junior playground is hidden from view.



2.7 Vegetation, Culture & Heritage

The site consists of limited planting, predominantly Eucalypts. The existing vegetation is in a healthy condition.



2.8 Existing Assets

Skate Park - is well used and has potential for expansion.

Basketball Ring - is well used, but requires an upgrade as part of the skate plaza youth recreational hub.

Adventure Playground - has been successful but requires design upgrade to accommodate the current diverse users and meet the playground standards and disable accessibility.

Soccer Fields - Consists of 2 junior soccer fields or a single full sized soccer field. The two junior soccer fields are of standard East-West orientation.

Thebarton Community Centre - newly built but has poor interface and access connection with the reserve and adjacent sporting fields.

Torrensvalle Bowling Club - is a popular social venue, which is in the process of an upgrade and expansion.

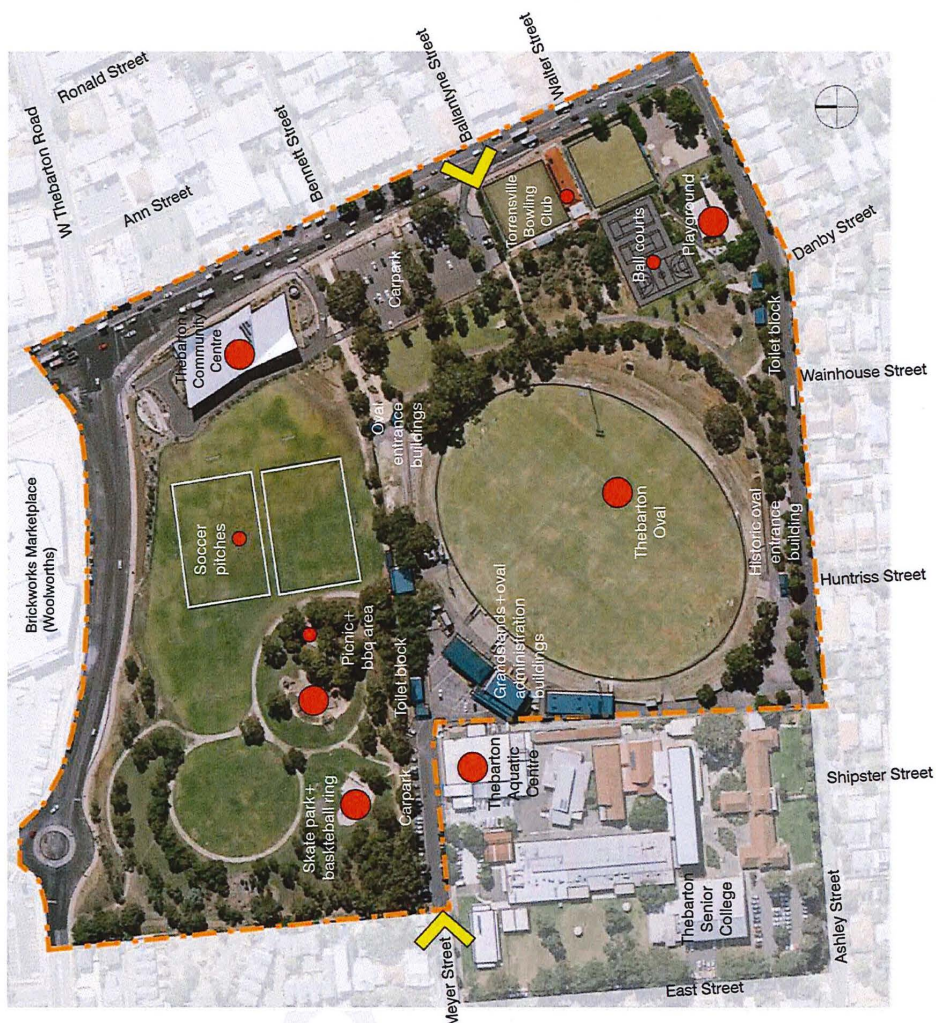
Ball Courts - consists of 2 tennis courts and 1 basketball court with close connection to the surrounding facilities.

Junior Playground - Fully shaded and fenced with close distance to car park and toilet blocks.

Picnic & BBQ area - surrounds by shaded trees with great views out to all adjacent outdoor facilities. Location of seating facilities requires some consolidation.

Toilet Blocks - currently operational, accommodate sporting facilities and planned events.

Thebarton Oval - currently leased by SAAFL (South Australia Amateur Football League), is open to community events but is closed off from Kings Reserve.



LEGEND

- Site boundary
- Main entrance
- Building to be retained
- Major destinations
- Minor destinations

3.0 Opportunities & Challenges

3.1 Masterplan Brief

- » Improve precinct level park facilities for all ages
- » Improve pedestrian/cycle connectivity through reserve and to River Torrens
- » Improve interface of the swimming centre and upgrade car park numbers
- » Improve passive surveillance
- » Maintain or upgrade skate facilities (Plaza style Skate Park)
- » High quality BBQ & picnic facilities
- » Upgrade play space(s) - New senior playground
- » Retain high quality vegetation
- » Provide additional shade trees
- » Use planting to define and enhance spaces throughout Kings Reserve
- » Further accommodate the existing sporting grounds to further support structured and informal sporting activities
- » Provide opportunities to celebrate elements of cultural significance
- » Provide and increase in the diversity of activities within the Reserve
- » Provide areas for additional shade structures and toilet facilities
- » Appropriately activate Thebarton Oval
- » Retain existing access road from South Road



3.2 Vision and Guiding Principles

Council's open space and recreation strategy
 Integrated, quality and sustainable design
 Crime prevention through environmental design
 Healthy spaces and places



Establish a strong and overall park identity



Respond to the diversity of Kings Reserve's character by encouraging and accommodating a wide variety of activities.



Use plantings and land form to define landscape spaces



Develop lively spaces that can be used for a variety of community events



Improve amenity which complements the parks activities



Respond to regional context and link with the River Torrens Linear Park

3.3 Character Precincts



FORMAL RECREATION

- » Programmed space with high intensity activities
- » Integration of facilities within Thebarton Oval and the broader precinct
- » Upgraded Soccer club rooms
- » Bowling Club
- » Sporting fields
- » Formalised spaces



INFORMAL RECREATION

- » Youth oriented active play: eg. plaza style skate park
- » Passive surveillance required
- » Durable and readily available materials, i.e. coloured concrete, concrete, asphalt, gravel



PASSIVE USE

- » Family oriented activities
- » Cultural and cultivated gardens, incorporating Japanese Garden, and historic vineyard
- » Cultural and historic interpretation
- » Amphitheatre
- » Precinct level, high quality play spaces
- » Formalised water interaction
- » Community Garden
- » High quality barbeque & picnic facilities



EVENTS AND FUNCTIONS

- » Thebarton Community Centre
- » Function Rooms
- » Event Spaces
- » Thebarton Oval as an Event Space



EDUCATION

- » Facilitating connections and opportunities for use,

3.4 Key Moves

Kings Reserve has great structure and through the guiding principles can be enriched to attain a unified destination for locals and visitors.

These principles can be achieved via the following key strategies.



A Strong Connecting Spine

Provide a clear spine to site to connect facilities. Enabling separation for vehicles and pedestrians in a calmed zone.



Create Areas for Active Recreation to Occur.

Focused areas along northern and eastern site, surrounding the central precinct of Thebarton Oval.



3.4 Key Moves

Passive recreation, habitat creation & water re-use.

Enhance the existing natural setting for recreational use and sustainability.



Enable community base facilities.

New development zones within the reserve - SAAFL and Torrensville Bowling Club development to establish this place as a key community destination.

3.5 Future Proofing

River Torrens to Anzac Highway

In 2013, the Department of Planning, Transport and Infrastructure (DPTI) completed a preliminary concept planning study that identified high level solutions for establishing the proposed non-stop North-South Corridor between Regency Park and Anzac Highway.

Based on the current level of planning, the final road alignment and footprint of the Corridor through this section is yet to be determined. The preliminary concepts developed as part of this study have been used to identify high level cost estimates, risk identification and indicative impacts (e.g. order of magnitude property costs, social impacts, environmental impacts, impacts on utility services).

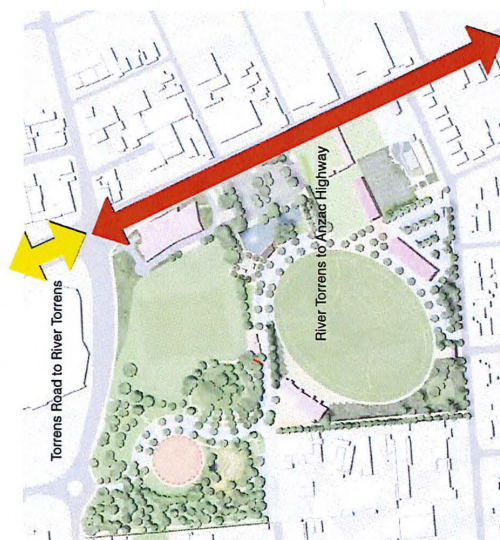
This work has helped inform the development of the 10 Year Delivery Strategy for the North South Corridor and to secure funding from the Australian and South Australian Governments towards the Torrens Road to River Torrens Project. (DPTI website)

The Kings Reserve masterplan needs to consider independent solutions to resolve potential changes to the eastern boundary including vehicular access, recreation and car parking facilities.

Torrens Road to River Torrens Project (T2T)

The Torrens Road to River Torrens Project (T2T) will deliver a 4km non-stop roadway (incorporating 3km lowered motorway), between Ashwin Parade, Torrensville, and Pym Street, Croydon Park, providing significant travel time saving to commuters and freight. This project is being jointly funded by The Australian and South Australian Governments and is due for completion by the end of 2018. (DPTI website)

Based on T2T works (DPTI website), the corridor is increased from 4 lanes to 10 lanes in road width. This suggests the road configuration will potentially alter along boundary interface of Kings Reserve and South Road.



North-South Corridor Project

- Torrens Road to River Torrens - funded
- River Torrens to Anzac Highway - unfunded



Torrens Road to River Torrens Project from DPTI website



Scale 1:500 @ A3

15.05.2017
KINGS RESERVE MASTER PLAN REPORT

4.0 Master Plan

The site plan builds upon the existing character of the site; a suburban oval opened up to the people, with significant trees, picnic spaces and informal community plaza. The reserve consists of an upgraded skate plaza, playground and open picnic facilities to the north adjoining Ashwin Parade, opposite the Brickworks Shopping Centre. In the south a wetland, development of a proposed SAAFL building and Torrensville Bowling Club Redevelopment, which is accessible via Meyer Street and Ashley Street.

The northern and southern sections of the reserve are accessed via a central vehicular and pedestrian route network with shaded tree planting and onsite car parking facility.

Opportunities

- Opens Thebarton Oval up for public use, whilst retaining and strengthening core facilities for community groups.
- Playground relocation consolidates an accessible youth precinct that offers play opportunities for all ages; through an extended skate plaza, new playground and half basketball. Aligning Picnic ground with sport fields incorporates picturesque and shady mature Eucalypt stands.
- Connecting Spine unifies site precincts whilst being sensitive to preserving pedestrian and cycle accessibility and the generous parkland qualities.
- Creation of WSUD beds and a wetland system cater for any immediate site stormwater runoff, and provide educational and recreation opportunities for park goers.
- Increased activation and passive surveillance.

Future Proofing

- The Future South Road upgrade as part of the long term DPTI Adelaide's North-South Corridor works will likely resolve in the reduction of street car parks and traffic access connection to the reserve. This masterplan addresses this potential issue through future proofing in creating a strong north-south connecting spine road within the reserve, adjoining Ashwin Parade to the North and Ashley Street to the South, both roads connect to South Road. The connecting spine road also provides on road car parking facilities with footpaths and shaded trees.



4.1 Masterplan Staging Plan

Kings Reserve will be staged in order to achieve the overall built expectations and design quality.

STAGE 1

Stage 1 is a 0-2 year procurement plan of construction works. It will consist of:

- » Stage 1 Wetland & water harvesting
- » Skate park & recreational plaza with shelter
- » Playground
- » New Torrensville Bowling Club upgrade
- » Thebarton Community Centre access ramp

STAGE 2

Stage 2 is a 2-5 year procurement plan of construction works. It will consist of:

- » Stage 2 Wetland
- » Open lawn / picnic facilities
- » Picnic Area

STAGE 3

Stage 3 is a 5-10 year procurement plan of construction works. It will consist of:

- » Internal car park & connecting spine road to Meyer St, Ashwin Parade & Ashley St.
- » New SAAFL building

KEY

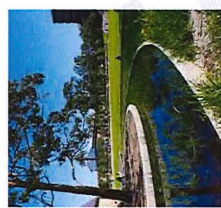
1. Wetland & water harvesting
2. Thebarton Oval
3. Car park & Connecting Spine
4. Skate park & rec. plaza with shelter
5. Sporting fields and facilities
6. Open lawn / picnic facilities
7. Picnic Area
8. Playground
9. Thebarton Community Centre
10. New SAAFL building
11. New Torrensville Bowling Club upgrade
12. Thebarton Community Centre access ramp

KINGS RESERVE MASTER PLAN REPORT

4.2 Photo Precedents



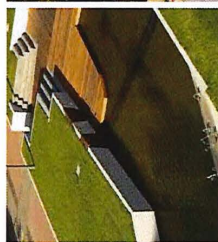
1. Wetland and water harvesting



2. Thebarton Oval



3. Car park



4. Skate park and recreational plaza with shelter



5. Sporting fields and facilities



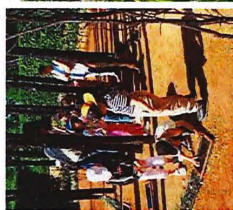
6. Open lawn / picnic facilities



4.2 Photo Precedents



7. Shared Use Plaza



9. Playground spaces



5.0 Developed Wetland Design

5.1 Developed Wetland Plan - Stage 1, within Wetland Scope

The purpose of the wetland and pond is to collect, treat and dispose of stormwater from a new bowling club, existing tennis courts and car park (approximately 9,000m²). The area has no stormwater infrastructure. To manage the stormwater it will be treated to a suitable level and then directed into an existing bore on the site for re-use.

During summer the bore is used for irrigation so effectively all stormwater that is discharged into the well will be drawn for irrigation (more water is drawn from the bore than will flow into it).

The runoff will be treated through a heavily vegetated wetland and open water pond before being directed to the bore. The bore was tested and found to be suitable to accept stormwater at suitable rates.

The whole wetland and pond system is to be designed to be complementary to the surrounding landscape and be a feature for park users to enjoy.



5.2 Developed Wetland Plan - Stage 2, outside of Wetland Scope





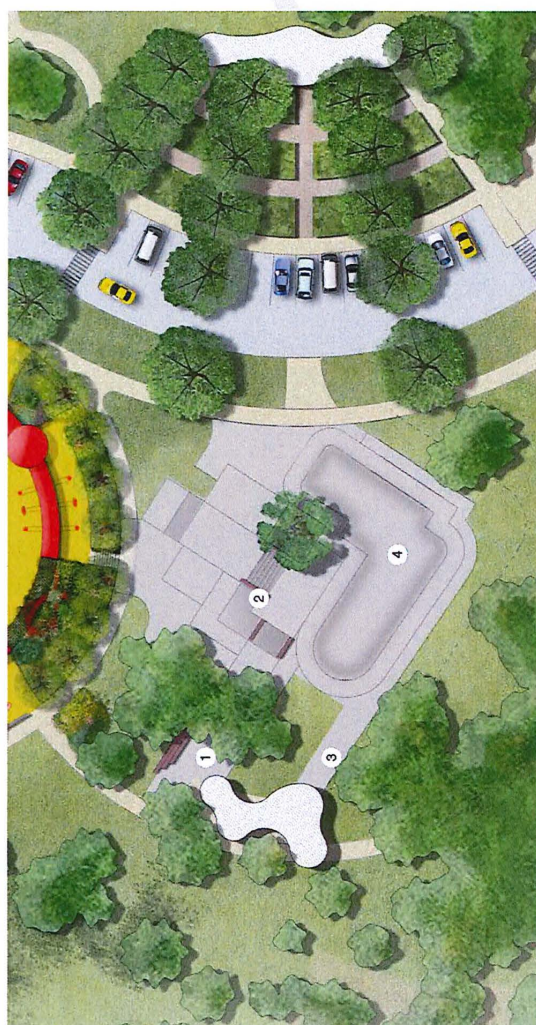
6.0 Kings Reserve Playground Design

6.1 Playspace Masterplan

- 1 New Playground
- 2 Buffer Planting
- 3 Skate Shelter
- 4 New Skate Plaza Extension
- 5 Existing Skate Bowl
- 6 Connection to Ashwin Parade
- 7 Buffer Planting
- 8 Barbecue Shelter
- 9 Picnic Shelter
- 10 Existing Toilets / Soccer Facilities
- 11 Soccer Half Court
- 12 Retained Tree Plantings
- 13 Dryland Grass Planting



Scale 1:1000 @ A3



6.2 Skate Plaza Concept Plan

- 1 City Skate Plaza
- 2 Ramps and Stairs
- 3 Access Ramp
- 4 Modified Existing Bowl



Scale 1:500 @ A3

Photo Precedents



Existing Skate Bowl (to be modified)

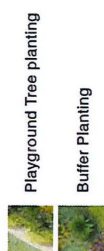


Skate Ramps and Stairs

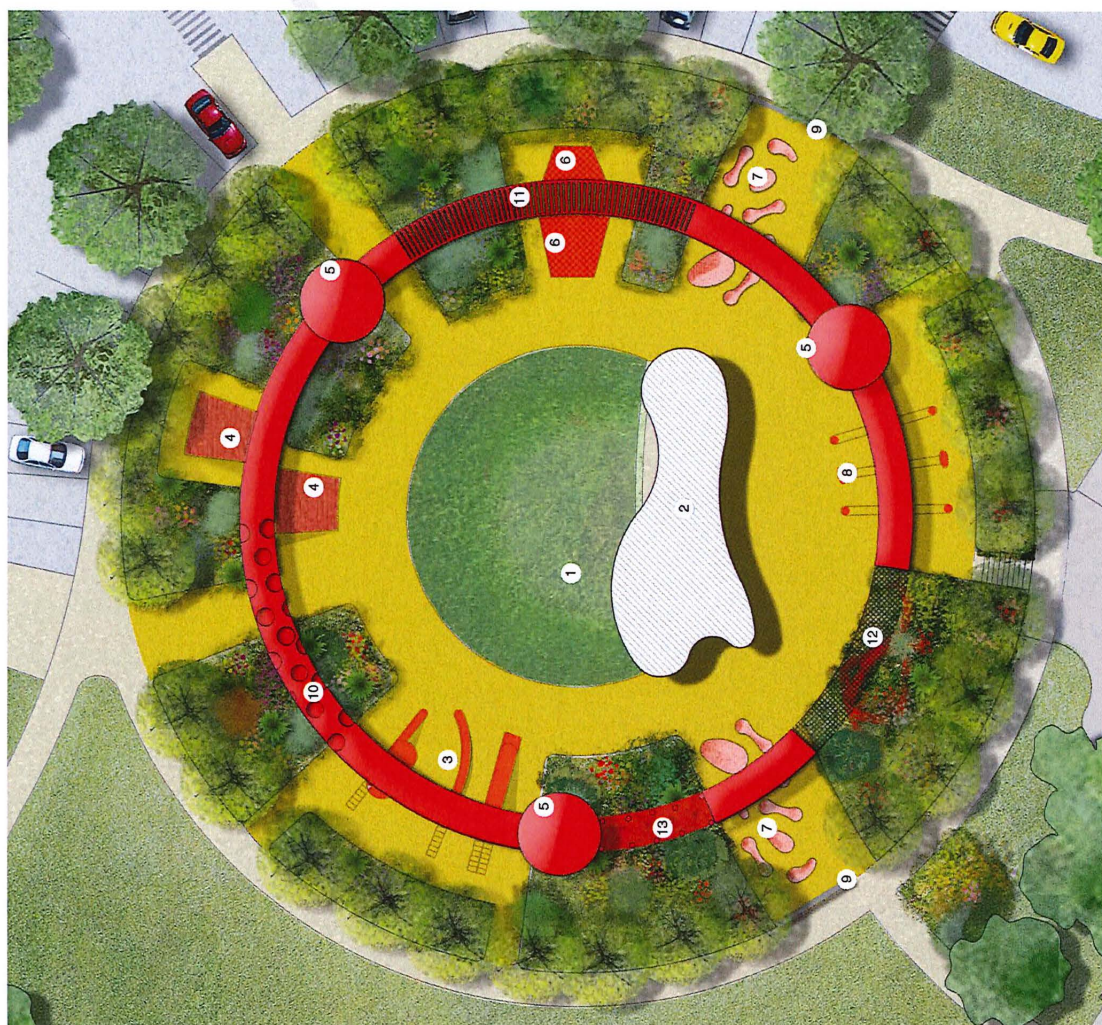


6.3 Playground Concept Plan

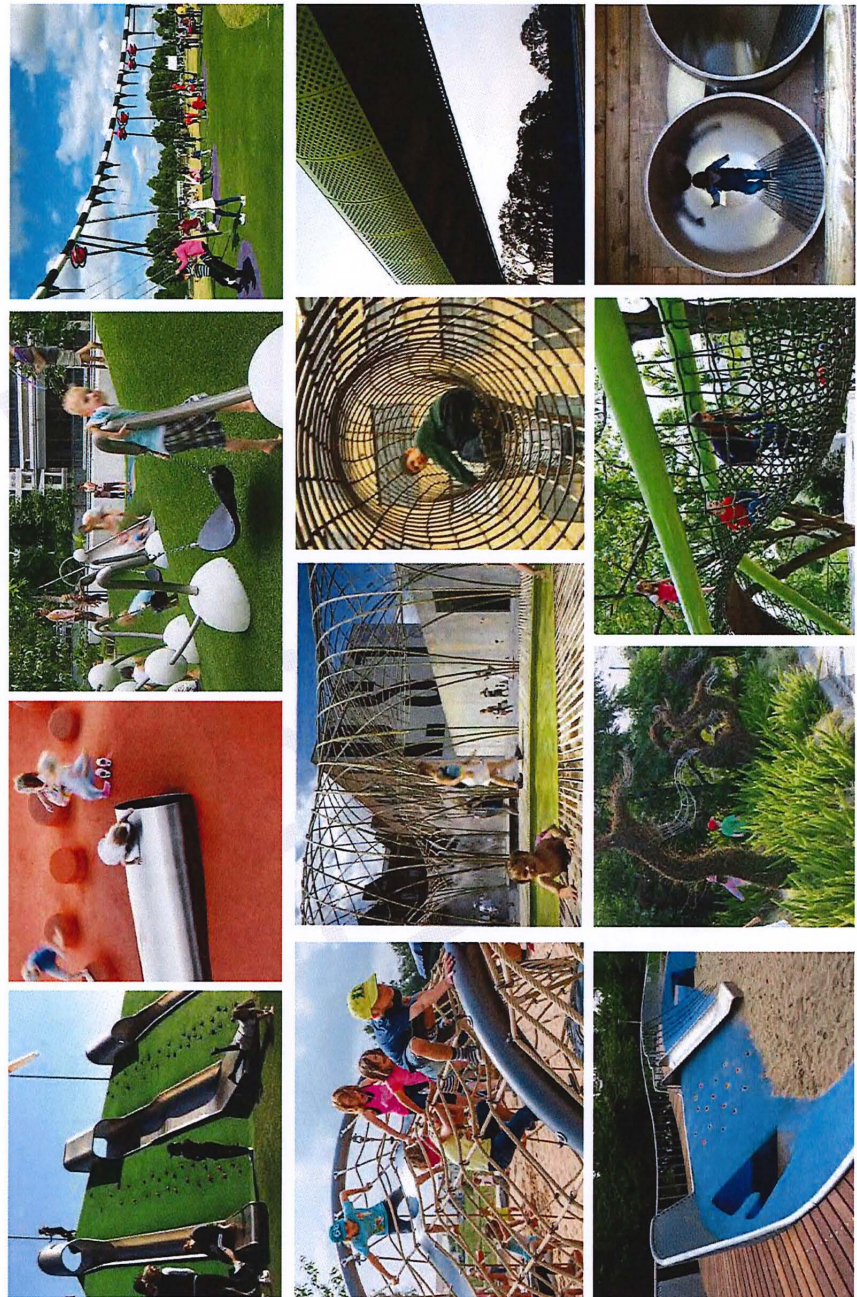
- 1 Mounded Grassy Green
- 2 Playground Shelter/Picnic Area
- 3 Slides
- 4 Rock Climbing Wall
- 5 Playstructure Tower
- 6 Net Climbing Wall
- 7 Softfall Play Mounds
- 8 Swing Sets
- 9 Playground Fence + Signage
- 10 Lookout holes in Playstructure
- 11 Ringed Playstructure
- 12 Netted Playstructure
- 13 Tree Top Walkway



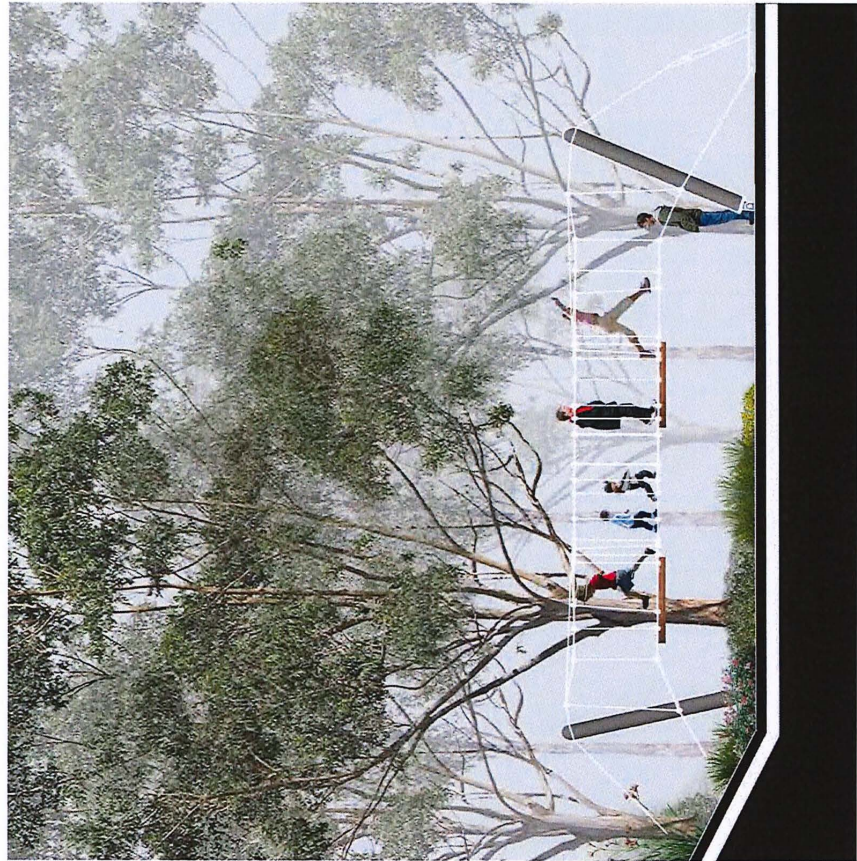
Scale 1:250 @ A3



6.4 Playspace Precedents



6.5 Playspace Typical Section | Treetop Walkway (Rope Deck Structure)



6.5 Playspace Typical Section | Tunnel & Slide



6.5 Playspace Typical Elevation | Elevated Tunnel & Swing

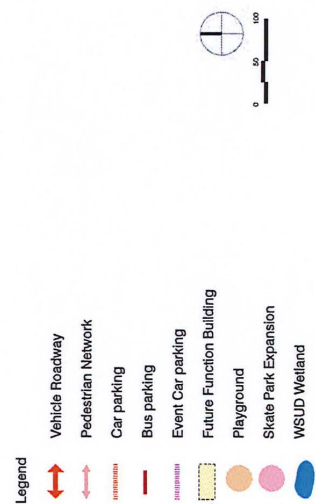
15.05.2017
KINGS RESERVE MASTER PLAN REPORT

Appendix





	Option 5	Option 6	Option 7	Option 8
Car Parking Playground	●	●	●	●
Car Parking Thebarton Oval	●	●	●	●
Car Parking for Soccer	●	●	●	●
Car Parking for SAFL	●	●	●	●
Car Parking for Aquatic Centre	●	●	●	●
Additional Car Parking for Events	●	●	●	●
0 - 25	●	●	●	●
25 - 50	●	●	●	●
50 +	●	●	●	●
Bus Parking close to Aquatic Centre	●	●	●	●
Activation & Surveillance of Infrastructure	●	●	●	●
Skate Park Extension	●	●	●	●
WSUD Wetland	●	●	●	●
Impact on trees	●	●	●	●
Low	●	●	●	●
Medium	●	●	●	●
High	●	●	●	●
Access through Meyer Street	●	●	●	●
Access to South Road	●	●	●	●
Access to Ashley Street	●	●	●	●
Public access through Thebarton Oval	✓	✗	✓	✓





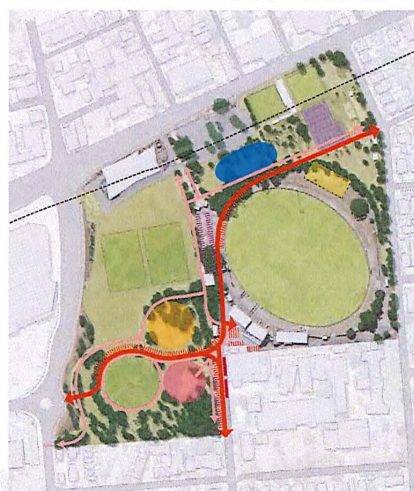
Option 9



Option 10

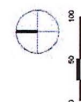


Option 11



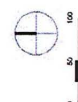
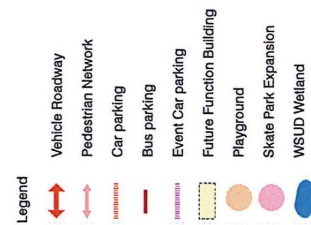
Option 12

	Option 9	Option 10	Option 11	Option 12
Car Parking Playground	●	●	●	●
Car Parking Thebarton Oval	●	●	●	●
Car Parking for Soccer	●	●	●	●
Car Parking for SAAFL	●	●	●	●
Car Parking for Aquatic Centre	●	●	●	●
Additional Car Parking for Events	●	●	●	●
0 - 25	●	●	●	●
25 - 50	●	●	●	●
50 +	●	●	●	●
Bus Parking close to Aquatic Centre	●	●	●	●
Activation & Surveillance of Infrastructure	●	●	●	●
Skate Park Extension	●	●	●	●
WSUD Welland	●	●	●	●
Impact on trees	●	●	●	●
Low	●	●	●	●
Medium	●	●	●	●
High	●	●	●	●
Access through Meyer Street	●	●	●	●
Access to South Road	●	●	●	●
Access to Ashley Street	●	●	●	●
Public access through Thebarton Oval	●	●	●	●





	Option 13	Option 14	Option 15	Option 16
Car Parking Playground	•	•	•	•
Car Parking Thebarton Oval	•	•	•	•
Car Parking for Soccer	•	•	•	•
Car Parking for SAAFL	•	•	•	•
Car Parking for Aquatic Centre	•	•	•	•
Additional Car Parking for Events	•	•	•	•
0 - 25				
25 - 50				
50 +				
Bus Parking close to Aquatic Centre	•	•	•	•
Activation & Surveillance of Infrastructure	•	•	•	•
Skate Park Extension	•	•	•	•
WSUD Wetland	•	•	•	•
Impact on trees	•	•	•	•
Low				
Medium				
High				
Access through Meyer Street	•	•	•	•
Access to South Road	•	•	•	•
Access to Ashley Street	•	•	•	•
Public access through Thebarton Oval	•	•	•	•



Circulation Plan

Site circulation considers existing and proposed site precincts in providing a cohesive vehicular, pedestrian and cycle network that enhances the parkland character with a sensitive approach minimising infrastructure and parkland incursions, whilst maximising the ability to retain significant trees (and include new tree plantings) within the configuration.

PROS

- Preferred Vehicle Access Option 16
- Connecting Spine unifies site precincts
- Significant site parking increases - Kings Reserve Existing - 184 car parks & Kings Reserve Masterplan - 241 car parks
- Creation of WSUD beds and a welland system cater for any site stormwater run off

CONS

- Potential loss of parking volumes located directly adjacent South Road as a result of (potential) existing car park removal as part of longer term South Road Corridor works, although a significant increase in overall car park numbers and improvements in site connectivity should be sufficient to offset any potential losses





Soccer Field Option

Two 90 x 45 metre full size soccer fields.

T.C.L

8.6 Torrensville Bowling Club Update

Brief

This report provides an update of the redevelopment of the Torrensville Bowling Club.

RECOMMENDATION

The Committee recommends to Council that the report be noted.

Introduction

At the Community Facilities Committee (the Committee) meeting held on 22 November 2016, the Committee was requested to provide authorisation, for the Administration, to enter into negotiations for the grant of a long term lease to the Torrensville Bowling Club (the Club) for the Council owned premises it occupies at 80 South Road, Torrensville. It was also adopted that the Administration would provide a further report to Council outlining the terms and conditions of the proposed new lease prior to the matter being referred for public consultation.

Discussion

Following negotiation of the draft lease, a report was provided to Council for its consideration at its meeting of 2 May 2017.

As advised within the report (and as resolved by Council at the meeting) the proposed lease is:

- conditional upon the Club surrendering its existing licence (should this be necessary);
- for a term of 21 years;
- to operate on a ground lease basis (where the Club will be responsible for all structural and operational costs - other than existing structural issues relating to the existing clubroom building);
- to have a commencing rental of \$2,000pa plus GST and to escalate on each anniversary of the commencing date by Adelaide All Groups Consumer Price Index; and
- subject to public consultation (as the lease term is greater than 5 years and the land is classified as Community Land).

Further, Council also resolved that:

1. *In the event that any meaningful adverse comment is received during the public consultation process, a further report be provided to the Community Facilities General Committee/Council to consider such public comment.*
2. *Should no meaningful adverse comment be received during the public consultation period the Mayor and Chief Executive Officer be authorised to sign and seal any documentation to give effect to the grant of lease".*

Subsequent to Council's resolution, an advertisement was placed in the Public Notices column of the Messenger Westside Weekly newspaper on Wednesday 10 May 2017. Persons wishing to comment on the proposed grant of lease have until 5pm on Wednesday 31 May 2017 to do so. At the time of writing of this report no comment has been received.

Conclusion

A draft lease for the Council owned premises occupied by the Torrensville Bowling Club has been negotiated and is currently subject to public consultation. A further report regarding the draft lease may need to be provided to the Community Facilities General Committee and/or Council if meaningful adverse comment is received during the public consultation process.

Attachments

Nil

9 OUTSTANDING REPORTS / ACTIONS

10 OTHER BUSINESS

11 CONFIDENTIAL

Nil

12 NEXT MEETING

25 July 2017, 6.00pm in the Mayor's Reception Room.

13 MEETING CLOSE