

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, 22 MAY 2018  
at 6.00pm**

**Terry Buss PSM  
Chief Executive Officer**

### **City of West Torrens Disclaimer**

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

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**1 MEETING OPENED****1.1 Evacuation Procedures****2 PRESENT****3 APOLOGIES****Leave of Absence****Committee Members:**

Cr Simon Tsiaparis

**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 27 March 2018 be confirmed as a true and correct record.

**6 COMMUNICATION BY THE CHAIRPERSON****7 PRESENTATIONS**

Nil

**8 OUTSTANDING REPORTS / ACTIONS**

Nil

## 9 REPORTS OF THE CHIEF EXECUTIVE OFFICER

### 9.1 Lockleys RSL Purchase - Update

#### Brief

This report provides Committee Members with an update in relation to matters associated with the acquisition of the Lockleys RSL premises at the western end of Mellor Park Reserve.

#### RECOMMENDATION

The Committee recommends to Council that:

1. The Council accepts the negotiated and agreed purchase price of \$220,000 (plus any applicable GST) for the Lockleys Servicemen's Memorial Centre Inc. premises at 362A Henley Beach Road, Lockleys
2. The Mayor and/or Chief Executive Officer be authorised to sign and/or seal any documentation required to enable the Council to purchase the property in the sum of \$220,000 (plus any applicable GST).

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#### Introduction

At its meeting of 27 March 2018 the Committee was advised that the authorised representative of the Lockleys RSL (Mr Steve Larkins) had met with the Sub Branch Committee on 9 February 2018 and discussed options with the Committee and a number of other interested parties who are involved with, but are not Service Members of, the Sub Branch. As a consequence of these discussions, the Lockleys RSL convened a Special General Meeting, which required a series of processes to be observed, consistent with RSL Rules, including Notice requirements etc.

The Committee was also advised that at the Lockleys RSL meeting a motion was put and carried, delegating authority to the Sub Branch Committee to:

- Pursue sale of the premises to WTCC with a target settlement date of no later than 30 June 2018, pursuant to a number of conditions, a key one of which is erection of a physical memorial at Mellor Reserve. The details of this are being worked out, but they would seek to incorporate the original foundation stone, bronze plaques at one time located in the cinema complex and believed to be held by Council, and the three inch mortar currently positioned adjacent to the door of the sub branch; and
- Engagement of legal/conveyancing advice.

The Committee was further advised that

- The general agreement among the Lockleys RSL Membership was that they do not wish to amalgamate with Hilton and that individual Members will be offered the opportunity to transfer their membership to the sub branch of their choice;
- Consultation around disposal of property was currently taking place;
- The Lockleys RSL planned to conduct a final "End of an Era" function (on a date yet to be set);
- One of the plaques that was removed from the former Lockleys Cinema building has been affixed to a memorial stone in Council's Memorial Gardens (to commemorate those persons that served in the Malaya Borneo conflict). Further investigation will need to be undertaken to determine the location of any additional plaque(s) which may have previously been located within the former Lockleys Cinema building; and
- The timely progression of discussions in regard to the Lockleys RSL premises in particular is critical to the Council in meeting the obligations it has in regard to the Federal Grant Funding that it has received for the Lockleys Oval, Apex Park and Mellor Park projects.

## Discussion

Subsequent to the previous meeting of the Committee the Administration and RSL consultant (Mr Steve Larkins) have met and discussed a number of matters.

Principally, representatives from the Administration and RSL met on 20 April 2018 with the intent of negotiating and agreeing a sale price for the property. Following negotiations the parties agreed terms for a sale price of \$220,000. This amount was suggested as appropriate by the RSL given it is the Valuer-General's valuation for rating purposes (and utilised by the Council for setting its rates), **Attachment 1**.

As part of its due diligence processes the Administration engaged the services of its property consultant to undertake a valuation of the property and can advise that the agreed sale price falls within the indicative range suggested by its consultant. (A copy of this valuation information can be made available to Elected Members upon request.)

In anticipation of a favourable decision of the Council the RSL has instructed its solicitors and conveyancers to commence preparation of necessary and relevant documentation with the intention of settlement occurring by no later than 30 June 2018.

Mr Larkins also advised that he had implemented, or begun implementing, all necessary due diligence and governance processes associated with the process of finalising the affairs of the Lockleys RSL sub-branch.

Mr Larkins further advised that any funds which are to be received by Lockleys RSL from the sale of the property will be memorialised over a number of (anticipated five to seven) years. Opportunities will be taken by the Association's representatives to contribute funding to memorials as the representatives deem appropriate and further investigation into the establishment or development of a Virtual Memorial is also proposed to occur. Such a memorial would have online presence and would allow relatives, friends, interested members of the public and others (e.g. researchers) to search records and other relevant and related links, **Attachment 2**.

The Lockleys RSL has also formed an association or alliance with the Lockleys Primary School and has offered some of its memorabilia to that school.

## Conclusion

Council's Administration and Mr Steve Larkins, the nominated representative of the Lockleys RSL (appointed by the Interim Board of the RSL (SA Branch)) have met and agreed a sale price for the Lockleys RSL property. Due diligence procedures undertaken by the Administration have confirmed that the sale price sought is fair and reasonable.

It is anticipated that settlement of the property will occur on, or about, 30 June 2018. The purchase of the property by Council will allow for the timely progress of works at Mellor Park associated with the Lockleys Oval, Apex Park and Mellor Park Masterplan Redevelopment. This report provides Committee Members with an update in relation to matters associated with the Lockleys RSL and Grant funding which Council has received for the upgrade of Apex Park, Lockleys Oval and Mellor Park.

## Attachments

1. **Letter from RSL - basis of sale price - Lockleys RSL premises**
2. **Letter from Lockleys RSL advising how sale funds will be utilised**

The Lockleys Servicemen's Memorial  
Centre Inc  
C/- 362A Henley Beach Rd  
LOCKLEYS SA 5032  
By email [sandglarkins@outlook.com](mailto:sandglarkins@outlook.com)

23 March 2018

Mr Angelo Catinari  
General Manager Urban Services  
West Torrens City Council  
165 Sir Donald Bradman Drive Hilton  
SA 5033

Dear 

I write as the newly elected Chair of the Management Committee of The Lockleys Servicemen's Memorial Centre Inc. The Management Committee has been appointed in accordance with the Rules of the Association.

- A meeting of the Committee was convened on Tuesday 20<sup>th</sup> March and a quorum of nine persons was achieved (minimum of 8 required).
- I have been appointed Chair by resolution of the Members in attendance. Mr Rodney Graham has been appointed Deputy Chair.
- We have been delegated authority to negotiate with Council towards the objective of proceeding to a Contract of Sale of the premises defined by Duplicate Certificate of Title 2291/77, of which we are in possession.
- The instruction from the Committee of Management is to offer the property for sale based on the requirements of the Rules of the Association, ie first right to purchase to the West Torrens City Council.
- A notional date of settlement of not later than 30<sup>th</sup> June has been stipulated (this could be brought forward by mutual assent).

The Rules provide for an agreed valuation, if necessary by an independent valuer.

It is the view of the Committee of Management that the most logical and equitable basis for valuation, without going to additional expense and passage of more time, is the Capital Valuation stipulated in the most recent rates notice. (Copy attached Att 1) ie \$220K. This is based on the determination by the SA Valuer General (VG) in 2011.

I enclose earlier correspondence with the VG whereby a revision of the Capital Valuation was determined to be \$300K (copy attached Att 2). This was appealed and the revised valuation applied. (Copy attached – Att 3).

Further, rates and other outgoings have been paid in good faith on this basis for some considerable period of time.

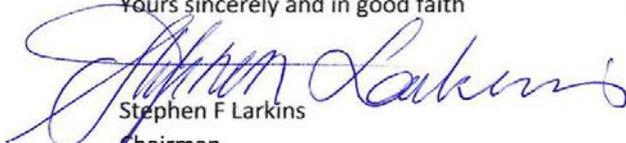
I advise that the Committee has appointed Wadlow Solicitors to act on its behalf in progressing this matter.

2

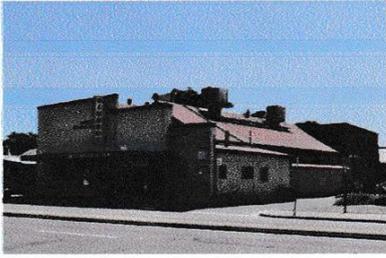
As a further condition of sale, the Committee seeks to have a permanent physical memorial erected in a location to be confirmed in Mellor Reserve, to commemorate the Memorial Hall and Centre and the Lockleys RSL sub branch, 1925-2018. It is the Committee's desire that it incorporate the foundation stone, the bronze plaques formerly mounted in the cinema, and the 3 inch mortar currently mounted at the front door of the RSL premises. We would be pleased to discuss how this might best be achieved.

I look forward to advice of your intentions in this matter.

Yours sincerely and in good faith



Stephen F Larkins  
Chairman  
The Lockleys Servicemen's Memorial Centre Inc



The Lockleys Servicemen's Memorial Centre Inc  
C/- 362A Henley Beach Rd  
LOCKLEYS SA 5032

By email sandglarkins@outlook.com

9 May 18

Mr Angelo Catinari  
General Manager Urban Services  
West Torrens City Council  
165 Sir Donald Bradman Drive Hilton  
SA 5033

Dear

I write further to the earlier correspondence dated 23 March 2018 when we advised of the outline intent of the Lockleys RSL Sub Branch Inc and the Lockleys Servicemen's Memorial Centre Inc with respect to the dale of the premises at 362 Henley Beach Rd Lockleys.

As was pointed out it is The Lockleys Servicemens' Memorial Centre Inc which holds the Title to the premises and which will offer the property for sale.

- We are advised that West Torrens City Council has approved the proposal subject to due diligence etc.
- To the best of my knowledge we have received nothing in writing confirming that intent, to date.
- The key parameters remain extant:
  - Valuation based on the Value General valuation which has formed the basis of Council Rates notices, the most recent being for \$220K
  - Settlement by Fri 29<sup>th</sup> June 2018
  - A key condition is agreement to incorporate a Memorial as part of the re-development plan for Mellor Reserve.

Subject to Council's agreement, and prior to Settlement the Lockleys RSL Sub Branch will quit the premises, return its charter to the RSL State Branch with attendant processes, and then de-register its Incorporated entity.

After consultation and advice, it is proposed that the Lockleys Servicemen's Memorial Centre Inc (LSMC) will re-structure in order to oversee the administration for a Deed of Endowment for a finite tenure of five years in order to meet the key residual object of the Association following disposal of the premises, namely Memorialisation of the "*residents of Lockleys and surrounding districts who enlisted in WW1 and WW2.*"

Subject to approval of the Committee of Management, it is proposed that the LSMC Deed of Endowment will resource a number of projects over a proposed five year life span. On expiration of the residual capital it is proposed that the entity will wind up. Projects include:

- Design and construction of the physical memorial referred to above and mentioned in our letter of 23 March (in collaboration with Council).
- A project with the Lockleys Primary School based on the Honour Boards commemorating old scholars and ongoing assistance with commemorative events at the school. That has yet to be fully defined and scoped but provision will be made for it. The Sub Branch is gifting some of its memorabilia to the School in support of this project.
- A major project in collaboration with the Virtual War Memorial Ltd to complete work that is already extant to a limited but very impressive degree within the Virtual War Memorial. This will see creation of a 'Organisation Page' as the embodiment of a Virtual Memorial to the residents of Lockleys who served in WW1 WW2 and subsequent conflicts.
- We believe the website has the potential to become a wonderful Community resource that will both inform and engage people of all ages and key interest groups.
  - Identification and cataloguing Memorials and Honour Boards in Lockleys and District, and matching up of the names thereon with information that is being compiled as part of broader VWM work. To include the 'Boulevard of Honour' to WW2 service personnel.
  - See this link for an example of work that is already extant. Some of the features necessary to support this work will be developed as part of the project.  
<https://rslvirtualwarmemorial.org.au/explore/places/361>
  - It is envisaged that this will enable community access from any of Council's public areas with appropriate computer terminal and simple instructions.
  - The VWM has an active Schools program which local schools will be encouraged to engage with.
  - The material can be used to support Commemorative activities in schools and community groups adding real substance to the expression "We Will Remember Them". In Lockleys and Districts, people will know who they were, thus attaining the foundation objectives of the Association..
  - There are some powerful connections. Rowells Rd for example, is named for a very famous Lockleys family, members of which commanded SA Boer War troops, another was the Commanding Officer of the 3<sup>rd</sup> Light Horse at Gallipoli and perhaps the most prominent, Lieutenant General Sir Sydney Rowell commanded Australian defences along the Kokoda Track in 1942.

This will necessarily entail a community engagement program which we believe the local community will have good reason to be very proud.

Given the time frame we look forward to written confirmation of the Council's intent in respect of the proposed sale at your earliest convenience. Our solicitors have been instructed to prepare a Contract of Sale and will be in touch imminently

Yours sincerely and in good faith



Stephen F Larkins  
Chairman

The Lockleys Servicemen's Memorial Centre Inc

## 9.2 West Torrens Birkalla Soccer Club - Financial Support Request

### Brief

This report advises Committee Members that a request for financial support, to enable lighting infrastructure and other upgrades of the facility at Camden Oval, has been received from the West Torrens Birkalla Soccer Club.

### RECOMMENDATION

The Committee considers the request for financial assistance from the West Torrens Birkalla Soccer Club and, should it support the request, recommends to Council the preferred option of providing support for infrastructure expenses including lighting upgrade at Camden Oval. Further, the Committee recommends to Council that it provide its consent in its capacity of landlord, subject to any necessary development approval(s), for the upgrade of the pitch floodlighting.

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### Introduction

On 18 April 2018, the Administration received a letter from the President of the West Torrens Birkalla Soccer Club. The letter requests financial support of approximately \$200,000 from Council to be used to upgrade lighting, install scoreboards and improve other infrastructure at the Camden Oval site. (**Attachment 1**).

### Discussion

The West Torrens Birkalla Soccer Club has provided a direct recreation and sporting benefit to the West Torrens community for approximately 50 years.

During the recent upgrade of the senior soccer pitch to a synthetic turf surface, contractors discovered exposed underground electrical cabling (circa 25-30 years old). To address the matter in the interim period the Administration will be instructing the contractors to run new cables in conduit and reconnect these to the existing lighting infrastructure to ensure that the existing lighting remains operational.

The discovery of this anomaly, together with a desire to replace and upgrade the existing pitch floodlighting with LED componentry, has prompted the Club to seek loan funding from Council to facilitate the upgrade.

Whilst there does not appear to be any existing policy dealing with requests for loan funding by Council lessees or licensees, a number of factors/issues should be considered prior to deciding whether or not to support the Club's request for loan funding. Whilst not exhaustive it is suggested that the following criteria be taken onto account (comments relating to the Club's request made by the Administration against the criteria appear in italics):

### ***Maintenance History***

In creating a new asset, Council and the borrowing Community organisation must be mindful that a maintenance budget must be established and funds allocated to ensure that the asset is effectively and efficiently maintained. The old adage that "a stitch in time saves nine" is no more apparent than in this scenario. In this regard, the prior maintenance performance of the organisation should be utilised as a measurement tool to determine the future ability of the organisation to meet this responsibility.

*The Club has demonstrated that it is capable of maintaining its, and associated Council, assets.*

### **Net Community Benefit**

The concept of net community benefit should also be factored in to any funding/borrowing decision. This concept requires the assessing body to consider the following factors in arriving at its decision:

- Will the proposed facility be available to the community? For free? At reduced cost?
- Has the community expressed a perceived or demonstrated need or desire for the facility?
- Is the proposed facility something which will directly, or indirectly, benefit the community?
- Are other competing initiatives likely to provide a greater benefit to the community?

*Refer comments below under "Existing Landscape" section.*

### **Links to Council's Strategic Plans**

Has the project nominated by the Community organisation been previously identified by Council as providing a required facility/function etc.?

Can the project be identified/matched/linked to Council's Strategic Plan? If this is not possible, the question beckons: – Has the Strategic Plan failed to identify/recognise the importance of the proposed work/project?

*The Council has recognised the importance of the facility in identifying the need for a significant upgrade of the clubroom, and surface (to synthetic), and in providing funding, as part of the Camden Oval upgrade project.*

### **Financial Capacity & Club Viability**

How is the project being financed, i.e. what is the percentage breakdown of project costs in terms of:

- the organisation's cash reserves;
- Government grants; and
- borrowings?

Does the organisation enjoy a "good" credit rating?

*The Administration notes that the soccer club has generally paid Council's invoices as and when they fall due.*

Can the organisation demonstrate by way of a Business Plan that the project is affordable and self-sustaining (and can the organisation's claims be verified using cash flows and financial statements)? For example, if the asset's construction/creation is being justified by its anticipated contribution to future cash flows, are these cash flows realistic?

Are revenue and expense projections realistic? Is there a realistic phase in period?

Has maintenance of the desired facility/structure been budgeted for?

Is the project environmentally sustainable?

*The use of LED lighting technology will significantly enhance environmental (and economic) sustainability.*

Financial statements presented to Council should be audited by an independent and suitably qualified auditor. Further, Council could also reserve its right to seek further independent and expert advice (either at cost to the applicant or under a cost sharing arrangement) in the event that it believes such an action is required to satisfy its due diligence responsibilities.

### **Community Support**

The applicant Community organisation should be able to demonstrate that it has the support of its local community to undertake the project being contemplated. Ideally, such support should be obtained and demonstrated via an inclusive consultation process with that community. The results of such consultation should be summarised and presented to Council as part of the organisation's submission.

### **Organisation Support**

- Has the project received the approval of the organisation's peak body within this state? Is this body making any contribution to the project (either in a financial sense or in terms of the provision of expertise, e.g. project management etc)?
- If the organisation is not receiving project management support from its peak body, has it engaged another person/body to undertake this task, or, does it have an experienced and competent person(s) from within its membership?
- Further, the role of Council in the process needs to be considered. For instance, does Council see itself as, or believe its function to be that of, a "nurturer/seeder" (i.e. an organisation that assists the development of new/junior organisations) or does it picture its role as in a more rationalist light? The Local Government Act requires Council to provide facilities for its residents but does not prescriptively define how this should be done.

*Funding (of \$500K) to upgrade the existing turf pitch to a synthetic surface has been provided by the Office of Recreation and Sport/Football Federation of South Australia. This level of support clearly satisfies this criteria.*

### **Existing Landscape**

- How many similar facilities are there within the Council area?
- How are these distributed geographically?
- What is the Club's membership catchment area?
- Will the construction of this proposed building/structure have a detrimental effect on other existing clubs/organisations (to the point of making them unfinancial)?
- What are the utilisation rates for other similar facilities within the Council area?
- Are there other potential facilities within the Council area that may be utilised via cost sharing arrangements (e.g. by developing/negotiating agreements with schools for shared use of facilities)?
- Do population trends indicate that the proposed facility will be supported?

*Anecdotally the Administration can confirm that the level of demand for soccer facilities (particularly floodlit facilities) within the Council area currently significantly outweighs the existing supply. As previously indicated, whilst the Birkalla pitch is currently floodlit, the use of LED technology should both enhance and improve access (lower operational costs associated with the use of LED technology should allow any third party hire/use to be at reduced rates). Alternatively, as part of the funding arrangements (should Council proceed in this manner) Council could require the Club to make the facility available for approved/nominated third party use at designated/reduced rates.*

### **Precedent**

There are many clubs and organisations wishing to upgrade Council-owned facilities. Approval in this instance may initiate similar requests from other clubs.

### **Timing of the Works**

Whilst LED floodlighting will be more efficient to operate and will provide lighting of a superior quality, it is the Administration's view that the upgrade can proceed at any time and is not dependent upon, nor required to coincide with, the current work being undertaken at the site.

The Administration has considered a number of options regarding this request. These are briefly discussed hereunder:

#### **Option 1:**

Council assumes responsibility for a loan of \$200,000 (at approximately 4% interest p.a.). Council advances the funds to West Torrens Birkalla Soccer Club with an agreement that the Club repays the loan amount over a fifteen plus five (15+5) year period. The required repayment of the advance will be \$10,000 p.a. due on the first anniversary of the advancement date as an addition to their annual lease fees.

Council could choose to add the applicable interest amount to the Club's repayment amount, or Council could incur the interest charges itself.

#### **Option 2:**

Council advances the funds to West Torrens Birkalla Soccer Club as a loan agreement over a twenty (20) year period. The funds are sourced by reducing Council's operational budget by \$200,000 (i.e. select projects/activities will not occur in 2018/2019 in order to fund the soccer infrastructure upgrade at Camden Oval). The West Torrens Birkalla Soccer Club agrees to repay \$10,000 p.a. for twenty (20) years, payable on the first anniversary of the advancement (loan) date as an addition to their annual lease fees. CPI could be added to the advance repayment amount each year should Council so wish.

#### **Option 3:**

Council assumes responsibility for undertaking the infrastructure works sought by the West Torrens Birkalla Soccer Club (as outlined in their letter dated 18 April 2018). Once works are completed, a payment plan will be structured based on actual costs. The payment plan could be divided over a twenty (20) year period or less, dependent upon the final cost of works. CPI could be added to the advance repayment amount each year should Council so wish.

Council could choose to only undertake works relating to the lighting upgrade and scoreboard, which would reduce the total funds required.

#### **Option 4:**

Council does not support the request to provide loan funding to the West Torrens Birkalla Soccer Club of approximately \$200,000 for infrastructure expenses including lighting, however, will offer its assistance should the Club determine to seek grant funding from external agencies/sources to enable the project to proceed.

For options 1-3 discussed above it should be noted that the lease term will need to match or exceed the loan repayment period to ensure that action to recover any outstanding monies is able to proceed under breach of lease conditions (should this be determined appropriate or desired). The existing lease held by West Torrens Birkalla for its use of Camden Oval expires on 13 November 2020.

At this time the Administration seeks the direction of the Committee in regard to its preferred option.

It is also suggested that the Committee recommends to Council that it take this opportunity to provide its consent in its capacity as landlord, subject to any necessary development approval(s), for the Club to upgrade the soccer pitch floodlighting to LED componentry, new light poles and associated infrastructure.

As an aside, the Administration notes that loans advanced to Council sporting lessee or licensee groups have in recent times (on two separate occasions) been partially forgiven and further notes that both loans related to the provision of sports floodlighting for ovals by the lessee/licensee organisation.

### **Conclusion**

The West Torrens Birkalla Soccer Club has written to Council seeking to upgrade the existing soccer pitch floodlighting at Camden Oval in association with other works that are proceeding/to proceed.

The Administration seeks direction from the Committee in regard to the Club's request.

### **Attachments**

- 1. Letter from West Torrens Birkalla Soccer Club seeking Council funding**



## West Torrens Birkalla Soccer Club Inc.

ABN 15 699 032 523

Cnr Saratoga Drive and Morphett Road, Novar Gardens SA 5040

Phone: 08 8376 2865 | Fax: 08 8295 2101

**Date: 18/04/2018**

**City of West Torrens Council**

**Attention: Mr Angelo Catinari**

### Letter of Financial Support

Dear Angelo,

Firstly on behalf of the board, the members, the Club and OAM Jack Smith I would like to officially thank you for your partnership & support over the last 50 years at Camden Oval (Jack Smith Park).

We at West Torrens Birkalla Soccer Club, are seeking financial support of around \$200k - \$250K for club infrastructure expenses such as lighting upgrades, score boards, maintenance and services at our sites, namely Camden Oval (Jack Smith Park) Novar Gardens, and Golflands Reserve, Glenelg North.

As you are already aware we are currently in the process of ground upgrades & change room extensions at the Camden Park site in association with the FFSA and the Council (City of West Torrens) which you are managing.

From the meeting held with Council prior to Easter, it was made apparent that some of the existing infrastructure – such as lighting circa 25 to 30 years old, requires upgrade or replacement. We acknowledge from your advice that the associated works to make good and reinstate services damaged due to the works are not necessarily covered by the current budgets in place and need to be funded outside of the project.

As a soccer club, the lighting upgrades are the most urgent to rectify as not having operational lights once the ground is handed back at the end of May 2018 would be a disastrous result to all those who have been involved to realise the new pitch.

We understand from the council that these works will need to be budgeted for and whilst we have been given the comfort by Council that these will be replaced as part of the project – the cost to our soccer club now is a huge cost which we cannot meet.

West Torrens Birkalla Soccer Club is a long term club and has been located on the site for over 50 years. We have invested to construct and have maintained clubrooms, change room & lighting during this time. We believe the investment demonstrates that we are a long term community customer & a loyal partner to the West Torrens Council & its projects.

The Club as you are aware is a not for profit organisation and we appreciate all the support we are provided by the Council. As such, we at this time come to you for your support in the way of a no interest loan that we can establish and suitable repayment structure.

West Torrens Birkalla Soccer Club is committed to continue to invest into the site however we ask if the Council could urgently consider our request for financial support. We would be more than happy to meet to understand what we might be required to do in order that we can secure your support and to work through the expenses that we are looking for financial support.

We look forward to your favourable response in support.

Yours faithfully



Amin Ayoubi

President

West Torrens Birkalla Soccer Club,  
2 Morphett Road Camden Park 5040

### **9.3 Camden Oval Complex Master Plan and Facilities - Update**

#### **Brief**

This report updates Committee Members on information relating to the Camden Oval Complex Masterplan and Facilities project.

#### **RECOMMENDATION**

The Committee recommends to Council that the report be noted.

---

#### **Introduction**

At its meeting of 27 March 2018, the Committee was provided with an update regarding the procurement process for the Camden Oval Masterplan upgrade and was advised that:

- (Stage 1) works associated with the supply and installation of the senior synthetic soccer pitch had commenced on site and that this component of the project was scheduled to be completed in June 2018.
- The detailed design and documentation for both the soccer and football club buildings and the recreation and landscaping components had been completed. The project was tendered in February 2018 and tenders closed on 21 March 2018.
- In accordance with advice provided by Council's planning consultant, separate development applications were lodged for the works on the eastern (West Torrens (WT) Birkalla Soccer Club) and western (PHOS Camden and associated works) sides of the complex.

An overview of the tenders received will be provided to the Committee on the meeting night. Nine tenders were received and tender submissions ranged from \$8.5M - \$9.5M. Given the nominated project budget, including Council's contribution toward the synthetic playing pitch surface, is \$6M, it is evident that either the scope of works requires amendment or additional funding will need to be provided.

#### **Discussion**

The Stage 1 works (the replacement of the existing natural turf soccer pitch with a synthetic surface) continues to proceed and is expected to be completed in June. (Members will note that there is a separate agenda report for this Committee to consider a request from West Torrens Birkalla Soccer Club for loan funding to enable upgrade of the pitch floodlighting and other associated works.)

The Administration is continuing to evaluate and assess the tenders received for the Stage 2 works and, in particular, is considering options which will allow the project to move forward within the nominated project budget of \$6M.

The Stage 2 focus is on achieving replacement of the PHOS Football Club clubroom building and upgrade of the West Torrens Birkalla Soccer Club change room building. The tenders for this component of the work are expected to be within the nominated budget, however, several elements of the desired works will need to be excluded from the project at this time.

At this stage it is unlikely that the following components will be able to be achieved within the current budget of the project:

- Football Oval upgrade, including turf, irrigation and drainage on the oval;
- Upgrade to the junior soccer pitch;
- Recreational components and landscaping for the greater complex (only limited landscaping and paths around the two building components);
- Netball court upgrade, (including the provision of an additional court) and associated infrastructure;
- Car parking (the proposal is the deletion of the northern side car parking from Saratoga Avenue and reduced car parking around football clubrooms).

At the date of the preparation of this report the tenderer submissions have now been evaluated and shortlisted from the original nine to three submissions (from the original tendered scope of works). The three short-listed tenderers are currently reviewing the modified scope of works to submit an amended fee offer for the project. It is anticipated the revised fee offers will be submitted prior to this Committee Meeting and that tender award can occur within the next two weeks.

### **Conclusion**

Stage 1 works (provision of a synthetic pitch for the West Torrens Birkalla Soccer Club) are tracking in accordance with the project timeline and are expected to be completed in June 2018.

Given the value of the tender submissions for the Stage 2 works, this component of the project will need to be reduced to meet budget constraints. Upgrade/replacement of the clubroom buildings can still occur within the available budget.

### **Attachments**

Nil

## 9.4 Peake Gardens Riverside Tennis Club Complex - Long Term Lease and Project Update

### Brief

This report updates Committee Members in regard to the Peake Gardens Riverside Tennis Club Complex.

### RECOMMENDATION

The Committee recommends to Council that

1. The comments in relation to the proposed redevelopment and upgrade of the tennis clubroom and associated facilities at Peake Gardens Reserve be noted.
2. Subject to necessary public consultation the Peake Gardens Riverside Tennis Club be granted a new long term lease of 5+5+5+5 years from 1 July 2018 over the tennis courts and facilities at Peake Gardens Reserve. The commencing rental for the new lease (which is estimated to be approximately \$4,900 pa plus GST) be confirmed following release of the June 2018 quarter of the Adelaide (All Groups) Consumer Price Index.
3. On the condition that there are no negative comments that arise during the public consultation processes the Mayor and Chief Executive Officer be authorised to sign and/or seal any documentation in relation to the grant of the new long term lease to the Peake Gardens Riverside Tennis Club.

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### Introduction

At its meeting of 27 March 2018 Committee Members were advised that:

- The Peake Gardens Riverside Tennis Club (the Club) and Council Administration had reached a consensus position in regard to an upgrade of the facility (essentially to demolish the existing two buildings on the northern side of the site and consolidate Club functions into a single new building on this side central to the courts). To facilitate this initiative, and based on independent costing advice, a budget bid of \$1.4M was included within the budget papers for 2018/2019; and
- Given the imminent expiry of the current lease term (on 30 June 2018) the Club had written to Council seeking the grant of a new long term (5+5+5+5) lease, contingent upon the Club undertaking nominated works (upgrading the tennis court lighting to LED and resurfacing all (14) courts at the facility).

Following consideration of the report the Committee resolved to recommend to Council as follows:

1. *The report be noted;*
2. *The Administration be authorised to enter into negotiations with the Peake Gardens Riverside Tennis Club for the grant of a long term lease (of 5+5+5+5 years); and*
3. *A further report be provided to the Committee at its meeting in July 2018 advising of the progress or outcome of the lease negotiations.*

## Discussion

The draft budget for 2018/2019, which is currently out for public consultation, has reduced the funds dedicated to Peake Gardens Riverside Tennis clubroom upgrade project to an amount of \$450,000. This reduction will significantly impact the nature and extent of the site works that could be undertaken in 2018/2019. Until such time as the budget has been confirmed, the Administration will not proceed with any further development of the plans, or other initiatives to implement it, other than the original design and project works scoped for 2017/2018. (Although this may be the case the Administration is aware that the Club has now met with Tennis SA and Council's Ward Councillors in an endeavour to secure additional funding which may allow the project to proceed in 2018/2019.)

The previous report also foreshadowed actions by the Administration in relation to the grant of a new long term lease to the Club. Negotiations between the Club and Administration have now concluded and an agreed position has been reached which would, subject to necessary public consultation, result in the grant of a lease of 5+5+5+5 years to the Club utilising Council's standard lease agreement. (Should there be any negative comments received regarding the proposed grant of lease during the public consultation process a further report will be provided to the Council.) The rental at the commencement of the new term will be confirmed following release of the June quarter Adelaide (All Groups) Consumer Price Index. Given the current rental paid by the Club is \$4,784pa plus GST, it is expected that the new rental will be approximately \$4,900pa plus GST and outgoings.

The Administration also does note the concerns expressed in relation to available public use of, and access to, the Peake Gardens Reserve courts and further notes the following comments from the Club:

- *.....if the gate is open and there are courts free, anybody can play on that court, which we believe is part of our lease agreement with the Council, and would like to say we have many residents in the area that have played on these free courts*
- *.... the Immanuel Primary school hires eight courts every Saturday from 10.30am until 12.30pm during the summer season.....*
- *Every Thursday morning the over 60 years age group of tennis players play from 9am until 1pm, which is run by Alan Norton, which is a group of past players & Life Members and any member of the community who fit this age bracket is welcome to join.....*
- *....how many people would go through the place in one week and I believe after a short time to think about it, there would have be 500 people easily, as our nine coaches do not only coach members, but really everybody in the community.....*

## Conclusion

The funding sought through the draft budget process for 2018/2019 to upgrade the facilities at Peake Gardens Riverside Tennis Club has been reduced to an amount of \$450,000. Such a reduction will significantly impact the nature and extent of the proposed site works (the full extent of works had been costed at approximately \$1.4M). Whilst the Administration will not proceed with further development or implementation of the plan until public consultation regarding the draft budget has concluded, it is aware that the Club is seeking funding from Tennis SA to allow the project to proceed.

The Administration and The Club have agreed terms in regard to the grant of a new long term (5+5+5+5) lease to the Club. Given the length of the proposed lease term, public consultation will be required. It is suggested that authorisation be provided to execute the lease on the proviso that there are no negative comments received during the public consultation process.

## Attachments

Nil

## 9.5 Thebarton Theatre Complex - Lease and Draft Project and Business Plan

### Brief

The following report updates members in regard to the Thebarton Theatre Complex lease and proposed draft Project and Business Plan for the revitalisation and expansion of the theatre.

### RECOMMENDATION

The Committee recommends to Council that:

1. The Council not proceed with implementation of the Thebarton Theatre Complex - Draft Project and Business Plan (included as an attachment to the report of the Urban Services Committee meeting of 6 March 2018) to restore and upgrade the Thebarton Theatre Complex at this time.
2. The right of renewal for a further five years (from 1 July 2018 until 30 June 2023) available under the existing lease agreement for the former Thebarton Town Hall/Library premises and the adjacent stone cottage at 164-166 South Road, Torrensville be granted to the lessee, Weslo Holdings Pty Ltd, and that the commencing rental be determined following release of the June 2018 quarter of the Adelaide (All Groups) CPI, or similar index (should that index cease to exist).
3. The Extension of Lease agreement is to include a clause indicating that the demolition of the cottage at 164 South Road, Torrensville may be undertaken by Council during the currency of the extended lease term.
4. The Mayor and Chief Executive Officer be authorised to sign and/or seal any documentation in relation to the grant of the extended term for the former Town Hall and adjacent stone cottage buildings at 164-166 South Road, Torrensville.
5. The lessee be advised of the above.

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### Introduction

At its meeting of 1 August 2017, and following a recommendation of Council's Community Facilities Committee meeting of 25 July 2017, the Council received a deputation and considered a report dealing with a request received from Weslo Holdings Pty Ltd (lessee of the Thebarton Theatre Complex) seeking the preparation of a 'Masterplan' type document. The Council was advised that the purpose of the document was to enable the lessee to seek government funding for an upgrade and extension to the Theatre premises and also to be positioned to make an announcement regarding any such proposal(s) on or about the 90th anniversary of the Theatre (i.e. 11 June 2018).

Following consideration of the matter the Council resolved as follows:

1. *To work with Weslo Holdings to seek out and secure external funding opportunities that may be available to assist with the historical restoration and upgrade of Thebarton Theatre.*
2. *To enter into negotiations with Weslo Holdings regarding a new or extended lease term for Thebarton Theatre and report back to Council on the outcome of those negotiations including the exclusion of property at 164 South Road from the lease.*
3. *To liaise with Weslo Holdings to ensure that the 90th anniversary of the Thebarton Theatre opening on 11 June 2018 is appropriately acknowledged and celebrated.*

The matter, and the consideration of Weslo's request for the activation of the additional lease term provided within the existing lease to Weslo in respect of the former Town Hall and adjacent bluestone cottage, was further considered by Council at its meeting of 6 March 2018.

After receiving and considering the report the Council subsequently resolved to defer further discussion to the Elected Member workshop held on 14 April 2018.

### **Discussion**

The discussion which occurred during the Elected Member workshop has been used to inform this report, particularly in relation to the "Master planning" exercise, but also the Theatre precinct generally.

As previously advised, whilst the Theatre Masterplan acknowledges that Council's Building Asset Management Plan (AMP) provides for the provision of an expenditure stream of some \$250,000pa over the duration of the plan (and subject to the ongoing/yearly budget deliberations and approvals), considering that:

- the number of existing/committed significant property projects (Lockleys Oval/Apex Park/Mellor Park, Camden Oval, Weigall Oval and Kings Reserve);
- the cumulative value of those projects;
- the planned expenditure to address stormwater management and flooding concerns for the Keswick and Brownhill Creek; and
- concerns arising from the possible/likely introduction of rate capping.

This ultimately means that the consolidation of that Building AMP expenditure stream into a single upfront payment (of some \$2.5M) as desired within the business plan document, would need to be questioned and/or carefully considered.

This conclusion, and the initial intent that the Theatre upgrade be completed in time for the Theatre's 100<sup>th</sup> Anniversary (in June 2028), means that these proposed upgrade/refurbishment works could, and perhaps should, be achieved using an alternate or delayed timing schedule.

Nevertheless, Weslo has identified priority aspects of the proposed works which could be staged, (on the proviso that such works did not compromise future project plans or initiatives or result in any expenditure associated with such initiative(s) being subsequently redundant). The specific priority works that Weslo would seek to undertake/have undertaken is installation of an air-conditioning plant to the Theatre concert area (these works would also require an upgrade of the building's power and associated infrastructure). Whilst the responsibility for financing of such works has not been determined, Weslo has indicated that it may be in a position to seek and secure grant funding to assist this process.

The conundrum that arises under such a scenario is that Weslo (as lessee) would seek sufficient time to recoup any expenditure (including grant funding which it had successfully obtained) which it has incurred.

As it stands, the lease for the Thebarton Theatre expires in December 2022 and the current term for the separate lease of the former Thebarton Town Hall/library and adjacent stone cottage expires on 30 June 2018. This latter lease contains a right of renewal for a term of a further five years (i.e. from 1 July 2018 until 30 June 2023) which Weslo has sought to activate. Whilst the Administration has previously reported this request to the Council it had been seeking some direction and clarification from the Council in regard to timing and implementation of the business plan, treatment of the separate lease agreements and was also awaiting the lessee to bring its account up to date.

The Administration notes that Council has now clarified its position in regard to the business plan and that Weslo has also addressed and fully repaid the outstanding debt. On this basis, it is suggested that the Council provide its consent to Weslo's request for the grant of the additional five year term. This will mean that the expiry of the two separate lease agreements will basically coincide (there will be a differential of approximately seven months). The differential can be addressed to bring both agreements into line by implementing the existing holding over provisions within the Thebarton Theatre lease. (The rental at commencement of the extended term is determined in accordance with movements of the Consumer Price Index.)

There has also been considerable discussion (which has previously been reported to the Council) between Weslo and the Administration in relation to the future of the stone cottage immediately north of the former Town Hall/library building. As previously advised, the cottage is in poor condition, the building is surplus to Weslo's requirements and accordingly has been vacated by Weslo. Further, removal of the cottage would also significantly enhance site (land) flexibility and usability. Given this, it is suggested that the Extension of Lease agreement foreshadow or contemplate that the cottage be demolished during the period of the extended term and that the rental be revisited following its demolition. Preliminary advice sought and obtained from Council's property consultant suggests that, as the lease area will not change, and given the cottage's poor condition, removal of the cottage is unlikely to exercise any significant impact on the overall rental.

The Council should also note that the lease for the Thebarton Theatre requires that, not less than 18 months prior to the expiry of the lease, the Council must provide written notification to the lessee (Weslo) of its intention to either:

- a) offer a renewal or extension of the Theatre lease (on terms specified in the Lessor's notice - including terms as to rent); or
- b) inform the Lessee that the Council does not propose to offer the lessee a renewal or extension of the lease for the purpose for which it is currently being used.

Should the Council not provide such notice the lessee will be entitled to a further term of six months after the Council does give the required notice (and providing the lessee requests an extension of the term prior to the lease expiry).

The Council foreshadowed that while it is not committing to proceeding with implementation of the full Theatre Complex upgrade/refurbishment at this time, a future Council may elect to conduct an Expression of Interest (EOI) process to determine how the Theatre could be restored, upgraded, improved and/or utilised after expiry of the current lease terms. It is envisaged that the EOI would be open to both Weslo and other interested parties.

Whilst the EOI could commence at any time, access to show interested parties through the premises is governed by the relevant clauses within the respective lease agreements.

In relation to the Theatre premises, the lease allows interested persons to be shown through the premises within three months of the lease coming to an end on giving reasonable notice to the lessee, whereas the former Town Hall/cottage lease allows the Council to show prospective lessees through the premises during the last six months of the lease term (again after providing reasonable notice to the lessee). This timing should still permit any necessary refurbishment or upgrade works to be undertaken prior to the 100<sup>th</sup> Anniversary of the Theatre Complex, should that be a desire of Council.

**Conclusion**

The Council has provided guidance and clarification to the Administration in regard to the timing and process for the proposed upgrade and refurbishment of the Thebarton Theatre Complex. On this basis it is suggested that the proposed works be deferred at this time and that an Expression of Interest process be conducted at, or about, the time of expiry of the two separate lease agreements (late 2022/early 2023) which operate in relation to the Theatre and the adjacent/attached former Town Hall/Library buildings (i.e. the Complex).

It is also recommended that Weslo's request for the extended lease term (of a further five years from 1 July 2018 until 30 June 2023) for the former Town Hall/Library building and adjacent stone cottage at 164-166 South Road, Torrensville, be approved and that favourable consideration be given to the demolition of the stone cottage (at 164 South Road) during the extended lease term.

**Attachments**

Nil

## 9.6 Weigall Oval Complex Masterplan and Facilities - Update

### Brief

This report provides Committee Members with an update in regard to the Weigall Oval Complex project.

### RECOMMENDATION

The Committee recommends to Council that the report be noted.

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### Introduction

At its meeting of 27 March 2018 the Committee was advised that:

- Stage 1 works commenced with most demolition and preparatory landscaping completed;
- Stage 1 works expected completion date is late June 2018;
- Initial consultation had been undertaken with Clubs regarding the concept for Stage 2 and Stage 3 works;
- A concept plan based on the consultation was developed and provided to the Committee for endorsement.

### Discussion

#### ***The Stage 1 Works***

Stage 1 works are underway and a summary of recent works are as follows:

- Demolition and preparatory site works have been completed thus allowing civil works to commence;
- Priority has now been given to civil works for the carpark, with concrete kerbing and pavement preparation for the asphalt underway. At the time of preparation of this report the asphalt was expected to be laid in the week commencing 14 May 2018;
- The toilet has been installed on site;
- Earthworks are continuing for play equipment and nature play area;
- Court fencing and soft fall surface will be installed shortly, following the installation of the play equipment;
- Perimeter and Stage 1 plantings are progressing;
- Turf will be planted and footpaths will be reinstated over the next month.

The anticipated completion of Stage 1 works is scheduled for the end of June 2018.

#### ***The Stage 2 and 3 Works***

A second consultation meeting was held with representatives of the soccer and baseball clubs on 3 May 2018. The 'high level' concept plans (previously presented to this Committee on 27 March 2018) were discussed with Club representatives.

Overall, a consensus was reached that, although the concept plans appropriately reflected most of the aspirations Clubs had for a new facility, there were two areas that the Clubs felt required further consideration.

#### ***1. Kitchen:***

Although the size of the kitchen was appropriate for both Clubs to operate, the position of the kitchen within the building was not deemed satisfactory.

The current location of the kitchen (**Attachment 1**) is on the eastern ('Soccer') side of the new facility, with one servery to the north and one servery to the south of that particular side of the building. Given that the function area will be shared, and the fact that Baseball spectators will be positioned on the western side of the facility, it was regarded unfavourably by both Clubs.

Canteen and bar sales are the most significant fundraising undertaken by both Clubs. With Baseball patrons viewing the games from the opposite side of the building to the canteen, the Club believes that sales will decline. This will be due to spectators not leaving the "action" of the game to walk to the canteen.

Another concern is that both Clubs would find it difficult to operate in one kitchen at the same time. As part of the master planning for this project, both Soccer and Baseball communicated their desire to be year-round sports. As a result, the masterplan option preferred by the Clubs and Council was Option 2 where each sport would have their own pitch/oval rather than sharing the oval (which is the current arrangement). Therefore sharing a kitchen year-round was not deemed feasible by either Club and a preferred model would be one kitchen designed into the facility on either side of the function area.

The consultants are currently investigating options to provide two kitchens within the existing footprint (size) of the building.

## 2. *Storage*

The recent Stakeholder meeting provided an opportunity to discuss storage requirements with both Clubs. The consultants advised the Club representatives that the proposed floor plan allows for 7m<sup>2</sup> storage for each Club, however, can be increased to 10m<sup>2</sup> within the existing footprint of the building.

Representatives from the Baseball Club advised the larger 10m<sup>2</sup> space will be sufficient for their needs due to the fact that they will have access to their own Oval 12 months per year. There will no longer be a need to store large items for six months each year. The largest item requiring storage is the mower which will fit in the allocated storage space.

Representatives from the Soccer Club advised that the storage size allocated in the proposed floor plan is adequate for day-to-day storage items such as balls and nets. However, there are six sets of goals which may not fit in the allocated storage area. The Club has four sets of senior goals and two sets of junior goals to store.

Consultants are currently investigating storage options within the existing footprint of the building, however, alternative options may be required to be investigated as the cost of securing them within the building may not be feasible.

## **Next Steps**

The consultants will continue to update floor plans and progress with the detail design and documentation phase within the same building footprint to meet the needs of the Soccer and Baseball Clubs, (stakeholders). At the time of preparation of this report the updated draft plans have not been completed and will be provided to this Committee at its next meeting scheduled in July.

On the completion of the design plans and documentation phase for Stage 2 and 3, the Administration will commence the procurement phase for this project. It is expected that the procurement phase will commence in late July/August 2018. The Administration will also consider options with the procurement phase of this project to separate the main components of the project, i.e. the construction of the building/car parking and the construction/redevelopment of the ovals, (i.e. baseball diamond/soccer pitch).

The Administration is continuing to review and monitor the project budget estimate and total costs of the three staged project. There has been some amendments to the design and documentation and a different procurement strategy for Stage 2 and 3 with the aim to deliver the project within budget. Further information on project budget and estimated costing will be provided at the next Committee Meeting scheduled for July.

**Conclusion**

Stage 1 project works are continuing to progress as planned. These works are expected to be completed in late June 2018.

The Administration has met with Baseball and Soccer Club representatives to receive feedback on the high-level concept plans provided by Council's consultants, JPE Design Studio. Consultants will now update design plans and documentation, taking into consideration the feedback received, and proceed with the procurement phase of the project.

**Attachments**

1. **Building Floor Plan (Draft) - March 2018**



## 9.7 Apex Park, Lockleys Oval and Mellor Park Masterplan and Facilities - Update

### Brief

This report updates Committee Members in relation to recent matters relating to the Apex Park, Lockleys Oval and Mellor Park Masterplan and Facilities developments.

### RECOMMENDATION

The Committee recommends to Council that the report be noted.

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### Introduction

At its meeting of 27 March 2018 the Committee was advised that:

- Preliminary works to replace stormwater drainage (box culverts) which extend from Burbridge Road along the entrance roadway to Apex Park and the wetlands were completed;
- The Development Application for Apex Park was currently being assessed under delegation;
- Tender evaluation for the Apex Park upgrade works were completed and will be awarded, subject to Development Approval being granted;
- Council's consultants amended and finalised the plans for the Lockleys Oval shared clubroom building upgrade and other associated works, taking into consideration the Elected Members and Clubs' comments/concerns;
- The procurement process was underway for the Lockleys Oval upgrade works;
- A response had been received from the Mellor Park Tennis Club stating they require use of all six tennis courts year round, therefore the request from Lockleys Football Clubs for two courts to be dual use tennis/netball courts was rejected;
- The detailed design of Mellor Park upgrade works was underway in order to meet Commonwealth funding agreement milestones;
- The Administration was continuing to investigate the preservation of the Windsor Theatre Movie Posters and will report back to this Committee with options at a future date.

### Discussion

The Lockleys Oval, Apex Park and Mellor Park redevelopment and facility projects have a capital cost of \$10,820,000 which is funded by a combination of direct Council sources (\$7,570,000) and a Federal Government grant (\$3,250,000). The Prudential Report dated 25 November 2016 for the Lockleys Oval, Apex and Mellor Park Redevelopment Projects was also taken in consideration and adopted by Council on 4 April 2017.

The budget for each component of the three-site redevelopment is summarised as follows:

- Apex Park Works = \$2.1M
- Lockleys Oval Works = \$7.5M
- Mellor Park Works = \$1.22M

### Apex Park

The Administration has continued discussions with the preferred tenderer regarding the Apex Park redevelopment, whilst development planning and approval has been continuing.

At the date of preparation of this report all necessary approvals will be finalised to award the project prior to this Committee Meeting.

The Apex Park site was closed whilst early works were undertaken and it is expected that the site will remain closed until construction is completed. Signage at the site and on Council's website will be updated to ensure the local community are aware of progress and the continuing closure.

**Lockleys Oval**

Tender submissions closed for the Lockleys Oval upgrade works on 20 April 2018. Eight (8) tenders were received by the closing date and ranged approximately in price from \$6M to \$8M, and a number of the submissions are within the allocated project budget.

Currently the tenders are being evaluated by the Administration. The project deliverables are within the allocated budget for this project and no major project modifications/updates are required to the scope of works. At the date of preparation of this report, the project recommendation is expected to be finalised by the end of May.

The Administration is also awaiting a site licence from SA Water. The redevelopment will encroach on Crown Land (River Torrens Linear Park) and consequently a site licence is required for final Development Approval.

**Mellor Park**

The Commonwealth Grant Funding requirements specify the detailed design and project costs to be submitted to the Agency in July 2018 for all aspects of the project which includes Apex Park, Lockleys Oval and Mellor Park Reserves.

Consultants are progressing the Mellor Park Reserve concept plans to detailed design, in order to meet the funding deadline. An updated (in progress) concept plan has been included for Members' information (**Attachment 1**).

The Administration is continuing to investigate options regarding the movie posters in the former Windsor Theatre and a memorial for the Lockleys RSL (the purchase of this building/land is subject to another report within this Committee Agenda). Consultants have recently inspected both premises to assess the heritage and conservation value of the building/posters and the potential ways to retain a commemorative memorial on site. A further report will be brought back to this Committee at a future date.

**Conclusion**

This report provides Members with a general update on the current status of three projects - Apex Park, Lockleys Oval and Mellor Park Reserves.

**Attachments**

- 1. Mellor Park Reserve - Preliminary (May 2018)**



LEGEND

- A. NEW CARPARK (27 PARKS)
- B. EXISTING SENIOR CITIZENS BUILDING
- C. NEW GAZEBO
- D. NEW PUBLIC TOILET FACILITY
- E. EXISTING HERITAGE BUILDING
- F. NEW LOW GRASSED MOUND AREA
- G. NEW BBQ SHADE STRUCTURE
- H. RESURFACE & RE-LINEMARK EXISTING COURT (1)
- I. NEW HALF COURT BASKETBALL COURT
- J. POTENTIAL STEPPED AREA (AMPHITHEATRE)
- K. GRASSED OPEN SPACE
- L. EXISTING PLAYGROUND

PRELIMINARY

**WALTER BROOKE** ARCHITECTURE  
 INTERIOR DESIGN  
 LANDSCAPE ARCHITECTURE  
 MASTER PLANNING



MELLOR PARK MASTER PLAN  
 CITY OF WEST TORRENS COUNCIL

PROPOSED SITE PLAN  
 MAY 2018  
 1:1000 A3

DRAWING — SK 01  
 REVISION — A  
 PROJECT — 1-5103M



# INTENT - MATERIALITY

PRELIMINARY

**WALTER BROOKE** ARCHITECTURE  
INTERIOR DESIGN  
LANDSCAPE ARCHITECTURE  
MASTER PLANNING

MELLOR PARK MASTER PLAN  
CITY OF WEST TORRENS COUNCIL

PROPOSED SITE PLAN  
MAY 2018  
1:1000 A3

DRAWING —  
REVISION — A  
PROJECT — 1-5103M

## **9.8 Kings Reserve Masterplan Update**

### **Brief**

This report provides Elected Members with an updated Kings Reserve Precinct Masterplan for review and endorsement.

### **RECOMMENDATION**

The Committee recommends to Council that:

1. The report be noted.
2. The Adelaide Footy League (formerly the South Australian Amateur Football League (SAAFL)) be advised that in-principle support for the realignment of Thebarton Oval to North/South as well as reducing the current size of the oval to that of Australia Football League (AFL) standards has been granted.
3. The Masterplan for Kings Reserve dated 14 May 2018 be endorsed.

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### **Introduction**

The Community Facilities Committee Meeting (the Committee) was presented a draft Precinct Masterplan for Kings Reserve in May 2017, followed by a community consultation plan for the Masterplan in July 2017. Subsequently the Administration undertook a targeted consultation program with the community during August and September 2017 where over 150 opinions were gathered.

The Administration also held supplementary discussions with key stakeholders (leaseholders of Kings Reserve/Thebarton Oval), Adelaide Footy League (formerly South Australian Amateur Football League - SAAFL), MA Hawks Soccer Club, Thebarton Senior College and Torrensville Bowling Club; as well as key user groups of the site including Council horticulture staff and a group of local skaters who utilise the skate park.

As part of the consultation, Adelaide Footy League advised their preference to realign Thebarton Oval to a North/South orientation and reduce the current size of the oval to that of Australian Football League (AFL) standards. Adelaide Footy League sought Council in-principle support for this vision.

All feedback gathered from the community and stakeholders was used to refine the Draft Master Plan incorporating key concerns, opinions and the vision of the Adelaide Footy League. The refined Draft was presented back to the Committee in November 2017.

Endorsement of the Masterplan Report for Kings Reserve was postponed to be reconsidered by the Committee following receipt of further acceptable advice to Council regarding the proposed or intended use of the surplus oval green space which results from the reorientation of the Oval and the reduction in size to AFL standards.

Further, the Committee authorised the Administration to implement the playground component of the proposed Masterplan as shown in the Kings Reserve Masterplan Report dated 20 November 2017.

## Discussion

### Early Works and Playground

The program of early works, including the development of a wetland and pond system to significantly treat water runoff before redirecting it to the bore, has continued and is on schedule to be completed in June 2018.

The Committee authorised the implementation of the playground component of the proposed Masterplan at its meeting in November 2017. Since the meeting, the Administration has been working with consultants to take the playground and skate park concepts to detailed design. It is anticipated this will be completed within the coming months and will be provided to a future meeting of the Community Facilities Committee prior to commencing the procurement process.

### Adelaide Footy League (formerly SAAFL) – Thebarton Oval

Following the November 2017 Committee Meeting, Adelaide Footy League were asked to provide further information regarding the proposed or intended use of the surplus oval green space which would result from the reduction of the oval size to Australian Football League (AFL) standards and the reorientation of it to a north/south orientation.

Advice has been received from Adelaide Footy League, and their ideas for the immediate surrounds of the Oval are as follows:

- A 5m space between the proposed boundary and fence to comply with AFL/insurance standards;
- Beyond the fence line, a space to accommodate three-tiered concrete terracing for spectators;
- Beyond the three metres, a further five meters of grassed mound.

Any other residual space would be designed in keeping with the overall surrounds of the precinct and Council's Masterplan.

Adelaide Footy League's vision for the Oval extends beyond the realignment and reduction in Oval size. It also includes the construction of a new Adelaide Football League Clubrooms adjacent the existing grandstand on the western side of the Oval. This will include provisions for female friendly facilities as well as offer office space, function area and meeting rooms. A Sports House is also proposed for the south-western corner of the Oval to include office space and indoor training facilities.

It is important to note that all elements proposed by Adelaide Footy League are offered only as in-principle understanding of the intent of the League for the purpose of master planning. The plans have not been finalised nor has funding been secured for their execution. Nevertheless, the elements have been included in the refined Masterplan document for the Kings Reserve Precinct as the Masterplan should take into consideration all potential changes to the site in order to future-proof the plan.

### Elected Member Feedback

Over the past months, Elected Members have been given the opportunity to provide feedback on the November 2017 version of the Kings Reserve Masterplan which was revised after in-depth community consultation.

Feedback was received from two Elected Members. The first Elected Member supported most of the plans for Kings Reserve and stressed the importance of taking community feedback into account to guide the final outcome. Other comments are summarised below:

- No roads for motor vehicles to be constructed through Kings Reserve due to public safety concerns and the overwhelming wishes of the community provided through the consultation;

- A reduction in size of the proposed Ashley Street Carpark - although it was acknowledged that car parking is required across the suburb, it is the Members view that it should not be at the expense of open space;
- Large trees to be planted wherever possible to assist with shade at the precinct, especially for community events.

The second Elected Member would like to see cricket nets, which were previously located on the site prior to the development of Thebarton Community Centre, reinstated. Other concerns with the November 2017 version of the masterplan include:

- the removal of football goals and the associated kick-around space by relocation of the playground;
- the addition of new trees which may impact on the useable ball space of the area;
- the lack of car parking, where the Member views it as a paramount concern across the precinct.

Although both Elected Members agree that car parking is an issue on and around the site, they have opposing views as to the potential location of additional car parking. It is important to note that overwhelmingly, the consultation respondents (of which less than 10% lived outside of West Torrens) did not support a spine road with car parking on the site, linking Meyer Street to the Ashwin Parade round-about. Council's Public Consultation Policy states 'Community members' views and recommendations comprise part of the decision-making process'.

The Administration considers that the updated Kings Reserve Masterplan (**Attachment 1**) provides a suitable balance to the car parking issue. It retains the proposed carparks along the southern boundary of the soccer field and includes a reduced amount of car parking at the southern end of the site (Ashley Street). This increases site parking from 184 existing car parks to the current Masterplan capacity of 278 carparks (the final car parking numbers will be subject to further detailed traffic engineering design). In addition a 3m wide corridor has been allowed for between the proposed play space and soccer field. This will be used as a wide shared pedestrian/cycle path and allows a route for service vehicles and event overflow car parking when the need arises.

In the reviewed Masterplan, cricket nets and football kick-about space have been reinstated. In all Council reserves, the Administration endeavours to plant large shade trees, however, due to the nature of the soil on Kings Reserve it may not be possible in some locations. Large trees will be included in the design if and where possible. The Administration believes the current version of the Masterplan is successful in relieving the Elected Members' concerns whilst also meeting the current and future needs of the community.

## Conclusion

Early works are on track and detailed design of the playground component of the Masterplan continues. Detailed design of the playground component of the Masterplan will be brought to a future meeting of the Community Facilities Committee for endorsement.

Adelaide Footy League have provided further information on their in-principle vision for the Oval should it be reduced in size to reflect AFL standards, and reoriented to north/south orientation. Tiered concrete terracing as well as grassy mounds are planned, and other landscaping features that will complement the precinct and Council's Masterplan.

Feedback was received from two Elected Members regarding the revised Kings Reserve Masterplan. The Administration and consultants have taken the feedback on board, as well as the results of the community consultation, and provided a final draft Masterplan for Council endorsement which meets the current and future needs of the community.

## Attachments

### 1. DRAFT - Kings Reserve Masterplan Report (14 May 2018)



# KINGS RESERVE

## Master Plan Report

T.C.L May 2018

# DRAFT



2 City of West Torrens / Taylor Cullity Lethlean

DRAFT

Document No. MP01	Issue	Comment	Date	Author	Checked
A1504_MP	P5	Draft Issue	17.03.2017	PJA	SK
A1504_MP	P6	Issue for Community Consultation	15.05.2017	SK	DS
A1504_MP	P7	Final Issue - Draft For Review	20.11.2017	SK / BH	SK
A1504_MP	P8	Final Issue - Draft For Review	20.03.2018	DH / SK	DS
A1504_MP	P9	Final Issue - Draft For Review	14.05.2018	DH / SK	SK

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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 master plan, 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  
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Damian Schultz  
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Alex Lock  
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## 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 spaces. It is widely 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 Adelaide Footy League (formerly the South Australian Amateur Football League, SAAFL);
- Torrensville Bowling Club;
- A shaded accessible playground;
- Tennis, basketball and bocce courts;
- Multiple toilets supporting extended visitation; and
- Thebarton 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 artefacts of cultural and heritage value, ie. The grandstand and skate park. The Masterplan also seeks to rationalise and consolidate existing facilities, upgrade or provide new appropriate facilities based on existing and future use.

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

The following future proofings have been addressed in the master plan proposal:

- Changing needs of the community;
- Ageing 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 master planning 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 master plan concepts for community consultation.

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## 1.0 Consultation Process

### 1.1 Community and Council Consultation:

A program of targeted community consultation was undertaken in the development of this Masterplan.

The following has been considered in the development of this Masterplan for the reserve:

- The potential as a local and regional destination for family recreation;
- Economic development occurring in the area;
- The adjacent education and recreation facilities;
- Lack of alternative open space; and
- The strategic driver to create a play based destination to attract visitation across the region.

In partnership with OPAL (Obesity Prevention and Lifestyle), Council undertook the following consultation:

- 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'.

This feedback can be categorised as follows:

- **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) for a very long flying fox, and
- 2) a 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 and often accompanying grandchildren.

Key Stakeholders

- Adelaide Footy League
- Messinian Association Hawks Amateur Soccer Club
- Affiliated sporting organisations
- Thebarton Senior College
- Torrensville Primary School
- Torrensville Child and Family Centre
- DPTI (Department of Planning, Transport and Infrastructure)
- Thebarton Aquatic Centre
- Torrensville Bowling Club
- Magicians Club
- City Of West Torrens

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## 2.0 Site Appreciation

The following provides an outcome summary of key explorations undertaken to assess Kings Reserve relative 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 reconstructed Holland Street Bridge through to the Thebarton Community Centre; and
- The potential for introduced accommodation associated with the university campus.
- The Brickworks Market redevelopment.

In addition the location is complemented 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 Child and Family Centre; and
- Torrensville Primary School.



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LEGEND  
 Site boundary   
 Major destinations 

## 2.2 Provision for Open Space

Torrensvile 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:

- River Torrens Linear Park; and
- Kings Reserve.

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



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### 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.

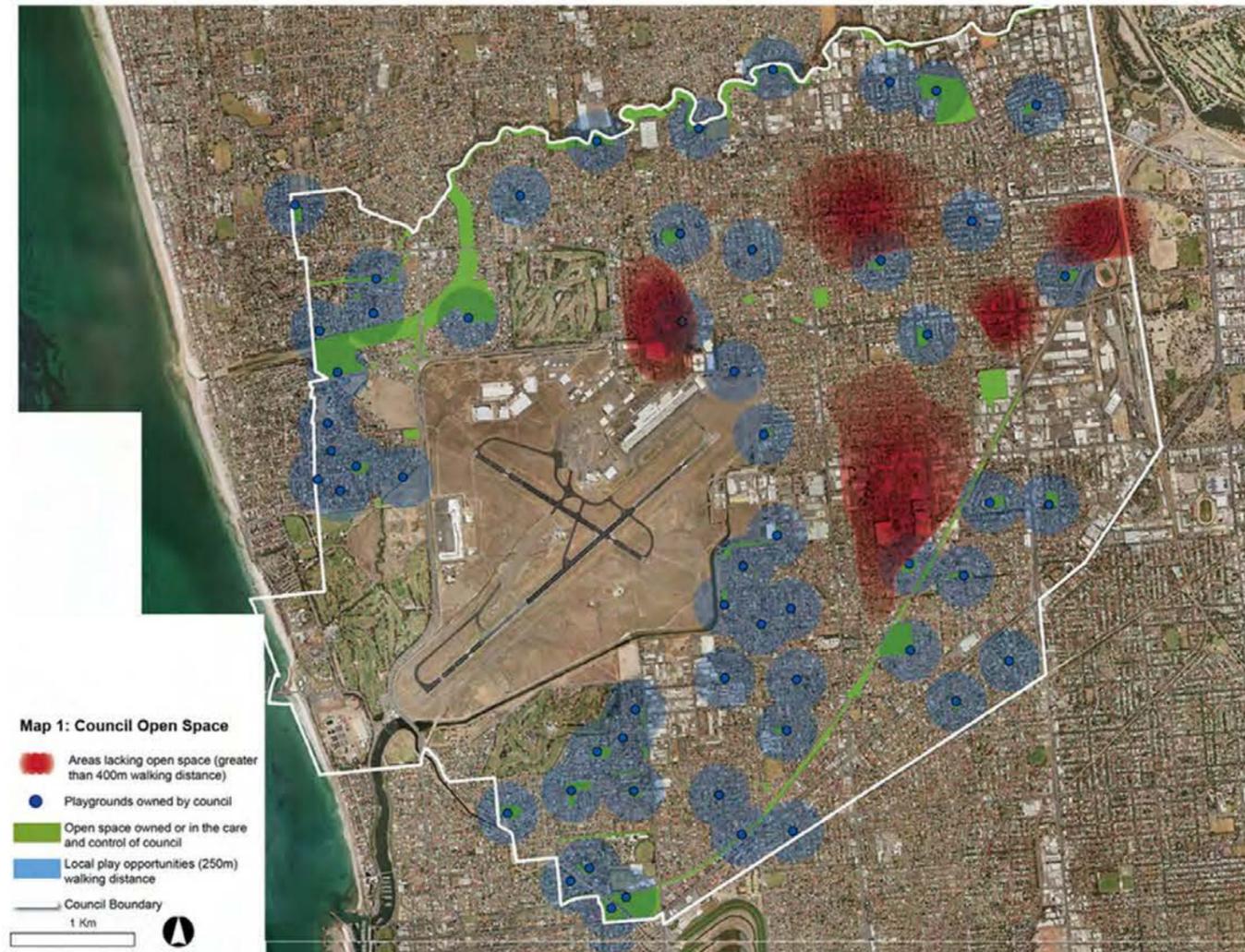
While distance criteria is often used to determine accessibility and define catchments of open space, physical barriers and landmarks can be more relevant to communities within inner rim built environments; either increasing or decreasing minimum access criteria. Torrensville is divided by thoroughfares 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 Opne Space, taken from City of West Torrens Open Space and Public Places Plan

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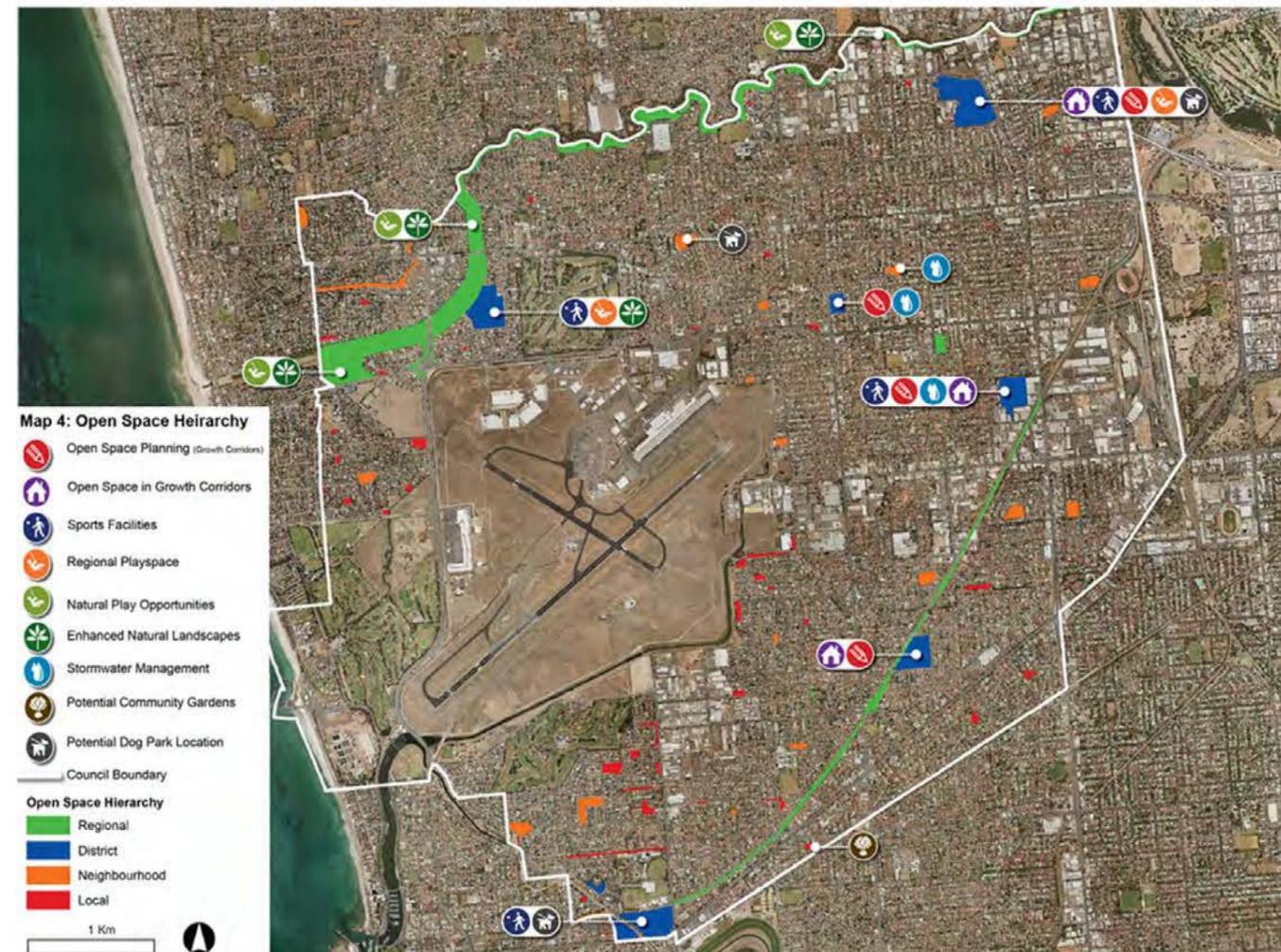
## 2.4 Open Space and Public Places Plan

The City of West Torrens adopted an Open Space and Public Places Plan in September 2013 to provide direction for the development of recreation spaces across the City.

In 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 play space destinations as part of Kings Reserve upgrade.



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

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## 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 the River Torrens and improve connections between the Thebarton Community Centre and the Reserve.

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 of surrounding neighbourhoods, educational institutions and other local stakeholders.

### 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 River Torrens

- Connections between the communities (City of Charles Sturt) north of the River Torrens to the new facilities.
- Providing linkages to the River Torrens

### South Road and Ashwin Parade upgrades, including 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.
- Identifying and addressing 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

- Lack of parking facilities adjacent the centre

**LEGEND**

- - - Site boundary
- Main site vehicular entry
- ↔ Formal shared bicycle/pedestrian access
- ↘ Informal pedestrian through access not encouraged
- Shared use bicycle/pedestrian
- Pedestrian path
- Major road
- Local bitumen
- Internal vehicular
- Car parking
- ||||| Fence
- Major destinations
- Minor destinations



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### 2.6 Views and Surveillance

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

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LEGEND	
Site boundary	
WSUD water course	
Undesirable view to neighbouring development	
Visual barrier	
Views	
Vistas	
Visual feature	
WSUD detention basin	
Mounds	



## 2.7 Vegetation, Culture & Heritage

The site consists of limited planting, predominantly Eucalypt species, and of a re-introduced non endemic nature. The existing vegetation is in a healthy condition.

Due to the historic nature of extensive fill and mounding over the sites many, and varied histories, planting and trees stock condition can be highly variable, and requires further in depth investigation should development of future stages be contemplated.

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**LEGEND**

- Site boundary 
- Groups of trees with high retention value 
- Existing mounds 
- Irrigated lawn 



### 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 all accessibility requirements.
- Soccer Fields - Consists of 2 junior soccer fields or a single full sized soccer field. The two junior soccer fields are of East-West orientation.
- Thebarton Community Centre - newly built but has poor interface and access connection with the reserve and adjacent sporting fields.
- Torrensville 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.
- Football kick-about area
- Picnic & BBQ area - shade trees throughout 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 Adelaide Footy League (formerly SAAFL / South Australia Amateur Football League), can be available for community events but is closed off from Kings Reserve.



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### 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 with surrounding facilities and upgrade car park numbers
- Improve passive surveillance
- Maintain or upgrade skate facilities (Plaza style Skate Park)
- Provide high quality BBQ & picnic facilities
- Upgrade play spaces including new senior playground
- Retain high quality vegetation
- Provide additional shade trees
- Use planting to define and enhance spaces throughout Kings Reserve
- Enhance and improve the existing sporting grounds to further support structured and informal sporting activities
- Provide opportunities to celebrate elements of cultural significance
- Provide an increase in the diversity of activities within the Reserve
- Provide areas for additional shade structures and toilet facilities
- Activate Thebarton Oval
- Retain existing access road from South Road



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### 3.2 Vision and Guiding Principles

- Council's Open Space and Public Places Plan
- 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 compliment the parks activities



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

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### 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
- Cricket Net(s)
- Football goals for a kick-about area
- Formalised spaces



#### INFORMAL RECREATION

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



#### PASSIVE USE

- Family oriented activities
- Cultural and historic interpretation
- Amphitheatre
- Precinct level, high quality play spaces
- Formalised water interaction
- Community Garden
- High quality barbeque & picnic facilities
- Leisure



#### EVENTS AND FUNCTIONS

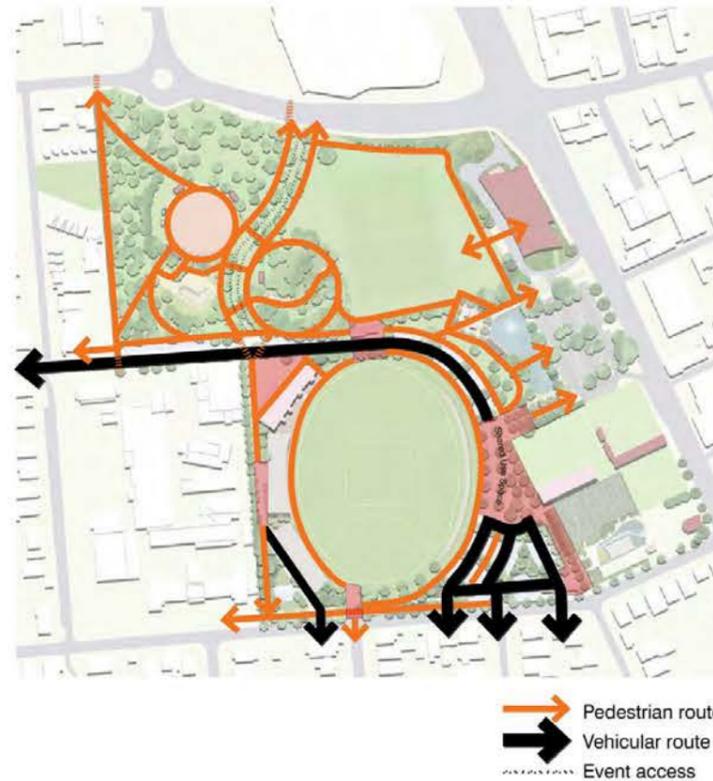
- Thebarton Community Centre
- Function Rooms
- Event Spaces
- Thebarton Oval and Kings Reserve as an Event Space

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### 3.4 Key Moves

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

These principles can be achieved via the following key strategies.



#### A Strong Connecting Spine & Pedestrian Network

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



#### Enable community based facilities.

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

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### 3.4 Key Moves



**Passive recreation and habitat creation**

Enhance the existing natural setting for recreational use and sustainability.



**Create areas for active recreation to occur**

Focused areas surrounding the central precinct of Thebarton Oval.

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### 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).

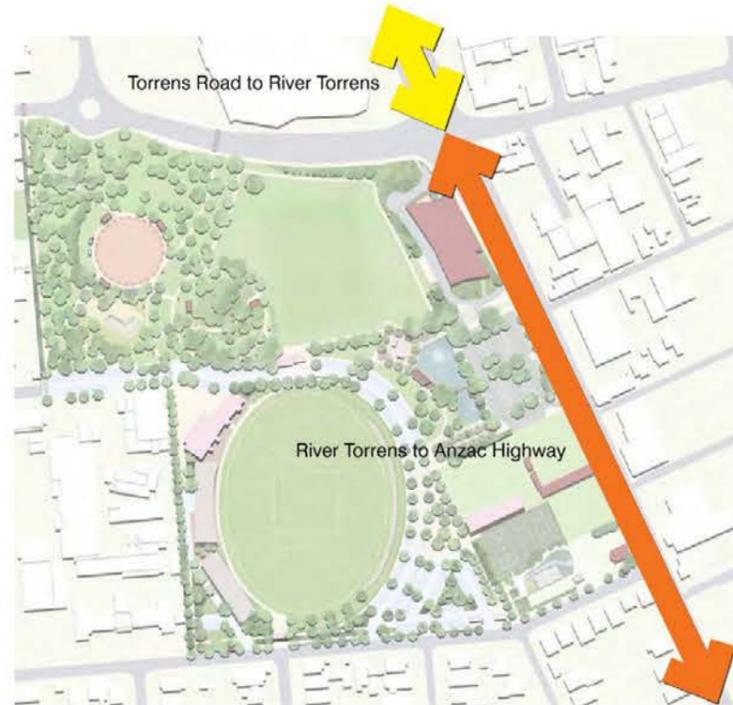
This work has helped inform the development of the 10 Year Delivery Strategy for the North-South Corridor and to secure funding from the Australian and South Australian Governments towards the Torrens Road to River Torrens Project. <https://www.dpti.sa.gov.au/>

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. <https://www.dpti.sa.gov.au/>

Based on T2T works <https://www.dpti.sa.gov.au/>, the corridor is increased from 4 lanes to 10 lanes in road width. This suggests the road configuration will potentially alter along boundary interface between 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  
Image taken from DPTI website

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## 4.0 Community Consultation

Community consultation on the Draft Master Plan Report has been organised by the City of West Torrens through the council website, telephone, direct meetings, pop-up consultation booth and a community event day.

The consultation received an overwhelming response from the local community with over 30 respondents from the Brickworks Market pop-up shop (on 17th, 23rd and 30th August), 25 through the online survey and postal mails and over 100 local families attending the community day at Kings Reserve on Saturday 26th August 2017. An additional consultation meeting with the skate community took place on 13th September 2017.

The community's response revealed the most frequent use of the complex/ reserve by respondents, as follows:

- visiting the Kings Reserve and Ashley St playgrounds with children
- for leisure activities
- dog walking
- using the barbecue / picnic facilities
- using the skate park

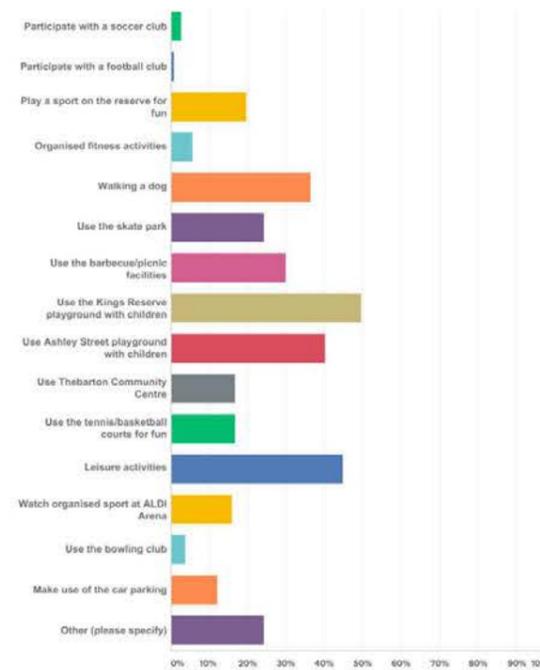
Approximately 80% of the respondents support the Draft Master Plan Report and its proposals of upgrading the playground, improving the pedestrian footpath network to the surrounding facilities and activation of the community open space and youth recreation hub (including the Skate Plaza).

Items that have been amended to this final Master Plan Report as a result of the community feedback, include:

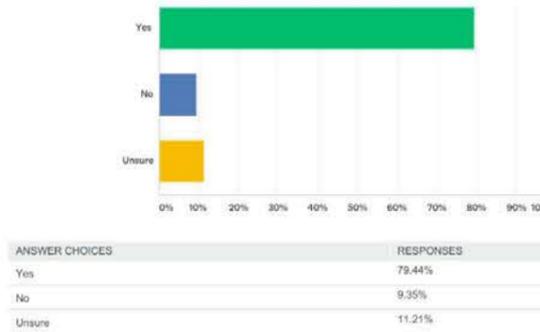
- Deletion of the central connecting spine road (with on-road car parks) between Ashwin Parade & Meyer Street, replaced with lawn, garden beds and tree planting due to safety concern for playground and park users.
- Provision of lighting within the playground and sport playing fields to enhance safety and night time use.
- Provision of new picnic shelters with BBQ facility and drinking fountain (and potential new toilet blocks) within the play space and skate plaza area.
- Provision of new paved footpath along west boundary fence line between Ashwin Parade and Meyer St, connecting neighbouring facilities and the reserve to the Brickwork Marketplaces and River Torrens Linear Park.
- Provision of new concrete or asphalt footpaths for shared use purposes of walking, scooting, running and cycling with new lighting.
- Upgrade of drainage system to the soccer pitches
- New playground to include flying fox, sand pit and water play
- New skate plaza extension, (to be further design developed with the skate consultant Enlocus with skate community input).
- New Adelaide League Footy building upgrades including function room with 4 change room facilities, storage & education facilities, (subject to funding).

Excerpts from the Community Consultation feedback.  
For a copy of the full feedback refer to City of West Torrens.

Q5 - How do you use the Kings Reserve precinct?  
Tick as many as apply.



Q6 - In general, do you support the proposed improvements to the Kings Reserve precinct?



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## 4.1 Master Plan

The site plan builds upon the existing character of the site; a suburban oval opened up to the people, punctuated with significant trees, picnic spaces and an informal community plaza. The reserve consists of an upgraded skate plaza, playground and open picnic facilities adjacent Ashwin Parade to the north, opposite the Brickworks Shopping Centre. In the south a wetland, development of the proposed Adelaide Footy League building and the Torrensville Bowling Club Redevelopment, which are accessible via Meyer Street and Ashley Street with integrated pedestrian route network and shade tree planting, and additional onsite car parking facilities.

### 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 court. Aligning picnic ground with sport fields incorporates picturesque and shady mature Eucalypt stands.
- Connecting pedestrian route network 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 visitors.
- 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 result in the reduction of street car parks and traffic access connection to the reserve. This Masterplan also allows for a possibility of a future central spine road connecting Meyer St with Ashwin Parade to the North to accommodate future need for on-road car parking facility within the reserve.

Adelaide Footy League will be proposing to realign the Thebarton Oval to a true North/South orientation with the Adelaide Oval AFL standard size of 167m x 123m, as future separate project which will enable the oval to host national games i.e. AFLW matches.



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### 4.1 Masterplan Staging Plan

Kings Reserve will be staged in order to achieve the overall built expectations and design quality. All projects are subject to the availability of funding.

#### STAGE 1

Stage 1 is a 0-3 year procurement plan of construction works. It will consist of:

- Stage 1 Wetland & water harvesting
- Skate park & recreational plaza with shelters
- New playground with shelters
- New Torrensville Bowling Club upgrade
- Thebarton Community Centre access ramp
- Cricket Net(s)

#### STAGE 2

Stage 2 is a 3-6 year procurement plan of construction works. It will consist of:

- Stage 2 Wetland
- Existing canteen upgrade
- External lighting to soccer pitches

#### STAGE 3

Stage 3 is a 6-10 year procurement plan of construction works. It will consist of:

- Internal car parking
- New Adelaide Footy league Association House building upgrades including function rooms, change room facilities, storage, education facilities & Adelaide Footy Leagues offices.
- Improvements to the grandstand
- Potential future new Sports House building development



Scale 1:500 @ A3



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### 4.2 Photo Precedents



1. Wetland and water harvesting

2. Thebarton Oval - hosting sports & events



3. On-road car parking facility

4. Skate park and recreational plaza with shelter



5. Sporting fields and facilities

6. Open lawn / picnic facilities

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### 4.2 Photo Precedents



7. Shared Use Plaza



9. Playground spaces

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## 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 the bowling facility, existing tennis courts and car park (approximately 9,000m<sup>2</sup>). The design aims to resolve the current lack of site stormwater infrastructure. The runoff will be treated through a heavily vegetated wetland and open water pond to a suitable level for re-use and aquifer recharge before being directed to an on-site bore.

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 bore was tested and found to be suitable to accept stormwater at suitable rates.

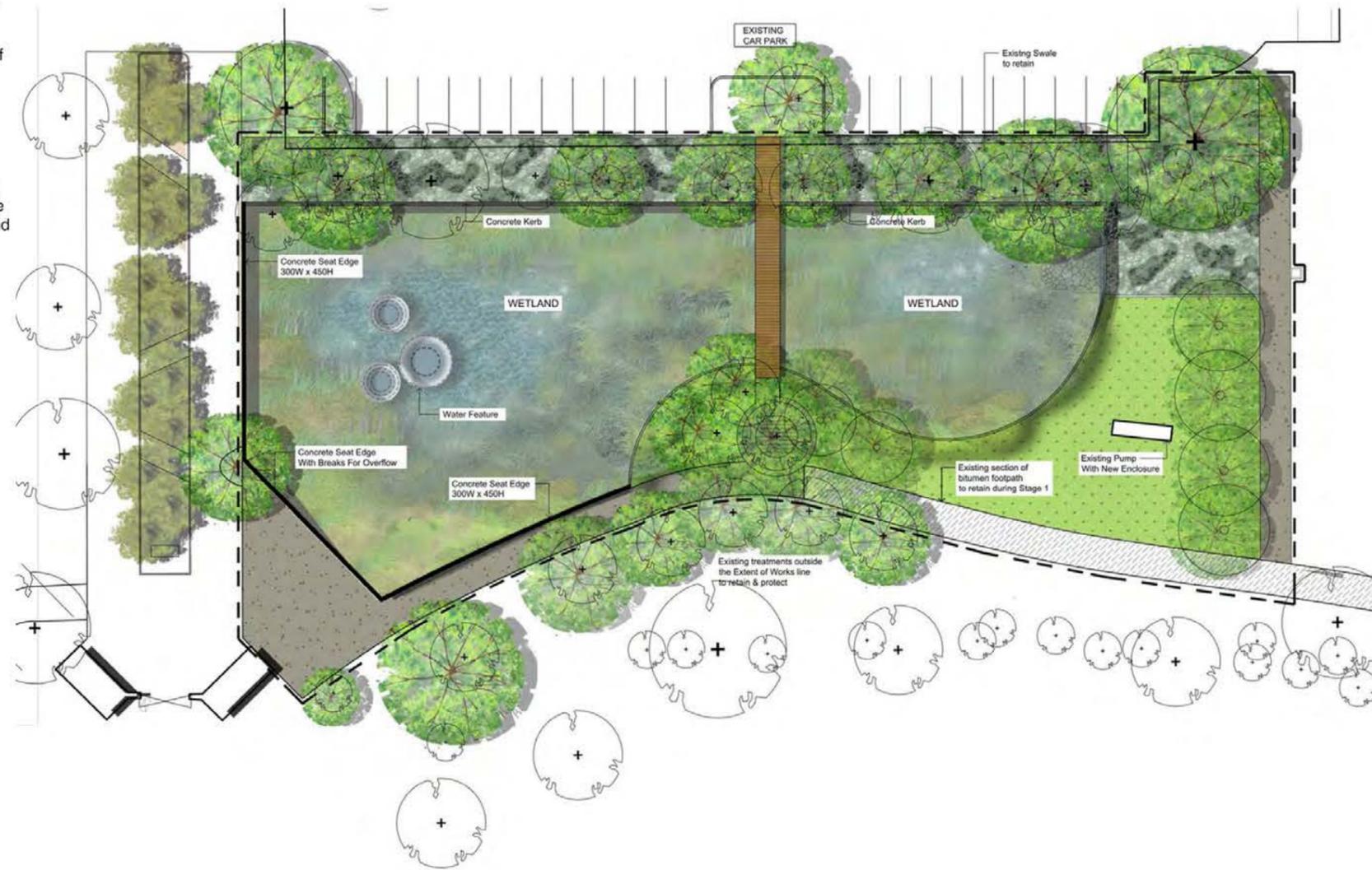
The whole wetland and pond system is designed to be complementary to the surrounding landscape and be a feature for park users to enjoy, whilst building the reserves resiliency to accommodate both current and projected activity, planting amenity and reserve redevelopment.

#### Legend

Stage 1 Work

-  Extent of Works Stage 1
-  Existing Tree to retain
-  Proposed Tree
-  Existing Swale to remain. Extend as required to achieve new alignment
-  New Wetland
-  New Lawn
-  New Garden Bed
-  Existing Footpath to retain
-  New Asphalt Footpath
-  New Timber Boardwalk

0 5 15 m



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

#### Legend

- Stage 2 Work
-  Extent of Works Stage 2
  -  Existing Tree to retain
  -  Proposed Tree
  -  Existing Swale to remain. Extend as required to achieve new alignment
  -  New Wetland
  -  New Lawn
  -  New Garden Bed
  -  Existing Footpath to retain
  -  New WSUD garden bed
  -  New Asphalt Footpath
  -  New Granitic Gravel Footpath
  -  Asphalt Surface Car Park
  -  New Timber Boardwalk
  -  New Picnic Setting
  -  New BBQ hotplate



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## 6.0 Kings Reserve Playspace Design

### 6.1 Playspace Masterplan

- 1 New Playground
- 2 Buffer / Screen Planting
- 3 New Toilet Facility
- 4 New Skate Park Extension
- 5 Existing Skate Bowl
- 6 Grass Kickabout Area
- 7 New On-Road Car Parking Facility with Shaded Tree Planting
- 8 Existing MA Hawks Canteen Upgrade
- 9 Existing Grass Mounds & Tree Planting to be retained
- 10 Existing Toilets / Soccer Facilities
- 11 Soccer Senior Pitch
- 12 New dual 3m wide shared sealed footpath connecting facilities and the Reserve to the Brickwork Marketplaces and River Torrens Linear Park. Temporary event car parking extents and service vehicle access.

-  Picnic Shelter with BBQ & Drinking Fountain
-  New Light Pole (indicative location)
-  New Asphalt / Concrete Footpath (for walking, scooting, cycling)
-  Lawn / Garden Bed
-  Pedestrian Crossing

  
Scale 1:1000 @ A3



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### 6.2 Playspace Precedents



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## 7.0 Appendices

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### Thebarton Oval Reconfiguration

This Masterplan proposal incorporates the Adelaide Footy League (formerly South Australian Amateur Football League, SAAFL) desired realignment of Thebarton Oval to a true North/South orientation, matching the Adelaide Oval with the Australian Football League (AFL) standard size of 167m x 123m, and a league / insurance standard playing surface setback of 5m. Incorporating Adelaide Footy League Association House and Sports House developments, the oval reconfiguration allows for 3m deep of bleacher seating for oval viewing and recreation, and a 7m deep viewing mound.

This new oval reconfiguration will allow a reduction of a "pinch point" between that of the North West Corner of the Bowling Club upgrade, and oval, creating shaded standing and viewing match day and event shared use terraces. The plazas allow for both an access road and integrated site car parking.

The Adelaide Footy League is in discussions with the Australian Football League and the Adelaide Football Club to have Thebarton Oval appointed the home of women's football in Adelaide which may result in the Adelaide Crows - Women playing all (3 or 4) home matches at Thebarton Oval.

Further development of the oval reconfiguration and associated building landscape works will be the subject of ongoing phases of the project and future funding.



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**Community Consultation Outcome:**

Due to safety concerns of the community with the provision of the central connecting spine road between Ashwin Parade & Meyer Street (Option 16), this road has been removed from the adopted final Master Plan.

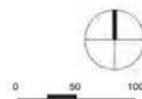
This central spine road is subject to further assessment beyond this 10 year Masterplan, if required to accommodate the anticipated future growth. An allowance has been left in the planning of the precinct for short term events and overflow car parking to be accommodated in this zone, (designated by 3m avenue paths).

**Vehicle Access Options**

		Option 1	Option 2	Option 3	Option 4
Car Parking Playground		●		●	●
Car Parking Thebarton Oval		●	●	●	●
Car Parking for Soccer		●		●	●
Car Parking for AdFL		●	●	●	●
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		✓	✗	?	✓

**Legend**

- Vehicle Roadway
- Pedestrian Network
- Car parking
- Bus parking
- Event Car parking
- Future Function Building
- Playground
- Skate Park Expansion
- WSUD Wetland



Option 1



Option 2



Option 3



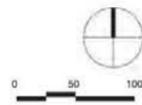
Option 4

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		Option 5	Option 6	Option 7	Option 8
Car Parking Playground		●	●	●	●
Car Parking Thebarton Oval		●	●	●	●
Car Parking for Soccer		●	●		
Car Parking for AdFL		●		●	●
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			●	●	●
		✓	✗	✓	✓

Legend

- Vehicle Roadway
- Pedestrian Network
- Car parking
- Bus parking
- Event Car parking
- Future Function Building
- Playground
- Skate Park Expansion
- WSUD Wetland



Option 5



Option 6



Option 7



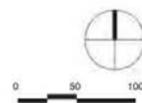
Option 8

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		Option 9	Option 10	Option 11	Option 12
Car Parking Playground		●	●	●	●
Car Parking Thebarton Oval		●	●	●	●
Car Parking for Soccer			●		●
Car Parking for AdFL		●	●	●	●
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		●	●	●	
		✓	✗	✓	✗

Legend

- Vehicle Roadway
- Pedestrian Network
- Car parking
- Bus parking
- Event Car parking
- Future Function Building
- Playground
- Skate Park Expansion
- WSUD Wetland



Option 9



Option 10



Option 11



Option 12

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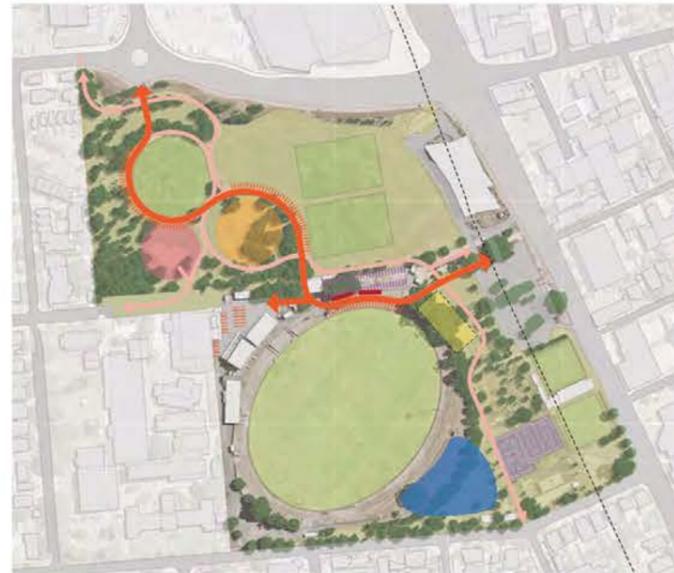
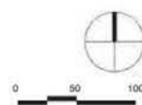
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		Option 13	Option 14	Option 15	Option 16
Car Parking Playground		●	●	●	●
Car Parking Thebarton Oval			●		●
Car Parking for Soccer		●	●	●	●
Car Parking for AdFL		●	●	●	●
Car Parking for Aquatic Centre					●
Additional Car Parking for Events	0 - 25				
	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		●	●	●	●
		✘	✔	✔	✔

Legend

-  Vehicle Roadway
-  Pedestrian Network
-  Car parking
-  Bus parking
-  Event Car parking
-  Future Function Building
-  Playground
-  Skate Park Expansion
-  WSUD Wetland



Option 13



Option 14



Option 15



Option 16

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### Soccer Field Option

Two 90 x 45 metre full size soccer fields.



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# T.C.L

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## **9.9 Community Facilities Project Summary**

### **Brief**

This report provides Committee Members with a summary project plan on the currently scheduled community facilities projects.

### **RECOMMENDATION**

The Committee recommends to Council that the report be noted.

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### **Introduction**

The following report provides a further update to the Committee Members with a summary project plan on the currently scheduled community facilities projects.

### **Discussion**

Through the Community Facilities Committee, the Administration is currently advancing a number of redevelopments and upgrades to facilities and building projects within the City.

These projects include:

- Apex Park
- Lockleys Oval
- Mellor Park
- Weigall Oval
- Camden Oval

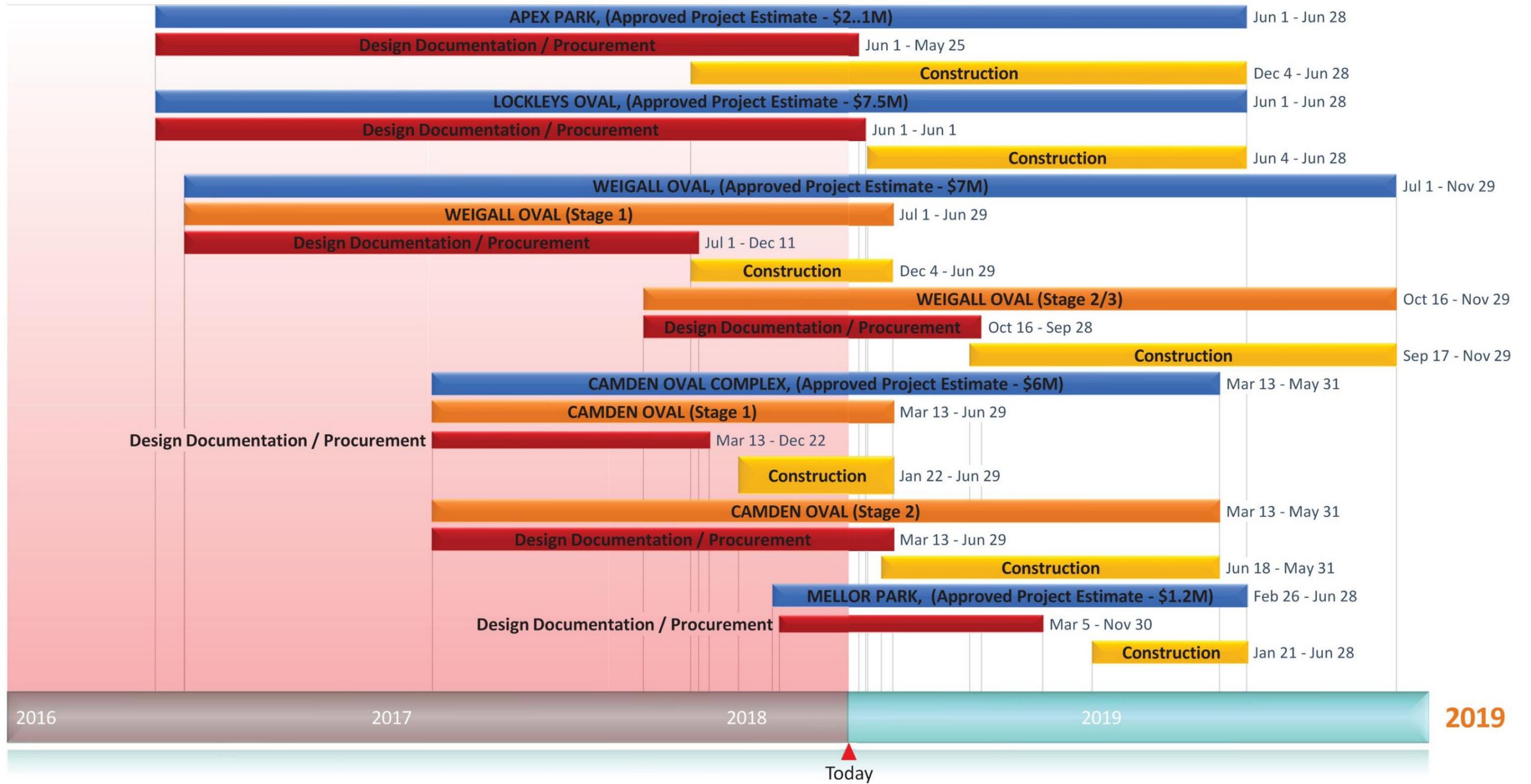
The attached Project Plan (**Attachment 1**) provides members with a summary of timeframes and project estimates associated with these nominated projects.

### **Conclusion**

A summary project plan outlining the Community Facility projects currently scheduled with associated timeframes has been prepared and provided to Members for their information.

### **Attachments**

#### **1. Project Plan - 22 May 2018**



**10 OTHER BUSINESS**

**11 CONFIDENTIAL**

Nil

**12 NEXT MEETING**

24 July 2018, 6.00pm in the Mayor's Reception Room.

**13 MEETING CLOSE**