

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 J Trainer,
Councillors: R Haese, G Vlahos, J Woodward, G Demetriou, S Tsiaparis, G Nitschke

of the

CITY OF WEST TORRENS

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

on

**TUESDAY, 25 JULY 2017
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 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 23 May 2017 be confirmed as a true and correct record.

6 COMMUNICATION BY THE CHAIRPERSON**7 PRESENTATIONS****7.1 Thebarton Theatre Masterplan - Weslo Holdings Pty Ltd**

8 REPORTS OF THE CHIEF EXECUTIVE OFFICER

8.1 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 be allocated 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.

Background

This report was provided to the Committee at its meeting of 23 May 2017 but was effectively held in abeyance following a decision to allow the operators of the theatre (Weslo Holdings Pty Ltd) to attend and provide a presentation for the Committee at a subsequent meeting.

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 acknowledges that the heritage status of the Thebarton Theatre may "complicate" the process of the 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 six 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.

Additional/subsequent comment

The Administration is aware that the Masterplan may also need to encompass a feasibility study or similar (or that such study may need to precede the Masterplan) to determine/confirm whether some/all of the initiatives which may be sought or considered are viable (financially, structurally and/or from e.g. a heritage perspective).

There has also been some consideration in regard to which party (either Council, as building owner, or Weslo, as "project initiator") should be the principal driver of this process (should Council provide its consent to it occurring). The Administration is of the view that as Council is the owner of the building it should take the lead role (with input to be provided by Weslo).

The other matter which does require some consideration relates to the current standing of the Weslo account. The Committee/Council will be aware that the standing of the Weslo account has been of ongoing concern to both it and the Administration. At the date of preparation of this report the balance on the Weslo account was \$76,108.64. The aging of this balance is as follows:

Current:	\$15,998.39
Period 1	\$20,755.36
Period 2	\$10,797.04
Period 3	\$28,557.85

This balance is comprised of a number of charges including interest charges, Thebarton Theatre hire charges (which are based on the number of hires/period), rental charges (principally for the adjacent former Town/Hall and house - which are held under a separate lease), electricity and Emergency Services Levy (the earliest of these outstanding amounts relates to rental levied for use of the former town hall and house on 3 April 2017.) As indicated above, payments relating to the lease of the Thebarton Theatre are largely up to date. The majority of the outstanding amounts relate to the lease of the former Town Hall and the adjacent house.

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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112 Henley Beach Road Torrensville SA 5031

+61 8 8223 1450

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

8.2 Kings Reserve - Draft Precinct Masterplan Public Consultation

Brief

This report provides an update on the public consultation plan for the Kings Reserve Draft Precinct Masterplan.

RECOMMENDATION(S)

The Committee recommends to Council that the report be noted.

Introduction

At the Community Facilities Committee meeting held on 23 May 2017, the Committee endorsed the draft Precinct Masterplan (the Plan) for Kings Reserve, Torrensville and authorised the Administration to proceed with community consultation on the Plan.

The Stage 1 wetlands and water harvesting, as well as the Thebarton Community Centre access ramp and the Torrensville Bowling Club redevelopment elements of the Masterplan, are currently proceeding in accordance with prior resolutions of Council.

Discussion

Since the Committee's meeting held on 23 May 2017, the Administration has developed a Consultation Plan with associated timeframes:

Consultation Tool	Implementation	Administrator	Anticipated Timeframe
Online Survey	Accessible through Council website	Survey Monkey/CWT	July-September
Online Information	Page on Council website	CWT	July-September
Outdoor Signs	4 or 5 signs erected on and near Kings Reserve (Meyer St, Ashley St, South Rd Carpark and Kings Reserve)	CWT	July-September
Public Display	In Brickworks Market (vacant shopfront)	CWT	July-August
	Community Event (Little Day Out) on Kings Reserve	CWT	Tentative 26 August
Flyer	Letterbox drop to Thebarton and Torrensville residents	CWT	August
Fact Sheet	Thebarton Community Centre, Hamra Centre, Civic Centre	CWT	July-August
Public Notice	Messenger Newspapers	CWT/Messenger	August
Letter and copy of Masterplan	To stakeholders (leaseholders at Kings Reserve)	CWT	August

The above consultation plan offers stakeholders and the community considerable opportunity to view and comment on the Kings Reserve Masterplan before proceeding with detailed design.

It is anticipated all consultation will be complete by mid-September. The Administration will then consolidate the feedback and comments received and provide a report back to this Committee before the end of 2017.

Conclusion

This report outlines the consultation plan for the Kings Reserve Draft Precinct Masterplan, which will take place from July until September 2017.

A further report will be brought back to this Committee before the end of the year summarising the comments and feedback received.

Attachments

Nil

8.3 Apex Park, Lockleys Oval and Mellor Park Update

Brief

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

RECOMMENDATION

The Committee recommends to Council that:

1. The report be noted.
2. It endorse in principle the updated building design for the Lockleys Oval proposed shared clubroom building.
3. Further and final comment regarding the proposed building be sought from the lessee/licensee stakeholders and on the condition that the feedback received is favourable, the architects will be instructed to produce construction/tender plans.

Introduction

At its meeting of 28 March 2017, the Committee was reminded of the interdependencies regarding the Lockleys Oval, Apex Park and Mellor Park projects and of the necessity to initially concentrate on aspects relating to Apex Park and was advised that:

- funding for the projects (of up to \$3.25M) may be available under the Commonwealth Community Development Grants Program. The Administration was awaiting a decision following the submission of a Social Benefits Analysis study to the government in December 2016 (prepared by consultants Deloitte Access Economics).
- no comments or responses were received regarding the Prudential Report, which was made available at Council's Civic Centre for Public Inspection since 4 April 2017.
- The Committee was further advised that the anticipated high level project timelines (subject to Federal funding being confirmed) were as follows:

Apex Park

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

Lockleys Oval

- Finalisation of detailed design plans and discussions 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

Discussion

Funding Agreement

The Administration received confirmation of funding of up to \$3.25M (GST exclusive) under the Community Development Grants Program for the redevelopment of Lockleys Oval, Apex Park and Mellor Park.

The funding agreement has been signed and the first progress report outlining confirmation of final designs and final project costs is due on 30 July 2018. Payment of the grant will be scheduled over 12 months. The first payment of \$975,000 is due in October 2018, following confirmation by the Commonwealth that 30 per cent of the project has been completed.

Apex Park

The Administration has continued to work with the consultants in regard to Apex Park, and can now confirm Stage 1 works are currently out for tender. It is anticipated that the tender will be awarded by early September. A report will be provided advising members of the successful tenderer and confirming project timelines at a subsequent meeting of the Committee.

Lockleys Oval

As previously foreshadowed, given the current status of the Apex Park component of the project, greater attention is now being focussed on Lockleys Oval.

Since the previous meeting of the Committee the Administration has continued to meet with the consultant architects to further refine and enhance the design of the proposed clubroom building for the northern end of the Lockleys Oval complex.

The updated design does not result in any significant increase to the building footprint, size or design. Given this, the proposed amendments will not adversely impact the grant funding which has been obtained nor result in any expected additional cost impost.

However the changes suggested do result in a number of benefits accruing (for both Council, user groups and the public).

As per the attached plans, the original building design featured a shallow "v" roof with box gutter at the lowest point of the valley (**Attachment 1**).

The proposed/amended plans (**Attachment 2**) provide a simplified single pitch roofing design/layout which will better suit the installation of solar panels, and also allows the box gutter to be relocated to the western face of the building (which will also minimise the likelihood of any potential water ingress/flooding issues into the building).

Other benefits of the proposed updated design include:

- A more simplified building design (which *may* result in cost savings - NB this is yet to be identified/quantified)
- Enhanced structural rigidity - external walls of the upper floor are now superimposed over the lower level external walls - which also provides waterproofing benefits
- Larger undercover viewing area at front of building at ground level (with void to first floor)
- Enhanced viewing area on the upper floor level (the staircase is now relocated to the south-western corner of the building)
- Inclusion of solid elements to the western facade - this will also assist with heat gain/retention in winter and shading in summer)
- Improved building alignment
- Improved toilet layout on the upper floor (better airlock provision)

- Provision of dedicated storage rooms/spaces for furniture etc on the eastern and western sides of the upper floor
- Enhanced "privacy" of rear/western balcony
- Enhanced entry point to tennis club facilities within the shared clubroom building

The Administration seeks the Committee's endorsement of this amended design. Should this be forthcoming it is proposed to seek further, and final, feedback from the lessee/licensee user groups. On the condition that such feedback is favourable the intent is to then proceed to construction/tender design.

Mellor Park

Although the Lockleys Oval component of the project will take precedence, the Administration has commenced investigating land ownership and tenure of buildings at the Mellor Park site. This will ensure adequate information is available when advancing the project and enacting the concept plans.

Conclusion

The Administration has received confirmation of funding up to \$3.25M from the Commonwealth for the Apex Park, Lockleys Oval and Mellor Park projects.

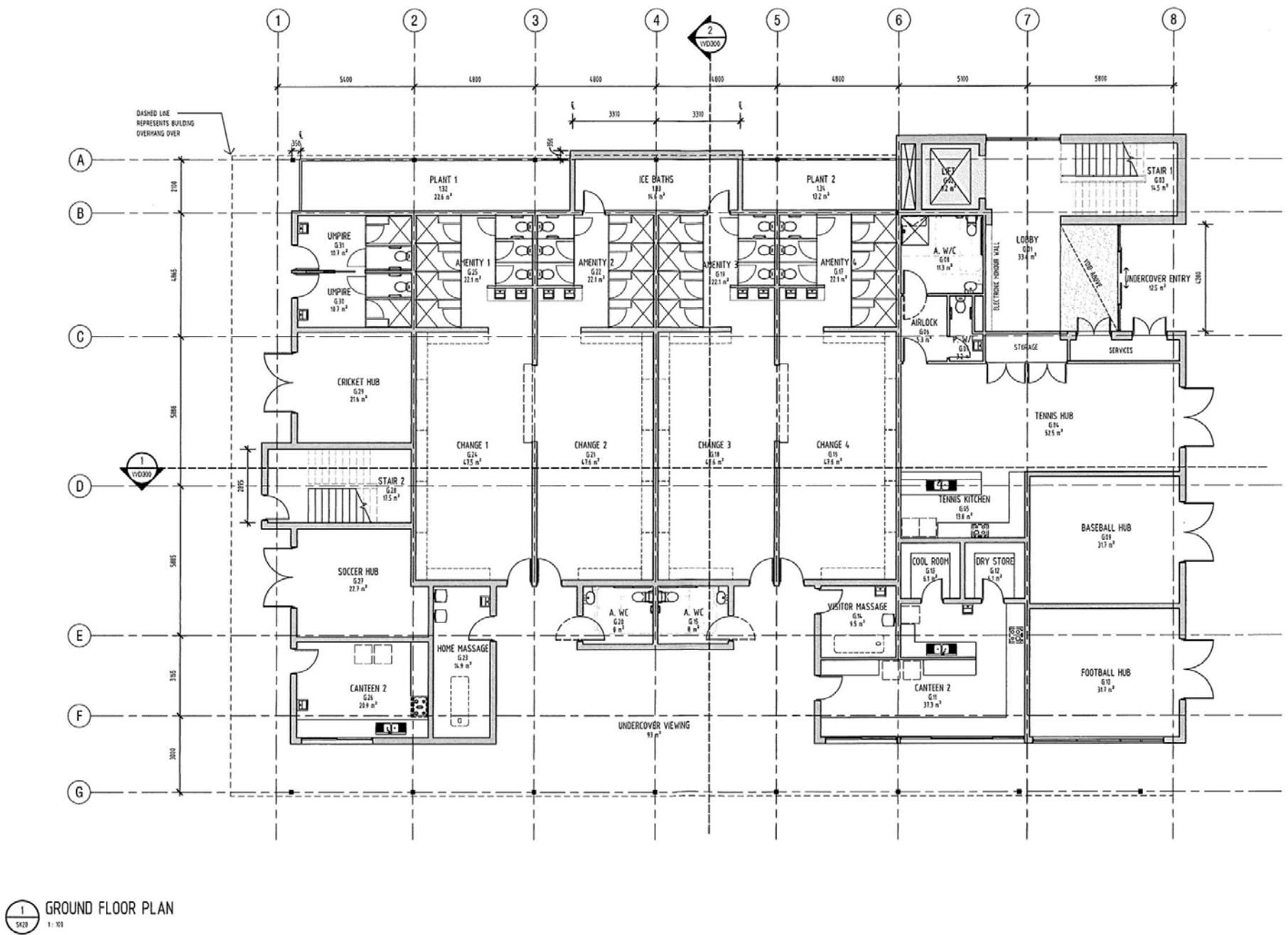
Apex Park works are currently being tendered. It is anticipated that members will be advised of the successful tenderer and confirmed project timeframes for the Apex Park project at its next Committee meeting.

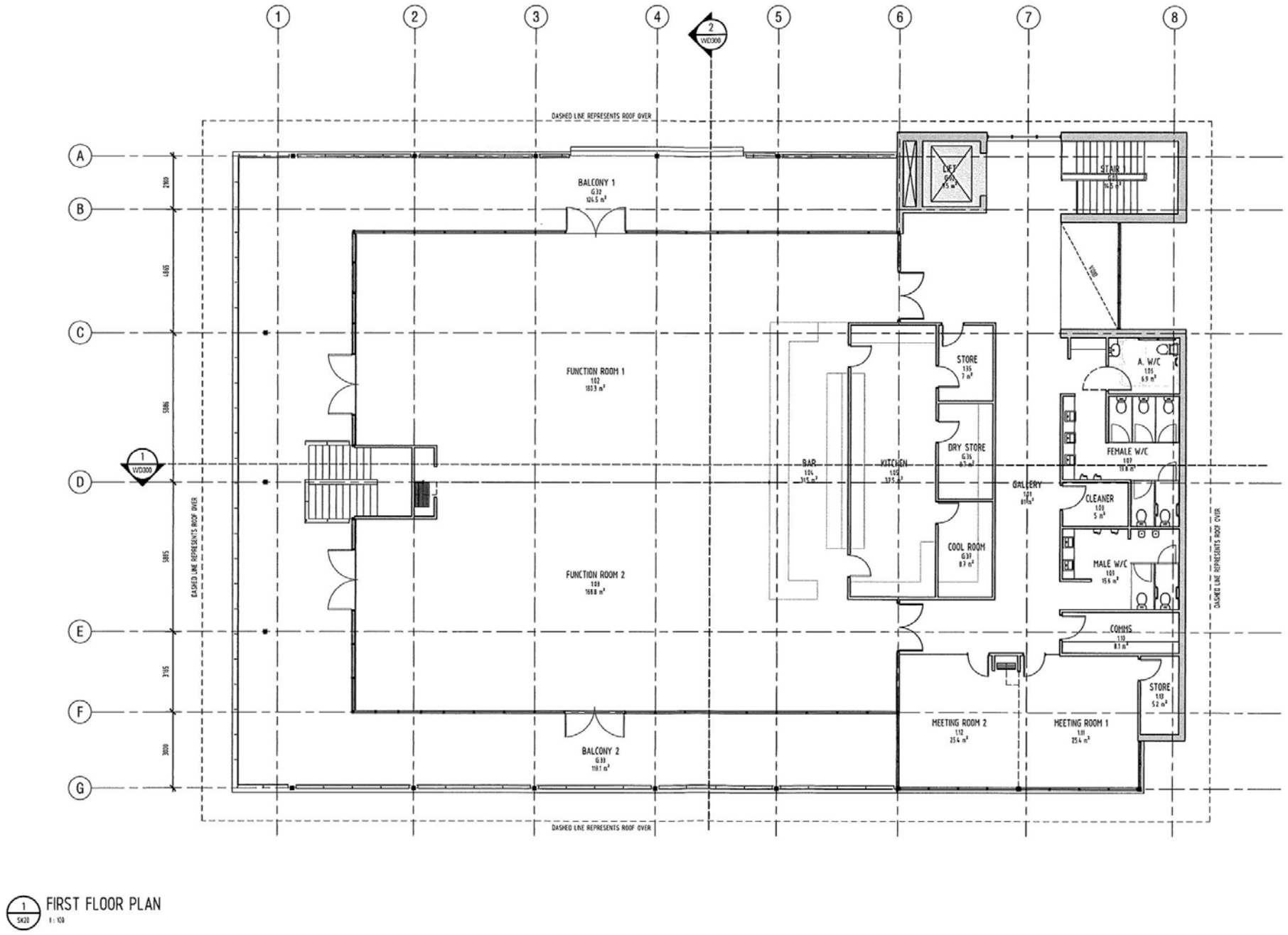
Given the status of the Apex Park component of the project, greater focus will now be accorded to the Lockleys Oval site. In this regard, the design of the proposed shared clubroom building at Lockleys Oval has been revisited and updated by Council's consultants. The Administration seeks the Committee's endorsement of the amended design prior to seeking further, and final, comment from the lessee/licensee users of the facility.

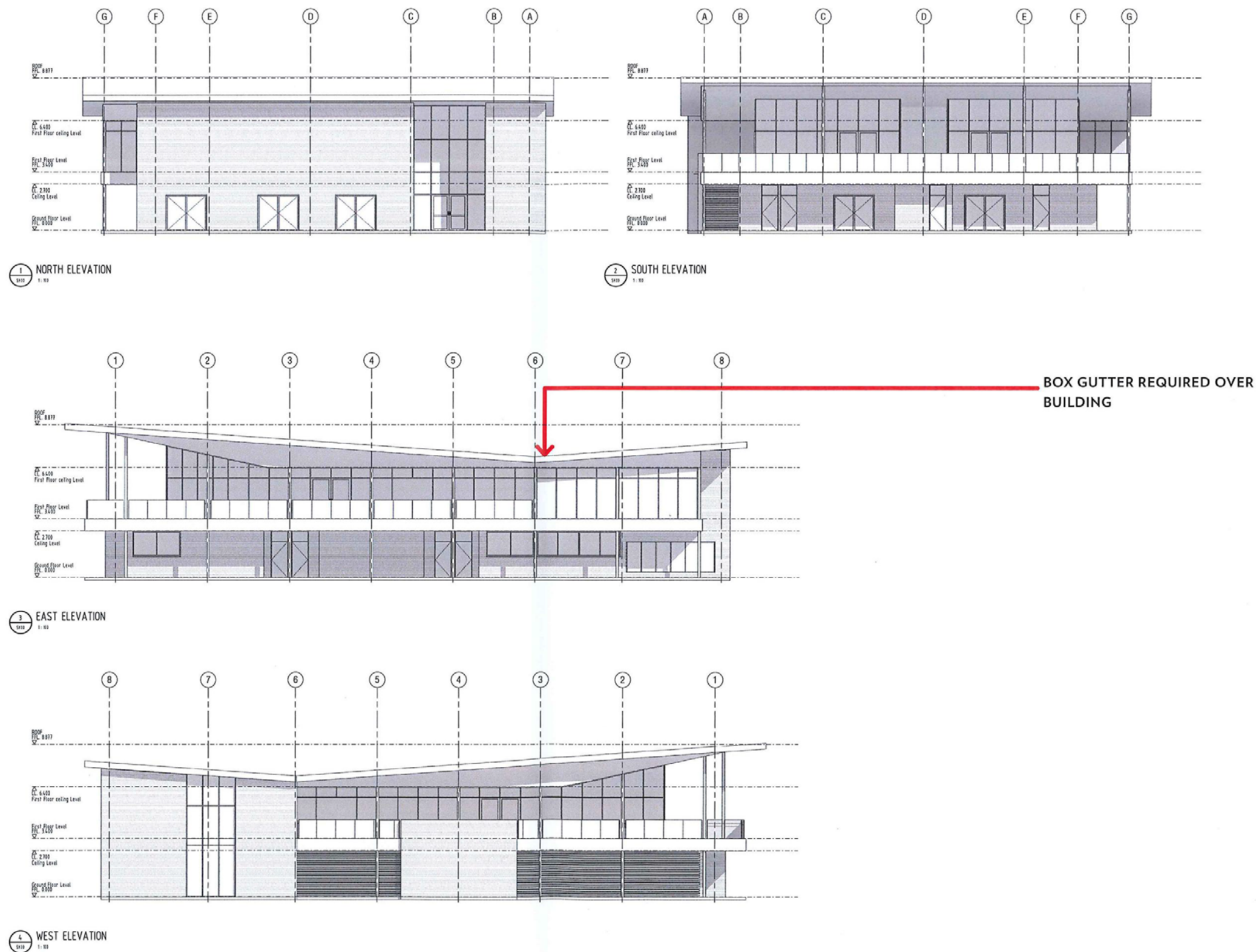
Initial investigations regarding ownership and building tenure at the Mellor Park site are also taking place.

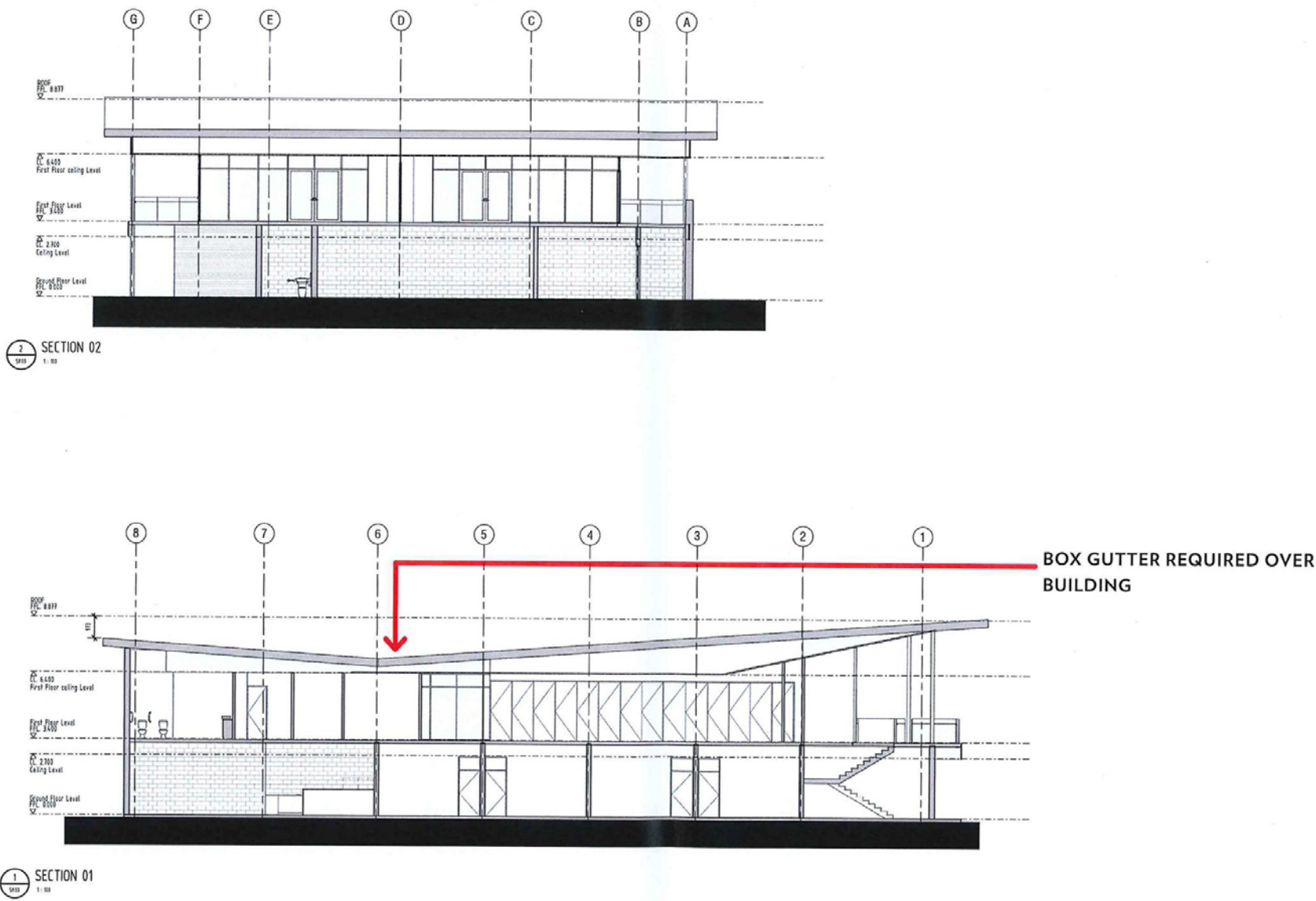
Attachments

1. **Original plans for Lockleys Oval shared Clubroom building**
2. **Revised plans for Lockleys Oval shared Clubroom building**







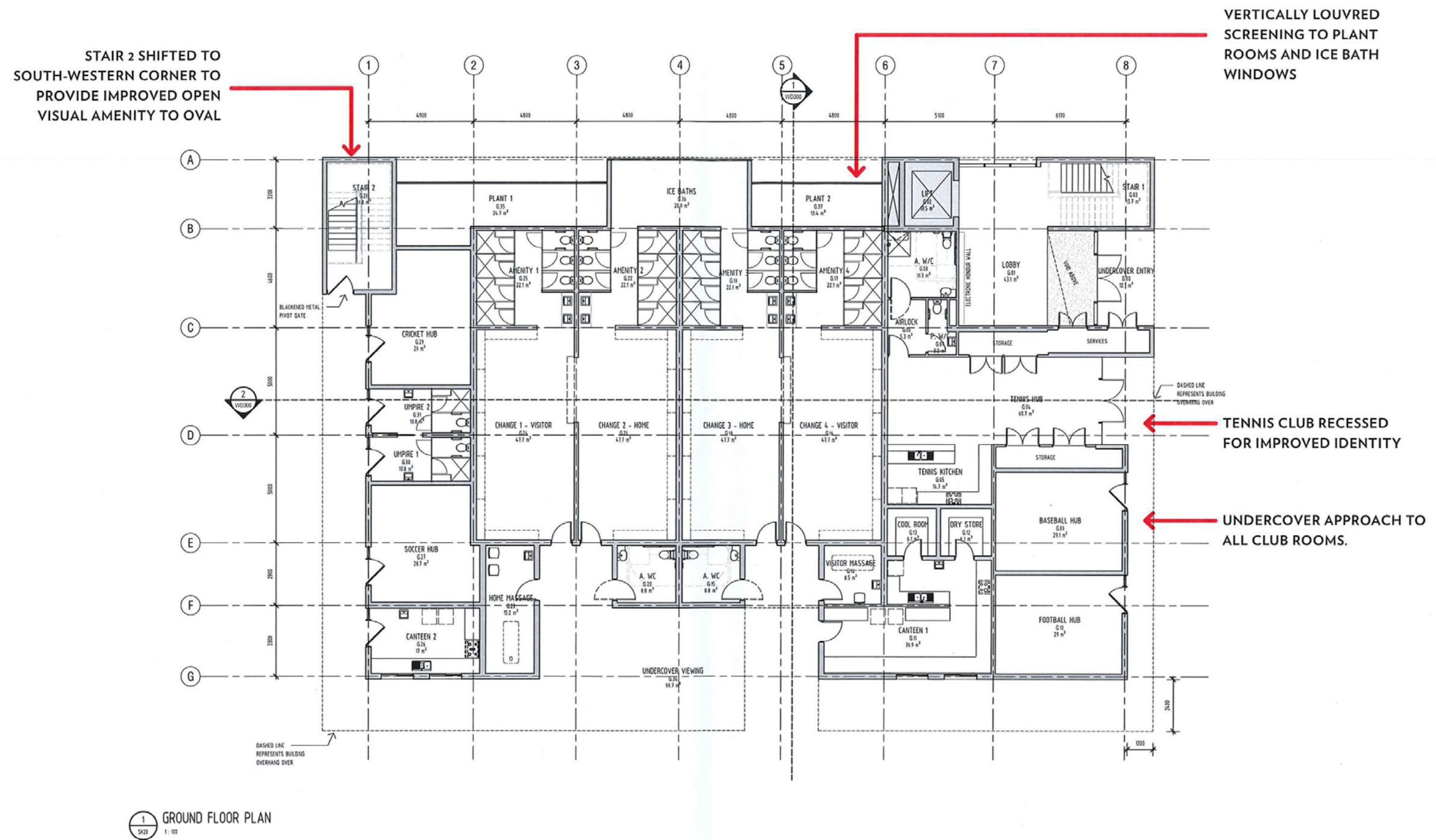


CITY OF WEST TORRENS

LOCKLEYS OVAL

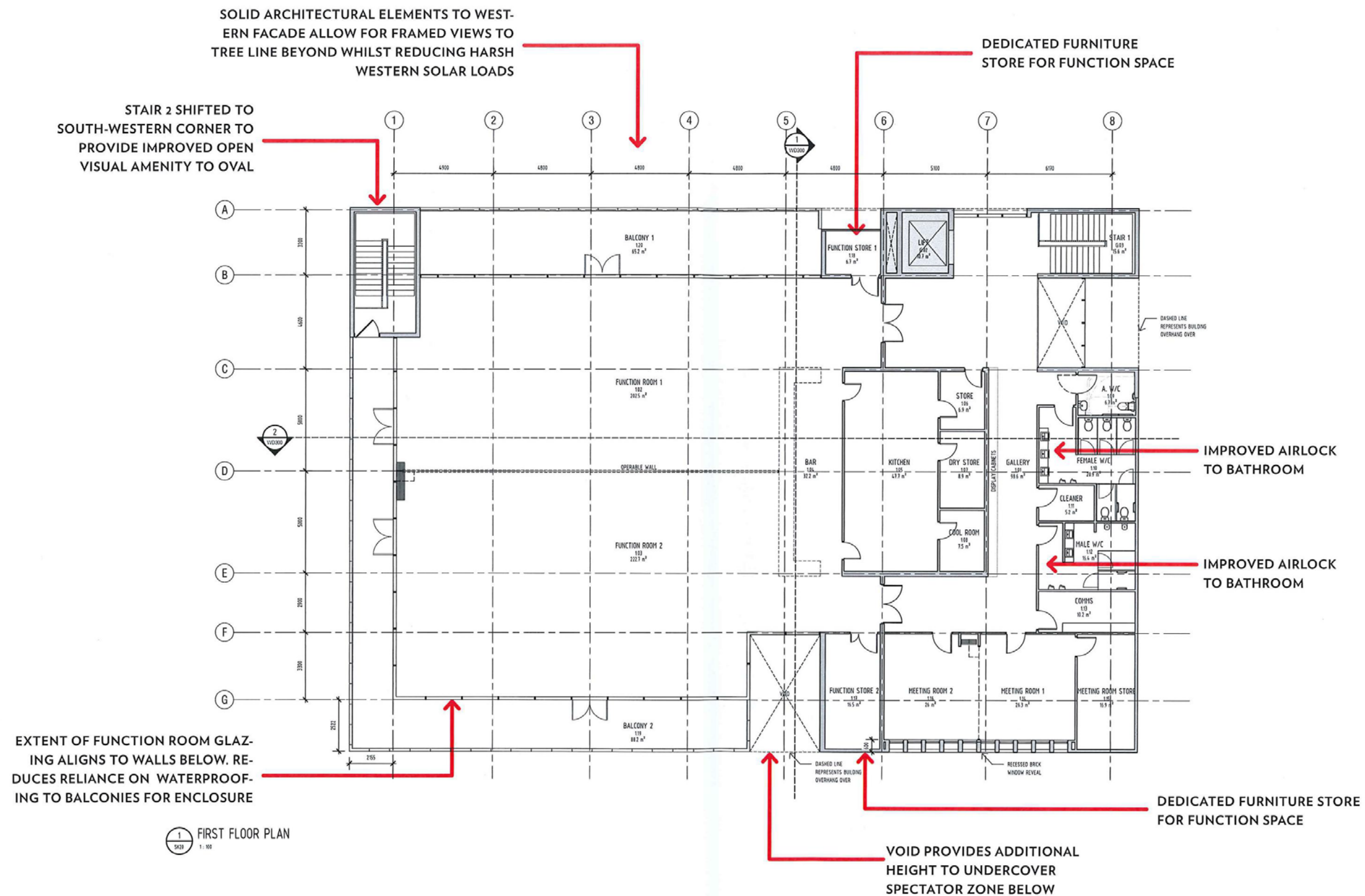
DESIGN UPDATE
JULY 2017

WALTER
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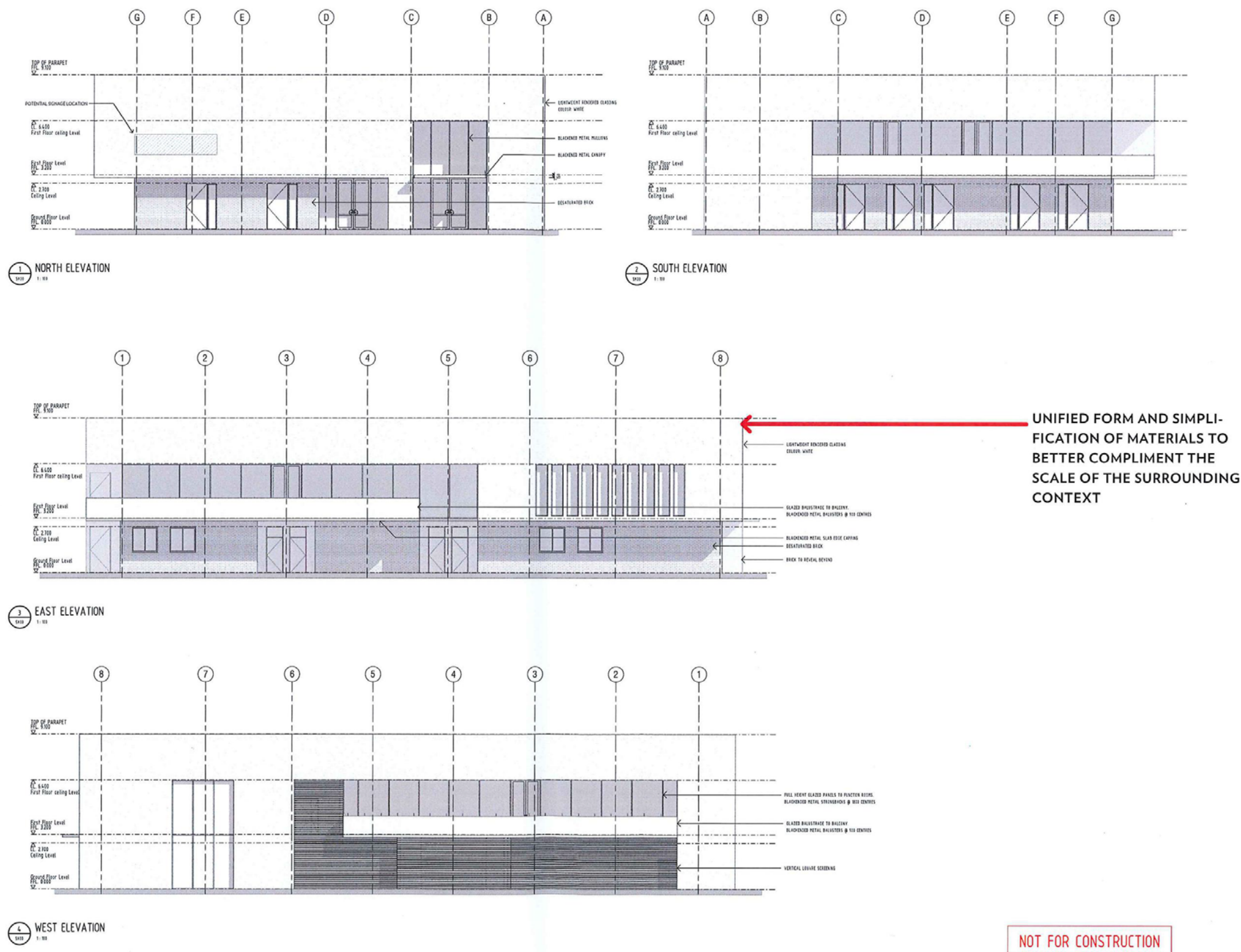
CITY OF WEST TORRENS | LOCKLEYS OVAL
REVISED GROUND FLOOR PLAN

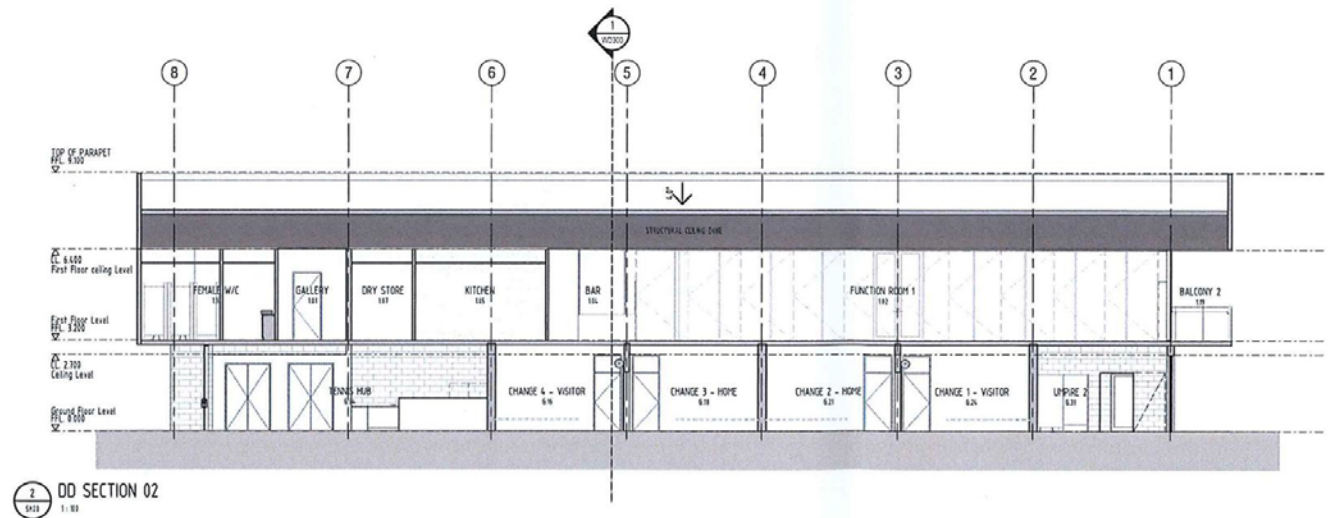
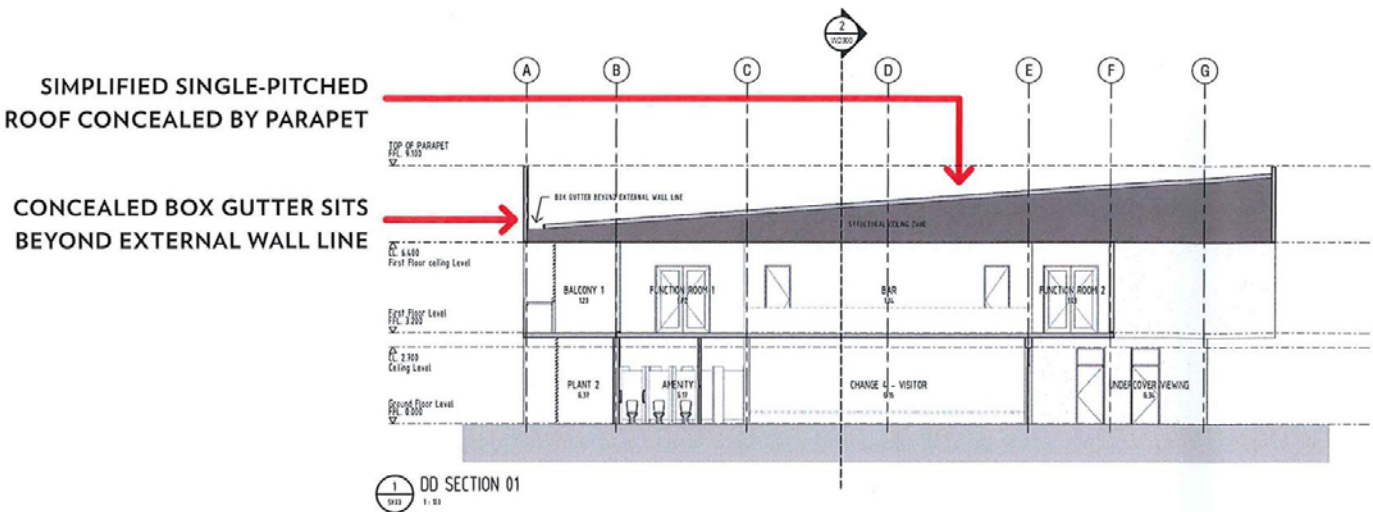
WALTER
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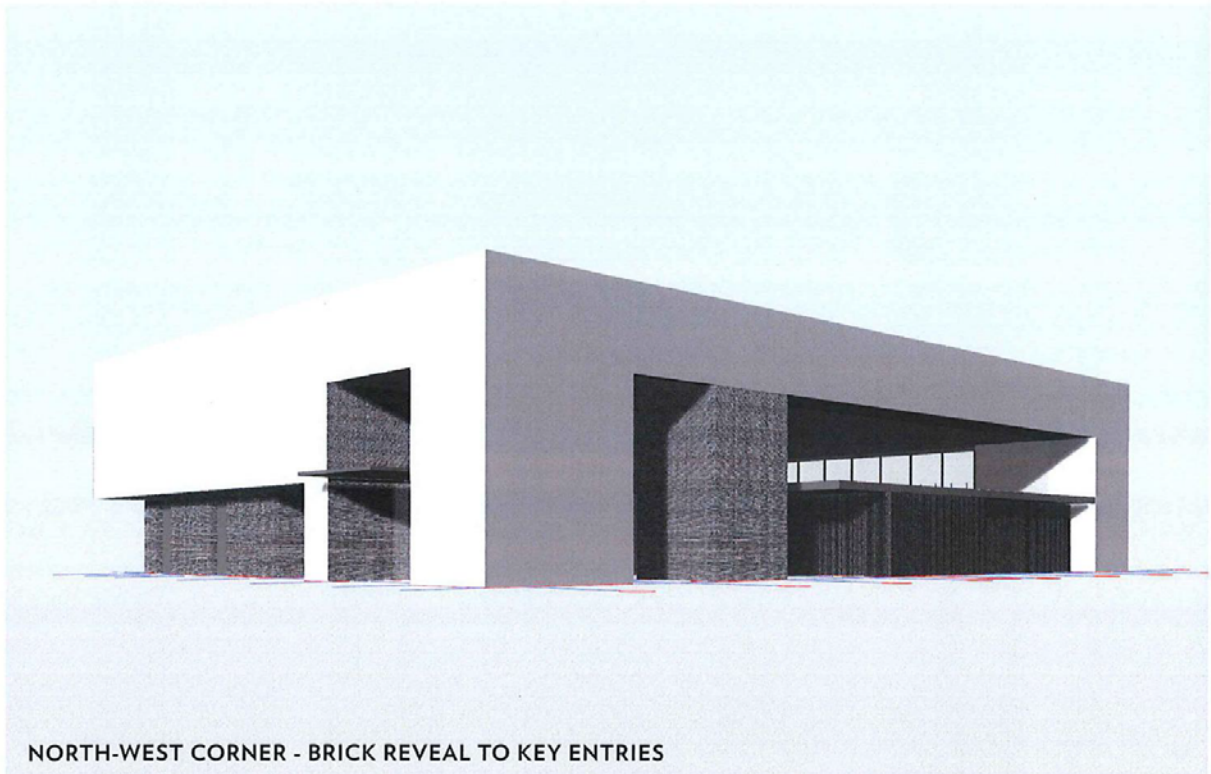
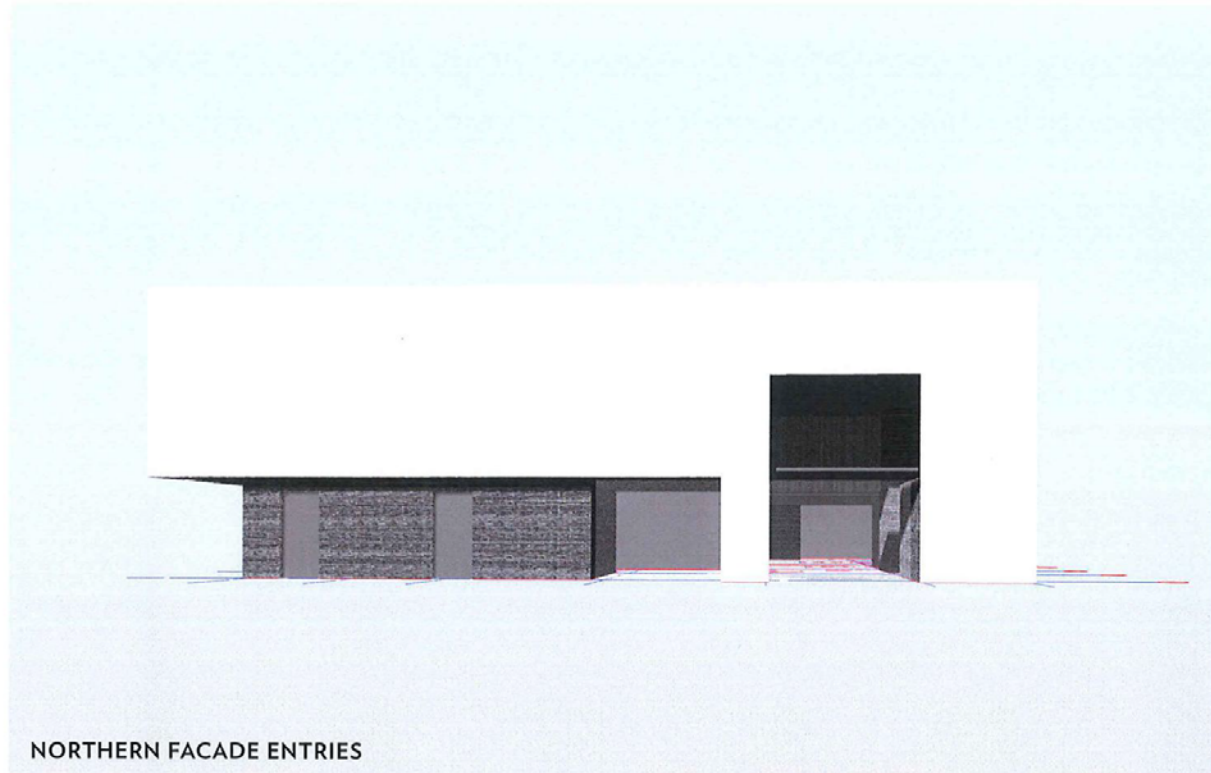
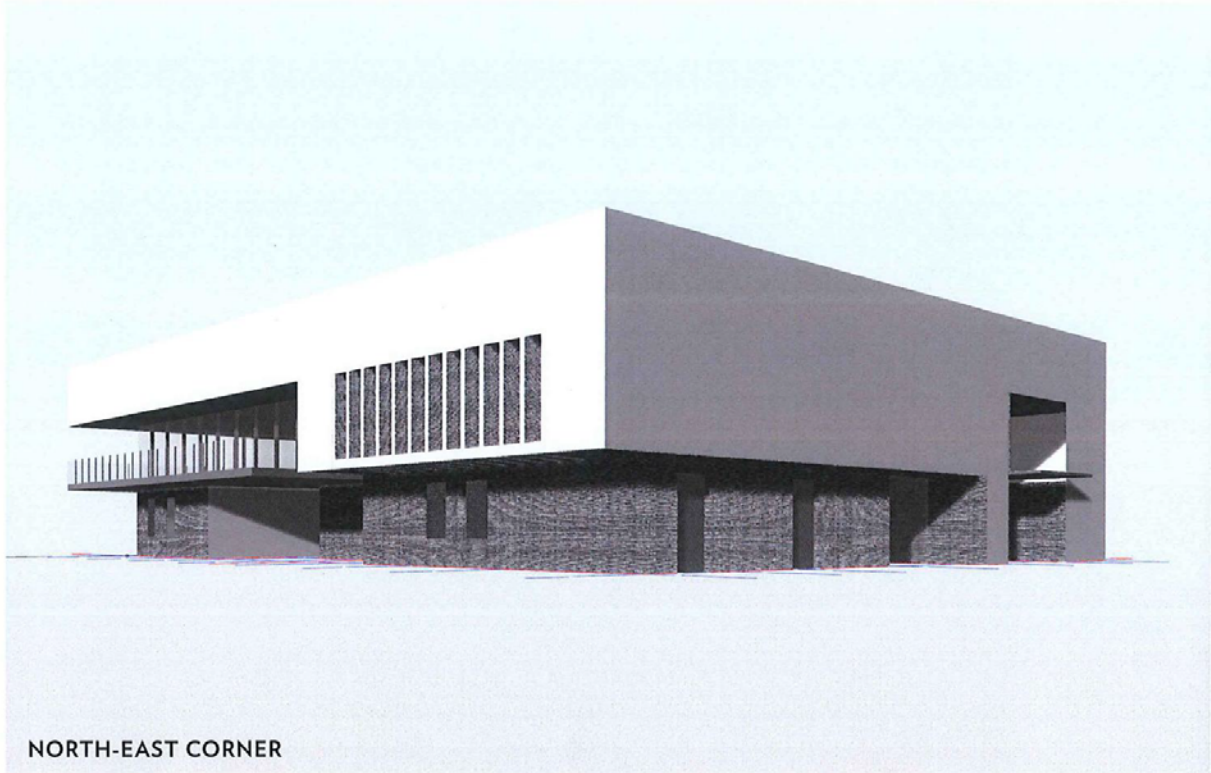
CITY OF WEST TORRENS | LOCKLEYS OVAL
REVISED FIRST FLOOR PLAN

WALTER
BROOKE



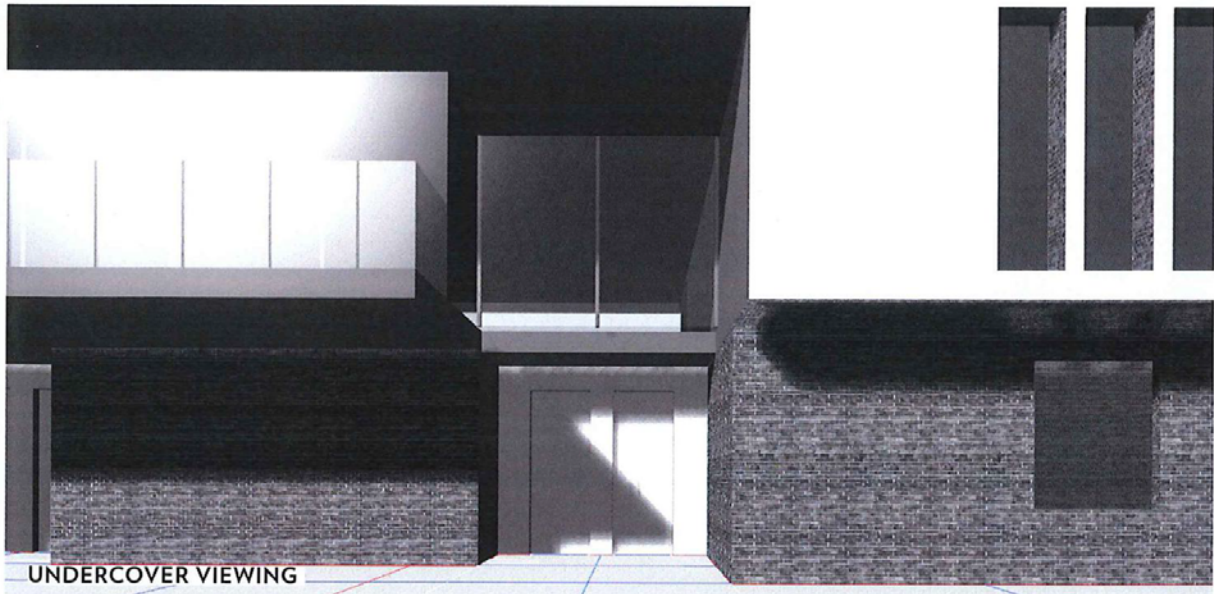
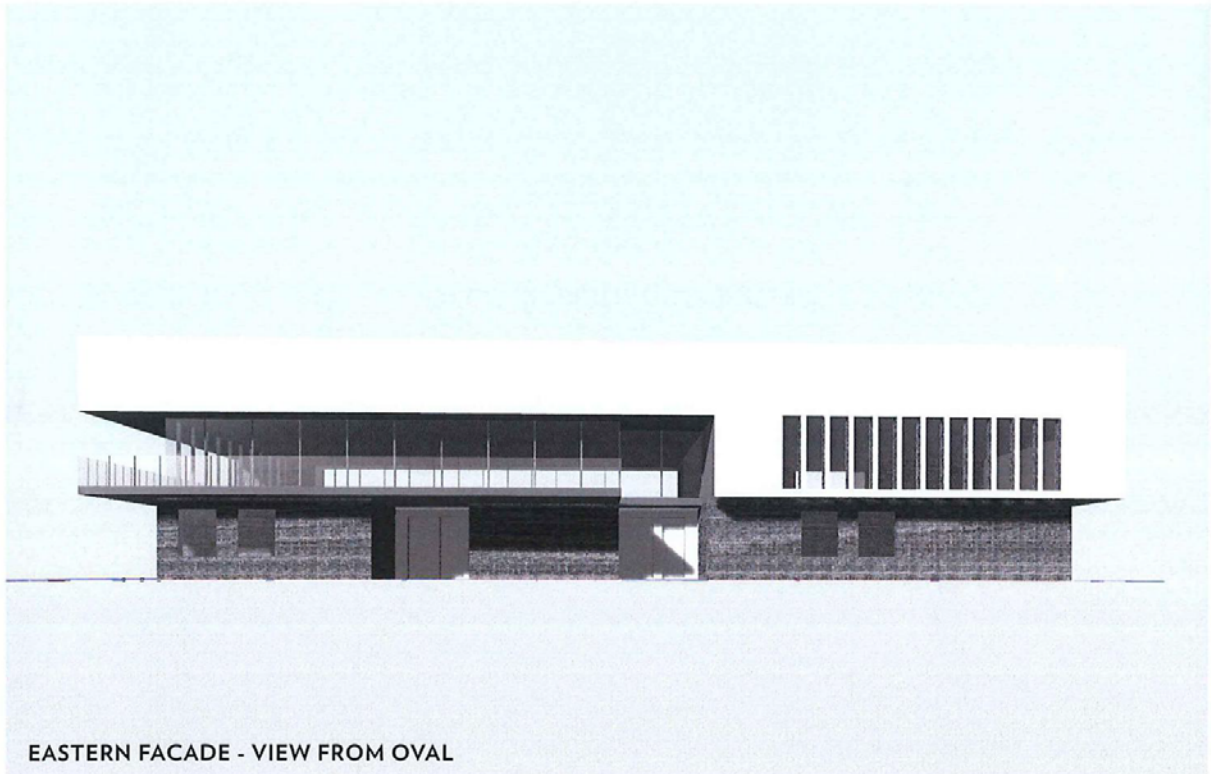
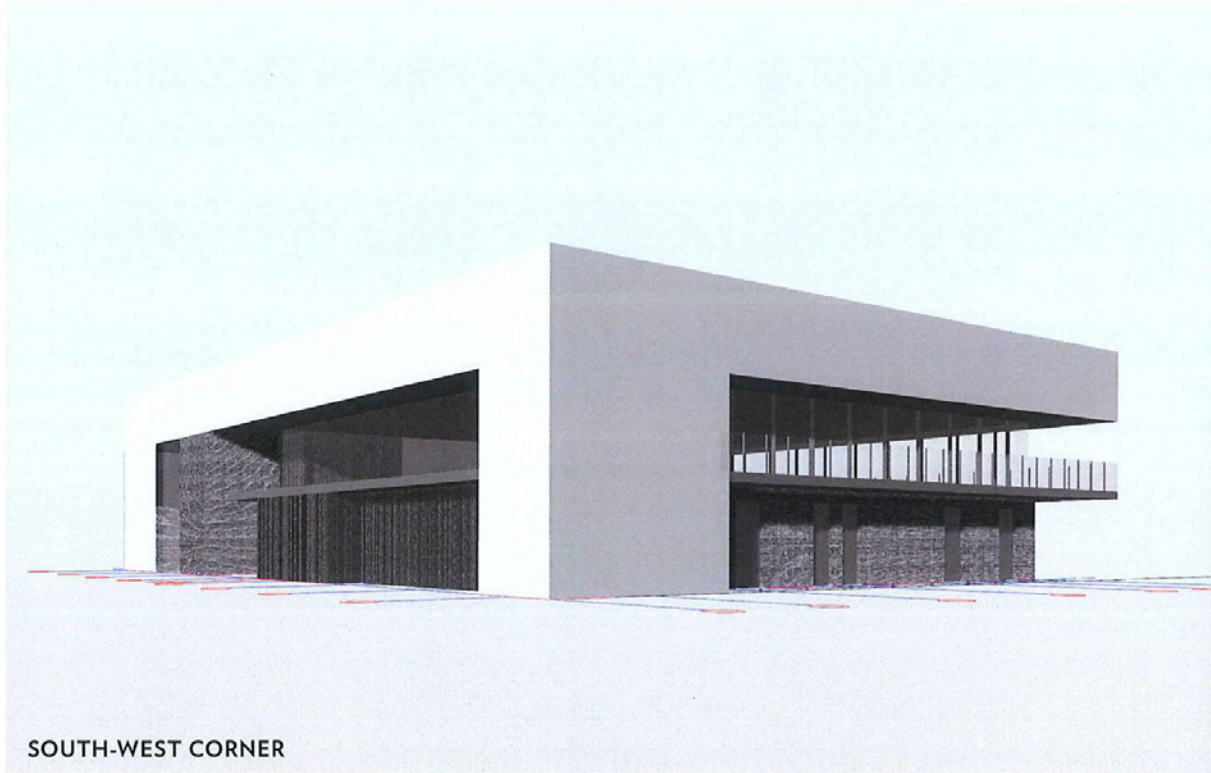


NOT FOR CONSTRUCTION



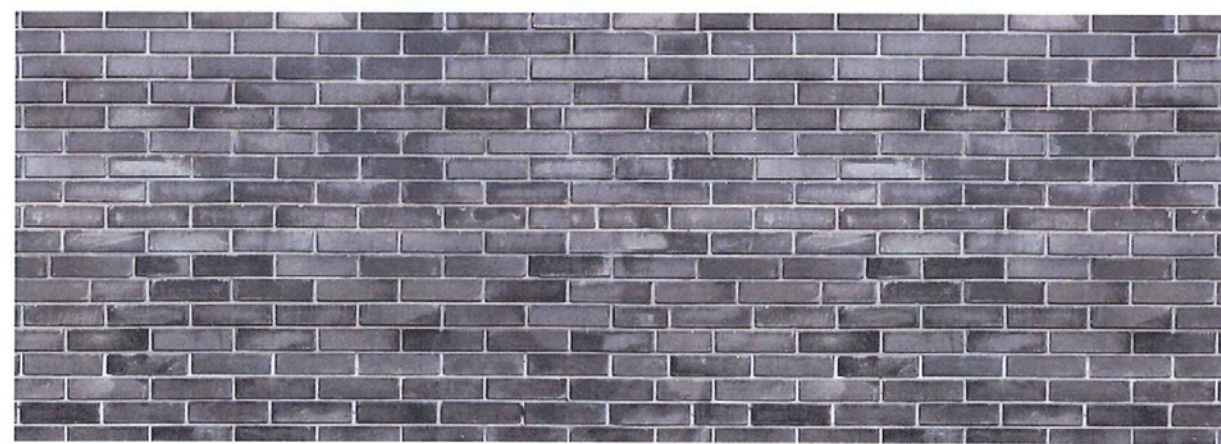
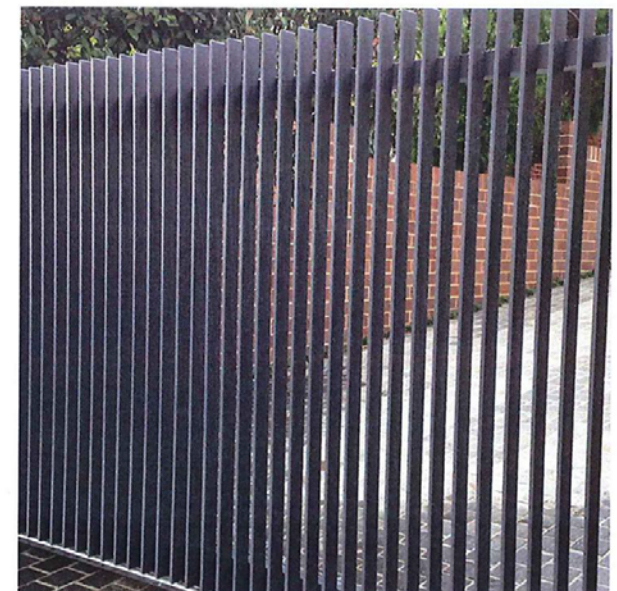
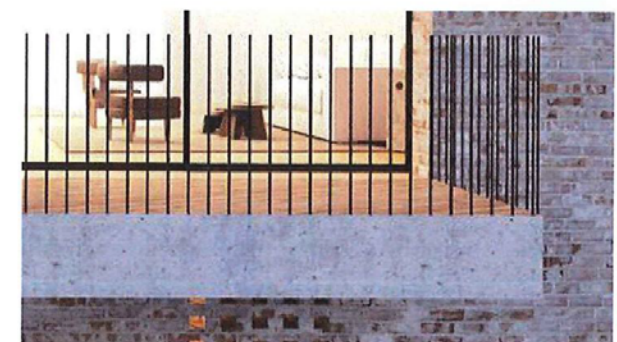
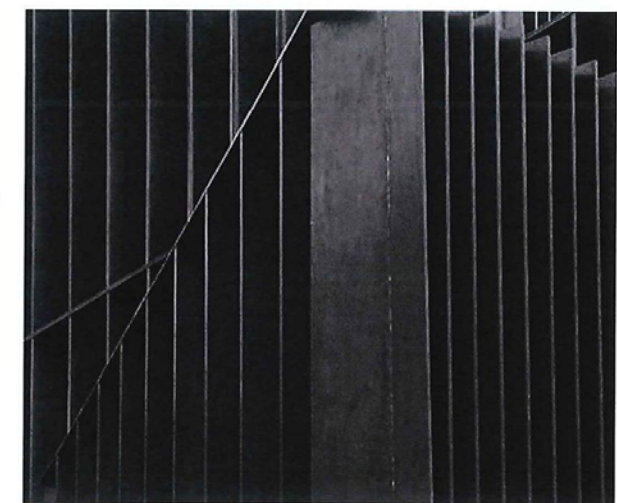
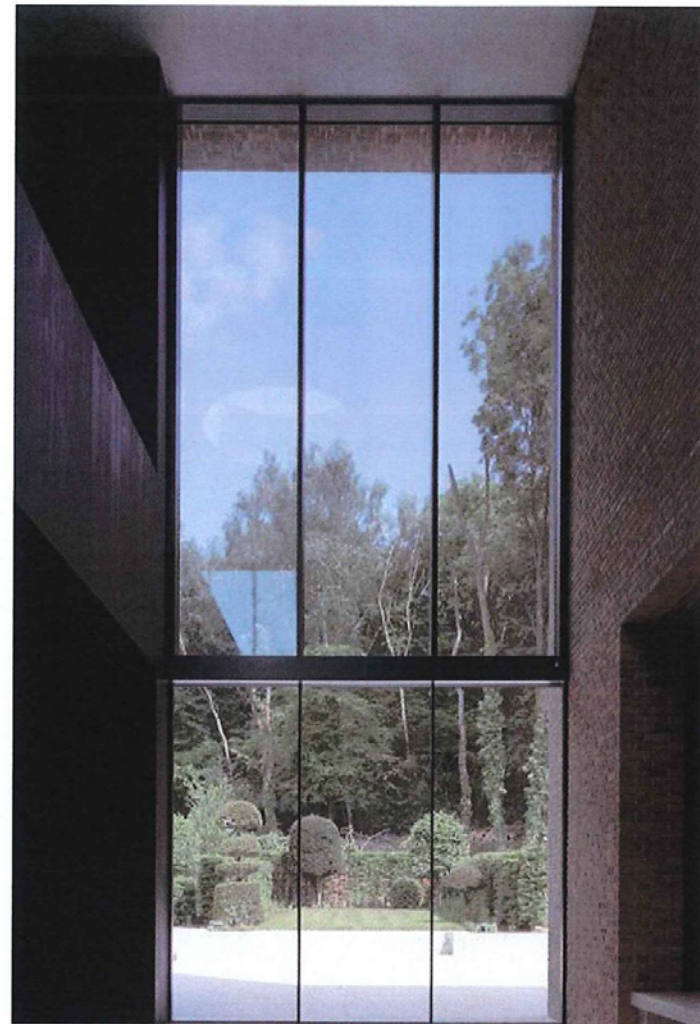
CITY OF WEST TORRENS | LOCKLEYS OVAL
PERSPECTIVES

WALTER
BROOKE



CITY OF WEST TORRENS | LOCKLEYS OVAL
PERSPECTIVES

WALTER
BROOKE



DESATURATED, DURABLE BRICK MASONRY

LIGHTWEIGHT, WHITE
RENDERED CLADDING

VERTICAL METAL LOUVRES,
BALUSTERS + MULLIONS

CITY OF WEST TORRENS | LOCKLEYS OVAL
MATERIALS

WALTER
BROOKE

8.4 Torrensville Bowling Club Update

Brief

This report provides an update of the lease negotiations of the Torrensville Bowling Club.

RECOMMENDATION

The Committee recommends to Council that the report be noted.

Introduction

At the meeting held on 23 May 2017, the Community Facilities Committee (the Committee) was advised that the Administration had finalised negotiations regarding the grant of a long term lease of 80 South Road, Torrensville, to the Torrensville Bowling Club (the Bowling Club).

As advised within the report and as Council resolved, 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 Bowling 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 proposed lease term is greater than 5 years and the land is classified as Community Land).

The Committee was further advised that an advertisement had been placed in the Public Notices section of the Messenger Westside Weekly newspaper advising that public comment on the long term lease was sought and that this could be made until 5pm on Wednesday 31 May 2017.

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."*

Further, and related to the proposed grant of lease, at its meeting held on 22 November 2016, the Committee was informed that the South Australian Amateur Football League (SAAFL) had agreed to relinquish a portion of its leased area on the eastern side of Thebarton Oval. The excision of the nominated land from the SAAFL lease area allows the new lease for the Bowling Club redevelopment to proceed based on the extended area identified in the Bowling Club project proposal documentation.

Discussion

The public consultation period regarding the long-term lease of the Bowling Club closed on 31 May 2017. No comments relating to the proposed grant of lease were received by the Administration. Given this, the Administration has instructed Council's solicitors to proceed with preparation of the execution copies of the lease agreement and the necessary Deed of Variation for the SAAFL lease. Once this has been done the agreements will be provided to the respective parties for execution by club representatives and Council's signatories.

The upgrade and long term lease of the Bowling Club aligns with the Kings Reserve Precinct Masterplan, endorsed by Council on 6 June 2017.

Conclusion

The necessary public consultation relating to the proposed grant of a long term lease (of 21 years) to the Torrensville Bowling Club resulted in no comment being received. Given this, Council's solicitors have been requested to prepare final copies of the lease agreement (and the Deed of Variation for the SAAFL lease) for execution by the relevant parties.

Attachments

Nil

8.5 Weigall Oval Redevelopment 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 23 May 2017, the Committee was advised that the Council's application for funding from the State Government via the State Local Government Infrastructure Partnership (SLGIP) fund was successful. A government contribution of \$1.2M can be received to enable the upgrade to Weigall Oval to proceed to completion on proviso that Council contributes a further \$4.8M (\$1.5M of which has already been allocated in Council's 2017/18 budget).

The Committee was also reminded that the grant conditions require that works must commence by no later than 31 December 2017 and that Australian steel must be used.

Discussion

Since the Committee's meeting held on 23 May 2017, the Administration has worked with consultants to complete the detailed design and construction drawings for the western side of the complex (Stage 1 works). The Stage 1 elements of the project have now proceeded to tender and it is expected that construction works will begin by October 2017. A report will be provided to the next meeting of the Committee notifying members of the successful tenderer and confirming a program of works.

The Administration has not received a funding agreement from the State Government. Elected Members were advised on 10 July 2017 (via email) that the Administration followed up this matter with the LGA. The LGA has entered into the State Funding Deed with the Treasurer. Under the State Funding Deed, the Treasurer agrees to pay the State Funding to the LGA to meet the LGA's costs of servicing a loan taken out by the LGA to fund the grants payable for projects approved under SLGIP. The State Funding Deed requires the LGA to pay the Grant to the Council subject to the LGA entering into a funding deed with the Council including specified terms.

The LGA advised the Administration that considerable time has been taken up negotiating arrangements with State Treasury, however, finalised funding deeds should be forwarded to councils by the end of the month.

For Council to accept the \$1.2M funding offer it must also allocate a further \$3.3M of its own funds to deliver on the scope of the project applied for under the SLGIP fund. Remembering the funding guidelines are based on an 80/20 split, with the State providing 20% of the total project cost.

The total project cost for Weigall Oval is \$7.0M, and is made up of:

- Stage 1 Works = \$2.5M (a portion of these works are eligible for grant funding)
- Stage 2 and 3 Works = \$4.5M

When the Administration applied for SLGIP funding it was based on the funds required to complete the total project at that time, which was \$6.0M (as Council had already allocated \$1.0M in the 2016/17 budget). Accordingly, Council was notified that it had been successful in being eligible to receive 20% funding of the \$6.0M applied for (being \$1.2M).

A further \$1.5M has been allocated to the project in the 2017/18 budget. Therefore, of the \$7.0M total project cost, there is currently \$2.5M of Council funding and \$1.2M of SLGIP funding committed, leaving \$3.3m to be funded if Council chooses to proceed with all three stages.

At this stage, Council has only committed to Stage 1 of the project (allocating funding of \$2.5M) and must make a decision regarding the SLGIP funding offer once the funding deed has been received.

A more detailed report will be provided to Council in August regarding the funding once the Administration receives and examines the funding deed.

As the tender documentation for Stage 1 works has now been finalised, the Administration is working towards producing pictorial information for distribution to the residents on the perimeter of the complex. Informative signage will also be produced and installed on the western frontage of the site during August.

Conclusion

The Weigall Oval project continues to progress and Stage 1 works are open for tender. Information for residents on the scheduled upgrades will be distributed during August.

A funding deed will be received by the end of July from the LGA for the \$1.2M funding through the SLGIP. The deed will be examined and a report will be prepared for Council regarding the funding offer.

A further report will be brought back to this Committee before the end of the year, advising members of the successful tenderer and confirming program of works for Stage 1 works.

Attachments

Nil

8.6 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:

1. The report be noted.
2. The attached concept plans of the two clubrooms be endorsed, subject to any variations/alterations which may be requested by Members at this meeting.
3. The Administration continue to advance the concept plans to detailed design.

Introduction

At the Community Facilities Committee (the Committee) meeting held on 23 May 2017, the Committee was advised that the proposed development at Camden Oval includes:

- construction of a new clubroom building for the use of football, and to a lesser degree, cricket and athletics, on or near the western centre wing of the football oval;
- an extension of the "Birkalla" clubroom building to provide for new change rooms at the southern end of the existing building, and other refurbishments within the existing building;
- an upgrade to the existing senior soccer pitch to synthetic surface with funding assistance from FFSA.

The Committee was also advised that the Administration has met with the architects on a number of occasions to finalise the concept plans of the two clubroom buildings.

Discussion

ADS Architects have completed the concept plans for the two clubroom buildings and they have been included for the Committee's endorsement (**Attachments 1 - 4**).

The concept plans provided reaffirm and build upon previous master planning work undertaken as part of the project and have recently been provided to PHOS Camden Football Club and Birkalla Soccer Club for their comment. A summary of their comments can be found below:

PHOS Camden Sport and Social Club Comments

- Changerooms - create one large changerroom that can be divided into two; access to medical room from changerroom; remove waiting benches to allow greater space.
- Medical Room - decrease storage to increase room; double doors for stretcher and ambulance access; door access to changerroom; add wash basin.
- Equipment/Gym - to be used as an office as not large enough for gym; include access to changerroom (existing changerrooms to be used for storage).
- Kitchen area - relocate office, store room and cleaner's room to west wall; add vision from the office to the club space; relocate wash bay to the west wall of the kitchen.
- Bar area - cool room increase to include 1.5m walkway between shelves; bar space to have 1.2m walkway between open doors and bar; increase bar length to 7.6m to allow for kitchen service; reduce bar fridges to 4.
- Clubrooms - keep clubroom verandah 600m above ground in front of fence to aid vision from inside clubrooms to oval; tile floor in front of bar linking the main entrances; bi-fold doors to eastern and northern side of club space; paving northern end of clubroom; increase vision to olive grove; potentially include audio visual equipment/allowance.

Additional comments provided by PHOS:

- Landscaping/surrounding area - good lighting around the club, carparks and netball courts, path to netball courts, add carparking to southern end (behind goals), outdoor seating, paving around the club and seating along the fence in front of the clubroom.
- Signage - potentially include a budget allocation for signage.
- Timing - moving the development north slightly may allow the existing clubroom to remain whilst construction takes place. Olive groves may create an issue for this. Construction to take place preferably from September until March/April to minimise impact on club; coordinating the oval surface upgrade with the construction period would be ideal to keep the club viable.
- Kitchen and bar - the club would like a list of any equipment included in the kitchen and bar areas.

Birkalla Soccer Club Comments

- First Aid room location - the first aid room is better for the club's operation located outside changeroom 1. In order to achieve this, the general amenities have been relocated to the "existing" clubroom side of the passageway, and the first aid room, comms and cleaner's room have been located on the "new" clubroom side.
- Doorway - addition of doorway at eastern end of passageway.
- Relocation of "new" building on eastern boundary in order to better align with the verandah area and to keep a clear walkway.
- Timing - a 12 month shut down of the club is not viable. Preferably construction would commence end of October and be completed by end of February. Otherwise a staged approach whereby existing building remains whilst construction of new area takes place, followed by refurbishment of existing building at completion of new changeroom area.

The changes requested by both sporting clubs do not alter the overall size of the buildings by a significant amount. Many of the changes requested can be negotiated through the detailed design phase of the project as they will not have a significant cost implication while other changes cannot be addressed due to the landscape (i.e. olive grove).

However, some items/amendments that have been requested by the clubs are likely to (significantly) impact costs and consequently do require the consideration and direction/advice of this Committee. For example, and as indicated above:

- Birkalla has sought to relocate the designated public toilets from within the "new build" area to within the confines of the existing building (effectively across a passage). Whilst this would not appear to be a major change it will impact constructability and cost (architect estimate approximately \$100K)

Those amendments sought by PHOS that do have cost implications are as follows:

- Inclusion of bifold doors to the eastern and northern walls of the function space (architect estimate \$50K). At present two sets of double opening doors are specified on the eastern wall.
- Extension of the kitchen/bar area - whilst this will not result in any significant increase in building footprint the architect has indicated that the fitout cost to these areas is at the upper end of the scale (architect estimate \$20K). As an aside, the club request for a larger coolroom area will result in additional operating/running costs for the club.
- Inclusion of a divider to open up change room. The architect has indicated that this would require additional building footprint to the southern extent of the building or a reduction in the area of the changeroom

The Administration is mindful that the building costs have not been tested in the open market (and that this will not occur until the projects go to tender), however, is also appreciative of the indicative costing advice provided by the architect and its cost consultant. At this time it is suggested that, subject to the direction provided by the Committee, these items be negotiated through the detailed design process. The current concept plan developed is likely to exceed the current budget and any further material change is going to drive the budget cost up further.

As the timing of the construction is of paramount importance to the clubs, it is recommended that the concept plans be endorsed by the Committee and the Administration proceed to detailed design. It is anticipated that a construction contract could be awarded in October 2017 in line with the end of football and soccer season. This does not guarantee the grounds/clubrooms availability for the 2018 seasons. The Clubs have been notified of this and have been encouraged to investigate relocation for the next season.

The Administration will continue to communicate with Birkalla and PHOS Camden regarding the concept plans, detailed design and project timeframes.

Conclusion

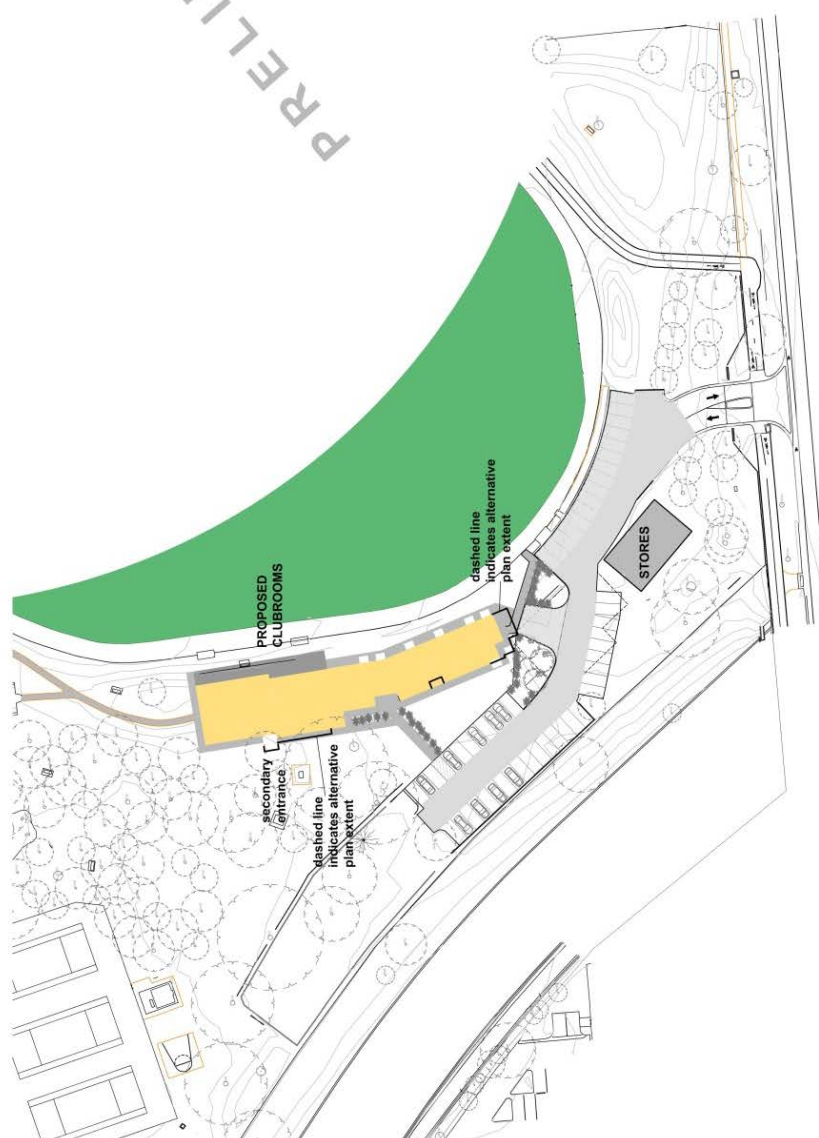
Concept plans have been developed for the two clubroom buildings at Camden Oval. It is requested that the Committee endorse the plans subject to any variations/alternations agreed at this meeting.

Birkalla and PHOS Camden have provided feedback on the proposed concept plans and the Administration will negotiate any changes through the detailed design phase.

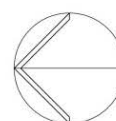
Attachments

- 1. Camden Oval Preliminary Football Site Plan**
- 2. Camden Oval Preliminary Football Clubroom Plan**
- 3. Camden Oval Preliminary Birkalla Clubroom Plan**
- 4. Camden Oval Preliminary Birkalla Site Plan**

PRELIMINARY



SITE PLAN (with alternative plan extent dashed)



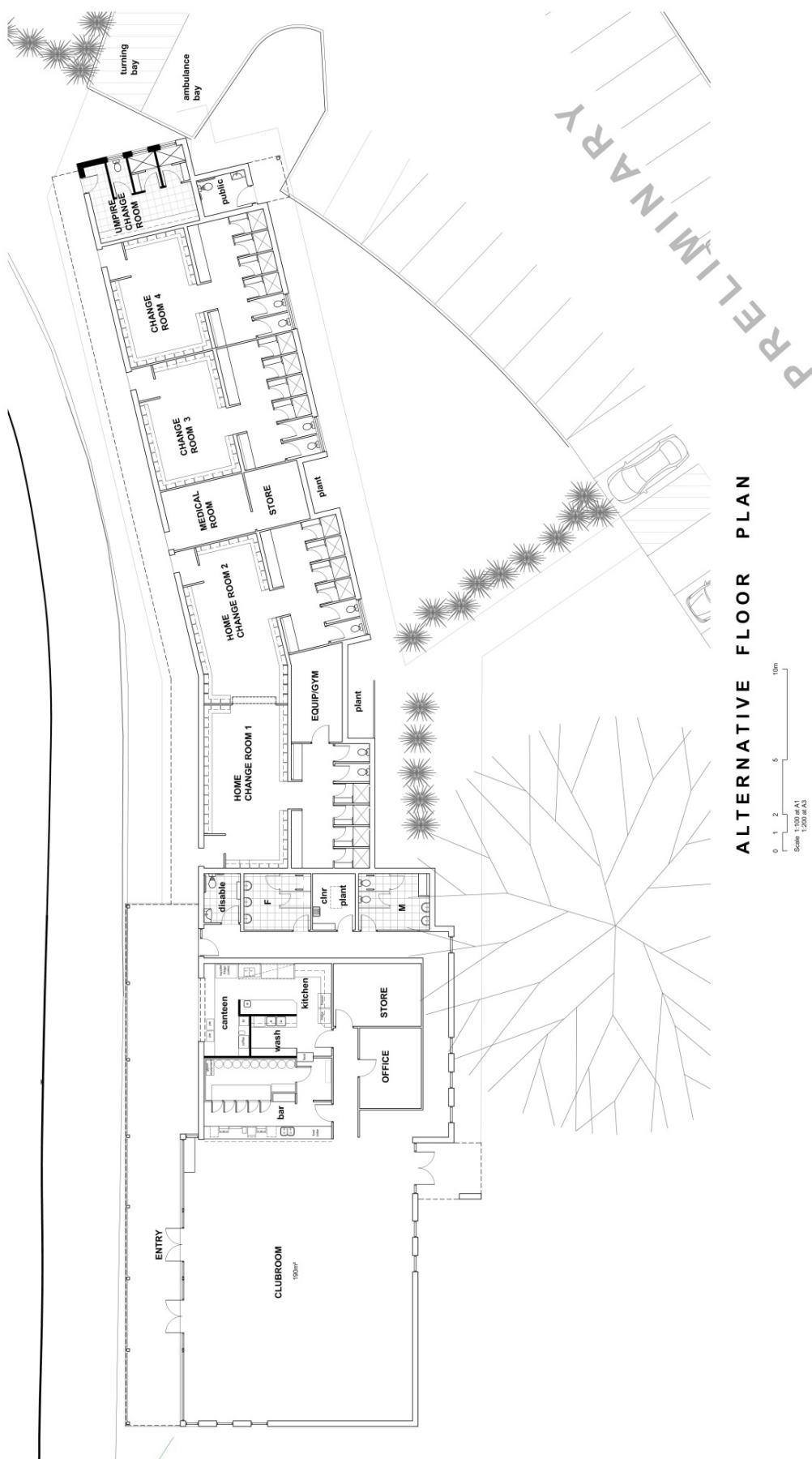
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CAMDEN OVAL SPORTS CLUBROOM

Anzac Highway Camden Park

SKETCH DESIGN

ADS Architects
93 Gilles Street Adelaide 5000 T: 82232244



CAMDEN OVAL SPORTS CLUBROOM

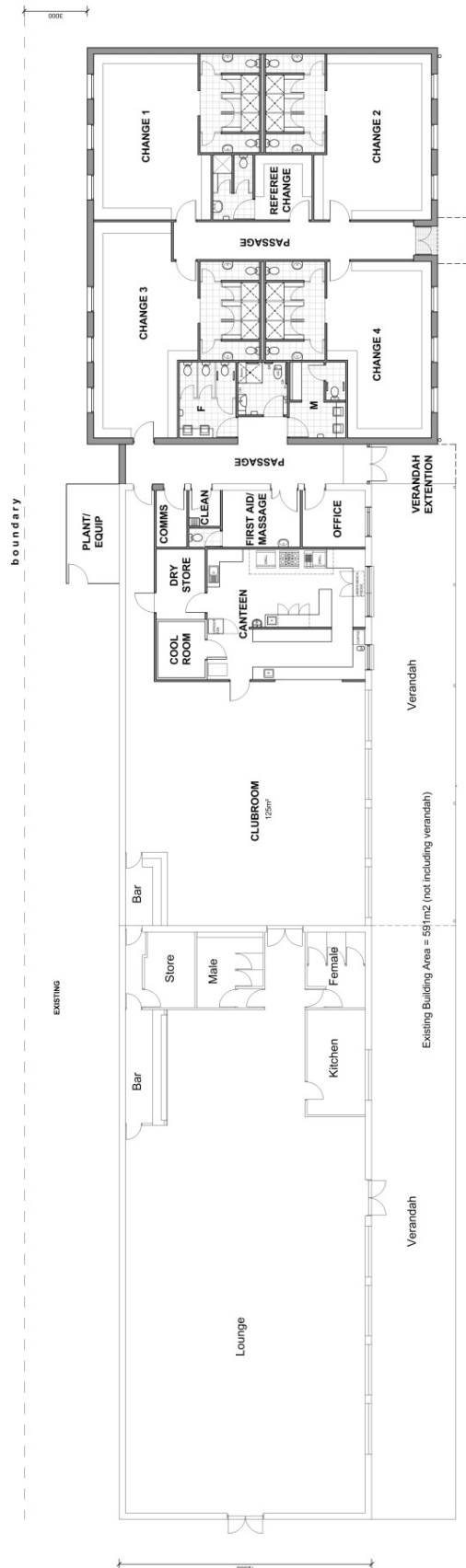
Anzac Highway Camden Park



03.06.17
17/JN1311/CD03/B

SKETCH DESIGN

ADS Architects
93 Gilles Street Adelaide 5000 T:82232244



FLOOR PLAN



EXISTING BUILDING	591m ²
NEW BUILDING	336m ²
REFURB WITHIN EXIST	111m ²
VERANDAH	8m ²

CAMDEN OVAL SPORTS CLUBROOM 2
Anzac Highway Camden Park

CONCEPT DESIGN

ADS Architects
93 Gilles Street Adelaide 5000 T:82232244



03.06.17

17/JN1311/CD22/A

**SITE PLAN**

0 1 2 5 10 20m
 scale 1:250 at A1
 scale 1:500 at A3



03.06.17
 17/JN1311/CD21/A

CAMDEN OVAL SPORTS CLUBROOM 2

Anzac Highway Camden Park

CONCEPT DESIGN

ADS Architects
 93 Gilles Street Adelaide 5000 T:82232244

9 OUTSTANDING REPORTS / ACTIONS

10 OTHER BUSINESS

11 CONFIDENTIAL

Nil

12 NEXT MEETING

26 September 2017, 6.00pm in the Mayor's Reception Room.

13 MEETING CLOSE