

CITY OF WEST TORRENS



**MINUTES**

**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**

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 Minutes have yet to be considered by Council and Committee recommendations may be altered or changed by the Council in the process of making the formal Council decision.

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## 1 MEETING OPENED

The Presiding Member declared the meeting open at 6.04pm.

### 1.1 Evacuation Procedure

The evacuation procedures were read out to the gallery by the Presiding Member.

## 2 PRESENT

### Committee Members:

Cr K McKay (Presiding Member)

Mayor J Trainer

Councillors: G Vlahos, G Demetriou, J Woodward, G Nitschke

### Officers:

Mr T Buss (Chief Executive Officer)

Mr A Catinari (General Manager Urban Services)

Mr J Ielasi (Manager City Assets)

Mr D Ottanelli (Manager City Property)

Mr S Watson (Senior Property Assets Advisor)

### In Attendance:

Cr Arthur Mangos

Mr Steve Larkins (Representative of the Lockleys RSL)

Mr Amin Ayoubi (West Torrens Birkalla Soccer Club Chairman)

Mr Paul Williams (PHOS Camden Football Club President)

## 3 APOLOGIES

### Leave of Absence

#### Committee Members:

Cr Simon Tsiaparis

### Apologies

#### Committee Members:

Cr Rosalie Haese

## RECOMMENDATION

That the apologies be received.

## COMMITTEE RESOLUTION

Moved: Cr George Demetriou

Seconded: Cr Graham Nitschke

That the recommendation be adopted.

**CARRIED**

#### **4 DISCLOSURE STATEMENTS**

The following disclosures of interest were made:

<b>Item</b>	<b>Type of Conflict</b>	<b>Elected Member</b>
Item 9.6 Weigall Oval Complex Masterplan and Facilities - Update	Perceived	Cr John Woodward

#### **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.

##### **COMMITTEE RESOLUTION**

Moved: Cr George Demetriou

Seconded: Cr George Vlahos

That the recommendation be adopted.

**CARRIED**

#### **6 COMMUNICATION BY THE CHAIRPERSON**

The Presiding Member welcomed Mr Steve Larkins, the representative of the Lockleys RSL, Mr Amin Ayoubi, Chairman of the West Torrens Birkalla Soccer Club, and Mr Paul Williams, President of the PHOS Camden Football Club, to the meeting.

#### **7 PRESENTATIONS**

Nil

#### **8 OUTSTANDING REPORTS / ACTIONS**

Nil

## **9 REPORTS OF THE CHIEF EXECUTIVE OFFICER**

### **9.1 Lockleys RSL Purchase - Update**

This report provided 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).

#### **COMMITTEE RESOLUTION**

Moved: Cr George Demetriou

Seconded: Cr John Woodward

That the recommendation be adopted.

**CARRIED**

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

This report advised 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.

**COMMITTEE RESOLUTION**

Moved: Cr George Demetriou

Seconded: Cr George Vlahos

The Committee recommends to Council that:

1. It approves Option 3 as its preferred option of providing support for infrastructure expenses including lighting upgrade at Camden Oval, this option being that;

*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.*

2. It provide its consent in its capacity of landlord, subject to any necessary development approval(s), for the upgrade of the pitch floodlighting.

**CARRIED**

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

This report updated 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.

**COMMITTEE RESOLUTION**

Moved: Cr George Demetriou

Seconded: Cr John Woodward

That the recommendation be adopted.

**CARRIED**

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

This report updated 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 process, 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.

#### **COMMITTEE RESOLUTION**

Moved: Cr John Woodward

Seconded: Cr George Demetriou

That the recommendation be adopted.

**CARRIED**

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

The following report updated 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.

### **COMMITTEE RESOLUTION**

Moved: Cr Graham Nitschke

Seconded: Mayor John Trainer

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. While not committing a future Council to any specific course of action, Council is hopeful that a major upgrade and refurbishment of the Thebarton Theatre Complex can be completed in time for the theatre's centenary in June 2028, dependent on securing external funding.
6. The lessee be advised of the above.

**CARRIED**



## **9.6 Weigall Oval Complex Masterplan and Facilities - Update**

*Cr John Woodward declared a perceived conflict of interest in this item as his children play for the Cobra Soccer Club and participated in the discussion and vote.*

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

### **RECOMMENDATION**

The Committee recommends to Council that the report be noted.

### **COMMITTEE RESOLUTION**

Moved: Cr George Vlahos

Seconded: Cr George Demetriou

That the recommendation be adopted.

**CARRIED**

Cr John Woodward voted in favour of the motion moved by Cr George Vlahos and seconded by Cr George Demetriou.

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

This report updated 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.

### **COMMITTEE RESOLUTION**

Moved: Cr George Demetriou

Seconded: Cr John Woodward

That the recommendation be adopted.

**CARRIED**

## **9.8 Kings Reserve Masterplan Update**

This report provided 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 with the following changes:
- a) Relocate the cricket net to an area west of the new playground space.
  - b) Increase the open space and kick-about area (including the placement of Australian Football League (AFL) goals) east of the new playground space

#### **COMMITTEE RESOLUTION**

Moved: Cr Graham Nitschke  
Seconded: Cr George Demetriou

That the recommendation be adopted.

**CARRIED**

#### **9.9 Community Facilities Project Summary**

This report provided 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.

#### **COMMITTEE RESOLUTION**

Moved: Cr George Vlahos  
Seconded: Cr John Woodward

That the recommendation be adopted.

**CARRIED**

#### **10 OTHER BUSINESS**

Nil

#### **11 CONFIDENTIAL**

Nil

#### **12 NEXT MEETING**

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

#### **13 MEETING CLOSE**

The Presiding Member declared the meeting closed at 7.39pm.