

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

## **CITY FACILITIES AND WASTE RECOVERY GENERAL COMMITTEE**

Members: Councillor K McKay (Presiding Member), Mayor M Coxon,  
Councillors: D Mugavin, G Vlahos, B Reynolds, J Woodward, S Pal, A McKay

**of the**

**CITY OF WEST TORRENS**

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

on

**TUESDAY, 23 JULY 2019  
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****Apologies****Committee Members:**

Cr John Woodward

**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 City Facilities and Waste Recovery General Committee held on 28 May 2019 be confirmed as a true and correct record.

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

Representative from DETPAK will be attending to present on recyclable containers.

**8 OUTSTANDING REPORTS / ACTIONS**

Nil

## 9 REPORTS OF THE CHIEF EXECUTIVE OFFICER

### 9.1 Brickworks Riverfront Land

#### Brief

This report seeks authority from the Committee to make a recommendation to Council to commence the process for the sale of the Brickworks Riverfront land by Private Treaty.

#### RECOMMENDATION

The Committee recommends to Council that:

1. The Chief Executive Officer be authorised to commence the sale process for the Brickworks Riverfront land and that the sale process be via Private Treaty.
2. The Chief Executive Officer be authorised to obtain a formal valuation of the Brickworks Riverfront land in order for Council to set a price range to facilitate the sale.
3. The Chief Executive Officer be authorised to engage a selling agent for the sale taking account of Council's procurement policies for goods and services.
4. Following receipt of the formal valuation, the Chief Executive Officer report back to Council for the purpose of Council setting the price range for the sale process.
5. The Chief Executive Officer be authorised to commence a land division process to ensure that the pedestrian corridor along the western boundary of the Brickworks Riverfront land and any other critical community infrastructure along the northern boundary adjacent the River Torrens Linear Park is retained in Council ownership or under Council control.

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#### Introduction

In February 2014, Council disposed of the southern portion of land commonly known as the Brickworks Markets to Woolworths Pty Ltd to facilitate development of the Brickworks Marketplace Shopping Centre. As part of that sales process to Woolworths, Council retained a northern portion of the Brickworks Markets site adjacent to the River Torrens including the heritage kiln and chimney and the former markets shed. This portion of retained land is commonly referred to as the Brickworks Riverfront land.

The Brickworks Riverfront land comprises an elongated parcel of approximately 1.61 hectares or precisely 16,146 m<sup>2</sup> with a frontage to South Road of 49.6 metres and a River Torrens frontage of some 205 metres. The northern boundary of the land essentially runs along, or close to, the top bank of the River Torrens (**Attachment 1**). The land is zoned District Centre - Policy Area 6 - Brickworks. The zoning allows for a mix of uses including, but not limited to, restaurants, shops, banks, offices, consulting rooms, entertainment facilities, community facilities, civic uses and educational establishments.

In April 2014, Council gave authority to the Chief Executive Officer to commence an Expression of Interest (EOI) process for divestment of the Brickworks Riverfront land. The EOI process ran from early May to mid-June 2014 and although the marketing campaign targeted a national audience, in the end it primarily attracted the local SA development sector. At close of the EOI process five (5) responses were received. The five responses provided a mixed range of land uses and following further consideration, Council in January 2015 decided to conclude the EOI process, discontinue negotiations with all respondents to the EOI process and not proceed to execute any contract with any party.



Following that, Council undertook substantial work to address maintenance, compliance and safety issues on the heritage kiln and chimney and following completion of that work, the Brickworks Riverfront land and improvements including the former markets shed has remained vacant for some time.

DPTI and its contractors occupied the South Road frontage of the site as a base during construction of the Torrens to Torrens project circa 2017 and 2018 and with that project now complete and occupancy vacated, it is an ideal time to consider presenting the site to the 'market' for sale.

## Discussion

Council in the past has gone down the path of an Expression of Interest (EOI) process for the sale of the Brickworks Riverfront land. While that process generated a number of responses from various parties interested in acquiring the land, all were highly conditional providing a mixed range of uses for the site generally with attached conditions relating to development approval and tenancy requirements with some seeking Council involvement to share the risk and associated reward for developing the site.

Council also went down the EOI path of divesting the Marion Road Depot site and while that process is still underway, the responses received are also highly conditional. This current process is open until 31 August 2019 so Council is yet to make a decision on divestment of the site.

From an overall strategic perspective, Council needs to view property as a strategic resource and challenge how well it contributes to our core service objectives. The way in which Council uses and manages its property assets is central to our ability to support best value service delivery.

As with all investments, owning property has an 'opportunity cost', over and above any cash outlay in the form of day-to-day running costs or interest payments on borrowing. In simple terms, this means that retaining a property ties up investment that could be directed elsewhere. So even when the running costs of a particular property seems negligible, it is still consuming precious resources.

As with some past property asset sales, the Brickworks Riverfront land is also not without some inherent conditions and constraints that would otherwise lead to an uncomplicated sale process.

Important points to note relative to the Brickworks Riverfront land include:

1. The heritage listed kiln and chimney sits at the centre of the Retained Land and the question on whether or not the listed building has any commercial value will inform the investment market's consideration of its future commercial value, configuration and ownership.
2. The Woolworths shopping centre development has changed the whole character and context of the immediate location, being relatively new, more visible and drawing a much higher level of visitation than was the case with the former Brickworks Markets. It will significantly enhance the innate land use potential of the Riverfront land.
3. The Riverfront land's potential is further enhanced by the extensive frontage to the River Torrens and the Linear Park, which provide ambience, an attractive outlook for north-facing buildings and connectivity along the river corridor.
4. The value of the Riverfront land is a function of its ultimate development capacity.
5. The heritage listed building is a permanent feature of the Riverfront land and any future owner has certain obligations and responsibilities for its upkeep and accordingly, the structural condition of the building and its capacity for re-use will be critical in determining what value and development outcome is achieved for the Riverfront land.

6. There are a number of forces at work in the 'value equation' for the Riverfront land, including the location, the condition of the site, the heritage listing and the zoning – each of which has value implications.
7. Notwithstanding the assumptions made as to the net value of the Riverfront land, the actual value will fall within a range defined by developers and their assumptions on future land use.
8. The following points arise in terms of land use solutions:
  - the physical presence of the kiln will drive the site's design outcome in the first instance;
  - there are certain areas of the site which are not immediately available for development (the filled portions, land within 'the top bank' zone of the river, land affected by easements and/or road widening);
  - those portions of the site most suited to new development are the eastern footprint, between the kiln and South Road; and the south-western corner of the site, between the kiln, the western boundary and the filled land on the northern boundary;
9. The Retained Land presents a significant opportunity in light of both its own attributes and the existing shopping centre development – not just to change the use of an underdeveloped site in a manner that complements and provides leverage from the adjoining development, but also to have a substantial effect on the dynamics of the entire Brickworks, Kings Reserve and Thebarton Oval precinct.

To proceed further with a sale process it will be necessary for Council to obtain a formal valuation of the site to inform itself as to its expected market value.

It is also proposed that the sale be via Private Treaty, that is, following the valuation Council sets a price range for the property, engages an agent to sell the property and negotiates accordingly on presented offers to secure a deal.

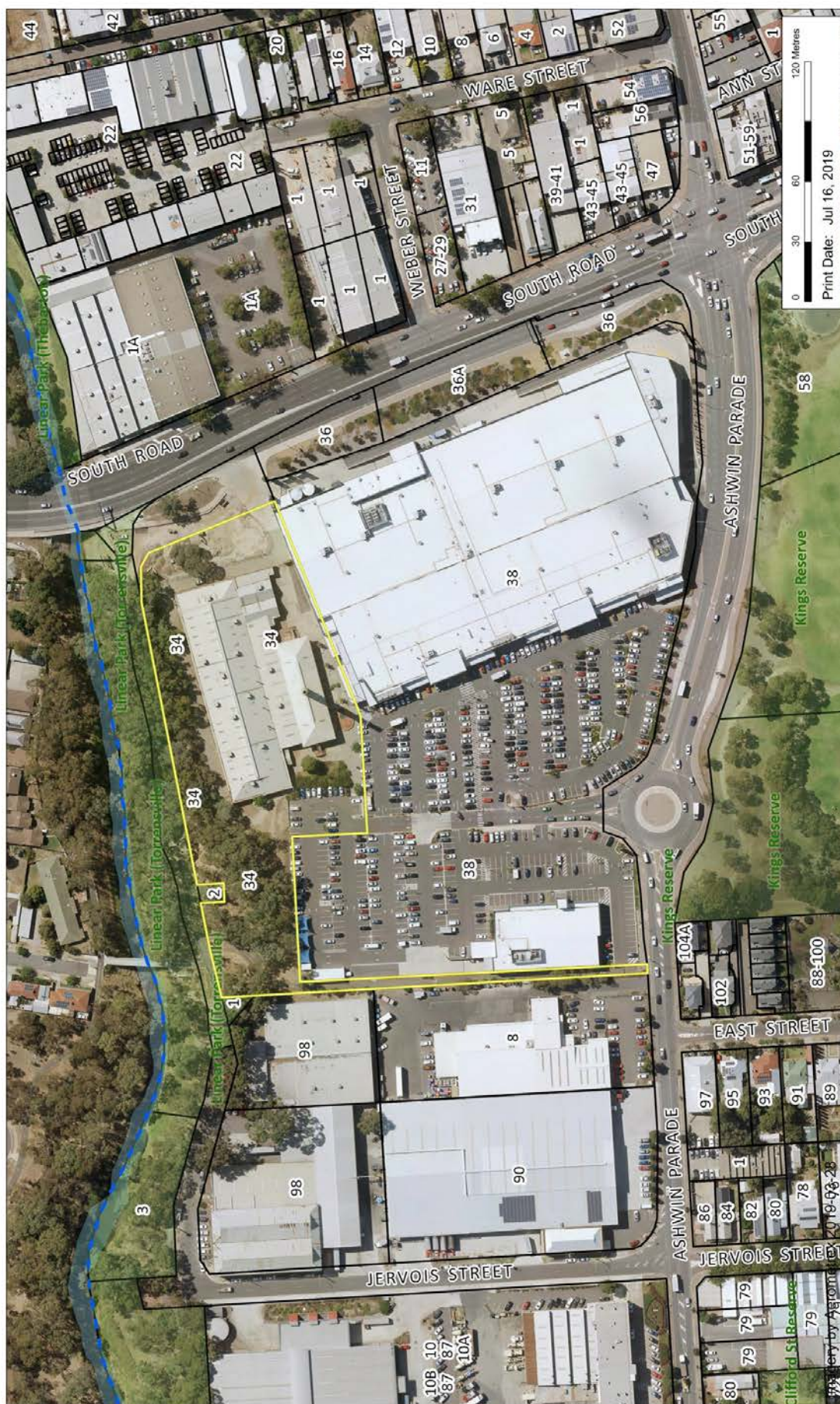
There is a pedestrian corridor along the western boundary of the site connecting Ashwin Parade with the River Torrens. This corridor will need to be retained in Council ownership so a land division of the site will be required to allow that to happen. Similarly, there is River Torrens Linear Park infrastructure adjacent the northern boundary that may lie within the subject site so steps will need to be taken to ensure this infrastructure remains within Council ownership and/or control either by land division to excise it from the subject site or via a registered easement.

## **Conclusion**

The Brickworks Riverfront land is surplus to Council requirements and has been vacant for a number of years. The adjacent Brickworks Marketplace shopping centre has been opened for several years now and the Torrens to Torrens upgrade of South Road is now complete. Consistent with Council's current strategy to dispose of surplus land/property assets to fund our Community Hubs program and support best value service delivery, a recommendation is made to proceed with sale of the Brickworks Riverfront land by way of a Private Treaty process. Depending on how the Adelaide development market responds to the sale process, Council is not necessarily locked into any specific action for the Riverfront land and may choose to explore other options for the site if the response to the sale process is not favourable to Council.

## **Attachments**

1. **Aerial image of Brickworks Riverfront Land**



#### Disclaimer

The City of West Torrens accepts no liability for any reliance placed on the validity and accuracy of data in this publication. While care and effort has been taken in the presentation of this data it is only to be used for demonstration purposes.





## 9.2 Waste Management Activity Report

### Brief

This report provides information on waste management activities for the months of May and June 2019.

### RECOMMENDATION

The Committee recommends to Council that the report is received.

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### Introduction

Information is provided in this report on waste management activities for the months of May and June 2019.

### Discussion

- **Food recycling promotion: Lockleys, April to May**

A promotion of food recycling systems offered by Council with an emphasis on kitchen caddies and compostable bags was enthusiastically supported by the Precious Cargo Centre. 17 caddies were distributed to families residing in West Torrens.

- **Meeting with Visy Recycling, 15 May**

The waste management team met with Steven Evans, State Operations Manager SA and Paresh Chawada, Safety and Quality Officer at Visy's Wingfield MRF. The meeting was an opportunity to discuss issues with the new State Operations Manager, including issues faced by the MRF, business plans for the site and ways that Council can work with Visy to improve recycling behaviour.

- **Meeting with Peats Soils, 16 May**

The waste management team met with Peter Wadewitz, Managing Director and John Hogarth, Commercial Manager at Peats Soils Composting Facility in Brinkley. The meeting was an opportunity to see the operation and discuss opportunities for Council and Peats Soils to develop new initiatives to improve organic recovery rates. An invitation has been extended to elected members to visit the facility.

- **Community Session: Netley Neighbourhood Watch, 20 May**

A session on waste and recycling was provided to 17 members in the evening. Five members took kitchen caddies and compostable bags.

- **Community Session: Hare Street Uniting Church, 12 June**

A session on waste and recycling was provided to 12 members of the church group. One member took a kitchen caddy and a roll of compostable bags.

- **WMRR Committee Meeting, 30 May**

The Team Leader Waste Management attended a WMRR Committee meeting. Updates on industry development were received and waste levy increases were discussed to formulate a response to recent state budget announcements.

- **WMRR Waste Educators Network, 20 June**

The Project Officer Waste and Recycling attended a WMRR waste educators Meeting. Group feedback to be provided to Green Industries SA on the 'Which Bin' campaign, particularly the over-simplification and generic nature of information presented.

- **Thebarton Senior College, 6 June**

The Project Officer Waste and Recycling provided an educational session in support of Thebarton's world environment day expo.

- **Bin tagging: Kurralta Park, April to May**

Visual audits were conducted over six weeks at multi-unit developments in Kurralta Park by the Project Officer Waste and Recycling and the Waste Administration and Support Officer.

- **St John the Baptist Catholic School, 13, 18 and 27 June**

Four sessions entitled 'Go for Green and Gold' were delivered to approximately 100 students.

- **Bread tags for wheelchairs : new collection sites**

Collection sites have been established at the Hamra Centre Library, Civic Centre and within staff areas to collect bread tags to support the charity 'Bread Tags for Wheelchairs'. Collected bread tags were sent to Transmutation Pty Ltd in Robe, SA to be recycled into new products

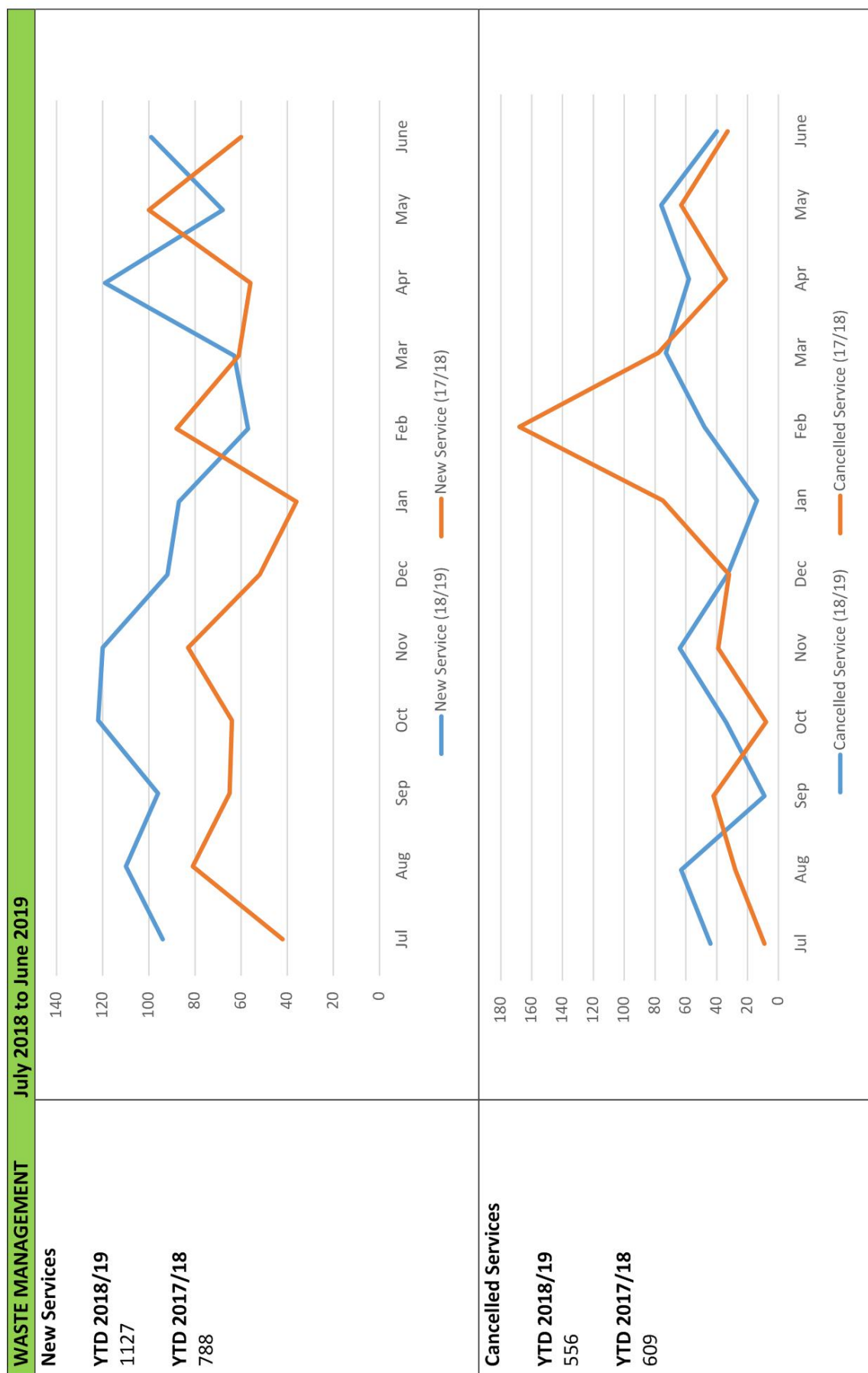


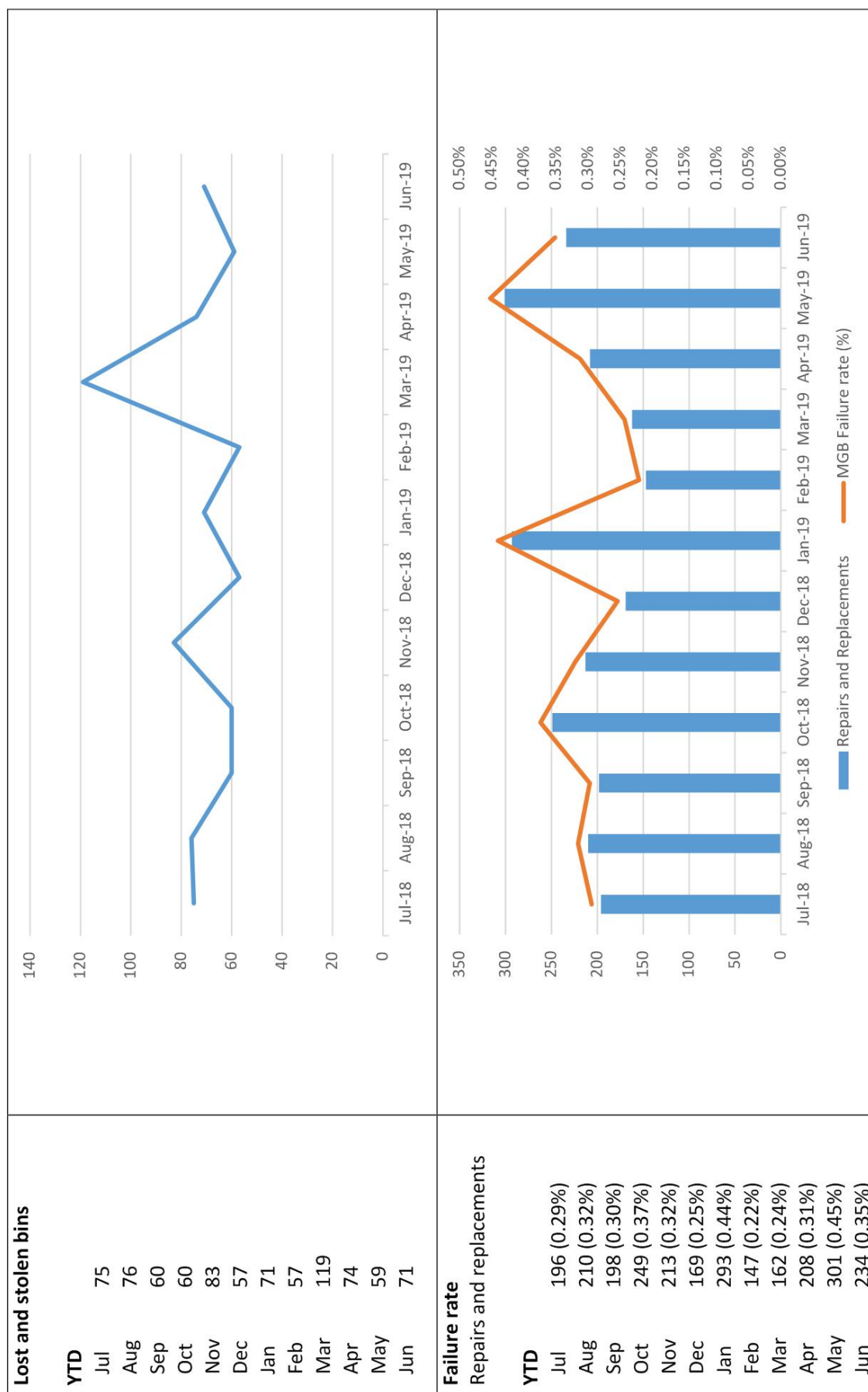
## Conclusion

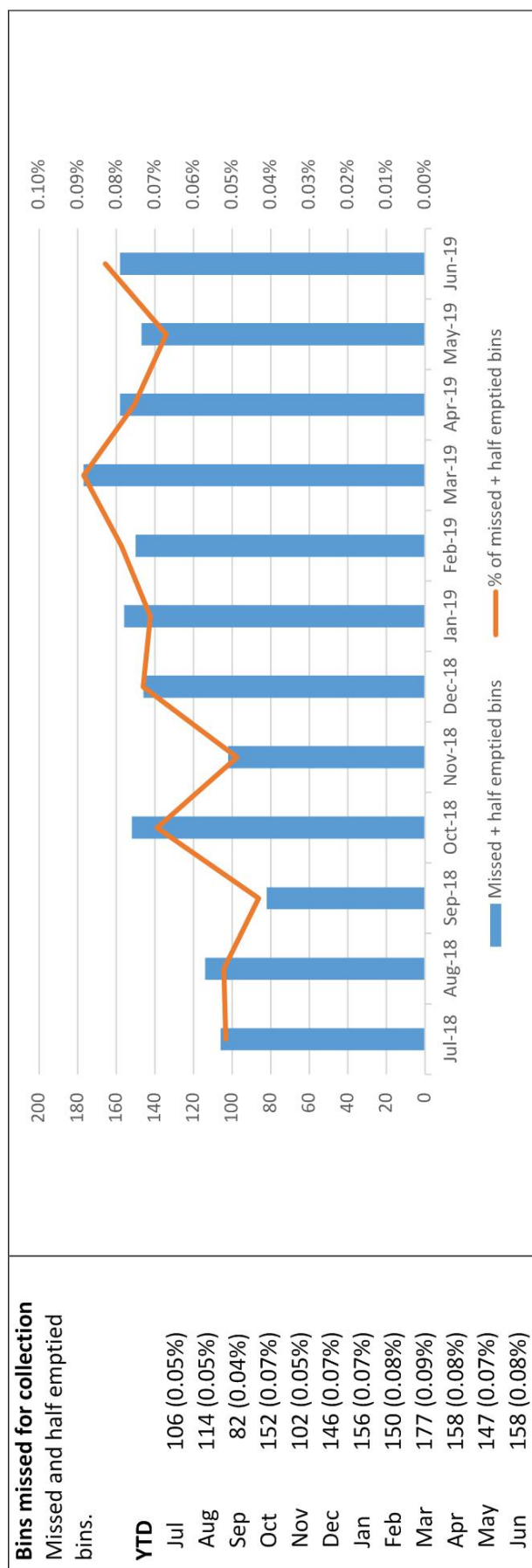
This report provides information on waste management activities for the months of May and June 2019.

## Attachments

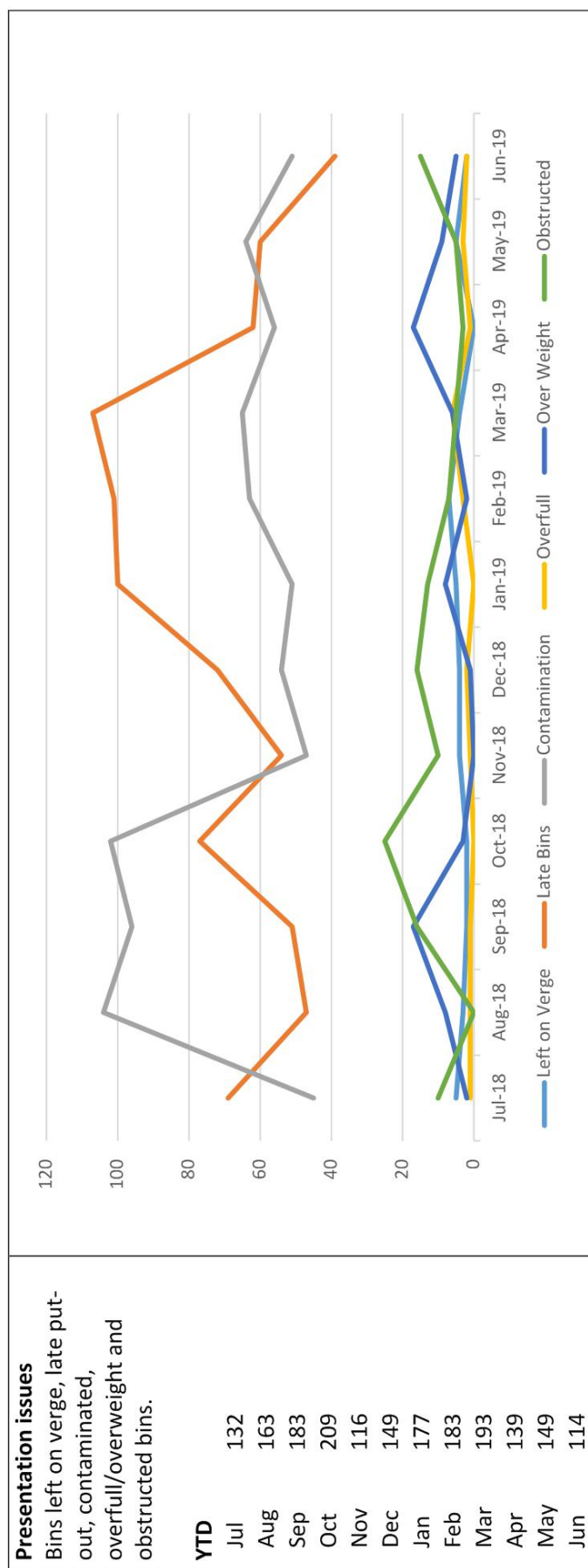
### 1. Waste Management Data for May and June 2019

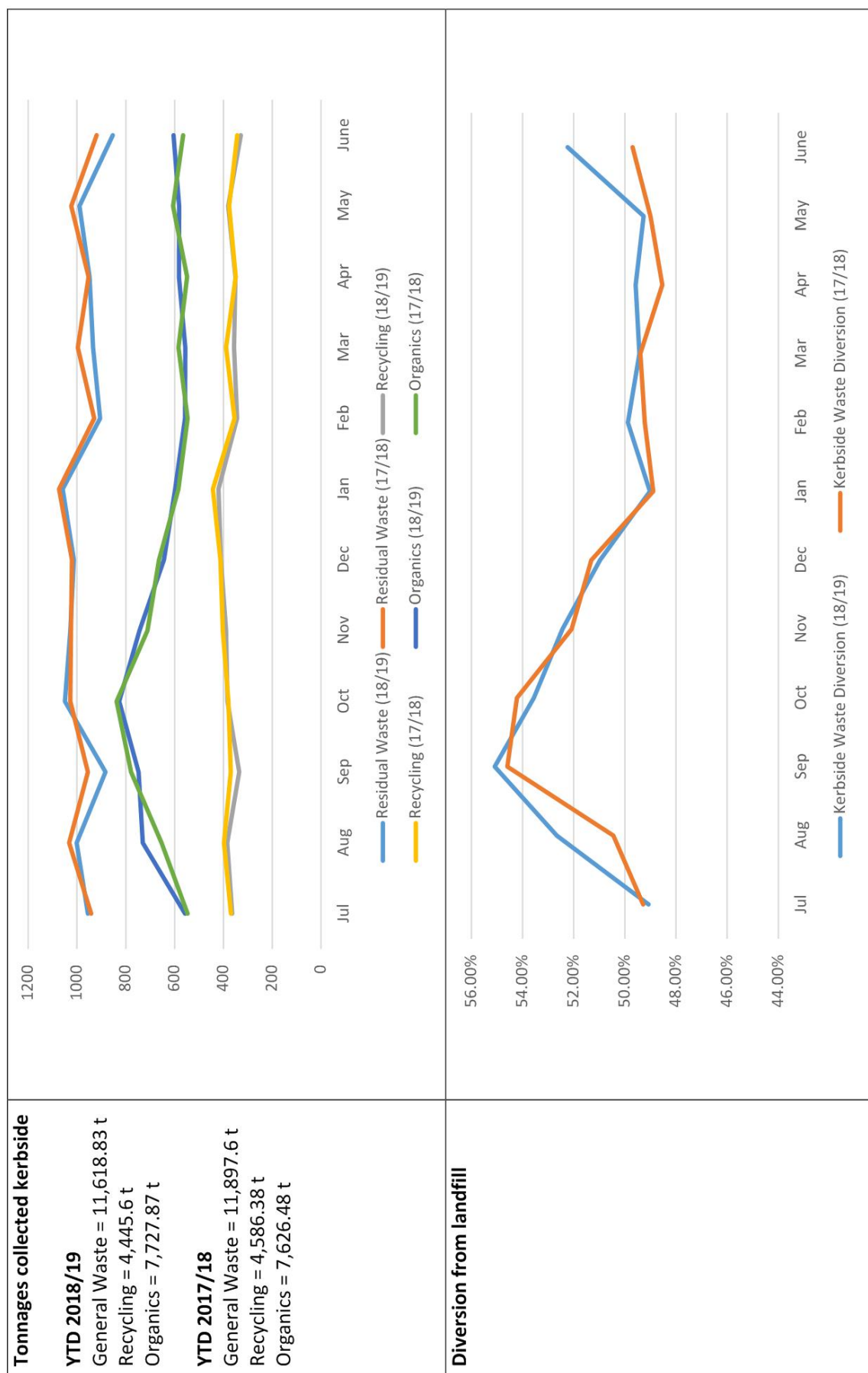


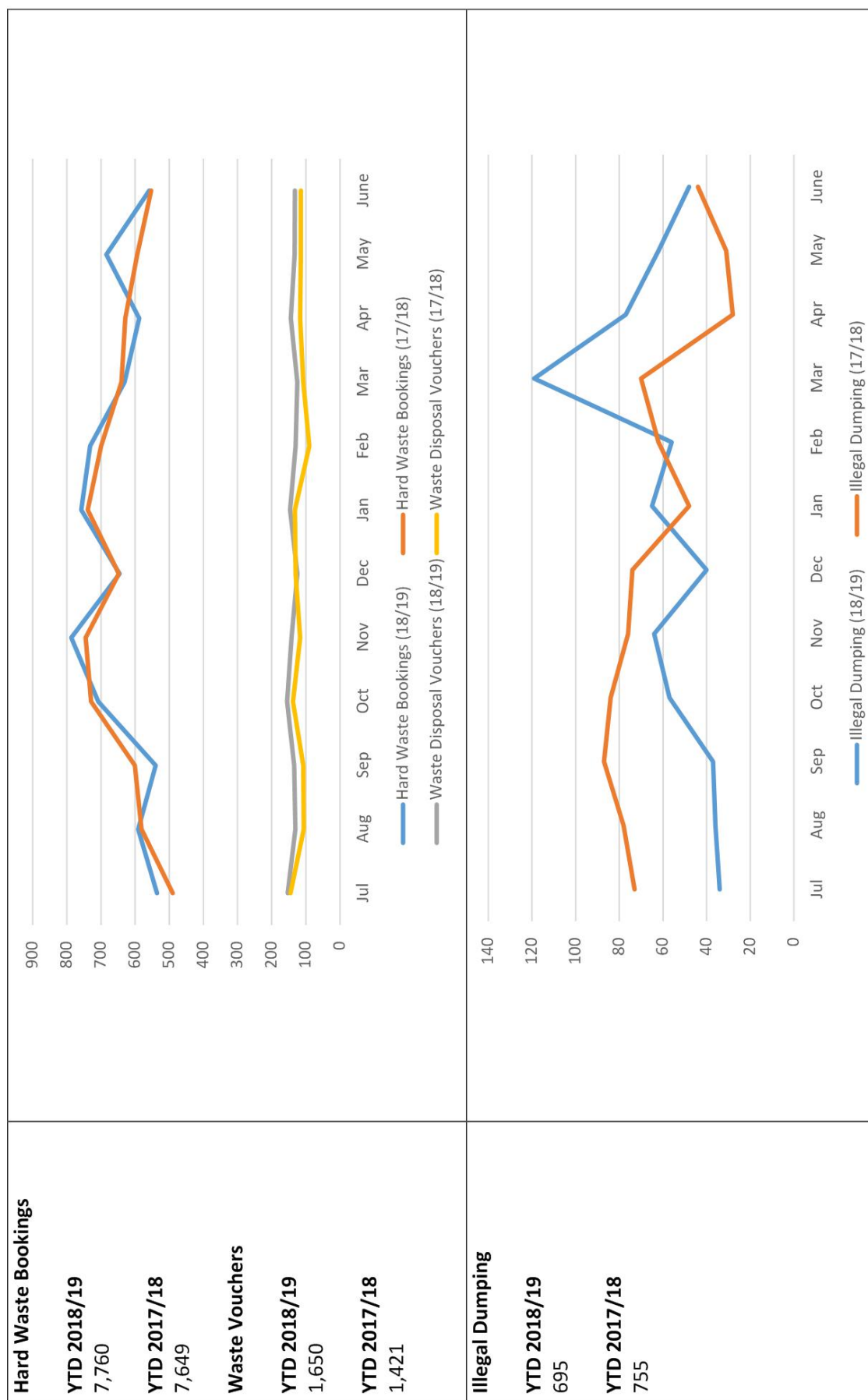














### **9.3 Apex Park, Lockleys Oval and Mellor Park Facilities Update**

#### **Brief**

This report provides Members with an update on the Apex Park, Lockleys Oval and Mellor Park facilities upgrades

#### **RECOMMENDATION**

The Committee recommends to Council that the report be noted.

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#### **Introduction**

At its meeting of 28 May 2019, the City Facilities and Waste Recovery General Committee (the Committee) was advised of the following updates to Lockleys Oval, Apex Park and Mellor Park projects, which are part funded by the Commonwealth Government:

##### *Apex Park*

Works to the community facility continued to progress with completion and building handover expected to occur in late August 2019. Other project works i.e. construction of the equestrian arena and associated facilities and the civil works to upgrade the wetland, ponding basin and the remainder of the site (including the bitumen roads, public courts, car parking and the upgraded playground) are also expected to be completed at this time.

Given the above planning had commenced for a small community event to recognise project completion and officially (re)open the site. It is envisaged that an official ceremony will be followed by family activities taking place and refreshments available for guests. As there are requirements regarding facility opening associated with the Federal Government funding which has been provided it is anticipated that this event will take place in late September.

##### *Lockleys Oval*

Construction works associated with the new shared clubroom building had continued to progress in accordance with the project timeline. The blockwork for the ground floor had been completed and preparations for the first floor slab were underway. Other preparatory civil works at the northern end of the oval were progressing, albeit a major portion of these needed to await planning approval for the second phase of the upgrade (i.e. the tennis courts, lighting, car parking and tree removal). Approval for this portion of the project was granted at the meeting of the Council Assessment Panel (CAP) on 9 April 2019.

##### *Mellor Park*

Following the additional community consultation undertaken regarding the Mellor Park upgrade and demolition of the former Windsor Cinema building, Architectural consultants had continued working on developing upgraded plans for the site, taking into account feedback received. Further, discussions have continued with the Heritage Advisor regarding the demolition of the Local Heritage Cinema. It was anticipated that the application for demolition would be considered at the next available Council Assessment Panel (CAP) meeting.

#### **Discussion**

##### **Apex Park**

The project continues to progress on site since the last meeting update with minor delays to the overall program due to the current inclement weather. The new community centre building (internal) is over 95% completed with the remaining external works, (i.e. civil works, etc.) delaying the completion of the project. The anticipated date for completion of the project is currently scheduled for early September.

The Administration has also been considering the re-use of the previous public toilet facility ('Exeloo') to provide additional public toilet facilities at the reserve. Subject to available funding within the existing budgets, it is possible to refurbish and relocate the existing 'Exeloo' within Apex Park. Investigations are continuing by the Administration into this option. It is envisaged that this facility will be located at, or near, the eastern extent of the new carpark on the Burbridge Road frontage. The 'Exeloo' is currently in storage at the depot.

The Administration has held a final on-site meeting with representatives of the Scout group to confirm whether Scouts wished to retain any items which are currently stored within the log cabin structure. As this matter has now been determined, and at the time of preparation of this report the demolition of the log cabin has commenced. It is anticipated that the demolition and subsequent make good works should be complete by early August.

### ***Lockleys Oval***

The construction of the new clubroom building continues to progress. The first floor slab has been poured and all structural and other framework for the first floor is close to completion. Further, the roof sheeting was fabricated on site on 10 July and subsequently craned on to the first floor roofing members. It is anticipated (weather permitting) that fixing/installation of the roof sheeting will be completed in the week prior to the Committee meeting. First fix work has also commenced on the ground floor of the new clubroom building.

Given that the project has received planning approval for the second phase, works associated with this component (i.e. tree removal, trenching associated with drainage, carpark and car park lighting etc.), have commenced and are progressing despite some delays due to inclement weather.

The Administration is also investigating the replacement and upgrade of the existing Oval lights. Due to the relocation of the new clubroom building (as documented in previous committee reports) the existing Oval lights will become redundant on completion of the project. New Oval lighting could be installed at an estimated (maximum) cost of \$350,000, subject to available funding within the existing budgets. The Administration is continuing to investigate options regarding replacement of the Oval lights and a further update will be provided at future committee meetings.

### ***Mellor Park***

As previously reported the Administration lodged an application seeking demolition of the Lockleys Soldiers Memorial Hall/theatre building (and former RSL clubroom building) in late 2018. The application process has become protracted and matters associated with it continue to require input from the Administration and its consultants. Whilst it is hoped that these can be finalised in the near future unfortunately the delays associated with this process will impact timing and delivery of this component of the overall project.

Further, and as a result of the discussions which have occurred, the Administration believes that it must be acknowledged that there is a possibility that approval for the demolition of the hall will not be granted. In such circumstances it is apparent that the remainder of the Mellor Park project will need to be amended and delivered "around" the retained former theatre building. The envisaged project element that will principally be impacted as a result of the need to retain the former theatre building is the provision of off-street (on reserve) car parking. Whilst this element could still be delivered under an amended project plan it would entail the loss of reserve green space (which is diametrically opposed to the ethos of the masterplan i.e. the provision of additional green space within the reserve). Such a variation to the project plan will also likely have consequences relating to the Federal Government funding which has been provided/allocated.

The Administration is continuing to work through this process and a further update will be provided at future committee meeting.

**Budget Status**

The following information is an update for the 2019/2020 financial year:

	Budget 2019/2020
Lockleys Oval/Apex Park/Mellor Park - Facilities	\$650,000

Note:

- The expected carry-over for the project from 2018/2019 to 2019/2020 is \$5,669.950 (approx.), with a new total budget (subject to approval of the carry-over funds) of \$6,319,950 (approx.);
- The project budget for 2019/2019 was \$10,780,240.

**Conclusion**

The Apex Park upgrade is on track to be completed in September 2019, and due to the requirement to notify the Federal Government 10-12 weeks prior to scheduling an opening ceremony, it is proposed that an event be planned in late September 2019. Further details will be provided at a later date.

Construction works at Lockleys Oval are progressing and following the issuing of planning consent for the second phase of upgrades, work has begun on the tennis courts and car parking. The Lockleys Oval upgrade is anticipated to be completed in early 2020.

The Administration is continuing to engage with its consultants and Council's Planning department in an endeavour to have the theatre building demolition application heard by the Council Assessment Panel.

**Attachments**

Nil

## 9.4 Apex Park Facilities - Proposed Short Term Lease/Licence Arrangements

### Brief

This report advises Committee Members of the leasing/licensing arrangements proposed for the new shared clubroom facility and equestrian facilities at Apex Park, West Beach.

### RECOMMENDATION

The Committee recommends to Council that:

1. Composite lease/licences for an initial period of 12 months be granted to Scouts Australia (SA Branch) Inc. and Girl Guides South Australia Inc. from the date of handover of the new shared clubroom premises at Apex Park at a commencing rental/fee of \$1,250pa plus GST inclusive of all costs.
2. The Administration continue to work with the Scout and Guides during the following year in order to determine a management model for the shared clubroom building subsequent to the building defects period.
3. A further report be provided to this Committee/Council within the next 12 months regarding the proposed longer term arrangements for occupation of this building by Scouts and Guides.
4. A composite lease/licence for a period of 12 months be granted to the Lockleys Riding Club Inc. for the use of the equestrian arena and associated shedding and yards in the north-western corner of Apex Park from the date of handover of the facility at a commencing rental of \$1,500pa plus GST inclusive of all costs.
5. The Administration continue to work with the Lockleys Riding Club Inc. during the following year in order to determine a management model for the new facilities subsequent to the defects period.
6. The Administration continue discussions with the Federal Government in order to determine a suitable date and time for an official opening of these facilities.
7. The Mayor and the Chief Executive Officer be authorised to sign and/or seal any documentation to give effect to the grant of leases/licenses to the abovementioned parties.

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### Introduction

The construction of the new shared clubroom building in the south-western corner of Apex Park is nearing completion, with building handover in September 2019.

As previously advised to this Committee, whilst the building is to be occupied/shared principally by Girl Guides South Australia Inc. (Guides) and Scouts Australia (SA Branch) (Scouts), there are likely to be opportunities for regular use by other parties (e.g. community groups, such as neighbourhood watch etc.) and other public users.

The equestrian arena and associated shedding etc., in the north-western corner of the Park, is also nearing completion with handover of those items also likely to occur in September 2019.

A plan indicating the location of these facilities within Apex Park is attached, **(Attachment 1)**.



## Discussion

### ***Shared Clubroom Building***

Members may recall that during preliminary discussions for a new clubroom building at Apex Park it was initially contemplated that it would be shared by Scouts, Guides and the Lockleys Riding Club. Following discussions amongst the parties, the Lockleys Riding Club determined that they would prefer separate (essentially storage) facilities in closer proximity to the equestrian arena (in the north-western corner of Apex Park) and indicated that they were only likely to be an infrequent user of the clubroom building (most likely for meeting etc.).

On this basis the space which had originally been allocated for the use of the Riding Club was effectively "transferred" to the shed which now sits adjacent, and on the eastern side of, the arena.

The new clubroom building which has now been constructed provides separate dedicated storage and office space for both Scouts and Guides (which is available to them on a 24/7/365 basis) and shared activity and kitchen/canteen space.

Discussions have occurred jointly with both Scouts and Guides in an endeavour to determine a suitable/agreeable leasing model for the premises. Essentially there are 4 variants available, being:

- (a) The entire facility be managed by either Scouts **or** Guides;
- (b) The entire facility be jointly managed by Scouts **and** Guides;
- (c) Separate lease/licence agreements be provided to Scouts and Guides; or
- (d) Council take an active management role in the property and "hire" the facility to Scouts and Guides when required by them. (At other times the facility would be available for use/hire by other parties or the public).

To the date of this report this matter remains unresolved - nevertheless these discussions have occurred against the backdrop of Council taking an active role in day to day management (effectively as "caretaker") of the property, especially during the project/building defects liability period. The rationale for this approach is that Council should be best placed to deal with any identified latent defects or building related issues which may emerge with the builder. Further, this approach also provides an opportunity for Council to monitor the usage of, and demand for, the facility.

Members will note that this approach is consistent with that which has been adopted at Camden (for PHOS Camden) and which is also proposed for the new shared clubroom facility at both Lockleys Oval and Weigall Oval.

The previous rentals charged to both Scouts and Guides (\$69.50 pa plus GST and \$347.17 pa plus GST respectively) reflected the size and condition of the premises being leased and the community nature and ethos of both of those organisations and their inability to raise significant funds or revenue, (via bar takings etc.). As there has been no change to the organisations' *modus operandi*, it is proposed in the short term (i.e. within 12 months) that a similar rental continue to apply and that each organisation be charged the same amount (as both area occupied and condition of facilities are now equivalent). It is suggested that the Scouts and Guides be offered a new short term licence at a rental of \$1250pa plus GST inclusive of all costs. This arrangement will be reviewed at the end of the building defects period.

Whilst Council will have an overarching role for the first 12 months or thereabouts, in line with the operation of the other new Council facilities which already have, and/or are likely to, come "on line" in the ensuing months it is recommended that the new principal tenants be given an opportunity to settle in and bed down their operations prior to any additional hire or use model for the facility is contemplated. Following this initial period, it is envisaged that the canteen/kitchen and shared space could operate under a hire booking system arrangement and that those areas could be utilised by community/sporting groups for fund raising purposes, in much the same fashion as e.g. Bunnings allows community/sporting groups to book the BBQ areas at the entry to their premises.

Alternatively and concurrently a call for expressions of interest campaign could be instigated for potential groups/operators to run these facilities.

Members should also note that there will be containers on site for a period of time whilst the groups relocate their chattels and effects to the new clubroom facility.

### ***Equestrian facilities***

The new equestrian facilities, located in the north-western corner of the Park are also nearing completion, and accordingly it is opportune to consider the grant of a new licence for the Lockleys Riding Club. Given the nature of the improvements, and the manner in which the facility is to be managed, it is suggested that as with Scouts and Guides a composite lease/licence for a term of 12 months be offered to the Riding Club. The lease component would be applicable to the shed and the licence component applicable to the equestrian arena.

The rental which was previously paid by the Lockleys Riding Club for the facilities at Lockleys Oval was \$701.75 pa plus GST.

It is proposed that the interim composite lease/licence operate in the same fashion as other sporting groups whereby the riding club will have sole access to, and thus hold a lease over, the storage shed, whereas the equestrian arena will be available to it at the nominated times that it requires this space. Although there has been no interest from other parties for the use of this space at this time the construct of the agreement in this manner would provide the flexibility to accommodate such interest.

As the Club had a significantly smaller arena at Lockleys Oval (of 1,585m<sup>2</sup> as opposed to the new competition arena of approximately 2,500m<sup>2</sup>), and no facilities equivalent to those which have now been provided at Apex Park, it is suggested that it be offered an initial 12 month licence of the new facilities at a commencing licence fee of \$1,500 pa plus GST inclusive of all costs (excluding maintenance of the arena) from the date of handover.

### **Conclusion**

The building works at Apex Park are nearing completion, with handover expected to occur in September 2019.

An initial 12 month lease/licence is proposed for the Lockleys Riding Club over the equestrian arena and associated facilities in the north-western corner of the park, and initial 12 month lease/licences are proposed to be offered to the Scouts and Guides, the groups which are to share the new clubroom facility in the south-western corner of Apex Park.

### **Attachments**

#### **1. Apex Park Aerial Plan**



## **8.5 Lockleys Oval Lease / Licence Agreements Update**

### **Brief**

This report provides Members with details regarding the proposed "initial/interim" leasing/licensing arrangements to be implemented for the use of the Lockleys Oval complex by the baseball, cricket, football, soccer and tennis clubs and discusses different management/operational models which may be considered post this interim period.

### **RECOMMENDATION**

The Committee recommends to Council that:

1. Interim/short term leases/licenses, for a period of 12 months, be offered to the Goodwood Cricket Club, Lockleys Football Club, Mellor Park Tennis Club, West Beach Soccer Club and West Torrens Baseball Club, from the date of handover of the new shared clubroom facility. The rental/licence fee for each club to be \$1,250 pa Inc. GST, inclusive of all costs, for the duration of these short term lease/licenses.
2. The Mayor and Chief Executive Officer be authorised to sign and/or seal any documentation giving effect to the above resolution.
3. A further report be provided to the Committee following further discussions with the proposed users of the facility in regard to the preferred leasing model for the premises.

---

### **Introduction**

Members will be aware that a new shared clubroom building is being built to accommodate the baseball, cricket, football, soccer and tennis clubs which have been, and/or are proposed to be, users of the sporting facilities at Lockleys Oval. At this stage it is envisaged that project completion and handover will occur in late 2019 or early 2020. Given this, it is appropriate to clarify and seek Council endorsement of the recommended lease/license regime which is proposed.

### **Discussion**

Initially it should be noted that the manner in which the clubs will occupy the premises and use the oval/courts is effectively an amalgam of a lease and licence arrangement. This is so as the clubs will have full time use of a dedicated (office or other) space on the ground floor of the new building (lease component) and will/may share (i.e. have part time and/or seasonal use - licence component of) the ovals, courts, downstairs changerooms and canteens, and the upstairs function area(s), kitchens/bars and meeting room(s).

Given the seasonal nature of baseball, cricket, football and soccer it is anticipated that the principal users will be baseball and cricket during the summer months and the football codes during the winter months, whereas tennis operates on a year round basis.

At this time baseball, football and soccer have indicated that they will seek regular (seasonal) use of the function space and associated bar and kitchen facilities upstairs (to coincide with matches and training activities) and the changerooms and canteen on the lower level.

The tennis club, which has a larger dedicated (i.e. sole use) space on the ground floor of the building than the other sporting user groups, has advised that at this time they do not anticipate requiring (regular) use of any of the shared facilities which will be provided within the new clubroom building.

The canteen in the north-eastern corner of the building will be shared by football and baseball on a seasonal basis and the canteen in the south-eastern corner of the building will be available for soccer and cricket on a seasonal basis.

In accordance with the recently entered into agreement at Camden Oval it is suggested that the rental to be paid by the Clubs be initially set at the previously paid amounts and that the clubs meet usage costs (i.e. power, water, gas, reimbursement of building insurance premiums, etc.) In regard to future agreements it is envisaged that the "user pays" principle will operate to the extent that the greater the use of the property, (both in terms of times of usage and also area of usage) the greater the contribution to be paid by the user club. Such an arrangement is seen as equitable.

As has been previously indicated to the Committee, and as has been recently implemented at Camden Oval, the intent was/is to grant (a) short term leases/licenses (of 12 months) for the new shared clubroom building in order to retain a greater degree of control over the premises during the building defects period (and be best placed to deal with the builder in regard to any identified defects etc.) and also in order to gain an understanding of the usage patterns/demand for the shared building spaces.

The previous rental paid by each club at the date of termination of the previous lease/licence agreements are as follows:

- Goodwood Cricket Club \$635 pa plus GST;
- Lockleys Football Club \$712 pa plus GST;
- Mellor Park Tennis Club \$1,243 pa plus GST;
- West Beach Soccer Club \$271 pa plus GST, and
- West Torrens Baseball Club \$841 pa plus GST.

Whilst it is apparent that there is significant variation amongst these charges it needs to be acknowledged that many of them were the result of long term arrangements that had been negotiated many years ago. The construction of the new shared clubroom facility, and the need for new agreements, provides an opportunity for some parity to be established for each of the user groups. For this interim 12 month period it is suggested that the lease/licence fee for each club be \$1,500 pa inclusive of all costs. Prior to expiry of these initial short term lease/licenses the Administration will seek valuation advice from its consultant in regard to the level of rental which is attributable to the various arrangements and will provide this information to the Committee in a future report.

Given the current status of building works it is appropriate at this time to consider potential management models for the facility. As may be expected there are a number of management models, (and combinations of those models). A number of these are discussed hereunder.

(a) Council manage the facility in the same manner that it manages Thebarton Community Centre i.e. Council staff would be responsible for the day to day operation of the facility on an ongoing basis. The user clubs would have first opportunity each year/season to book the facilities/relevant or necessary building areas and ovals associated with their sports and the facilities would be available for the use of other parties when not booked by the sporting club users.

(b) A shared seasonal arrangement where Council nominated "principal" tenants manage the shared aspects of the facility i.e. changerooms, function space, canteens and meeting room(s) etc.

It is noted that the operation of the completed facility at Lockleys would contain some elements of an arrangement with which the Council and Administration are familiar. The use of the playing fields at Weigall Oval has operated on a seasonal basis for some considerable time with a soccer club being the seasonal winter user and baseball using during the summer months.

The operating arrangements at Weigall provided each club with a 6 month licence. At the end of their respective seasons the club which had been in occupation handed over to the other. In addition to the removal/storage of "departing" club stock and chattels etc. the handover arrangements provided for a shared inspection of the facilities in the presence of



Administration representatives to ensure that the facilities were provided in reasonable/clean condition etc. to the incoming club. At this time any necessary maintenance and/or other issues were also identified and actioned. (The Weigall Oval Trainers Association also used the trotting track at the facility for 12 months of the year.)

The new arrangements at Lockleys Oval will however introduce a further complication, i.e. at Lockleys there will not be just a single seasonal tenant which would be the user of the facility at any one time.

As indicated above the facility will be used during the winter months by football, soccer and tennis and by baseball, cricket and tennis during the summer months.

However, whilst this is the case (and as also mentioned previously) the advice that tennis and cricket do not intend to be regular users of the upstairs function space, and that tennis does not require use of the ground floor changeroom or canteen facilities, somewhat simplifies any perceived space "conflicts". Further, the provision of two separate canteens will allow baseball and cricket to operate a canteen should they so desire.

Given the above, and that the clubs use different principal ovals for their sport (and that cricket do not require their oval on Sundays - when it is used for junior baseball) the sole issue that appears to require some consideration during the summer months is the access to changerooms for both cricket and baseball. The provision of the two double changerooms will accommodate these groups, (i.e. there are no apparent issues).

The winter months are somewhat more complicated. There are no foreseen issues regarding canteen use (again as two discrete canteen spaces will allow both clubs to operate canteens should they desire). There also appears to be no significant issues regarding changeroom use, principally as senior football is played on Saturdays and soccer match days are on Sundays (although junior football which is played on Sundays will require changeroom access).

(One possible issue which may arise is that if all changerooms are allocated to/used by senior football on Saturdays and not cleaned by the football club prior to soccer's usage on Sundays, there will be likely be [and justifiable grounds for] complaint(s)).

The other and more significant issue which is likely to be raised and which will need to be addressed is the use and operation of the upstairs function area, bar and kitchen.

Members may be aware/recall that the upstairs function area space has been designed to allow it to be separated into two discrete and equal areas running in a north south orientation, via the use of a retractable partition (which when opened is housed in a "cupboard" at the southern end of the function space). It is envisaged that the soccer club would use the western "river" area - which provides vistas to the soccer field, and the football club would use the eastern "oval" area.

Although the function space can be divided to provide separate use for both clubs there is some concern that if divided in this manner the space may not be sufficient for the use of the football club. Further, whilst the bar area and back of house storage etc. could accommodate separate alcohol stores for both soccer and football (e.g. by provision of separate drinks fridges and/or allocated cool room space, there are not separate or independent kitchens or the ability to jointly use the kitchen at the same time.

There are some additional workarounds to this issue.

For example, and whilst not originally contemplated, it may be possible to section off an additional portion of the western area using freestanding partitions should the soccer club not require the entire western function space and the football club designated space be insufficient.

Further, the use of a POS (point of sale) system would allow shared use of the bar facilities and stock by more than a single club, as each purchase and sale can be allocated to the respective club via the use of identifier tokens/cards etc.

However, whilst provision has been made for the installation of a POS (point of sale) system there appears to be general reluctance to its use. It is hoped that the perceived issues and concerns which have been raised by club representatives may be allayed if/once POS provider(s) have had the opportunity to do a presentation to the representatives. The Administration has made some preliminary enquiries with providers and is hopeful that an information session to be attended by club representatives will be able to be run shortly.

This arrangement would need to provide safeguards for the "non-principal" tenants to ensure that their interests are not subservient to the "principal" tenants.

(c) Each user/tenant is offered/granted a separate lease/licence which provides sole use of their designated office/other use ground floor space throughout the year and identifies specific times of use for the shared components of the facility.

Whilst this arrangement is perhaps the more "conventional", as it essentially treats each party as a separate discrete entity, it does little to encourage cohesion or the development of relationships between the tenants.

Prior to further discussions and negotiations with the proposed users of the new facility the Administration wishes to determine whether Council has any preference for any of the models discussed, or alternatively a different model.

Irrespective of the model which is preferred by the Committee/Council, and as indicated above, the Administration will seek valuation advice from its consultant in regard to the level of rental which is attributable to the various arrangements. This information will be provided to the Committee at a future meeting for its consideration.

## **Conclusion**

Given the current status of the new shared clubroom building at Lockleys Oval it is opportune to consider initial leasing/licensing arrangements for its occupation following handover (in late 2019/early 2020). In line with other facilities that have been recently completed, or are nearing completion, it is recommended that short term agreements be entered into (essentially during the building defects liability period) in order for the Administration and Council to gain an understanding and appreciation of the demand for and use of, the facilities.

Some proposed leasing models which may be considered for the longer term have been discussed for the Committee's information. The Administration seeks the Committee's guidance in regard to whether it wishes to express any preference for any of the models presented, or alternatively, seeks a different model.

## **Attachments**

Nil

## 9.6 Lockleys Bowling Club Update

### Brief

This report provides an update to Committee Members on the Lockleys Bowling Club and the financial support provided by Council.

### RECOMMENDATION

The Committee recommends to Council that:

1. The Lockleys Bowling Club (the Club) be advised that Council will allow the Club's existing lease over the premises in the south-eastern corner of the Lockleys Oval Complex to continue on a holding over arrangement for a period of a further 12 months; and
2. During the additional holding over period (of 12 months), Council will not charge any rental or seek reimbursement of insurance premiums for the Club's use of the Premises and will also provide a discretionary rebate in regard to any applicable Council rates. However, the Club will be responsible for meeting all utility charges e.g. water, power, telephone and gas.

---

### Introduction

At its meeting of 21 August 2018, Council considered a request from the Lockleys Bowling Club seeking relief from the payment of lease fees and Council rates that are payable under the terms of its lease agreement.

The Club wrote to Council advising that it was experiencing short term financial issues and that it had implemented a number of immediate initiatives to address the predicament in which it found itself.

Following consideration of the matter the Council resolved that:

- 1. The Lockleys Bowling Club (the Club) be advised that Council will allow the Club's existing lease over the premises in the south-eastern corner of the Lockleys Oval Complex to continue on a holding over arrangement for a period of 12 months, with a further review in July 2019; and*
- 2. During the holding over period (of 12 months), Council will not charge any rental or seek reimbursement of insurance premiums for the Club's use of the Premises and will also provide a discretionary rebate in regard to any applicable Council rates. However, the Club will be responsible for meeting utility charges e.g. water, power, telephone and gas.*

### Discussion

The Lockleys Bowling Club correspondence to the Chief Executive Officer on 29 May 2018 was considered by Council at its meeting of the 21 August 2018, (**Attachment 1**).

Given that Council's resolution of 21 August 2018 called for a review of the initial 12 month moratorium in July 2019, the Administration recently met with a representative from the Lockleys Bowling Club. The meeting was held with the Club on 30 May 2019 to assess the performance and determine whether a further 12 month moratorium, as requested by the Club and as envisaged within Council's resolution, should be considered and granted.

Following this meeting the Club has supplied relevant information, including the Club's 2018/19 Annual Report (**Attachment 2**) and a letter (**Attachment 3**) summarising the initiatives that the Club has put in place and the impacts those initiatives have had on the Club's performance over the previous 12 months. (Please note that the Bowling Club has provided its consent for matters relating to its financial position and performance to be considered within the public arena of Council.)



From the information provided by the Club it is apparent that the Club's actions have delivered the desired outcome i.e. there has been an improvement in the Club's position. The Club has achieved this outcome by addressing both expenditure and revenue.

On this basis it is suggested that the additional 12 month moratorium period be approved.

It should also be noted that the club has offered to allow the West Torrens Concert Band to utilise the building to store its instruments and for band practice sessions. At the time of preparation of this report negotiations between the parties are continuing.

### **Conclusion**

This report provides an update to Committee Members on the request to consider a further 12 months financial support to the Lockleys Bowling Club by provide the additional 12 month moratorium period on the lease fees and no reimbursement of insurance premiums.

Lockleys Bowling Club have provided further information that the actions by the Club have delivered an improvement in the Club's financial position.

### **Attachments**

1. **21 August 2018 Council Agenda Report Item 17.2 Lockleys Bowling Club - Payment Proposal**
2. **Lockleys Bowling Club Annual Report 2018-19**
3. **Letter from Lockleys Bowling Club summarising Club actions and outcomes**

## 17.2 Lockleys Bowling Club - Payment Proposal

### Brief

This report advises Elected Members of the Lockleys Bowling Club's request to seek a reduction or moratorium in the charges that are payable under the terms of its lease.

### RECOMMENDATION

It is recommended to Council that:

1. The Lockleys Bowling Club (the Club) be advised that Council will allow the Club's existing lease over the premises in the south-eastern corner of the Lockleys Oval Complex to continue on a holding over arrangement for a period of 12 months, with a further review in July 2019; and
2. During the holding over period (of 12 months), Council will not charge any rental or seek reimbursement of insurance premiums for the Club's use of the Premises and will also provide a discretionary rebate in regard to any applicable Council rates. However, the Club will be responsible for meeting utility charges e.g. water, power, telephone and gas.

---

### Introduction

The Lockleys Bowling Club (the Club) has written to Council, following a meeting with the Administration and representatives from the Club in early May 2018, to commence discussions with regard to the grant of a new lease or licence. The Club's letter seeks relief from the lease fees and Council rates applicable under the terms of its lease arrangement for a period of 2 years due to current financial difficulties that the Club is experiencing (**Attachment 1**).

The lease held by the Club, over the Council owned premises in the south-eastern corner of the Lockleys Oval Complex has recently expired (on 31 July 2018). At present, the Club pays user and other charges (including Council rates and NRM levy of \$6,820.30pa for the 2018/19 financial year, but excluding reimbursement of insurance premiums of \$3,542.50) and the current rental of approximately \$2,600pa.

### Discussion

As per the Club's letter dated 29 May 2018, the Club has advised that it is in an unfortunate financial position, where it is difficult to meet its ongoing liabilities. Membership fees for the upcoming pennant season will provide some short term "relief" but the expectation is that the Club's net financial position will remain critical in the short term, especially if Council does not support the Club's request.

At this time, the Club's account with Council has not been impacted by this situation. The current outstanding balance on the Club's debtor account is \$2,543.70. This amount represents reimbursement for electricity supply and usage for the period 12/01/17 to 11/04/18. The invoice was raised by Council on 25 June 2018.

A new Board of Management was appointed at the Club's Annual General Meeting (AGM) in late May 2018. The new Board has considerable business and public service management and includes three members who have previously been successful presidents of bowling clubs in Adelaide.

The Administration has sought to gain an appreciation or insight into the reasons that may have contributed to the decline in the Club's financial position and given rise to the predicament it now finds itself in. The Club has indicated that the following causative factors have conspired to produce the current situation:

- A reliance on revenues generated from hosting significant events to subsidise revenues in non-event years;
- The ever-increasing cost of utilities (i.e. electricity and water); and
- The Club's commitment to maintain 4 greens (which, being one of few clubs in Adelaide with this amount, has enabled the Club to successfully bid for "prestigious" events such as World Titles).

At the request of the Administration, the Club has provided additional or supplementary information to Council detailing the manner in which the Club proposes to address this matter (**Attachment 2**) (excerpts from this submission are provided within the report hereunder) and a copy of the Club's most recent Annual Report (**Attachment 3**). Under the ASIC guidelines, the Club is not required to appoint an independent auditor to audit its financial statements but the appointment is required in accordance with the Club's constitution.

The new Board has implemented a number of immediate initiatives in an endeavour to address the situation by attempting to grow revenue and reduce expenditure, including:

- Assigning specific portfolio responsibilities and budgets to all Board Members;
- Minimising expenditure in all areas of Club operations;
- Seeking to increase revenue through increased bar prices;
- Undertaking a drive to attract new members;
- Seeking to attract new sponsors to the Club;
- Progressing a number of grant applications at Local, State and Federal level; and
- Seeking volunteers or pro bono assistance to undertake a number of tasks that have been previously outsourced.

Additionally, the Club has identified a number of strategies or initiatives (exclusively or in combination) that it is considering in the medium to longer term, including:

- Temporarily reducing the number of playing surfaces from 4 to 3, with a commensurate reduction in the contractual fee of the greenkeeper
- Merging with another bowling club
- Merging or asset sharing with the SA Badminton Association; and
- Seeking financial assistance from the State Government, with Council support to construct a new clubhouse with undercover all-weather playing surface in place of one of the existing greens.

The Club should be commended in approaching and advising Council of its position whilst its account is still in good standing rather than allowing matters to deteriorate (perhaps) to the point where the predicament was dire and there was little or no chance of recovery. In such alternate circumstances, Council would be in the position of:

- requiring the lessee/licensee to provide a payment plan; and/or
- needing to consider either a write off, or forgiveness of, portion or all of, any outstanding debt (or action to recover);

and, at that time, would either be looking for the lessee/licensee to implement initiatives to address and hopefully preclude any further occurrence, or to contemplate further action. The Club, in approaching and notifying Council, has of its own volition effectively "brought forward" the introduction of ameliorating initiatives that may otherwise have been required by Council.

Given the Club's current and prior good standing, and also that the Club has not previously received any significant capital grant funding from Council, the Administration suggests that:

- the Club be offered a short term respite/moratorium from the payments due under its lease;
- the lease continue on a holding over basis for the next 12 months,
- the Club be required to provide quarterly updates to the Administration of its financial position; and
- a full review of matters occur in 12 months' time.

Historically, the Club has proven itself to be a good tenant, regular and reliable payer and one which has not requested any substantial assistance from Council. The Club has also been the host of a number of high profile events, including World Championships (1996 and 2012), World Police and Fire Games (2007), Asia Pacific Championships (2011) and Australian Sides Championships (2017). These events have not only raised the profile of the Club but also assisted in raising the profile of the City of West Torrens.

Providing that the Club is able to demonstrate that it is making significant and meaningful progress over the following 12 months, consideration could be given to an extension of this short term arrangement for a further 12 months which has been requested by the Club. If there is no evidence of improvement in the Club's financial position, the Council can reconsider its options in the light of any further evidence or information that may be forthcoming from the Club.

### **Conclusion**

The Lockleys Bowling Club has written to Council seeking relief from the lease fees and Council rates applicable under the terms of its lease arrangement for a period of 2 years due to current financial difficulties the Club is experiencing. It is suggested that the request be granted for an initial period of 12 months, with a further review of the Club's position to occur in 12 months' time.

### **Attachments**

- 1. Letter from Lockleys Bowling Club**
- 2. Supplementary Information provided by Lockleys Bowling Club**
- 3. Lockleys Bowling Club 2017-18 Annual Report**

Council

Item 17.2 - Attachment 1

Terry Buss  
Chief Executive Officer  
City of West Torrens  
165 Sir Donald Bradman Drive  
HILTON SA 5033



Dear Terry

#### RENEWAL OF LEASE AND PAYMENT OF RATES – LOCKLEYS BOWLING CLUB

I am writing to seek Council's urgent consideration of a moratorium on the payment of lease fees and rates for the Lockleys Bowling Club for the next two years.

I regret the delay in approaching Council regarding this matter, however, I was only appointed President at the Annual General Meeting last night – and only became aware last week that the lease agreement requires our Club to seek a renewal of the lease within 3 months of its expiry on 31 July 2018.

My reason for seeking a moratorium is that the Club is in serious financial difficulties. As at 31 March, we had \$40K in cash and bar stock but liabilities of \$21K (primarily long-service leave provisions and trade creditors). As at 30 April, our cash position had diminished by a further \$8K, with a similar loss expected in May. Club membership fees for the coming pennant season become due on 30 June, however these will barely cover our expenses for the next few months.

The new Board appointed at the Annual General Meeting is committed to turning around the finances of the Club by further minimising expenditure and boosting income, particularly through sponsorship and increased bar prices. However, these measures will take time to introduce and, in the meantime, we will struggle to meet the cost of lease fees and rates, which last financial year amounted to \$10.2K.

I would be pleased to meet with you or your team to discuss this matter further. I have taken the liberty of sending information copies of this correspondence to the Mayor and our local ward councillors, Rosalie Haese and Garth Palmer, who have all been stalwart supporters of our Club over many years.

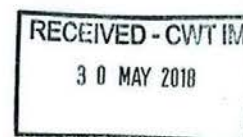
Yours sincerely

**Sam Katsivas**  
President

0414 566 244

29 May 2018

cc.  
Hon John Trainer, OAM, Mayor  
Councillor Rosalie Haese  
Councillor Garth Palmer



Council

Item 17.2 - Attachment 2



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

Dear Steve

**SUPPLEMENTARY INFORMATION IN SUPPORT OF REQUEST REGARDING PAYMENT  
OF LEASE FEES AND RATES – LOCKLEYS BOWLING CLUB**

Attached is the supplementary information requested in support of our earlier request regarding a moratorium on the payment of lease fees and rates.

The content was approved by the Board at a meeting last night.

Please let me know if you require any further information.

Yours sincerely

**Bob Ormston**  
Secretary  
Lockleys Bowling Club

13 June 2018

0408 801 950  
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Att.

Supplementary information  
Annual Report 2017-18

15 JUN 2018

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**SUPPLEMENTARY INFORMATION  
IN SUPPORT OF THE LOCKLEYS BOWLING CLUB'S SUBMISSION  
TO THE CITY OF WEST TORRENS  
REQUESTING A MORATORIUM ON THE PAYMENT OF LEASE FEES AND  
RATES**

**Financial situation**

For the past six years, the Club has been in financial decline, as evidenced by the following tabulation of 'liquidity' (which we have defined as bank balance plus bar stock minus liabilities) at the end of each reporting year:

31 March 2013	\$120,213
31 March 2014	\$93,859
31 March 2015	\$41,933
31 March 2016	\$40,178
31 March 2017	\$14,509
31 March 2018	\$21,249 [see Annual Report as enclosed]

Since then, the Club has experienced monthly losses of \$8146 and \$11,518 for April and May 2018 respectively, with the Club at 1 June 2018 having liquidity of \$1585.

Membership fees of around \$25K are due by mid-July 2018. However, they will barely cover our expected monthly operating losses until the pennant season commences in early October, when increased bar trading and the commencement of Night Owls is expected to match or slightly exceed monthly expenditure.

The bottom line is that the Club's expenditure in recent years has been exceeding its income. In part, this can be attributed to a business model seemingly based on the revenue from major events (such as World Bowls in 1996 and 2012, the World Police and Fire Games in 2007 and the Asia Pacific Championships in 2011) being used to support operating losses in non-event years. In the absence of such events in recent years (other than the Australian Sides Championships in 2017), the liquidity of the Club has been progressively eroded.

In part also, the operating losses can be attributed to the ever-increasing cost of utilities, notably electricity and water, compounded by the Club's commitment to maintain four greens, a feature of only a handful of clubs in Adelaide, which has been seen as essential to attract national and international events.

**Short-term remedial plans**

The incoming Board of the Club, appointed at the AGM in late May 2018, comprises a majority of members with considerable business and public service management skills and experience, including three who have previously been successful presidents of bowling clubs in Adelaide.

The Board is determined to turn around the finances of the Club and has already committed to a number of short-term measures, being implemented immediately. These include allocating specific portfolio responsibilities and budgets to all

members of the Board, minimising expenditure in all areas of Club operations, and increasing revenue through increased bar prices, a drive to attract new members and a concerted effort to attract new sponsors to the Club. We are also progressing a number of grant applications at local, state and federal level, which will become an integral component of our longer-term revenue strategy.

Other measures to minimise expenditure include seeking volunteers or *pro bono* assistance to undertake several tasks that were previously outsourced, including book-keeping and auditing, as well as this approach to Council for a moratorium on the payment of lease fees and rates.

At each of its monthly meetings, the Board will also be critically reviewing its financial position and implementing further changes, as needed, to strengthen financial accountability through further policies and practices.

### **Longer-term strategic plans**

In the medium to longer-term, the Board will be considering a number of options to improve the financial viability of the Club. These, exclusively or in some combination, might include the possibility of:

- temporarily reducing the number of playing surfaces from four to three, with a commensurate reduction in the contractual fee of the greenkeeper
- merging with another bowling club
- merging or asset sharing with the SA Badminton Association, and
- seeking financial assistance from the State Government, supported by the City of West Torrens, to build a new club house, complemented by an under-cover all-weather playing surface in place of one of the existing greens.

In summary, the incoming Board is committed to ensuring the financial security of the Lockleys Bowling Club to provide the local community and immediate region with a vibrant, community-based sporting club, firmly aligned with the principles and objectives of the City of West Torrens' 'Towards 2025' Community Plan.



**Sam Katsivas**  
President  
Lockleys Bowling Club

12 June 2018

0414 566 244  
[sam@scorelink.com.au](mailto:sam@scorelink.com.au)

Att.  
Annual Report 2017-18



# Lockleys Bowling Club

## 105<sup>th</sup> Annual Report

2017-2018



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## Office bearers, award winners and Life Members

**Patron:** Hon John Trainer, OAM, Mayor, City of West Torrens

### Board members

**President:** John Fitzgerald, OAM

**Vice-President:** Mark Ballestrin

**Secretary:** Peter Roberts to March 2018; Bob Ormston from March 2018

**Treasurer:** Bob Neale (to August 2017); Graeme Isaacson (from August 2017)

**Bowls Director:** Ashley Halls

**Members:** Sam Katsivas; Stuart McGregor (to March 2018);  
Bill Green (from March 2018)

### Bowler of the Year

Ashley Halls

### Club Member of the Year

Lyn Nixon

### Participant of the Year

Fred Kovaleff

### Life Members

Marjory Allen

Vern Butler

Barry Day

Geoff Ellis

Bill Green

Roger Harper

Robert Neale

Heather Penglis

Kath Tucker

## **Agenda**

### **2017-18 Annual General Meeting**

**held on Monday 28 May 2018**

1. Opening and welcome by the President
2. Reading of notice convening the meeting
3. Apologies
4. Remembrance
5. Confirmation of the minutes of the previous Annual General Meeting
6. Presentation and adoption of the Annual Report
7. Presentation and adoption
8. of the balance sheet and statement of accounts
9. Election of office bearers
  - a. President
  - b. Treasurer
  - c. one Board member
10. Election of auditor
11. Notices of motion
  - a. Revised membership classes
  - b. Membership fees for 2018-19
    - i. Full member \$300
    - ii. Associate member \$150
    - iii. Youth member (16-23) \$120
    - iv. Junior member (<16) \$60
    - v. Night Eagle transition \$40
    - vi. Night Eagle \$15
    - vii. Social member \$10
    - viii. Life member -
12. Other business
13. Closure of meeting

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## President's report

As I stressed in my report last year, the Lockleys Bowling Club is part way through a period of significant change for the Club. The Board has recognised the need to reposition the Club both on the greens and through its business model. This past year has continued to demonstrate that resolve in action.

### Building administrative capacity

A challenge for the past year has been continuing to build the Club's administrative capacity. Stuart McGregor joined the Board last May, Graeme Isaacson (Treasurer) joined the Board late last year, while Bob Ormston (Secretary) was appointed early this year. These members brought new perspectives to club management: perspectives that have, and are, benefiting our Club. The Board continues to plan and prepare to continue to build this capacity over the next 12 months.

### On-green performance

For a second year, Lockleys Bowling Club teams performed well on the greens. It is a credit to all players that our Club had seven of its ten teams entered in the three competitions position in the top four of their division, with six teams playing finals. This was a further achievement over last year, when we had three teams in finals. I extend congratulations to all players for contributing to this Club effort. I also extend congratulations to Ashley Halls and the Bowls Committee for their dedication and effective effort in driving this achievement.

### House Director

Bill Green was appointed to the Board in March 2018 to undertake the role of House Director. With the success of the introduction of a Bowls Director, the Board felt that a similar position with a focus on house operations was required, and Bill agreed to undertake that role over the next 12 months. This role will take a few months to take shape, and members will continue to be updated as that process develops.

### Night Owls to pennants

An outstanding feature of the Club's on-greens performance was the transition of Night Owls members to pennants. During the season, 21 Night Owls played at least one pennant game. This achievement was a standout during the season. This was due to members such as Bill Green (who ensured that teams were filled), Lester Todd (who encouraged Night Owls and conducted informal training sessions during the week) and a progressive Selection Committee (which embraced the engagement of Night Owls).

### Financial performance

The Board has continued to work to turn around the Club's financial position. In previous years, the following cash losses (excluding depreciation) were recorded: 2013/14 (\$23,408), 2014/15 (\$58,235), 2015/16 (\$5184) and 2016/17 (\$19,698). By continuing to exclude depreciation, the 2017/18 financial year resulted in a cash profit of \$6738. This result needs to be seen in the light of a continuing effort to turn around the Club's finances. The Board recognises that the future financial viability of our Club rests in increasing income streams, as we have gone about as far as we can with cost containment.

### Australian Sides Championships

While it seems some time ago, a very successful Australian Sides Championships was conducted at Lockleys in April 2017. This event drew many favourable comments about the Lockleys Bowling Club and its ability to host major bowls events. We can be proud of the standing our Club has in Australian bowls.

Competitors at the Australian Sides Championships, held at the Lockleys Bowling Club in April 2017



### Challenges to be faced in 2018/19

Two clear challenges face our Club as we move into 2018/19:

- 1) continuing to build our membership base remains paramount, and
- 2) continuing to build income streams is an imperative.

### An opportunity presents in 2018/19

Currently, the Lockleys Bowling Club has a Limited Liquor Licence, which restricts sales to Club members and up to five guests per member. During the next 12 months, liquor licensing laws will change with all licences becoming Club Licences. This means our Club will be open to the general public. It will provide the Lockleys Bowling Club with an opportunity to provide a range of services to the local community. It will also require our service to comply with more stringent service requirements.

### Thank you

I offer a sincere 'thank you' to every member and supporter who has worked on behalf of the Lockleys Bowling Club over the past year. Without a team effort, our Club cannot move forward.

In particular, I would like to acknowledge the work of Peter Roberts, Bob Neale, Ashley Halls, Lyn Nixon, Lester Todd, Tony Holder and Glenn Miles.

Over a period of six years, Peter held the administration of our Club together. His time, effort and commitment were outstanding and the Club owes him a debt of gratitude.



Bob's tireless efforts over many years has done much to ensure the Lockleys Bowling Club has continued to provide services both to its members and the community. His contributions as Treasurer (until Graeme's appointment), Hall Hire Officer, and ensuring that the bar is stocked have been significant. The Lockleys Bowling Club owes much to Bob!

Ashley has brought a sense of professionalism to our Club's approach to bowls. Lyn is a deserving recipient of the Club Member of the Year award for her work as social co-ordinator, organising raffles throughout the year, and maintaining the trading table.

Ashley Halls being presented with the Bowler of the Year award at the Club Presentation Night by MP Matt Cowdrey



Lyn Nixon, winner of the Club Member of the Year award, responding at the Club Presentation Night

Lester has worked tirelessly in organising and managing our valuable Night Owls program, as well as assisting with cleaning, gardening and banking. Tony has worked behind the scenes as Assistant Treasurer, balancing the Club each week, as well as developing a membership database which will be invaluable this coming year. Glenn has contributed to Club maintenance, Wednesday Night Owls and the organisation of Friday social bowls.

The City of West Torrens continues to provide great support to our Club. While we are but one Club in many, there is always an ear for our concerns and requests. As Ward Councillors, Garth Palmer and Rosalie Haese are always there for both advice and action. Thank you Rosalie and Garth!

I have appreciated the work undertaken by the Board over the past year. In a time of rebuilding and re-energising our Club, the Board has provided wise counsel, perceptive insight and a willingness to do some heavy lifting. Thank you.

I take this opportunity to acknowledge the support provided to the Lockleys Bowling Club by Shingleback Wines, Qattro, Premier Home Loans, Lockleys Hotel, Karidis Retirement Villages, Hypercore, CMI Portside Toyota, and Baa Moo Oink. Your support is greatly appreciated.

In closing, I offer my personal appreciation to all who have offered their support and counsel over the past four years. It has always been about a collaborative journey, where mutual support and endeavour has been critical.

I look forward to supporting the incoming President and Board as the journey continues.

**John Fitzgerald**

## Vice President's report

Dear Fellow Eagles

It's hard to believe that a year has passed since we last gathered for our AGM.

I look back and ponder what has transpired in 12 months.

Without doubt, our Club continues its slow but definite resurgence both in a financial and sporting sense.

I find it monotonous and quite uninspiring to look through copious amounts of financial statements and statistics to see how we are travelling. I prefer to just get a 'feel' for the place. Personally, I believe the general feeling around Eagle Park is very positive.

Of course, in any family there will be the odd argument and disagreement, and our Eagle family of over 120 members is not immune to these happenings. But there are very few issues that can't be solved, and I think we are going pretty well.

In the last 12 months, we welcomed new members from far and wide, we gladly received a couple of former members who returned to the nest and we rejoiced in the magnificent advancement of our newest members who have taken the leap from Night Owls.

For the record, our membership as at 31 March 2018 totalled 116 members, comprising 90 fee-paying full members, 9 life members, 9 associate members and 7 social members (and one member on leave). An additional 8 full members have since joined the Club.

The 25 members who have joined this year (including the 8 most recent) are Graham Beck, Danny Borg, Nico Chirico, Carol Crossley, Arnold Fraser, Kevin Fuss, Des Green, Ian Haley, Michael Hogan, Stephen Jones, John Keough, Phillip Lovelock, Matteo Mandica, Olivia Piper, Yvonne Ragg, Dominic Simone, Tyson Rudd, Jackie Smyth, Dario Stocco, Maxine Tayler, Ian Tucker, Lew Ward, Russell Whaites, Marie Winen and Graeme Young.

Our bowls season featured many highlights, including fielding a very competitive 5<sup>th</sup> side on Saturdays, numerous debuts, the promotion to the top level for our women, and a wonderful culmination on Presentation Night.

Now if we take August as the beginning of pre-season, we are only 9 weeks away from preparing for the 2018/19 season. If we can continue the momentum of the season just gone, one can only be excited about what can be achieved this summer.

However, we cannot live by the saying 'she'll be right mate'. In my opinion, this Club faces a period in which all our progress and achievements of the last couple of years are at risk of being negated. We must address the fact that too much is done by too few.

This is the issue that in my opinion will determine the future of this great institution. We survive due to the efforts of a minority who give an inordinate amount of time and effort for the benefit of the majority. It is beyond foolishness to believe this situation can continue indefinitely.

President Kennedy's famous words can easily be applied to us; I para-phrase his words to ask, 'what can you do for your Club?'.

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Helping our Club becomes easier and easier the more people are involved. Another phrase, that 'many hands make light work' again is very applicable.

Make no mistake, this matter is critical for our resurgence, however, with the calibre of our people there is every reason that we shall succeed.

Finally, I reiterate my words from the Presentation Night. I thank Peter Roberts who leaves the Secretary's position after many years in this demanding role. I thank Stuart McGregor who also leaves the Board. Due to Stuart's efforts, our sponsorship situation is in a far better place than when he joined.

I thank our outgoing President for his tireless efforts during his tenure which go well above and beyond the call of duty.

This Club has a distinguished history of great presidents; John fits in this category superbly.

I wish you all well now and into the future, God bless you all.

**Mark Ballestrin**

## Secretary's report

Having only assumed the position in early March, I would firstly thank Peter Roberts for his work for the majority of the year and, indeed, for his much-appreciated efforts and contribution to the Club over a number of years.

I should also make the point that the traditional role of Secretary has diminished considerably in recent times, in large part because much of the work previously done in relation to pennant bowls is now being handled by the Bowls Director and the Bowls Committee.

I've also been fortunate that Mark Ballestrin has assumed the Board portfolio of membership, aided by Tony Holder in managing the membership database, which means the Secretary's role has narrowed even further, allowing me to focus on other areas of Club administration.

In particular, I have assumed responsibility for grant funding and sponsorship, taking over the latter from Stuart McGregor, who I'd similarly thank for his efforts over the past year.

### Grant funding

The Club has submitted seven grant applications, totalling \$77,361, with one rejection to date.

Date	Submitted to	\$	Comments	Result
26 March 2018	Office for Recreation & Sport (Active Sports Program)	4800	Program/equipment – either bowls or IT equipment	Pending
27 March 2018	Santos	7995	Sponsorship of a youth team – bowls + attire	Pending
27 March 2018	Henselite Australia	value in kind	Sponsorship of a youth team – bowls + attire	Declined
3 April 2018	Holden Home Ground Advantage	45,950	Covered viewing/entertainment area between Club house and B Green, plus tables & chairs	Pending
5 April 2018	Australian Sports Foundation	8558	Sponsorship of a youth team – bowls + attire	Pending
7 April 2018	Clubs SA	8558	Sponsorship of a youth team – bowls + attire	Pending
24 April 2018	realestate.com.au (through Premier Property – Theo Katsivas)	1500	New promotional signage at the entrance to the carpark	Pending

An additional three applications will be submitted shortly (to the City of West Torrens) for equipment, bowls and the sponsorship of Club tournaments, totalling \$13,000.

If members have ideas for further grant applications – or become aware of grant funding opportunities – please let me know.

### **Sponsorship**

John has already mentioned this year's sponsors. As we all appreciate, sponsorship is an invaluable source of funding and support for the Club. Moving forward, we are looking to reinvigorate the program, initially by re-establishing contact with a number of former sponsors of the Club, as well as pursuing new sponsorship opportunities with both local businesses and some larger corporations in Adelaide.

We will be offering three levels of sponsorship packages, most likely pitched at \$400, \$1500 and \$4000 (plus GST), with all offering significant benefits to the sponsors, including signage, promotion at Club activities and on our website etc, and invitations to various Club tournaments and social events.

If you are interested in helping the Club increase its sponsorship revenue, whether it's researching and making contact with potential sponsors, affixing new signage or 'servicing' the sponsorship agreements, please let me know. Similarly, if you're aware of a potential sponsor, either through a social or business contact, please give me a call on 0408 801 950.

### **Communications**

The Club published Eagle Wrap newsletters in August 2017 and April 2018. Henceforth, we're planning to publish them monthly in the pennant season and every two months in the off-season. If members have interesting tales or photos of things happening on or off the greens, please send them to me.

The website [www.lockleysbowlingclub.com.au](http://www.lockleysbowlingclub.com.au) has proven invaluable in promulgating pennant and Taylor Cup selections. We're planning to update its pages before the start of next pennant season, including new flyers for the Club's major tournaments, more information on social events, and some additional details such as venue hire charges for the Club's facilities.

### **Bob Ormston**



## Treasurer's report

I hereby submit the financial reports for the financial year 1 April 2017 to 31 March 2018.

This is my first report as I have only been in the role for around six months. I would like to thank Bob Neale for his advice and guidance in learning what is involved with this role. I still have more to learn.

The Club made a loss this year of \$10,218. Included in this loss was a depreciation expense of \$16,956 and an increase to the long service leave provision of \$3416. Both of these items are not payments from our funds in the current financial year, however, both are providing for future cash outflows when we will need to replace capital items or when long service leave is used or paid out.

Our cash position improved this year by \$7337 (the balance at 31 March 2018 being \$29,666 against the balance a year earlier of \$22,328). This is the first improvement in our cash position since 2012/13.

In April 2017, the Australian Sides Championships were held at Lockleys and provided a significant boost to the Club's finances.

We face a challenge in 2018/19 and future years to find ways to increase our income and financial position when we do not hold national or international tournaments. The Board is developing strategies to address our finances. However, improvements will not be successful without the full support of all our members.

I would like to thank those members and non-members who volunteer in any way at the Lockleys Bowling Club. Without volunteers, clubs cannot survive.

I would personally like to thank Tony Holder as Assistant Treasurer for his efforts in authorising payments and other treasury duties, including weekly cash balancing and banking. I would also like to thank Lester Todd for weekly cash balancing and banking for the Club. The assistance from both these members is important in sharing the workload and also as a back-up when I am on holidays.

**Graeme Isaacson**

**Balance Sheet**  
**Lockleys Bowling Club as at 31 March 2018**

	31 Mar 2018	31 Mar 2017
<b>Assets</b>		
<b>Bank</b>		
Business Access Saver	\$16,289.36	\$19,423.30
Cheque Account	\$3,147.74	\$2,984.59
Takings - Clearing Account	\$229.05	-\$79.25
Term Deposit	\$10,000.00	\$0.00
<b>Total Bank</b>	<b><u>\$29,666.15</u></b>	<b><u>\$22,328.64</u></b>
<b>Current Assets</b>		
Debtors	\$0.00	\$209.50
<b>Total Current Assets</b>	<b><u>\$0.00</u></b>	<b><u>\$209.50</u></b>
<b>Fixed Assets</b>		
<b>Bar</b>		
Bar Equipment	\$19,673.30	\$19,673.30
Equipment Accum Dep'nc	-\$18,485.82	-\$17,501.82
<b>Total Bar</b>	<b><u>\$1,187.48</u></b>	<b><u>\$2,171.48</u></b>
<b>Greens</b>		
Equipment Accum Dep'cn (13)	-\$60,192.36	-\$54,360.36
Green's Equipment	\$125,935.72	\$125,935.72
<b>Total Greens</b>	<b><u>\$65,743.36</u></b>	<b><u>\$71,575.36</u></b>
<b>House and Grounds</b>		
Equipment Accum Dep'cn (13)	-\$134,052.21	-\$124,296.21
House & Grounds Equip	\$151,936.42	\$151,936.42
<b>Total House and Grounds</b>	<b><u>\$17,884.21</u></b>	<b><u>\$27,640.21</u></b>
<b>Inventory</b>		
Bar Stock	\$10,996.03	\$9,590.50
<b>Total Inventory</b>	<b><u>\$10,996.03</u></b>	<b><u>\$9,590.50</u></b>
<b>Kitchen</b>		
Equipment Accum Dep'cn (13)	-\$34,821.00	-\$34,437.00
Kitchen Equipment	\$36,085.00	\$36,085.00
<b>Total Kitchen</b>	<b><u>\$1,264.00</u></b>	<b><u>\$1,648.00</u></b>
<b>Office</b>		
Equipment Accum Dep'cn (13)	-\$10,996.64	-\$10,996.64
Office Equipment	\$10,996.64	\$10,996.64
<b>Total Office</b>	<b><u>\$0.00</u></b>	<b><u>\$0.00</u></b>
<b>Total Fixed Assets</b>	<b><u>\$97,075.08</u></b>	<b><u>\$112,625.55</u></b>

Council

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**Cash On Hand**

Bar Float	\$1,300.00	\$1,300.00
Bingo Float	\$0.00	\$250.00
Green Float	\$200.00	\$200.00
<b>Total Cash On Hand</b>	<b>\$1,500.00</b>	<b>\$1,750.00</b>

<b>Total Assets</b>	<b>\$128,241.23</b>	<b>\$136,913.69</b>
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**Liabilities****Current Liabilities**

PAYG Withholding	\$2,870.00	\$2,898.00
Provision for LSL (21300)	\$12,451.59	\$9,035.59
Rounding	-\$0.10	-\$0.10
Superannuation (22500)	\$202.18	\$0.00
Trade Creditors	\$3,195.61	\$4,255.56
<b>Total Current Liabilities</b>	<b>\$18,719.28</b>	<b>\$16,189.05</b>

**GST Liabilities**

GST	\$2,195.71	\$3,179.32
GST Rounding	-\$1.14	-\$0.04
<b>Total GST Liabilities</b>	<b>\$2,194.57</b>	<b>\$3,179.28</b>

<b>Total Liabilities</b>	<b>\$20,913.85</b>	<b>\$19,368.33</b>
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<b>Net Assets</b>	<b>\$107,327.38</b>	<b>\$117,545.36</b>
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**Equity**

Asset Revaluation Account	\$24,341.75	\$24,341.75
Current Year Earnings	-\$10,217.98	-\$46,611.47
Retained Earnings (30800)	\$93,203.61	\$139,815.08
<b>Total Equity</b>	<b>\$107,327.38</b>	<b>\$117,545.36</b>

**Profit & Loss**  
**Lockleys Bowling Club**  
**1 April 2017 to 31 March 2018**  
**31 Mar 2018      31 Mar 2017**

**Income**

<b>Bar Income</b>		
Licences (45200)	\$75.00	\$257.00
Receipts	\$100,100.20	\$99,380.97
Soft - Refunds	\$1,369.30	\$1,650.50
<b>Total Bar Income</b>	<b>\$101,544.50</b>	<b>\$101,288.47</b>

<b>General Income</b>		
B.B.Q.	\$64.09	\$0.00
Badges & Hat Bands	\$281.81	\$29.09
Catering (42040)	\$3,389.40	\$542.00
Corporate Functions	\$0.00	\$5,200.02
Donations (42020)	\$3,559.96	\$3,763.15
Green Hire	\$1,345.45	\$1,762.09
Hall Hire	\$6,913.63	\$8,655.89
Kitchen (42535)	\$32.73	\$0.00
Other (42995)	\$1,038.46	\$889.63
Shirts (42065)	\$1,365.45	\$1,290.90
Skins (42066)	\$0.00	\$7,462.81
Special Events (42085)	\$26,058.56	\$21,504.85
Sponsors (42015)	\$10,490.00	\$3,660.00
Subscriptions (42005)	\$23,500.07	\$21,409.19
<b>Total General Income</b>	<b>\$78,039.61</b>	<b>\$76,169.62</b>

<b>Social Income</b>		
Bingo (43035)	\$778.95	\$911.26
Raffles (43020)	\$10,548.52	\$7,801.27
SIZZLE (43040)	\$6,551.16	\$4,289.32
Socials (43025)	\$213.64	\$4,069.50
<b>Total Social Income</b>	<b>\$18,092.27</b>	<b>\$17,071.35</b>

<b>Tournaments</b>		
Afternoon Teas (44060)	\$4,597.79	\$6,089.24
Club Championships (44005)	\$1,441.38	\$1,111.72
Friday Pairs (44015)	\$3,565.55	\$2,944.62
Grand Classic (44070)	\$4,081.82	\$11,831.04
Night Owls (44025)	\$25,879.72	\$24,569.16
Saturday Pairs (44045)	\$1,269.10	\$963.62
State Events (44035)	\$1,636.37	\$0.00
Tournaments (44090)	\$396.27	\$857.73
Wednesday Pairs (44065)	\$574.54	\$646.54
<b>Total Tournaments</b>	<b>\$43,442.54</b>	<b>\$49,013.67</b>

<b>Total Income</b>	<b>\$241,118.92</b>	<b>\$243,543.11</b>
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<b>Gross Profit</b>	<b>\$241,118.92</b>	<b>\$243,543.11</b>
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Council

Item 17.2 - Attachment 3

**Less Operating Expenses****Bar Expenses**

DEPRECIATION (65510)	\$1,368.00	\$1,368.00
Licences (65200)	\$903.50	\$320.50
Maintenance (65250)	\$2,980.86	\$886.48
Miscellaneous	\$0.00	\$184.01
Purchases	\$46,828.13	\$46,520.50
Stock Change (65150)	-\$1,405.53	-\$1,293.11
Wages Contract	\$150.00	\$6,385.71
<b>Total Bar Expenses</b>	<b>\$50,824.96</b>	<b>\$54,372.09</b>

**General Expenses**

Affiliation/Registration	\$5,928.37	\$5,238.37
Audit Fees	\$3,450.00	\$3,250.00
Badges & Hatbands	\$313.79	\$60.91
Bank/Government Charges	\$117.55	\$145.90
Bookkeeping	\$3,519.20	\$3,493.75
Catering (62040)	\$1,850.35	\$3,361.71
Cleaning	\$497.11	\$751.45
Computer	\$2,034.68	\$7,500.55
Corporate Events	\$300.00	\$901.22
Council Rates and Lease	\$10,205.60	\$9,225.17
Donations (62020)	\$285.96	\$1,131.82
Electricity (62515)	\$5,154.38	\$5,212.95
Gardening (62045)	\$36.28	\$40.50
Gas	\$1,753.96	\$1,715.75
House and Grounds	\$12,392.93	\$16,586.11
Insurance	\$4,729.79	\$3,747.74
Kitchen (62535)	\$1,764.56	\$238.27
Management Committee Exp.	\$0.00	\$124.02
Other (62999)	\$2,857.52	\$5,411.17
Postage	\$90.91	\$109.09
Printing and stationery	\$863.81	\$2,496.91
Shirts (62065)	\$574.54	\$1,061.82
Skins (62066)	\$0.00	\$6,300.28
Special Events (62030)	\$9,392.32	\$19,543.59
Sponsors (62015)	\$4,626.36	\$801.82
Subscriptions (62005)	\$0.00	\$923.64
Telephone	\$1,378.96	\$1,387.25
Trophies (non Tournament)	\$62.73	\$0.00
Water and Sewerage	\$7,115.25	\$6,828.78
<b>Total General Expenses</b>	<b>\$81,296.91</b>	<b>\$107,590.54</b>

**Greens Expenses**

DEPRECIATION (66510)	\$15,588.00	\$15,588.00
Equipment Maintenance	\$2,528.41	\$3,225.54
Fertilizer	\$12,740.18	\$14,022.11
Other (66025)	\$1,310.59	\$1,737.26
Provision for LSL (66120)	\$3,416.00	\$9,035.59
Soil	\$0.00	\$4,327.68
Superannuation (66125)	\$5,257.46	\$5,597.35
Wages - Contract	\$55,756.15	\$50,989.82
Workcover (66130)	\$1,306.90	\$1,267.95

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Council

Item 17.2 - Attachment 3

<b><u>Total Greens Expenses</u></b>	<b><u>\$97,903.69</u></b>	<b><u>\$105,791.30</u></b>
<b>Social Expenses</b>		
Bingo (63035)	\$425.00	\$532.55
Raffles (63020)	\$1,625.17	\$829.31
Sizzle (63040)	\$2,835.86	\$886.52
Socials (63025)	\$606.65	\$191.82
<b><u>Total Social Expenses</u></b>	<b><u>\$5,492.68</u></b>	<b><u>\$2,440.20</u></b>
<b>Tournament Expenses</b>		
Afternoon Teas (64060)	\$2,130.43	\$5,825.43
Club Championships (64005)	\$600.00	\$133.45
Grand Classic (64070)	\$7,286.94	\$9,066.98
Night Owls (64025)	\$4,633.61	\$4,806.05
State Events (64035)	\$550.46	\$0.00
Tournaments (64090)	\$737.73	\$319.49
<b><u>Total Tournament Expenses</u></b>	<b><u>\$15,939.17</u></b>	<b><u>\$20,151.40</u></b>
<b><u>Total Operating Expenses</u></b>	<b><u>\$251,457.41</u></b>	<b><u>\$290,345.53</u></b>
<b><u>Operating Profit</u></b>	<b><u>-\$10,338.49</u></b>	<b><u>-\$46,802.42</u></b>
<b>Non-operating Income</b>		
Interest Received	\$120.51	\$190.95
<b><u>Total Non-operating Income</u></b>	<b><u>\$120.51</u></b>	<b><u>\$190.95</u></b>
<b><u>Net Profit</u></b>	<b><u>-\$10,217.98</u></b>	<b><u>-\$46,611.47</u></b>



## **Independent Auditor's Report to the Members For the year ended 31 March 2018**

### **SCOPE:**

We have audited the financial statements of The Lockleys Bowling Club Incorporated for the year ended 31 March 2018 comprising Balance Sheet (Net Assets \$107,327), Profit & Loss Statement, and the Notes to the Financial Statements. The elected Committee of the Association is responsible for the preparation of the financial statements. We have conducted an independent audit of these financial statements in order to express an opinion on them to the members.

The audit has been conducted in accordance with Australian Auditing Standards to provide reasonable assurance whether the financial statements are free of material misstatement. Our procedures include examination, on a test basis, of evidence supporting the amounts and other disclosures in the financial statements, and the evaluation of accounting policies and significant accounting estimates. These procedures have been undertaken to form an opinion whether, in all material respects, the financial statements are presented fairly in accordance with Australian Accounting Standards, other mandatory professional reporting requirements and the provisions of the Associations Incorporation Act (SA) so as to present a view which is consistent with our understanding of the Association's financial position and the results of its operations.

The audit opinion expressed in this report has been formed on the above basis.

### **INDEPENDENCE DECLARATION**

Pursuant to the requirements of Section 307C of The Corporations Act 2001, I declare that, to the best of my knowledge and belief, during the year ended 31 March 2018 there have been:

1. No contraventions of the auditor independence requirements as set out in the Corporations Act 2001 in relation to the audit; and
2. No contraventions of any applicable code of professional conduct in relation to the audit.

### **CASH TRANSACTIONS**

It is not practical for the Lockleys Bowling Club Incorporated to maintain an effective system of internal control over donations, fund raising activities and cash receipts generally until their initial entry in the accounting records. Accordingly, our audit in relation to cash transactions was limited to amounts recorded.

### **QUALIFIED AUDIT OPINION**

In my opinion, subject to the effects of such adjustments, if any, as might have been determined to be necessary had the limitation discussed in the qualification paragraph above not existed, the financial statements present fairly in accordance with applicable Accounting Standards, other mandatory professional reporting requirements and the Associations Incorporations Act (SA), the financial position of The Lockleys Bowling Club Incorporated as at 31 March 2018 and the results of its operations for the year then ended.

**Nicholas Matsis CPA**

Director

ASIC Registered Company Auditor 77466

**NRM Johnson Pty Ltd**

Certified Practising Accountants

First Floor, 19 Sturt Street

Adelaide SA 5000

Adelaide South Australia, this 14th day of May, 2018

## Bowls Director's report

This time last year I took on the newly created role of Bowls Director. The brief was to improve the on-green performance of the Lockleys Bowling Club.

My initial view (which hasn't changed) is that it can't be done by one person. So I would sincerely like to thank the following members who kindly agreed to be on the Bowls Committee this year: Anne Green, Liz and Bob Ormston, Geoff Ellis, Sam Katsivas, Theo Katsivas, Peter Roberts, Lester Todd and Don Webb. Their time and efforts have produced some marvellous results which we can build on in the year(s) to come.

### Pennant season

Six teams playing finals with seven of our ten teams in the top four was a great result for our Club this season. The overall highlight was our Women's Division 1 team making the grand final and being promoted to Premier next year. A six-shot loss in the grand-final to an Ascot Park side which had dominated all year was a fantastic effort.



L-R: (standing) Glenis Screnci, Judy Bartlett, Elizabeth Ormston, Heather Penglis, Anne Green, Marlene Recchi, Karen Kovaleff, Julie Cowling, Chris Schumacher, Shirley Howard, Carol Crossley; (kneeling) Lyn Teague, Lyn Nixon

Three other teams played in preliminary finals (Saturday Division 5, Wednesday Division 1 and Wednesday Division 3) and the hunger should be there to go even further next year.

The other major highlight was the number of Night Owls bowlers who played their first pennant game for the Club. And even more significantly, ten of those players have now joined as full members, which adds depth to our playing group.

A big thank you to Chair of Selectors Sam Katsivas and the whole selection team for their work this season. Wednesday selectors were Theo Katsivas, Bob Ormston and Bill Green; Thursday were Liz Ormston, Marlene Recchi, Marg Collins and Pam Brown; and Saturday

were Theo Katsivas, Bob Ormston, Mark Ballestrin, Liz Ormston, Glenis Screnci and Bill Green (with the Bowls Director assisting as required).

Lastly, thank you to all players who wore the Lockleys shirt this year for your commitment to the team and your performance on the green.

### **Taylor Bowls**

In an exciting conclusion to the Taylor Bowls Super Challenge, Lockleys won a thrilling grand final in the Gold Division at Marion Bowling Club on Sunday 8 April. This was a great achievement for our Club, given it was our first year in the Gold division, and brought in \$4600 for the Club in prize money.



L-R: Sam Katsivas, Rob Flavel, Kevin Fuss, Karen Kovaleff, Peter Roberts, Bob Ormston, Theo Katsivas, Michael Atherton, Fred Kovaleff, Ashley Halls, Des Schumacher and Taylor Bowls representative Adam Hateley

Our Bronze side didn't quite have the same success, although the Bronze Central division was clearly the toughest of the three groups, with all four Bronze semi-finalists coming from this division. However, one of the main purposes of competing in the Taylor's competition is to provide a player development opportunity and it is hoped all players derived some personal benefit from the experience.

### **Club Championships**

The Club Championship events ran fairly smoothly this year and events were full of some very high-quality matches.

The Women's Singles was won by first-time winner, Lyn Teague, while Margaret Livie and Lyn Nixon successfully defended the Women's Pairs title.

The Men's Singles and Pairs were won by players in their first year at Lockleys: Fred Kovaleff in the singles, and Stephen Jones and Lew Ward in the pairs.



Lockleys Bowling Club  
Women's Singles  
Champion Lyn Teague  
being presented by Councillor  
Rosalie Haese



Lockleys Bowling Club  
Men's Singles Champion  
Fred Kovaleff being presented  
by Mayor John Trainer



#### Club Championship results 2017-18

Event	Winners	Runners-up
Men's Singles	Fred Kovaleff	Ian Haley
Women's Singles	Lyn Teague	Heather Penglis
Men's Pairs	Stephen Jones & Lew Ward	Ross Portolesi & Peter Roberts
Women's Pairs	Margaret Livie & Lyn Nixon	Lyn Teague & Karen Kovaleff
Open Singles	Ashley Halls	Brian Teakle
Men's Triples	John Nicholls, Don Webb & Rob Flavel	John Bryant, Bob Ormston & Ashley Halls
Handicap Singles	Romano Sterai	Ashley Halls
Mixed Pairs	Karen Kovaleff & Fred Kovaleff	Julie Cowling & Geoff Ellis
Open Fours	John Bryant, Bob Ormston, Fred Kovaleff & Ashley Halls	Romano Sterai, Tyson Rudd, Stephen Jones & Lyn Nixon

#### Best of the West

The Best of the West competition recently concluded and saw Lockleys successfully defend the title won last year. Our selection process this year was aimed at player development, with

some newer players being given the opportunity to play with several Division 1 skips, which worked well. Thanks to Lester Todd, the Lockleys liaison/team manager, for this competition.

### **Night Owls/Eagles**

The two nights of Night Owls competition continue to be popular and very valuable to our Club. Thanks again to overall coordinator Lester Todd and everyone else who devotes time and energy to making these nights such a big success. We are also extremely pleased with the transition a number of players have made over the last 12 months from Night Owls to becoming full members of our Club.

### **Women's Indoor Bowls**

The Club competes in a metropolitan pennant competition from May to August. Practice sessions are held at the Club on Mondays 1-3pm, with the competition on Tuesdays from 10am to midday. Thanks to Bob Neale for arranging for laying out of the mats.

We have one team of 8 players (two rinks of 4) and would welcome any women interested in playing or being a reserve, with bowls provided by the Club. The competition also has a number of gala days. For further information, please call Gladys Barratt on 0405 061 546.

### **Finally**

There are always lots of people to thank at this time of the year. Specifically, I would like to thank the Lockleys Board for supporting the introduction of ideas and principles that I and the Bowls Committee have introduced over the last 12 months. There is still a lot to be done but we are definitely moving in the right direction.

Thank you also to all who helped with coaching, particularly for the Thursday women, Night Owls and the Henley High School students. I would also like to thank Brad Porter for the consistently high quality of the greens we have to play on. Members don't have to look far to see how easily things can go wrong with greens maintenance and we are lucky to have Brad's experience and expertise at Lockleys.

I would also congratulate Fred Kovaleff on his award of Club Participant of the Year.

Fred Kovaleff with the 'Participant of the Year' trophy, presented by MP Matt Cowdrey



I would also like to thank all the members who proudly wore the Lockleys shirt on the green this year. You are responsible for our performances this year – and I'm sure there's more to come.

### **Ashley Halls**

## House Director's report

The role of House Director was established by the Board at its meeting in March 2018 and I was appointed to the position shortly thereafter.

The 'portfolio' comprises a number of sub-areas, namely bar, catering, social, venue hire, and facility maintenance and cleaning, which are reported on below.

A common thread in the reports is the need for members to volunteer to help in the various tasks necessary to ensure the successful operation of the Club.

We will be including in the 2018-19 membership renewal form a request that everyone volunteer to help at least 4 hours per month – and will include a list of the tasks, most involving 2-3 hours' work a week or fortnight, that we hope everyone will offer to assist with.

### Bill Green

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#### Bar (by Bob Neale)

As can be seen from the financial statements, bar income for the financial year was \$101,544 against total bar expenses of \$50,824, providing net revenue of \$50,720. That is a slight but pleasing improvement on the 2016-17 figure of \$46,916.

However, our equipment is getting older and maintenance is becoming more difficult – and our facilities will require upgrading in the not-too-distant future.

The bar service is also operated entirely by volunteers. This saves the Club considerable expense by not paying for wages etc. However, it also needs volunteers to undertake a range of tasks in addition to bar sales. If you are able to assist with bar sales or any of the following tasks, please contact me or Bill Green:

- Cleaning of bar lines, usually once a week during the pennant season
- Cleaning of bar surfaces, bar floor, bar mats and towels
- The collection of empties and sorting into bins for collection
- Assist in the restocking of fridges and cool room
- Assist with minor tasks such as counting moneys from raffles and afternoon teas, putting out coasters, collecting empty glasses etc, rearranging chairs, switching off air conditioners and locking external doors.

While these are minor tasks, they are as important as the serving of customers.

Once again, thanks to all the volunteers who have assisted, especially those who are not members of the Club.

#### Catering (by Bill Green)



The catering group has not had as many functions that required catering as in previous years, although we have been reasonably busy.

We started the year with five days of the Australian Sides Championships, which required catering for approximately 160 each day. We also provided finger food for a 90<sup>th</sup> birthday party.

We have also provided sandwiches for pennant day afternoon teas, which has saved the Club considerable money.

We have continued with Friday night meals on a regular basis, although we've had mixed numbers attending. It would be much appreciated if more members supported and joined others for a great meal.

Although numbers were down for both the Women's Classic and Open Grand Classic tournaments, we served 2-course meals for both, with very positive feedback.

We recently catered for the highly-successful Presentation Night, with some external assistance, providing a 3-course meal for almost 100 members and guests. Again, we received some very favourable and complimentary feedback.

I take this opportunity to thank everyone who helped throughout the year. No matter how great or small your contribution, your help and assistance was very much appreciated.



Recently joined members Ian Tucker and Arn Fraser and partners at the Club Presentation Night in early April 2018

### **Social** (by Lyn Nixon)

The Fashion Parade was our first fundraiser for the year. This was attended by around 100 people, comprising Club members, friends and other community members. The morning was a fashion parade with stalls displaying hand-painted cards, shoes, bags and jewellery. Devonshire Tea was taken at beautifully decorated tables and enjoyed by all. A profit of \$1000 was a great effort.

The Melbourne Cup Luncheon was well attended by about 40 people. Some people chose to bowl, organised by Bob Ormston, and others just socialised. We enjoyed quiches from Dulwich Bakery on Henley Beach Road. These were beautiful and complemented by lovely salads and sweets brought by those who attended.

Many thanks to Stuart McGregor who organised the sweeps. Thanks also to Kath and Gladys for the raffles. The 'Best Outfit' competition was won by Lyn Nixon; the 'Best Hat' competition by Yvonne Ragg. A good day was enjoyed by all. The tables were decorated with money raised on the trading table. It was a very profitable day, raising \$320 for the Club.

The 11<sup>th</sup> November saw the first of our dances. About 50 people attended a great colourful night, with music provided by 'Good Company'. Table decorations added colour to an all-round lovely evening (though it would have been even more pleasing to see a greater number of members in attendance). We made a profit of \$413. Not bad!

The Ladies Christmas Party was a really successful day. Carol singing was accompanied by Joanne Isaacson on guitar. Lots of delicious food enjoyed by all.

The Christmas Wind-Up was the next event. Bill Green and his elves provided an excellent BBQ. About 70 people attended. We were well supported in 12 raffles. A lot of prizes were donated but a great many were purchased with money made by the trading table. A profit of over \$500 was raised by the event.

The Women's Classic tournament in early February was our next event. There were 28 teams and a beautiful lunch was prepared by Bill Green and his assistants. The waiting staff were resplendent in their black and white attire! The bar staff were equally well turned out for the occasion. Thanks to those who organised the selling of raffle tickets and lucky squares, which raised \$855 alone. Thanks also to the men who organised the draw for the day.

The Open Classic tournament was a stinker of a day, around 35°C. This was possibly why the numbers were down a bit (but also because the event had been deferred from early in the year). Bill Green and his helpers prepared a beautiful meal. The waiters were suitably attired and did a good job, as did the bar people. Many thanks to those who ran the raffles. Thanks also to the people who organised the draw.

Finally, some special thanks:

- To those who prepare the pennant-day sandwiches – a special thank you to the team for tirelessly supplying us with an appetising array of sandwiches on Wednesdays and Saturdays.
- to the bar volunteers – to those who volunteer behind the bar.
- to all who helped with the raffles, especially
  - The Valentine's Day Raffle, which raised \$100 and was won by Brian Teakle
  - The Easter Raffle, which raised \$133 and was won by Bob Neale.
- to Liz Ormston for writing letters of thanks to those who donated goods and services for our Women's Classic. Liz also produced the tickets for our Presentation Dinner.
- to those running the Friday Dinners so successfully. These have been very popular and, hopefully, will continue this year.
- to Tricia Nixon for preparing the floral table decorations at the Presentation Night. The flowers were paid for by profits from the trading table.

**Venue hire (by Bob Neale)**

The Club has hired out the clubrooms and greens to eight different groups this year, which have included other sporting clubs, local businesses, sponsors, social clubs and private individuals, ranging from 20 to 150 persons.

The Club would like to hire the facilities on more occasions, as it is a good source of funds. However, it is often difficult to find Club members willing to help in hosting these bookings, as most are for Saturday nights during the pennant season.

We currently have one group, for example, which has a standing arrangement the year round though, because it offers personal training, only uses the Club house when the weather is inclement.

Another is Henley High School, which hires our greens on a regular basis for its sports program, which has been ongoing for a number of years.

The fees we charge are mainly based on their needs, that is, whether they want to use the lounge or main hall, and whether they want to use the greens and kitchen facilities etc. Most also require us applying for a special liquor licence, although the State Government's licensing rules are changing, and this may not be required in future.

I've indicated to the Board that I am unable to continue coordinating venue bookings. If anyone is interested in taking on this role, which involves being the point of contact on the Club website, taking the bookings, arranging for inspections if required, and coordinating Club members to host the function (bar, catering, general help etc), please talk to myself or Bill Green.

If we can get a team of helpers, with individuals prepared to undertake specific tasks ideally on a roster basis, the job shouldn't be overly demanding! And it will provide invaluable revenue for the Club, as well as useful promotion of the Lockleys Bowling Club to the local community.

**Facility maintenance and cleaning (by Ian Hodder)**

Three teams of volunteers again took on the weekly tasks of cleaning our clubrooms and facilities. Thanks goes to those teams for their hard work throughout the season, namely:

- Team A – Brian Teakle, Chris and Des Schumacher, Ian Hodder
- Team B – Judy Bartlett, John Fitzgerald, Lester Todd, Brian Bishop
- Team c – Mel and Marlene Recchi, Heather Penglis, Shirley Tink, Kerri Yianni

This list does not include other Club members who stepped up and assisted at busy times when special events were held. Those members were also often staffing our kitchen and bar. We cannot thank them enough for their support.

We also add our appreciation to those female Club members rostered for toilet cleaning throughout the season, who once again did a fine job.

At the risk of sounding like a broken record, I would like to repeat my request at the previous AGM for more Club members to find just an hour or two every couple of weeks to assist with the various chores that enable the Club to operate successfully.

[Secretary's note: the Club is investigating whether we can obtain assistance in general cleaning tasks through Centrelink's 'work for the dole' (Jobs Statewide) program.]

## Minutes of 2016-17 Annual General Meeting

Monday 29th May 2017 7.00pm

1. **Welcome (John Fitzgerald)**  
Chairperson welcomed all present and noted that the quorum requirements in the Club Constitution of 25% of membership had been met and the meeting could proceed.
2. **Reading of Notice calling meeting**  
Secretary read out the Notice of Motion calling the Annual General Meeting.
3. **Apologies**  
Robbie Flavel, Don Turner, Peter Musson, Ashley Halls, Kath Tolhurst, Barry Day, Bob Neale, Darryl Rebbeck, Roger Kimber, Graeme Isaacson, Anne Green, Garth Saunders, Bev Mc Kenny
4. **Attendance**  
50 in total attended
5. **One minute's silence**  
Meeting observed one minute's silence in remembrance of deceased Members since the last AGM (Gwen Drever, Rosemary Cornish, Helen Taylor)
6. **Confirmation of Minutes of last AGM 2016**  
*Motion:* That the Minutes of the Annual General Meeting held on 30th May 2016 be accepted as a true and accurate record of that meeting  
*Moved:* Roger Harper    *Seconded:* Brian Bishop    Carried
7. **Presentation and Adoption of the 2016-17 Annual Report**
  - a. Peter Roberts spoke to the Annual report, noting that there were two components of Geoff Ellis' report missing, which he read to the meeting and advised that they would be included in an updated Annual report to be issued post-meeting.
  - b. John Fitzgerald addressed the meeting and highlighted
    - i. The values of the club and he echoed the accolades received by the club from the Police Games and the National Sides Championships held over the previous 12 months
    - ii. Club Financial position was discussed which showed that the bottom line had not improved from the previous year however the results did include some abnormalities which will not be repeated ie. Website \$5,000, Regeneration of C Green \$6,000, Long service Provisions for Brad Porter \$9,000
    - iii. John went on to demonstrate that the Board had worked diligently to reduce costs
    - iv. On green performances were highlighted including Pennant winning side Div. 4 West, Finals of Taylors Cup Silver, Best of the West, Ashley Halls finalist State singles*Motion:* That the 2016-17 Annual Report be received and adopted  
*Moved:* Bill Green    *Seconded:* Mel Recchi    Carried
8. **Presentation and Adoption of the 2016-17 Balance Sheet & Statement of Accounts**
  - a. John Fitzgerald presented the 2016-17 Profit & Loss plus Balance Sheet and Statement of Accounts and in so doing acknowledged the contribution made by Bob Neale over the previous 10-11 years as treasurer. The club is indebted to Bob for his work and he now earns a well-deserved break from this role.
    - i. Barry Lockett requested that in future we include a year on year comparison

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- ii. John Fitzgerald explained the Club had switched accounting systems from MYOB to Xero and that it appears to be a much simpler system so we should be able to get system generated reports with more ease in future.
- iii. Brian Teakle asked if we were any closer to appointing a Treasurer. John advised that Graeme Isaacson has agreed to take on the position at the end of July.
- iv. John went on to thank Tony Holder and Lester Todd for their contributions in managing cash for the club over preceding months.
- v. Bob Ormston asked about the contribution to the club from the recent National Sides championships. The figure was indicated at circa \$25k
- vi. Brian Bishop queried the accounting fees of \$3k per annum. This was explained as the Bookkeeping fees for preparing the accounts each month

***Motion:** That the 2016-17 Balance Sheet and Statement of Accounts be received and adopted*

*Moved: Kerry Yianni      Seconded: Theo Katsivas      Carried*

## 9. The Club's future

- a. John Fitzgerald spoke about the future of the club:
  - i. The club will NOT survive if we depend solely on pennant bowls
  - ii. Social and recreational bowls will play a vital role in future
  - iii. We must offer the clubs facilities to a wider audience
  - iv. The appointment of Bowls Director will be crucial to the future of the club
  - v. Night Owls will continue to be a very important part of the club's activities
  - vi. We need to attract the local community to use the club
  - vii. Limited License has restricted the club however State legislation in the near future is likely to remove the category of Limited licenses which could change the dynamics of the club and the need for additional RSA members will be met by recent growth in club members with several members already being RSA approved
  - viii. Increased membership will play a big role in improving club financial results
  - ix. We are looking at ways to increase Social membership and for this reason the Annual fees for Social members have not changed
- b. The President detailed short to medium term objectives for the club as follows:
  - i. Increase Playing membership – Target 140 playing members
  - ii. Create LBC as a destination of choice
  - iii. Develop Community Bowls activity
  - iv. Increase the number of Social events at the club
  - v. Introduce a corporate Cup for promotion to local businesses
- c. Ian Hodder asked about applying a cleaning levy to cover the cost of additional cleaning
- d. Pat Madigan asked if weekly meals could be reintroduced. It was explained that there were not enough members volunteering to do it on a more regular basis
- e. Ashley Halls had tabled a document which was read, calling for assistance in forming the Bowls committee to form a crucial part of the club's regeneration
- f. Brad Jansen addressed the meeting asking members to think about how each member can shoulder the tasks to turn the Board's vision into reality. Brad went on to speak about how each and every member can engage with their own networks families and friends to help grow the club's membership and make things happen
- g. Ian Hodder asked if the club could canvass each member to see what skills bases were available to the club. The President advised that this was happening and that the membership forms called for this information as well.
- h. Peter Roberts spoke about the importance of outside events.
- i. Reg Davey spoke about the statement in the Annual report that the Shingleback Sponsorship had been concluded. Reg stated that this sponsorship was in recognition of



Reg's Grand Father and that there has not actually been any final decision made re ongoing sponsorship. Reg to advise further details when known.

- j. Sam Katsivas spoke about the New club website. He explained that the decision to move to a new solution was brought about by the fact that the existing site had been compromised and was being used to solicit scamming overseas to get people to pay money fraudulently. This was due to the fact that the old website had outdated technology and was easily accessible whereas the new site has the latest security features built into it. Go live for the new site will be 1<sup>st</sup> week in June and will be the same URL as before [www.lockleysbowlingclub.com.au](http://www.lockleysbowlingclub.com.au).
  - 1) Tony Holder asked how we will maintain the currency of the new site. Sam explained that the new site did not require html experience and therefore a number of people within the club will be able to assist with uploading information to the new site
  - 2) Sam acknowledged the contributions of John Fitzgerald and Peter Roberts in building the new site and assisting with content. He also asked that his son Andrew be acknowledged for his efforts in getting the new site to become a reality
- k. The President went on to say that the Monthly Eagle Wrap will provide members with an update on progress of the objective outlined

#### 10. Election of Board Positions

- a. Four positions to be vacated at the AGM. They were Secretary (Peter Roberts), Vice President (Mark Ballestrin), Bowls Director and Board Member (Bill Morris)
- b. The following nominations were read to the meeting:  
Secretary – Peter Roberts/ Vice president – Mark Ballestrin/ Bowls Director - Ashley Halls / Board member - Stuart McGregor. All nominees were duly elected
- c. The New Board will now be made up of the following Members:
  - President John Fitzgerald
  - Vice President Mark Ballestrin
  - Secretary Peter Roberts
  - Bowls Director Ashley Halls
  - Treasurer TBC
  - Board member Sam Katsivas
  - Board Member Stuart McGregor

#### 11. Appointment of Patron

Motion: That the Mayor of the City of West Torrens (the Hon John Trainer OAM JP) once again be invited to be the Club Patron.

Moved: Heather Penglis Seconded: Bill Green Motion: Carried

#### 12. Appointment of Auditor

Motion: That NRM Johnson be reappointed as the LBC Auditors for 2016-17.

Moved: Stuart McGregor Seconded: Sandy Gaunt Motion: Carried

#### 13. Membership Fees 2017-18

Motion: That the following fee structure recommended be adopted for the 2017-18 year:

- a. Full \$290
- b. Associate \$150
- c. Junior \$100
- d. Social \$20
- e. Country \$10
- f. Leave of Absence \$20

Moved: Don Webb Seconded: Bob Discombe Motion: Carried

- a. Brad Jansen about the introduction of a new membership category which would enable members who were unable to provide voluntary assistance to the club, due to limited time and work commitments, to pay higher membership fee if they had the means to pay. This category to be strictly voluntary.
- b. Discussion followed on whether this should be a donation or a membership category.
- c. Geoff Ellis spoke to the meeting suggesting this could undermine volunteerism
- d. Brad Jansen replied that the club needed to have the capacity to sustain itself
- e. Brad Jansen moved the following motion:  
*That the new category of Membership be introduced to be strictly voluntary, based on each member's capacity to pay, and this category would call for a membership fee of \$590 which would offset the inability of members to provide voluntary work time to the club*  
 Moved: Brad Jansen      Seconded: Theo Katsivas      Motion: Carried

#### 14. Life Membership

The LBC Constitution (Clause 11.1) limits the number of Life members to ≤10% of full membership (excluding existing Life Members). This ratio prohibits new additions this year.

#### 15. Notices of Motion

No notices were received prior to the meeting

#### 16. Presentations

No special presentations were made

#### 17. General Business

- a. George Szczurko asked about the use of the 2<sup>nd</sup> TV and the need to relocate it
- b. Brain Teakle spoke about the lack of member support and cited examples of the Presentation Night and weekly meals
- c. Robin Langdon queried the importance the club places on the use of email. Don Webb suggested that we look at the formation of a communications committee to help keep members up to date on activities. This could be handled by members offering to serve on a roster of 2 hours per day to answer the club phone and ring around members who did not have email.
  - i. Bill Green also spoke about the use of the club phone and such a committee to chase up members to assist with events as they came up
  - ii. It was agreed that the club will conduct a survey of all members to establish the preferred method of communication- this will be done by way of a form to be sent out with the Membership renewals this year
- d. Geoff Ellis asked about holding "New Member" nights to introduce new members and allow members to meet and greet.

#### 18. Closing

John Fitzgerald thanked the outgoing Board members Heather Penglis, Bill Morris and Lester Todd for their contributions across the year and for their dedication and efforts on the Board over the past 2 years. A special vote of thanks to Bob Neale for his untiring contributions over many years.

#### 19. Meeting close 9.15pm

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The Lockleys Bowling Club's 105<sup>th</sup> Annual Report  
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# **Lockleys Bowling Club**

## **106<sup>th</sup> Annual Report**

### **2018-2019**



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## Office bearers, award winners and Life Members

**Patron:** Hon John Trainer, OAM, Mayor, City of West Torrens (to September 2018);  
Hon Michael Coxon, Mayor, City of West Torrens (from February 2019)

### Board members

**President:** Sam Katsivas

**Vice-President:** Mark Ballestrin

**Secretary:** Bob Ormston

**Treasurer:** Graeme Isaacson

**Bowls Director:** Ashley Halls

**House Director:** Bill Green

**Members:** Stephen Jones (to December 2018)

### Bowler of the Year

Ashley Halls

### Club Member of the Year

Lester Todd

### Participant of the Year

Ashley Halls

### Life Members

Vern Butler	Ruth Kimber
Barry Day	Robert Neale
Geoff Ellis	Heather Penglis
Bill Green	Kath Tucker
Roger Harper	

# **Agenda**

## **2018-19 Annual General Meeting**

**held on Sunday 26 May 2019**

1. Opening and welcome by the President
2. Reading of notice convening the meeting
3. Apologies
4. Remembrance
5. Confirmation of the minutes of the previous Annual General Meeting
6. Presentation and adoption of the Annual Report
7. Presentation and adoption of the balance sheet and statement of accounts
8. Election of office bearers
  - a. Vice President
  - b. Secretary
  - c. Bowls Director
  - d. one Board member (for two-year term)
  - e. one Board member (for one-year term)
9. Election of auditor
10. Notices of motion
  - a. Changes to Clause 1.1, 1.2 and 1.3 of the Constitution
  - b. Membership fees for 2019-20
11. Other business
12. Closure of meeting

## President's report

The last 12 months have seen a significant change in the way the Club has been run. With the appointment of the new Board, which brought an increased administrative capacity, the Club has been able to set new goals and achieve a turn-around in almost all Club activities. Significantly, this has also been reflected in the Club's financial position.

### The Board

Board members have been resolute in undertaking their duties and responsibilities, both for their portfolios and also in the wider sense of running the Club. Each Board member brings specific skills and qualities to the table – this is the management capacity that outgoing president John Fitzgerald spoke about in his report last year.

The Board members are:

**Mark Ballestrin** who is Vice-President. Mark brings a no-nonsense, earthy approach to the Board and often challenges the status quo. He is a valued member of the group and I have been delighted with his ability to step up and manage the running of the bar and the hall hire, both of which bring significant revenue to the Club.

**Bob Ormston** who is Secretary but who also manages the sponsorship portfolio, the Club newsletter, is on the bowling committee, selection and assists Graeme with finance. Bob is measured, considered and very careful in all his dealings with and for the Club. It has largely been through his efforts that the Club finds itself in positive financial territory as he, along with Graeme, has been unrelenting in auditing all expenditure for the Club and eliminating all unnecessary expenses. Bob has been invaluable to me personally as a confidant, an advisor and a sounding board for many of the new initiatives the Board has undertaken in the last 12 months.

**Graeme Isaacson** is the Treasurer. His knowledge around expenditure, profit and loss, gross profit, margins and financial statements allows him to efficiently perform the task of management and reporting in all matters financial. He has undertaken to learn how to use Xero and in doing so can now give the Board much more accurate analysis of the financial status of the Club. He devotes a lot of time to the role and we are very grateful for his time and diligence.

**Ashley Halls** leads the Bowling portfolio. His knowledge and expertise around bowling, bowling rules and regulations, and tournaments, in addition to his knowledge around finance as a retired taxation audit officer, has been invaluable to the work we have undertaken. Along with Secretary Bob, his wise counsel and initiative have been invaluable to our progress. The guy can bowl as well!

**Bill Green** is a stalwart of this Club. His management of House has been both thorough and professional. When Bill speaks, people listen. He loves this Club and the Club loves him. His sense of loyalty and honesty have been forged through many years of service and he has held almost every administrative position in the Club. This will be his swansong, as he is seeking to retire from the Board. The whole Club owes Bill a huge debt of gratitude and, on behalf of my fellow Board members and Club colleagues, I offer my heartfelt thanks for his many years of service.

**Stephen Jones** as a newly-elected Board member has stepped down as other priorities have overtaken his life. We thank him for his brief service.



In my role as President, I have made it my focus to oversee the strategic development of the Club and this year we have re-ignited and progressed the discussions around redevelopment. A members' meeting was held in January to outline the choices we face around the future viability of our Club. I am in continuing discussions with Bowls SA, the City of West Torrens and Badminton SA around this important work.

More recently, I have sought meetings with federal ministers and our new ward councillors before submitting an application through both major parties for federal funding for this initiative.

### **Financial accountability**

The Board has undertaken a massive review in auditing numerous procedures and invoices to the Club. This work has been very intensive for the Secretary and Treasurer, but it has highlighted the need to review a number of practices. As a result of this review, significant cost savings have been made and will further be made when they take effect. These include:

- Moratorium on payment of Council lease fees and rates – saving of ≥\$10,500 this financial year (and potentially next year)
- Curtailment of CO2 monitoring for bar storeroom – saving of +\$3000 per year (from November 2018)
- Curtailment of cardboard recycling bin service – saving of \$600 per year (from November 2018)
- Reduction in greens-related expenses – saving of \$13,000 (this financial year)
- Less frequent inspections of fire extinguishers, power points etc – saving of \$1500 per year (from October 2018)
- Switch from cash prizes for social bowls to meat trays and wine – saving of \$500 per year (from November 2018)
- Conversion of air conditioning maintenance to sponsorship – saving of \$1200 per year (from January 2019)
- Reduction in insurance premiums – saving of \$2700 (for 2019-20)
- Cessation of book-keeping fees – saving of \$3300 (for 2019-20)
- Reduction in auditor fees – saving of \$3000 (for 2019-20)

The Board will continue to monitor all expenditure as these savings represent a significant impact to our bottom line and therefore our viability as a Club.

### **On-green performance**

This year, through the leadership of Ashley Halls and the direction of the Bowling Committee, our pennant players performed well on the greens. I will leave it to Ashley's report for the detail, but our pennant players can be justly proud of their efforts this season.

I would like to thank Brad Porter, Geoff Ellis and Darryl Cowling for their work in preparing our greens throughout the season. I will also add that our decision not to pay players and to encourage bowlers of good character to the Club has laid the foundations for a steady but solid rebuild. We are resolute in maintaining that approach. Next season, as we seek to strengthen all sides, this mantra will prioritise our objectives.





I would also like to extend a very special thank you to the selectors. Chaired by Ashley Halls, the selection group consisted of Bob Ormston, Theo Katsivas, Mark Ballestrin, Elizabeth Ormston, Karen Kovaleff, Marlene Recchi, Margaret Collins and Bill Green.

It was a bold move to bring all the selectors into the same room and for all teams to be selected at the same meeting, but one which I believe was overdue and one which has reaped benefits for our Club this year. I know other clubs have shown interest in our selection model.

## Volunteers

It is a most daunting task to try and individually thank all the volunteers in our Club. We all know that there are those who go about their work day-in and day-out without expecting or receiving anything other than experiencing the joy of giving from just 'doing it' for Lockleys.

From the one-off cooking of a barbecue to turning up every Monday morning to tend the gardens or count money or stock the bar or fight with the vacuum cleaner, there are far too many people devoting their time to Lockleys to mention here individually.

Please understand and accept how grateful I am as President to each and every one of you for the time and energy you put into our Club. No club can function without volunteers and your work is both appreciated and priceless.

I congratulate **Lester Todd** for winning the Club Member of the Year award. There were a number of deserving names under consideration and it was a difficult selection task but I'm sure you will all agree Lester is a most worthy winner of this year's award.

I would also like to thank those who have made a financial contribution to the Club – some are Life Members who make a donation equivalent to the normal membership fees, others are philanthropic donors, and others are people who have returned their prize money to enable us to offer rink-of-the-week prizes and prizes for Night Owls. These people do not seek publicity for their actions, but your selfless efforts are noted and appreciated.



Some of our raffle helpers

## **The future**

For us to survive as a Club, we need to be true to our vision, understand the way forward and all move together in the same direction. We will not always agree but communication, honesty and a small amount of tolerance and compassion will go a long way towards overcoming most obstacles.

From a future's point of view, there are a few simple but key strategies for the Club to embrace and strive towards. We need to continue to pursue the physical redevelopment of the Club. We have ageing infrastructure which needs a huge capital injection, so we need to find the way to make this happen. We need to continue to build our vision and our unique identity. The culture of the Club and the type of members we attract to Lockleys are pivotal to long-term success.

As a Club, we must continue to promote and demonstrate strong financial accountability. Sometimes difficult decisions have to be made but we should not shy away from these if they are in the best interests of long-term sustainability.

Increased membership is key to any club's success and Lockleys is no different to any other organisation. We all have a role to play in that. More members mean stronger teams, increased revenue and a more even spread of volunteer labour.

And finally, we know that we all strive to improve our on-green performance. If we are successful in advancing these challenges, our Club will continue to grow and move in a positive direction.

I would like to thank all members who have supported the vision of the Board and also myself in the role as President over the past 12 months. It has been a challenging year but one in which some real progress has been made.

**Sam Katsivas**

## Vice President's report

It seems that on occasions such as this, we tend to look back on the achievements of the year just gone.

Today, however, I wish to focus on the future. But our future is shaped to some degree by our history and so we cannot look ahead without touching on the past and present.

For over 100 years, this Club has been regarded as amongst the elite of our sport. Even in modern times, when social trends have not helped lawn bowls, we still could field seven sides on a Saturday.

Sadly though, the last decade would have to rate as amongst the most difficult the Eagles have endured. From being in a very strong financial position a decade ago, a combination of factors brought our Club almost to its knees, as highlighted in the Treasurer's report. The loss of nearly \$200,000 between 2008 and 2017 must never ever be repeated, irrespective of the circumstances.

This brings us to the present where every one of us now bears the burden imposed by our recent history. We share in the pain that we have had no choice but to increase bar prices and membership fees, at a time when the Club is very limited in being able to reward the loyalty of its members. As an example, individuals will likely need to purchase our new uniform shirts when other clubs may be in a position to have the cost covered either by sponsors or from club funds. And we continue to rely on our marvellous band of volunteers as we simply cannot afford to pay for cleaners, caterers or bar staff.

So this is how we find ourselves in May 2019. But where there is life, there is hope. Our Club is very much alive. The Eagle spirit is unflappable.

As highlighted in the President's report, your Board over the last 12 months has identified thousands of dollars' worth of savings. The City of West Torrens has set an unprecedented standard in waiving our rates and lease fees. Secretary Bob continues to apply for grants from every imaginable source. Treasurer Graeme has taken on the duties of book-keeping, vastly adding to his own workload but resulting in savings of over \$3000 per year. And our volunteer army continues to convert their efforts into profit.

Our future is not without challenges. However, we now have a foundation from which the Eagle can undoubtedly rise. There are choices and decisions to be made. There is no doubt that your Board will continue to oversee the rebirth of Lockleys, but it is the responsibility of *every member* to challenge, to query and to make suggestions which ensure we remain on the road to recovery.

Apart from general operational expenses, similar to what all of us face at home, much of our income goes towards the cost of our greens. The obvious question is whether a bowling club of our size can continue to maintain four greens. The answer simply on a cost basis is undeniable – no, we cannot. If we lose a green however, we then limit our opportunities, which is particularly important as the possibility of a Commonwealth Games being held in Adelaide continues to gain support. There is no simple answer.

Is synthetic an option – of course it is. To consider it and dismiss it based on objective debate would no doubt be fruitful and productive. But not to entertain the option based on sentimentality or other non-factual reasons would be to severely restrict ourselves.

The magnificence of returning to the Premier League will be short-lived and wasted if we do not capitalise on this situation. We must recruit as many players as possible. We cannot



bury our heads in the sand and ignore the fact that other clubs are paying players. How do we combat this situation? We as a Club have stated our objection to this practice, so how do we attract Premier-level players – how do we attract *any* players? I do not have the answers – but I know that to do nothing will be to fail.

We must not allow the egos of individuals to detract from the road to success. If new players arrive, it goes without saying that other players will be replaced and move to the next side. Of course, no bowler should give up his or her spot; this is where the fight from within either excels or surrenders.

We must, as a Club, put all our on-green efforts towards the success of the Premier League side. If we can't see the merit of this, we become just a social club – where we may as well abandon our expensive Bowls SA membership and play friendly bowls among ourselves.

Change can be difficult but change for the better can enlighten and enthuse.

I have posed some questions, but they are just the tip of the iceberg. I have no answers – and I doubt that any one person does. Only together – collectively – do we have the knowledge to solve our problems.

We can and probably will make mistakes. We should expect small hiccups. But as long as we try, we can succeed. Conversely, to continue 'just as we always have' will be certain to guarantee failure.

The future, as they say, is in our hands.

## Mark Ballestrin



Presentation Night April 2019



## Secretary's report

### Membership

Our membership numbers have remained relatively constant over the past year. As at 31 March 2019, we had 115 members on our database (down 1 from last AGM), comprising 88 full-fee paying members, 9 Life Members, 8 associate members, one Night Eagle transition member and 9 social members.

New (and returning) members we've welcomed this year have been Rogan Mexted, Bob Winen, Lynette Panuccio, Ross Bennett, Peter Gitsham, Aldo Lorenzoni, Bob Nissen, John Pain and Michael Pearson.

Members will know from the *Eagle Wrap* newsletters that we've also been including our Night Owlers in our membership numbers, particularly when applying for grants and when we're promoting our Club to new members etc. So, when people ask how many members at Lockleys, the official number is 248, which includes the 130 or so Night Owlers who are integral and valued members of our Club.

We also noted with sadness the passing this past year of Marjory Allen, a Life Member of the Club, and Tony Panuccio, a Past President of the Club, as well as several other previous members of the Club and the close family of several of our current members, as acknowledged in the 'remembrance' item of the AGM.

### Grant funding

Over the past 12 months, the Club has applied for around 20 grants from a range of sources, including philanthropic organisations, major corporations, the City of West Torrens and both the State and Federal Government. Unfortunately, we've only been successful in two, receiving \$3300 from the City of West Torrens for new equipment and \$1650 from the Federal Government for volunteer-related equipment.

Needless to say, the grant environment is very competitive, with literally hundreds of organisations applying for most grant rounds. We will continue to submit new applications as they are advertised and can reasonably expect to receive modest levels of future funding, not least because most government-level grants are funded on a rotational/sequential basis between the competing organisations.

We should also mention that we've received much-appreciated endorsement from our local MP, Matt Cowdrey, in support of applications to the State Government (which includes a grant application currently with the Office for Recreation and Sport). The incoming Mayor (and new Patron of the Club), Michael Coxon, has also indicated that the City of West Torrens will continue to actively support the Club with grant funding, taking account of course of the due processes involved.

Finally, we should acknowledge the considerable work and level of consultation involved in the recent submission to the Federal Government, facilitated by our President with assistance from Theo Katsivas, seeking funding support for the redevelopment of our Clubhouse and facilities. While that submission is unlikely to be successful, the concept has very usefully gained the endorsement of both Bowls SA and the City of West Torrens and, importantly, has put our plans 'on the radar' of the funding sources that could be expected to contribute to an eventual redevelopment, including a strong commitment of support from the local Federal member.

## Sponsorship

As has been reported in successive issues of the *Eagle Wrap* newsletter, the Club has been successful in attracting some \$23,000 in sponsorship this past year, comprising around \$11,000 in cash and \$12,000 of in-kind support. We thank particularly our major sponsors – Shingleback Wines (courtesy of Reg and Rhonda Davey), Hypercore (courtesy of Sam Katsivas) and Premier Home Loans (courtesy of Theo Katsivas).



**Theo Katsivas**  
Principal

We have also received much-appreciated support from our gold-level sponsors – Peter Elberg Funerals, Lockleys Hotel, Karidis Retirement Villages, Boral and SA Accountancy. And we're very appreciative of our other sponsors, namely Physio One, Baa Moo Oink, Villi's Family Bakery, Peressin Pools, Seaside Garden Cottages, Adelaide Medical Solutions, Wohlers, West Beach Parks and Harbour Town.

As always, we encourage all members to support our sponsors whenever possible, including by mentioning that you're a member of the Lockleys Bowling Club, so they know they're getting something in return for their valued support.

## *Eagle Wrap*

This past year, the Club published 10 issues of the *Eagle Wrap* newsletter. They've included the standard items of President's news, notes from the Board, bowls updates, social/diary news, and sponsor and volunteer recognition.

We've also included some biographical notes on a number of our newer (and not so new) members and some excerpts from the Club's history, *Times Have Changed: celebrating 100 years at the Lockleys Bowling Club – 1912-2012*, as researched and written by Vern Butler.

A number of members have also said they've enjoyed the end-of-newsletter jokes, which at times have taken more time to research and adapt to political correctness than the main contents.!

**Bob Ormston**

## Treasurer's report

I hereby submit the Financial Reports for the period 1 April 2018 to 31 March 2019.

### Profit and loss

The Club made a profit this year of \$5912 (the first since 2012/13). Included in this was a depreciation expense of \$16,956 and an increase to the long service leave provision of \$1640. Both of these items are not payments from our funds in the current financial year; however, each are providing for future cash outflows when we need to replace capital items or when long service leave is used or paid out.

A lot of work has been done during the year to review all our expenses. This has resulted in eliminating some expenses and reducing others. With most of these expenses, we have only received the benefit for part of the year but will see the full benefit next year.

As a result of a submission to the City of West Torrens last June, our Council rates and lease fees have been waived for one year, with a second dependent on a review to be conducted in July 2019. This is a savings of around \$10,000 per year.

Brad Porter worked for two days a week during the winter months and took long service leave for the other three days. This meant that we still paid him the same amount, but part of his wages was charged against the long service leave provision and therefore not an expense against our profit and loss.

We will need to continue to keep a close watch on expenses and look at all options for increasing income in order to achieve a profit in future years. And while we have minimised any expenditure of a capital nature for several years, we cannot continue with this forever. It is critical therefore we do not believe our finances are under control as a result of one profitable year.

### Cash position and liquidity

Our cash position improved this year by \$32,463 (the balance at 31/3/19 was \$62,129; the balance at 1/3/18 was \$29,666).

However, rather than solely looking at the cash position, we should look at the liquidity position of the Club. This is based on cash at the bank less our liabilities, to ensure the Club can meet its obligations. I have shown the position at the end of the last 10 financial years below:

Mar 08	200,844	Mar 14	93,859
Mar 09	173,638	Mar 15	41,933
Mar 10	118,162	Mar 16	33,149
Mar 11	109,855	Mar 17	3040
Mar 12	121,627	Mar 18	8752
Mar 13	120,213	Mar 19	37,676

You will note that our position deteriorated progressively from March 2008 but, in the last couple of years, we have made improvements.

Please also note that our liquidity position is the strongest at the end of the financial year and dips lower during the winter months, when our income greatly reduces yet we still have some substantial ongoing expenses. For example, we pay our annual insurance premium,

quarterly water and BAS payment in April. Last year, these three payments alone totalled over \$14,000.

I would like to thank all members and non-members who volunteer in any way at the Lockleys Bowling Club. Without volunteers, clubs cannot survive.

I would personally like to thank Tony Holder as Assistant Treasurer for his efforts in authorising payments and other treasury duties, including weekly cash balancing and banking. I would also like to thank Lester Todd for weekly cash balancing and banking for the Club. The assistance from each of these members is important to me to reduce the workload and also as back-up when I am on holidays.

### **Graeme Isaacson**



Presentation Night April 2019



**Balance Sheet**  
**Lockleys Bowling Club**  
**at 31 March 2019**

	31 Mar 2019	31 Mar 2018
<b>Assets</b>		
<b>Bank</b>		
Business Access Saver	\$40,357.01	\$16,289.36
Cheque Account	\$21,621.61	\$3,147.74
Takings - Clearing Account	\$150.00	\$229.05
Term Deposit	\$0.00	\$10,000.00
<b>Total Bank</b>	<b>\$62,128.62</b>	<b>\$29,666.15</b>
<b>Fixed Assets</b>		
<b>Bar</b>		
Bar Equipment	\$19,673.30	\$19,673.30
Equipment accum dep'nc	-\$19,469.82	-\$18,485.82
<b>Total Bar</b>	<b>\$203.48</b>	<b>\$1,187.48</b>
<b>Greens</b>		
Equipment accum dep'cn (13120)	-\$66,024.36	-\$60,192.36
Green's Equipment	\$125,935.72	\$125,935.72
<b>Total Greens</b>	<b>\$59,911.36</b>	<b>\$65,743.36</b>
<b>House and Grounds</b>		
Equipment accum dep'cn (13320)	-\$143,808.21	-\$134,052.21
House & Grounds Equip	\$151,936.42	\$151,936.42
<b>Total House and Grounds</b>	<b>\$8,128.21</b>	<b>\$17,884.21</b>
<b>Inventory</b>		
Bar Stock	\$4,940.99	\$10,996.03
<b>Total Inventory</b>	<b>\$4,940.99</b>	<b>\$10,996.03</b>
<b>Kitchen</b>		
Equipment accum dep'cn (13520)	-\$35,205.00	-\$34,821.00
Kitchen Equipment	\$36,085.00	\$36,085.00
<b>Total Kitchen</b>	<b>\$880.00</b>	<b>\$1,264.00</b>
<b>Office</b>		
Equipment accum dep'cn (13420)	-\$10,996.64	-\$10,996.64
Office Equipment	\$10,996.64	\$10,996.64
<b>Total Office</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Total Fixed Assets</b>	<b>\$74,064.04</b>	<b>\$97,075.08</b>

<b>Cash on Hand</b>		
Bar Float	\$1,300.00	\$1,300.00
Green Float	\$200.00	\$200.00
<b>Total Cash on Hand</b>	<b>\$1,500.00</b>	<b>\$1,500.00</b>
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<b>Total Assets</b>	<b>\$137,692.66</b>	<b>\$128,241.23</b>
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<b>Liabilities</b>		
<b>Current Liabilities</b>		
PAYG Withholding	\$2,968.00	\$2,870.00
Provision for LSL (21300)	\$5,636.60	\$12,451.59
Rounding	-\$0.10	-\$0.10
Superannuation (22500)	\$141.18	\$202.18
Trade Creditors	\$12,678.08	\$3,195.61
<b>Total Current Liabilities</b>	<b>\$21,423.76</b>	<b>\$18,719.28</b>
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<b>GST Liabilities</b>		
GST	\$3,030.27	\$2,195.71
GST Rounding	-\$1.14	-\$1.14
<b>Total GST Liabilities</b>	<b>\$3,029.13</b>	<b>\$2,194.57</b>
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<b>Total Liabilities</b>	<b>\$24,452.89</b>	<b>\$20,913.85</b>
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<b>Net Assets</b>	<b>\$113,239.77</b>	<b>\$107,327.38</b>
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<b>Equity</b>		
Asset Revaluation Account	\$24,341.75	\$24,341.75
Current Year Earnings	\$5,912.39	-\$10,217.98
Retained Earnings (30800)	\$82,985.63	\$93,203.61
<b>Total Equity</b>	<b>\$113,239.77</b>	<b>\$107,327.38</b>
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**Profit & Loss**  
**Lockleys Bowling Club**  
**For the 12 months ended 31 March 2019**

	Mar-19	Mar-18
<b>Income</b>		
<b>Bar Income</b>		
Licences (45200)	\$258.00	\$75.00
Receipts	\$70,144.34	\$100,100.20
Soft - Refunds	\$1,261.30	\$1,369.30
<b>Total Bar Income</b>	<b>\$71,663.64</b>	<b>\$101,544.50</b>
<b>General Income</b>		
B.B.Q.	\$0.00	\$64.09
Badges & Hat Bands	\$0.00	\$281.81
Catering (42040)	\$950.00	\$3,389.40
Donations (42020)	\$3,588.00	\$3,559.96
Fundraising (43015)	\$2,504.64	\$0.00
Grants (42650)	\$3,000.00	\$0.00
Green Hire	\$1,179.09	\$1,345.45
Hall Hire	\$5,803.65	\$6,913.63
Kitchen (42535)	\$16.00	\$32.73
Lockers	\$81.82	\$0.00
Other (42995)	\$178.18	\$1,038.46
Shirts (42065)	\$408.18	\$1,365.45
Special Events (42085)	\$9,860.01	\$26,058.56
Sponsors (42015)	\$14,680.91	\$10,490.00
Subscriptions (42005)	\$24,059.15	\$23,500.07
<b>Total General Income</b>	<b>\$66,309.63</b>	<b>\$78,039.61</b>
<b>Social Income</b>		
Bingo (43035)	\$0.00	\$778.95
Raffles (43020)	\$10,785.70	\$10,548.52
SIZZLE (43040)	\$7,690.28	\$6,551.16
Socials (43025)	\$285.45	\$213.64
<b>Total Social Income</b>	<b>\$18,761.43</b>	<b>\$18,092.27</b>
<b>Tournaments</b>		
Afternoon Teas (44060)	\$3,742.68	\$4,597.79
Club Championships (44005)	\$1,295.47	\$1,441.38
Friday Pairs (44015)	\$6,418.20	\$3,565.55
Grand Classic (44070)	\$4,945.46	\$4,081.82
Night Owls (44025)	\$23,929.79	\$25,879.72
Saturday Pairs (44045)	\$523.62	\$1,269.10

State Events (44035)	\$2,418.18	\$1,636.37
Tournaments (44090)	\$0.00	\$396.27
Wednesday Pairs (44065)	\$1,582.73	\$574.54
<b>Total Tournaments</b>	<b>\$44,856.13</b>	<b>\$43,442.54</b>

<b>Total Income</b>	<b>\$201,590.83</b>	<b>\$241,118.92</b>
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<b>Gross Profit</b>	<b>\$201,590.83</b>	<b>\$241,118.92</b>
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### Less Operating Expenses

<b>Bar Expenses</b>		
Depreciation (65510)	\$1,368.00	\$1,368.00
Licences (65200)	\$585.50	\$903.50
Maintenance (65250)	\$956.36	\$2,980.86
Miscellaneous	\$203.64	\$0.00
Purchases	\$22,570.05	\$46,828.13
Stock Change (65150)	\$6,055.04	-\$1,405.53
Wages Contract	\$0.00	\$150.00
<b>Total Bar Expenses</b>	<b>\$31,738.59</b>	<b>\$50,824.96</b>

<b>General Expenses</b>		
Affiliation/Registration	\$5,281.10	\$5,928.37
Audit Fees	\$3,550.00	\$3,450.00
Badges & Hatbands	\$113.00	\$313.79
Bank/Government Charges	\$12.50	\$117.55
Bookkeeping	\$2,934.20	\$3,519.20
Catering (62040)	\$1,616.48	\$1,850.35
Cleaning	\$269.54	\$497.11
Computer	\$1,474.52	\$2,034.68
Corporate Events	\$0.00	\$300.00
Council Rates and Lease	\$1,595.85	\$10,205.60
Donations (62020)	\$340.00	\$285.96
Electricity (62515)	\$6,294.91	\$5,154.38
Gardening (62045)	\$53.45	\$36.28
Gas	\$1,899.57	\$1,753.96
House and Grounds	\$6,782.32	\$12,392.93
Insurance	\$5,255.49	\$4,729.79
Kitchen (62535)	\$1,236.04	\$1,764.56
Other (62999)	\$406.73	\$2,857.52
Postage	\$0.00	\$90.91
Printing and stationery	\$57.41	\$863.81
Shirts (62065)	\$56.36	\$574.54
Special Events (62030)	\$4,438.61	\$9,392.32
Sponsors (62015)	\$3,965.63	\$4,626.36

Subscriptions (62005)	\$536.36	\$0.00
Telephone	\$1,326.01	\$1,378.96
Trophies (non-tournament)	\$0.00	\$62.73
Water and Sewerage	\$8,266.65	\$7,115.25
<b>Total General Expenses</b>	<b>\$57,762.73</b>	<b>\$81,296.91</b>
<b>Greens Expenses</b>		
Depreciation (66510)	\$15,588.00	\$15,588.00
Equipment Maintenance	\$773.20	\$2,528.41
Fertilizer/chemicals	\$8,833.91	\$12,740.18
Other (66025)	\$2,889.24	\$1,310.59
Provision for LSL (66120)	\$1,639.98	\$3,416.00
Superannuation (66125)	\$5,347.22	\$5,257.46
Wages - Contract	\$48,591.73	\$55,756.15
Workcover (66130)	\$1,268.74	\$1,306.90
<b>Total Greens Expenses</b>	<b>\$84,932.02</b>	<b>\$97,903.69</b>
<b>Social Expenses</b>		
Bingo (63035)	\$0.00	\$425.00
Raffles (63020)	\$2,130.39	\$1,625.17
Sizzle (63040)	\$3,324.20	\$2,835.86
Socials (63025)	\$0.00	\$606.65
<b>Total Social Expenses</b>	<b>\$5,454.59</b>	<b>\$5,492.68</b>
<b>Tournament Expenses</b>		
Afternoon Teas (64060)	\$1,632.93	\$2,130.43
Club Championships (64005)	\$892.27	\$600.00
Friday Pairs (64015)	\$916.92	\$0.00
Grand Classic (64070)	\$5,906.06	\$7,286.94
Night Owls (64025)	\$5,127.76	\$4,633.61
State Events (64035)	\$1,114.44	\$550.46
Tournaments (64090)	\$306.86	\$737.73
<b>Total Tournament Expenses</b>	<b>\$15,897.24</b>	<b>\$15,939.17</b>
<b>Total Operating Expenses</b>	<b>\$195,785.17</b>	<b>\$251,457.41</b>
<b>Operating Profit</b>	<b>\$5,805.66</b>	<b>-\$10,338.49</b>
<b>Non-operating Income</b>		
Interest Received	\$106.73	\$120.51
<b>Total non-operating Income</b>	<b>\$106.73</b>	<b>\$120.51</b>
<b>Net Profit</b>	<b>\$5,912.39</b>	<b>-\$10,217.98</b>

**INDEPENDENT AUDITOR'S REPORT - LOCKLEYS BOWLING CLUB INC.**Report on the Financial Report

I have audited the accompanying financial report of the Lockleys Bowling Club Inc. for the year ended 31 March 2019.

Administrative Committee's Responsibility for the Financial Report

The Board of Management is responsible for the preparation and fair presentation of the financial report in accordance with Australian Accounting Standards, the Associations Incorporation Act (1985) and the organisation's constitution and for such internal control as the Board of Management determines is necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

My responsibility is to express an opinion on the financial report based on my audit. I conducted my audit in accordance with Australian Auditing and Assurance Standards. Those standards require that I comply with relevant ethical requirements relating to audit engagements and plan and perform the audit to obtain reasonable assurance about whether the financial report is free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial report. The procedures selected depend on the auditor's judgement, including the assessment of the risks of material misstatement of the financial report, whether due to fraud or error.

In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial report in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Board of Management, as well as evaluating the overall presentation of the financial report.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my qualified audit opinion.

### Independence & Quality Control

I have complied with the independence requirements in accordance with the Accounting and Ethical Standards Board's APES 110 Code of Ethics for Professional Accountants. I have applied Australian Standard on Quality Control ASQC 1 quality control for firms that perform audits and reviews of Financial Reports, other Financial Information and Other Assurance Engagements in undertaking this audit.

### Basis for Qualified Opinion

Bar sales, membership fees/subscriptions and event fees are a significant source of income for the Club. The Club has determined that it is impracticable to establish control over the collection of these fundraising revenues prior to entry into its financial records. As my audit procedures with respect to these revenues had to be restricted to the amounts recorded in the financial records, I am unable to express an opinion whether these revenues of the Lockleys Bowling Club Inc. recorded are complete.

The financial statements do not currently disclose the employee entitlement 'provision for annual leave' which, although not material in amount, would provide a better reflection of the Club's liabilities and future cash commitments.

The cost and composition of the fixed assets recorded as Green's Equipment, House and Grounds Equipment, Kitchen Equipment and Office Equipment were not able to substantiated/verified.

It was communicated that the written down values within the financial report were reasonable. In light of the above, the financial statements of the Club are not free from material misstatement.

### Qualified Opinion

In my opinion, except for the possible effects of the matter described in the Basis for Qualified Opinion paragraph, the financial report of the Lockleys Bowling Club Inc. presents fairly, in all material respects, the financial position as at 31 March 2019, and its financial performance for the year then ended in accordance with Australian Accounting Standards, the Associations Incorporation Act (1985) and the organisation's constitution.

Yours sincerely

*Sylvia E Atkinson*

Sylvia Atkinson BAcc  
CPA CTA Principal  
Registered Tax Agent ASIC  
SMSF Auditor



## Bowls Director's report

As usual, there were a lot of on-green activities during the last 12 months, with successes to be celebrated and only one or two disappointments.

Before going into the detail of those activities, I sincerely want to thank our greenkeeper Brad Porter and greens manager Geoff Ellis for their work to ensure the high quality of the greens that all members and visitors have enjoyed this year.

**Pennant season** – Two pennant winning sides and another in a grand final were the highlights of the 2018-19 pennant season.

On Saturdays, our Division 1 side finished second at the end of the minor round and won their way into the grand final with a big 106-61 victory over Toorak-Burnside in the preliminary final. The grand final saw them defeat minor premier Ascot Park in a tense match 76-69. This performance now sees Lockleys returning to Saturday Premier league after a 6 or 7-year absence.

Our Division 3 South side had a tough season but pulled out a couple of big results near the end to avoid relegation. Our Division 5 West and Division 6 West sides both had a number of good wins throughout the season to finish around the middle of their respective competition tables.

On Wednesdays, our Division 1 side had a very strong finish to the season to sneak into the top four and then went within 3 shots of making it into the grand final, losing the preliminary final at Tranmere.

Our Division 3 West side went one better, playing off in the grand final at Brighton. Unfortunately, Novar Gardens were far too strong for our boys, running out 90-73 winners. Our Division 4 West side played well most of the season, finishing in 5<sup>th</sup> place.



Wednesday Division 3 side (grand finalists) at the Presentation Night April 2019



On Thursdays, our Premier side found it tough going. After winning four of their first seven matches, the wheels fell off a little and the side was winless for the rest of the season. Their 10<sup>th</sup> place finish means they have been relegated to Division 1 next year. On the other hand, our other ladies side enjoyed a very successful season in Division 4, securing the pennant with a 'come from behind' win in the last game at Rosewater.

LOCKLEYS PENNANT RESULTS		
	Wins	Position
SATURDAY		
Division 1	13 wins (inc 2 finals)	<b>1st</b>
Division 3 South	5 wins 2 draws	8th
Division 5 West	9 wins	6th
Division 6 West	8 wins 1 draw	5th
WEDNESDAY		
Division 1	9 wins 1 draw (inc 1 final)	3rd
Division 3 West	15 wins (inc 1 final)	2nd
Division 4 West	9 wins	6th
THURSDAY		
Premier	4 wins 1 draw	10th
Division 4	13 wins	<b>1st</b>

A big thank you to the whole selection team: Bob Ormston, Theo Katsivas, Mark Ballestrin, Elizabeth Ormston, Marlene Recchi, Margaret Collins, Karen Kovaleff and Bill Green for their work this season.

Lastly, thank you to all players who wore the Lockleys shirt this year for your commitment to the team and your performance on the green.

**Taylor Bowls** – The Club entered two sides this season, in the Gold and Bronze divisions. The Gold side were defending champions but, in a competition which is so even, no club has managed to defend their title in the 11 years it has been running. And so it was for our side, winning four of the eight games and finishing 7<sup>th</sup> in the nine-team competition.

Our Bronze side fared about the same, winning three of the seven matches played and finishing 6<sup>th</sup> in the eight-team competition. Thanks to all players who competed, and to Vili's Family Bakery who provided sponsorship with some incentive vouchers.

**Club Championships** – The Club Championship events ran fairly smoothly this year and events were full of some very high-quality matches. We had some first-time winners in the major events: Ashley Halls and Karen Kovaleff in the respective club singles, and Bob Ormston and Ashley Halls in the men's pairs (who then went on to reach the semi-finals of the State Men's Pairs Champion-of-Champions event). In the women's pairs, Margaret Livie and Lyn Nixon won for the third successive year.



Women's singles winner Karen Kovaleff, with MP Matt Cowdrey

Open singles winner Ashley Halls, with Councillor Jassmine Wood



2018-19 CLUB CHAMPIONSHIP EVENT RESULTS		
Event	Winner	Runner-Up
Mens Singles	Ashley Halls	Peter Thaler
Ladies Singles	Karen Kovaleff	Lyn Nixon
Mens Pairs	Bob Ormston & Ashley Halls	Geoff Ellis & Darryl Cowling
Ladies Pairs	Margaret Livie & Lyn Nixon	Lyn Teague & Karen Kovaleff
Open Singles	Ashley Halls	Fred Kovaleff
Mens Triples	Glenn Miles, Des Schumacher & Peter Phillips	John Nicholls, Don Webb & Rob Flavel
Handicap Singles	Ashley Halls	Gianni Chirico
Mixed Pairs	Karen Kovaleff & Fred Kovaleff	Ross Portolesi & Lyn Teague
Open Fours	David Navaratnam, Glenn Miles, Sam Katsivas & Theo Katsivas	Arnie Fraser, Ian Tucker, John Nicholls & Don Webb



Women's pairs winners,  
Margaret Livie and Lyn Nixon,  
with MP Matt Cowdrey



Men's triple winners, Des Schumacher  
and Glenn Miles, with  
Councillor Jassmine Wood  
(absent Peter Phillips)

**Best of the West** - The Best of the West competition recently concluded and saw defending champion Lockleys relinquish the title to Grange. We didn't go down without a fight, winning all seven rinks on the last day of competition. Our selection process was again aimed at player development, with some inexperienced pennant players being given the opportunity to play with several Division 1 skips. It worked well. Thanks to Lester Todd and Mike Pearson, the Lockleys liaison/team managers for this competition.

**Night Owls/Eagles** – The two nights of Night Owls competition continue to be popular and very valuable to our Club, with around 130 players competing over the two nights. Thanks again to overall coordinator Lester Todd and everyone else who devotes time and energy to making these nights such a big success.



**Bowls Premier League (BPL) Cup** – congratulations to the team from Lockleys who were State co-winners of Bowls Australia’s BPL Cup, going on to represent South Australia in the national competition held at Pine Rivers Club in Brisbane last November – and for getting through to the semi-final, which was televised nationally.

Bowls Australia BPL Cup State co-winners  
(L-R) Fred Kovaleff, Ashley Halls, Theo Katsivas,  
Bob Ormston



**Other activities** - in addition to those listed above, we also hosted:

- State Pairs
- State Singles
- Lockleys Grand Classic
- Men’s and Women’s Country Carnival
- Tanglin Bowling Club visit
- Henley High School students
- Lockleys Ladies Classic
- State practices
- State Champion-of-Champions
- Secondary School Championship
- Corporate events



Winners of the Lockleys Women’s Classic 2019  
(L-R) Toby Rowe (Karidis Retirement Villages), Lyn Teague, June Rae (Hawthorn), Karen Kovaleff,  
Elizabeth Ormston

All of these activities required many volunteers to run them successfully and I thank all members who assisted to make each occasion a success.

I would like to thank the Bowls Committee members; Geoff Ellis, Don Webb, Lester Todd, Theo Katsivas, Elizabeth and Bob Ormston and Anne Green. We didn't meet as often this year but contributions by all members when discussing key issues were valuable in getting to the right outcomes. I would also like to thank the Lockleys' Board members for the trust they have shown in me and the Bowls Committee on bowls-related matters.

Finally, I would like to thank all the members who proudly wore the Lockleys' shirt on the green this year. You are responsible for the performances we have achieved this year, and I'm sure there is more to come. We have a new uniform coming for the new season and I am sure it will be worn with pride by all.

## Ashley Halls

The proposed new uniform ...



**Playing Polo**

## House Director's report

As reported last year, the Board created the House Director portfolio. It is my extreme pleasure to thank the members for their contributions in making this position workable.

Unfortunately, my situation at home (which most of you are aware of) curtails the amount of time I have for this position, so I will not be continuing as House Director.

### Catering

This year, we have had a steady request for catering needs. Pleasingly, 29 members made themselves available to assist in some way with preparing meals, serving and kitchen duties.

The 2017-18 Presentation Night started the year off with a three-course meal. For this event, we used extra outside staff so that members could enjoy the evening without the worry of doing the work.

We continued on with the pennant afternoon teas. Unfortunately, Marlene Recchi and Anne Green dropped out. But Ian Tucker and Arn Fraser joined Mel Recchi, Glenis Screnci and myself on Saturdays, with Greg Screnci, Michael (Snoopy) Atherton and Mel Recchi undertaking the duties on Wednesdays. Both Lockleys and visiting members commented favourably on a number of occasions during the pennant season on the choice of fillings and freshness of the sandwiches.

Other functions catered for during the season included:

- the Open & Ladies Classics
- Friday monthly 'Fish Nights'
- Urbræ Old Scholars
- Fulham Cricket Club's Presentation Night
- Opening of the pennant season BBQ
- Country Carnival

I take this opportunity to thank all members for your contribution and assistance.

### Cleaning

This year, with the extra members who have been prepared to give up a couple of hours each week, we have been able to have 4 teams working on an 8-week rotation. This has enabled our Club house to be kept in the clean and tidy manner we would expect. The four teams have been.

- **Team A.** Brian Teakle, Shirley Tink, Bill Balter (and Matthew Mandica for a period)
- **Team B.** Mel Recchi, Heather Penglis, John Pain and Gianni Chirico
- **Team C.** John Fitzgerald, Lester Todd, Gladys Barratt and Graham Beck
- **Team D.** Ian Hodder, Chris Schumacher, Des Schumacher and Ian Tucker

I should also mention that the ladies who have continued to look after their facilities on a weekly basis have done a great job.



## Bar

Prior to the season commencing, we put in place a range of Board recommendations relating to the bar. This required a group of inexperienced members learning on the go, a no mean feat. Our bar is returning a good profit and operating with staff rotations to share the load.

New personnel bring new idea and new practices – all of which are evolving and definitely streamlining operations.

On behalf of bar coordinator Mark Ballestrin, I wish to thank our wonderful helpers:

- starting with our magnificent front-line staff – Karen Kovaleff, Helen Musson, Lyn Teague and Mel Recchi
- our hard-working stockists - John Nicholls and Mel Recchi
- those who fill in for special events – Ian Hodder, Tyson Rudd and Karen and Fred Kovaleff
- our very important volunteers who fill in on all sorts of occasions – Lew Ward, George Szczurko, Bill Morris, Lester Todd, Bob Neale and Bob Discombe, and
- those who quietly set up the tills before anyone arrives, such as Tony Holder and Graeme Isaacson.

All these people contribute to the bar's functions in many ways, mostly behind the scenes to ensure our main income source continues to bring in much needed funds.

It is imperative, however, that for the upcoming season we gain some new helpers. So if you're interested in doing even an hour a week, please speak with Mark Ballestrin.

## Bill Green

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Gardening doesn't perhaps traditionally fit within the House Director's portfolio. However, we've placed it there for convenience, so here's the report from that valued group of volunteers.

### Gardening (by Geoff Ellis)

During the past few years, the Monday morning group has gradually morphed into a very willing band of helpers who get involved with any outside activity. This includes not only gardening but also emptying rubbish bins, repairing shelters and helping the greenkeeper after scarifying etc. In turn, Brad returns the favour with fertilising, spraying and cutting of the vast banks area.

The group includes Geoff Alexander, Danny Borg, Darryl Cowling, Geoff Ellis, Ian Hodder, John Keough, Glenn Miles, Brian Teakle, Lyn Teague and Lester Todd, and others for larger events – our grateful thanks.

The large garden surrounds presented a huge challenge this season, trying to keep plants alive in an extremely dry summer. Thankfully, most have survived – our only

casualty has been the privet hedge adjacent to A green. We will be seeking advice as to its future, as some parts of it have survived after a large cutback but some didn't.

The flower beds were most successful, with both summer and winter varieties. This will continue this year with similar plants as they become available from David Eaton of the horticultural company Ball Australia.

In conclusion, I am immensely proud of our loyal band of helpers who give their time and energy in keeping our large banks and gardens as attractive as possible.

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Christmas party 2018

## Social and Fundraising

The 2017-18 pennant season was rounded off with a well-attended Dolphin Cruise on the Port River in April. The weather was beautiful, a number of dolphins were seen and, as evident by the champagne glasses in the photo, it was a very enjoyable outing.



Relaxing on the Port River cruise (L-R) Karen Kovaleff, guest, Brenda Cannon, Lyn Nixon, Lyn Teague, Carol Crossley

The Fashion Parade and Craft Stalls in September 2018 was our first event for the season in which 90 ladies attended a very colourful spectacle. A number of craft stalls enhanced the day during which over \$1000 was raised.

About 50 punters attended the November 2018 Melbourne Cup spectacular, with Stuart McGregor organising the sweeps. Quiches were supplied and went well with the salads, although the focus was more on the racing than the food, if the cheering was any indication. Around \$330 was raised.

In December, the Ladies Christmas party was held and was very popular if the carol singing was anything to go by. This was followed by the Club Christmas party attended by over 100 people. The tables were beautifully decorated, the meal superb (and great value at only \$10) as it gave people the chance to mingle convivially. We also raised \$700 through bar and raffle sales.

In early January, the Open Grand Classic, sponsored by Premier Home Loans, saw 30 teams competing in a great day for the club. Many thanks to the volunteers – catering, bar, kitchen and organising committee. A sterling job by all. The Ladies Classic followed, sponsored by Karidis Retirement Villages. In all, 20 teams competed, and the day was enhanced by the marvellous food and beautiful decorations. Shingleback Wines were very generous once again and, with raffles and other prizes, the day was a great success.



February was Quiz month and we attracted 90 members and visitors to our Club. Ashley Halls was our quiz master extraordinaire and kept the pace rolling along. Thank you to the many people who helped make the night a huge success, raising over \$2000.

Of course, it would be remiss not to mention the many Fish Nights we've had, which are certainly appreciated by those who attend. Greater numbers would really lift these occasions and make them even better. We much appreciate the contribution by Bill and Anne Green, Marlene Recchi, Heather Penglis and others who are always willing to assist.

A special shout-out to Kerry Yianni who has helped with Wednesday and Saturday raffles, along with Mark Ballestrin, Roger Harper and others.

Sandwiches for pennant afternoon teas do not magically make themselves and there have been numerous people who regularly attend to that task, helping the Club save considerable money. Many thanks to all of you and indeed to all helpers who have at various times throughout the year assisted in the small and not-so-small tasks that are necessary to ensure the Club ticks along. Your contributions, no matter how large or small, have been greatly appreciated.

The 90 people who attended our 2018-19 Presentation Night were treated to a fine three-course meal, once again expertly cooked and served by Bill Green's crew. We were fortunate to have in attendance the Club's new Patron, the Hon Michael Coxon, the incoming Mayor of the City of West Torrens, as well as several other VIPs. Spectacular decorations, tall stories and flowing wine all contributed to a special evening in which players were rewarded for their bowling achievements throughout the year. A highlight of the night was the winning of the Taylors bowls raffle by our own George Szczurko.

## Lyn Nixon



Christmas party 2018

## MINUTES

### Lockleys Bowling Club Annual General Meeting 28 May 2018

#### 1. Welcome

The Chair opened the meeting at 7pm, welcomed those present and noted that the 53 full and life members in attendance were sufficient to constitute a quorum.

#### 2. Reading of notice convening the meeting

The Secretary read the notice convening the meeting dated 7 May 2018.

#### 3. Apologies

The Chair noted apologies from Ashley Halls, Roger Kimber, Neil Griffin, Rob Flavel, Shirley Tink, Peter Phillips, Reg and Rhonda Davey, Fred and Karen Kovaleff, Mel and Marlene Recchi, Don Turner, Brian Teakle, Romano Sterai, and Chris and Des Schumacher.

#### 4. Remembrance

The meeting observed a minute's silence for those who have passed away since the last AGM.

#### 5. Minutes of the previous meeting

The Chair noted that the minutes of the AGM held on 29 May 2017 were included in the Annual Report.

**Motion:** *That the minutes of the AGM held on 29 May 2017 be adopted as a true and accurate record of that meeting.*

*Moved: Heather Penglis*

*Seconded: Barry Day*

*Carried*

There was no discussion or queries arising from the minutes of the previous meeting.

#### 6. Presentation and adoption of the Annual Report

The Secretary introduced the Annual Report, noting that an e-version had been circulated to members with email access and that a limited number of printed copies had been available at the Club for a week or so before the meeting. In presenting the report, he noted that:

- Ruth Kimber had inadvertently been omitted from the list of Life Members, for which the Board apologises.
- Thanks to Qattro for sponsoring the printing of the hard-copy version, with special thanks to Peter Roberts for his assistance.
- Some members may have had difficulties in accessing the e-version of the report, which will be addressed in next year's report by the addition of a PDF version.
- There are some inconsistencies in the 'portfolio' reports, both in relation to the content of some sub-portfolio areas and that some areas of volunteer effort should perhaps have been

allocated a specific sub-portfolio heading, which will be taken into consideration in next year's report.

**Motion:** *That the Annual Report as presented be adopted.*

*Moved: Don Webb*

*Seconded: Theo Katsivas*

*Carried*

The President presented a precis of his report, concluding with his offer of support to the incoming President and Board, and with particular thanks to those who have volunteered and provided support to him and the Club over the past four years.

There was no discussion or queries arising from the Annual Report.

## **7. Presentation and adoption of the balance sheet and statement of accounts**

The Treasurer, in presenting the financial statements, noted that the balance sheet and statement of accounts are included in the Annual Report, together with the auditor's report.

**Motion:** *That the balance sheet and statement of accounts as presented be adopted.*

*Moved: Tony Holder*

*Seconded: Kerry Yianni*

*Carried*

In response to a query from Stephen Jones, the Treasurer advised that a reconciliation from the Australian Sides Championships is not specifically reflected in the accounts but is recorded, excluding bar sales, under 'Special Events'.

In response to a query from Peter Roberts, the Treasurer advised there has not been any specific projections of the impact in future years of the Club's policy of providing a 50% discount to new members.

Des Green offered his opinion that Bowls SA is doing very little for bowls at the 'grass roots' level, despite receiving considerable revenue from the affiliation fees being paid by clubs.

In response to a query from Theo Katsivas, the Treasurer agreed the figures for the Club's Grand Classic tournament do not accurately reflect the financial success of the event, as sponsorship and bar sales are recorded separately.

## **8. Election of office bearers**

The Chair advised that one nomination has been received for the vacated position of President, one for the position of Treasurer and one for the one vacant Board position. In accordance with Clause 33.4 of the Constitution, he accordingly declared:

- Sam Katsivas the duly elected President
- Graeme Isaacson the duly elected Treasurer, and
- Stephen Jones a duly elected Board member.



The Chair advised it would also be usual for the AGM to reconfirm the appointment of the Patron.

**Motion:** *That the Mayor of the City of West Torrens, the Hon John Trainer, OAM, be reappointed Patron of the Lockleys Bowling Club.*

*Moved: Geoff Ellis*

*Seconded: Bob Neale*

*Carried*

## 9. Election of auditor

The Secretary noted while it would be usual to appoint an auditor at the AGM for the coming year, the incoming Board would like to investigate the possibility of obtaining the services for free and/or as part of a sponsorship arrangement, potentially saving the Club around \$3500 per year, and enact that appointment as appropriate for the 2018-19 financial year. A notice of motion had accordingly been submitted, in accordance with Clause 53.2 of the Constitution, as follows:

**Motion:** *Noting that Clause 48.2 of the Constitution stipulates that ‘the Auditor shall be appointed at each Annual General Meeting’, such an appointment be deferred at the 2017-18 Annual General Meeting, with the Board empowered to investigate the appointment of an auditor on financial terms more favourable than the previous commercial arrangements.*

*Moved: Bob Ormston*

*Seconded: Sam Katsivas*

*Carried*

## 10. Notices of motion

### a. Revised membership classes

The Secretary introduced a notice of motion, submitted in accordance with Clause 53.2 of the Constitution, to revise the membership classes of the Club to redefine the current junior and student membership classes and introduce a new category of Night Eagle transition member, namely:

**Motion:** *That the membership structure of the Club be revised to comprise the following categories (with Constitutional amendments to be circulated separately):*

- *Full member*
- *Life member*
- *Associate member*
- *Youth member (16-23)*
- *Junior member (<16)*
- *Night Eagle transition member*
- *Night Eagle member*
- *Social member*

*Moved: Ashley Halls*

*Seconded: Sam Katsivas*

The Secretary explained that the primary intent of the revision was to introduce a new category of membership to encourage those currently playing Night Owls to transition to playing pennant bowls and eventual full membership of the Club, as has successfully occurred this past year.

The Secretary also noted the revision intended to redress what some would see as an inequity whereby a current Night Eagle, paying a \$5 annual registration fee and \$8 per game of Night Owls, could be using the greens for practice, play social bowls three times a week and fill-in for a handful of pennant games alongside a full member of the Club paying almost \$300.

The issue generated considerable discussion, including:

- the view that Night Eagles should be allowed unrestricted access to the greens
- the view that access for Night Eagles should be restricted to organised practice sessions
- the comment by Lester Todd that the Night Owls organisers typically organise pre-season practice sessions for interested Night Eagles, conducted over 3-4 Sundays, as well as regular practice during the season each Tuesday
- appreciation by Gianni Chirico for the welcome he has received at the Club
- questions as to whether the introduction of Night Eagle transition and Night Eagle membership classes will affect the affiliation fees payable to Bowls SA (with members assured by the Treasurer that the Club has paid a set amount, which will increase by only a small CPI-type percentage each year, regardless of actual member numbers)
- the need for an induction/welcome booklet, to include bowls etiquette
- the suggestion that the Club hosts a new member social night each season
- the view that some other clubs charge \$5 for non-club members to use their greens.

After lengthy and often inconclusive debate, the original motion was carried.

The following motions were also introduced:

**Motion:** *That Night Eagles are eligible to use the greens for organised Night Owls practice sessions [which was changed by consensual agreement from the meeting to say ... at all times].*

Moved: Tony Holder

Seconded: Darryl Cowling

Carried

#### **b. Membership fees**

**Motion:** *That the scale of membership fees for 2018-19 be set as follows:*

• Full member	(100%)	\$300
• Associate member	(50%)	\$150
• Youth member (16-23)	(40%)	\$120
• Junior member (<16)	(20%)	\$60
• Night Eagle transition member	(13.3%)	\$40
• Night Eagle member	(notional)	\$15
• Social member	(notional)	\$10
• Life member	(no charge)	-

Moved: Ashley Halls

Seconded: Bill Green

Discussion on this motion was largely addressed in the discussion on revised membership classes. An additional view was that the registration fee for Night Eagles should be \$0 but the weekly fee should be increased from \$8 to \$10, potentially yielding an additional ±\$5000 for the Club. A contrary view was that increasing the weekly fee even to \$10 would result in a number of existing players quitting the competition.

*A motion that the registration fee for Night Eagles be \$0 and the team fee per night be \$20 was lost.*

**Motion:** *That the registration fee for Night Eagles be \$10 per individual and the individual fee per night remain at \$8.*

*Moved: Theo Katsivas*

*Seconded: Don Webb*

*Carried*

Based on that motion, the original motion – as amended to change the Night Eagle membership fee to \$10 – was carried.

## **11. Other business**

Tony Holder suggested that a copy of the Constitution be placed on the noticeboard and on the website.

The Chair presented:

- 50 badges to Michael Hogan, Nico Chirico, Margaret Livie and Margaret Collins, and
- 8 badges to the above members, as well as Tony Holder and Ray Wells, Peter Phillips and Bob Bobrige (the latter three in absentia).

The incoming President was invited by the Chair to speak. Sam Katsivas thanked the outgoing President and Board and identified that the priorities for the incoming Board were the continuing financial reinvigoration of the Club, the development of detailed portfolio responsibilities for all Board members, and the need for all members of the Club to become actively involved in volunteer tasks.

## **12. Close of meeting**

The Chair closed the meeting at 9.10pm.

The printing of the Lockleys Bowling Club's  
106<sup>th</sup> Annual Report  
is generously sponsored by



Terry Buss, PSM  
Chief Executive Officer  
City of West Torrens  
165 Sir Donald Bradman Drive  
HILTON SA 5033



Dear Terry

## **REPORT ON THE CLUB'S FINANCIAL SITUATION IN SUPPORT OF A CONTINUED MORATORIUM ON COUNCIL FEES**

Reference A: Minutes of the Council and Committee Meetings of the City of West Torrens dated 21 August 2018

In accordance with Item 17 of Reference A, I hereby provide a report on the financial situation of the Lockleys Bowling Club in support of a continued moratorium on charges payable to Council under the current lease arrangement.

### **Liquidity**

I am pleased to report that the Club's financial situation has improved considerably since June 2018 when the current Board came into effect.

As highlighted in the *Annual Report 2018-19* (see the Treasurer's report at pp. 15-23 of the attached report), the Club made a small profit of \$5912 for the financial year ending 31 March 2019 (the first since 2012-13), while liquidity increased by over \$30K to \$37,676.

### **Actions to date**

In addition to the much-appreciated saving of ≥\$10.5K as a result of Council agreeing to waive lease fees and rates for 2018-19, the improved financial position can be attributed to a number of measures put in place by the Board over the past year, which have included:

- Increasing bar prices by around 10% and improving stock management, which has improved bar profitability from 99% in 2017-18 to 125% in 2018-19
- A rigorous program of reducing or eliminating non-essential expenditure, such as
  - A reduction in greens-related expenditure of ±\$13K, achieved primarily by reducing the maintenance effort on one green and curtailing non-essential work on the remaining three
  - Curtailment of CO2 monitoring of the above-ground bar storeroom – a saving of >\$3000 per year
  - Curtailment of cardboard recycling bin service – a saving of \$600 per year
  - Less frequent (but still compliant) inspections of fire extinguishers, power points etc – a saving of \$1500 per year
  - Switching from cash prizes for social bowls to sponsored products (meat trays and wine) – a saving of \$500 per year (from November 2019)
  - Renegotiating costs for our telephone and communication services – a saving of \$1050 per year



- Using volunteers or obtaining sponsored support for services previously outsourced, such as
  - Bringing the book-keeping function in-house – saving \$3000 per year
  - Conversion of the air conditioning maintenance to a sponsored arrangement – saving \$1200 per year (from January 2019)
  - Part conversion of the audit function to a sponsored arrangement – which will save \$3000 per year (for 2019-20 and beyond)
- Gaining additional sponsors, which has increased cash contributions from \$10.5K in 2017-18 to \$14.7K in 2018-19 (noting that in-kind support provided by sponsors in 2018-19 was additionally valued at almost \$12K).

### **Planned further actions**

The Board is also putting in place or addressing a number of further areas to assist the Club's financial position. These include:

- Increasing our membership base, particularly by encouraging social bowlers to transition to pennant competition and full membership of the Club
- Increasing membership fees for pennant players in 2019-20 by 3%
- Transitioning the current full-time greenkeeper from a salaried to a contractual arrangement (from May 2020), which will likely result in some cost saving
- Planning to reduce the Club's playing surfaces from four competition-grade greens to three (albeit this decision will be influenced by progress/decisions relating to the overall redevelopment of the Club's facilities and the prospect of Adelaide bidding to host the Commonwealth Games in 2026)
- The possibility of merging with other bowling clubs, notably Henley and Grange (albeit the prospect is obviously dependent on those clubs perceiving corporate and financial benefit in such a merger, which isn't necessarily yet evident).

### **Summary**

I believe our Club has made significant and meaningful progress in resurrecting its financial position, although the level of improvement is obviously quite modest and the Club clearly has a long way to go before its financial viability is assured.

The one-year moratorium on the payment of lease fees and rates agreed by Council in August 2018 was a major factor in the Club's ability to survive financially in 2018-19.

The Board is confident the measures it is planning to undertake or address in 2019-20 will further improve the Club's financial position. However, a one-year extension of the moratorium would provide a critical underpinning to those measures.

May I take the opportunity to thank Council for supporting this initiative. The moratorium has certainly provided the Club much needed financial relief but, more significantly, this show of support has incentivised the Board to strive even harder to find other successful avenues for turning its financial position around.

I can assure Council that our efforts will not diminish as we explore further ways to increase our profitability. I therefore, respectfully request, that Council agrees to extend the existing moratorium until 30 June 2020.

Yours sincerely



**Sam Katsivas**  
President

0414 566 244  
[sam.katsivas@outlook.com](mailto:sam.katsivas@outlook.com)

19 June 2019

*Att. Annual Report 2018-19*

## 9.7 Hilton RSL Sub-branch - Relocation Update

### Brief

This report provides Committee Members' with an update on the progress of the proposed relocation of the Hilton RSL from the current location of 147 Sir Donald Bradman Drive, Hilton to 173-187 Sir Donald Bradman Drive, Cowandilla.

### RECOMMENDATION

The Committee recommends to Council that:

1. The report be received and the Hilton RSL Sub-branch be provided with the draft design development package prepared to comply with **Option 2** for information and comment.
2. The Committee notes the preliminary discussions held with the West Adelaide Football Club relating to the potential option of relocating the Hilton RSL Sub-branch to Richmond Oval and that the Mayor and Chief Executive Officer continue those discussions and report back to this Committee on the outcome of those discussions at its next meeting.
3. The Hilton RSL Sub-branch be informed of the preliminary discussions occurring between Council and the West Adelaide Football Club about the potential option of relocating the Hilton RSL Sub-branch to Richmond Oval and the Administration seek their initial views on such a potential move.

---

### Introduction

At the City Facilities and Waste Recovery General Committee (the Committee) meeting held on 26 March 2019, Members' were provided with and considered three potential options for the relocation of current RSL Sub-branch activities from the current location (147 Sir Donald Bradman Drive Hilton), to the Council-owned Community Hall and Bluestone Cottage located at 173-187 Sir Donald Bradman Drive, Cowandilla.

- **Option 1** sought to refurbish the existing bluestone cottage for part sub-branch activities with the remaining activities (a hireable community facility and large space for monthly and special events) needing to occur within the adjacent red brick building (community hall space).
- **Option 2** sought to consolidate the RSL Sub-branch activities and the hireable community functions into one building, the existing red brick building, by extending the Community Hall west into the existing carpark. This option retains Council Administration occupation to the Brooker Terrace side of the facility.
- **Option 3** sought to refurbish the internal layout of the entire red brick building so as to accommodate all RSL Sub-branch activities into one site, without extending. This Option requires the relocation of existing Council Administration from the eastern side of the Red Brick Building.

The Committee resolved that the Administration further progress Option 2 as detailed in the Committee Agenda report for the proposed relocation of the Hilton RSL and detailed design documents be developed with improved budget project costs and a report be brought back to this Committee once this work is finalised.

## Discussion

Following the Committee's meeting of 26 March 2019, the Administration has continued to progress the draft design development documentation package in relation to the possible relocation of the Hilton RSL, from its existing premises to the buildings at 173-187 Sir Donald Bradman Drive. The Council Administration will retain occupation to the Brooker Terrace (eastern) side of the facility.

In accordance with the Committee recommendation, consultants have developed a draft design development package for Option 2 which seeks to consolidate the RSL Sub-branch activities and the hireable community functions into the existing red brick building (western part) with an extension to the western side into the existing carpark. The design also includes the demolition of the bluestone cottage and conversion of the space to provide additional car parking, (to compensate for the loss of car parking for the building extension). A copy of the draft design development package is included, (**Attachment 1**).

Key opportunities identified in the detailed design include:

- a main entry remembrance wall;
- open modern design with opportunity for flexibility of use
- formal and informal areas
- strong street presence
- recognition of people and history and opportunities for the display of memorabilia;
- link to the outdoors/terrace

A high level and updated cost estimate for the refurbishment and extension of 173-187 Sir Donald Bradman Drive has been provided by the consultants and includes the demolition of the bluestone cottage and construction of car parking. Based on the draft design development package the total cost of the project is projected to be in the range from \$1,800,000 to \$2,000,000.

A meeting was held between the consultants and members of the Committee of the Hilton RSL Sub-branch on 27 June 2019 to explore the design. The consultants provided an overview of the draft design development package including the design concepts and material palettes. The Hilton RSL Committee have given their general endorsement of the design, however have requested to be provided with the draft design development package in order to formally investigate and provide (formal) comments regarding the functionality of the design.

Should Hilton RSL Committee support the plans with no or minor alterations, it is expected that the detailed design document package (including civil, hydraulic, mechanical and electrical services [i.e. documentation ready from procurement]) and project cost estimate suitable for budgeting could be completed by September/October 2019 if Council was to progress this option further.

Should the Hilton RSL Sub-branch recommend significant changes to the draft design following their consideration of the design development package, a further report will be provided to this Committee seeking direction for the project.

Further stages of this project will include, and subject to Council resolving to proceed down this path, the submitting of a budget bid and the lodgement of a development application. The development application will comprise a change of use and some of the component uses of the facility are listed as non-complying in the development plan, (i.e. restaurant/informal dining). A non-complying application will mean the application goes through a more rigorous process and requires an initial statement of support to be provided with the application, followed by a statement of effect.

The funding for the possible development of this current draft design development package and the detailed design documentation package will come from allocated project funds provided in the budget should Council proceed with this option.

Further to this work, the Chief Executive Officer and Mayor has been exploring options around the potential to relocate the Hilton RSL to Richmond Oval. Some preliminary discussions have occurred with the West Adelaide Football Club (WAFC) around whether such a proposal is possible and while discussions are in their infancy, there is potential for this to occur. The Chief Executive Officer will provide a verbal update at the meeting in terms of the nature of the discussions with the WAFC and how a possible move of the Hilton RSL to Richmond Oval might look.

### **Conclusion**

Consultants have provided a draft design development package document for Option 2 - relocation of the Hilton RSL Sub-branch from 147 Sir Donald Bradman Drive, Hilton to 173-187 Sir Donald Bradman Drive Cowandilla.

The draft design development package has initial support from the Hilton RSL Sub-branch Committee (subject to further examination), and has a high level cost estimate in the range from \$1,800,000 to \$2,000,000.

Further options are being explored around the potential of relocating the Hilton RSL Sub-branch to Richmond Oval however, those discussions are in their infancy and further work is required in terms of whether that move could be achieved.

### **Attachments**

#### **1. Draft Design Development Package (12 July 2019)**







**Contact Information**

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- Built Form & landscape
- Context Interface
- Planning Drawings
  - Site Demolition Plan
  - Demolition Plan
  - Site Plan
  - Ground Floor Plan
  - Building Elevations
  - Building Section
  - Perspectives

**4.0 Materials**

- Proposed External Materials
- Proposed Internal Materials
- Proposed Landscaping and Planting

**Appendix**



09118 WEST TORRENS RSL RELOCATION - DESIGN DEVELOPMENT REPORT

# 1.0 Introduction & Development Summary

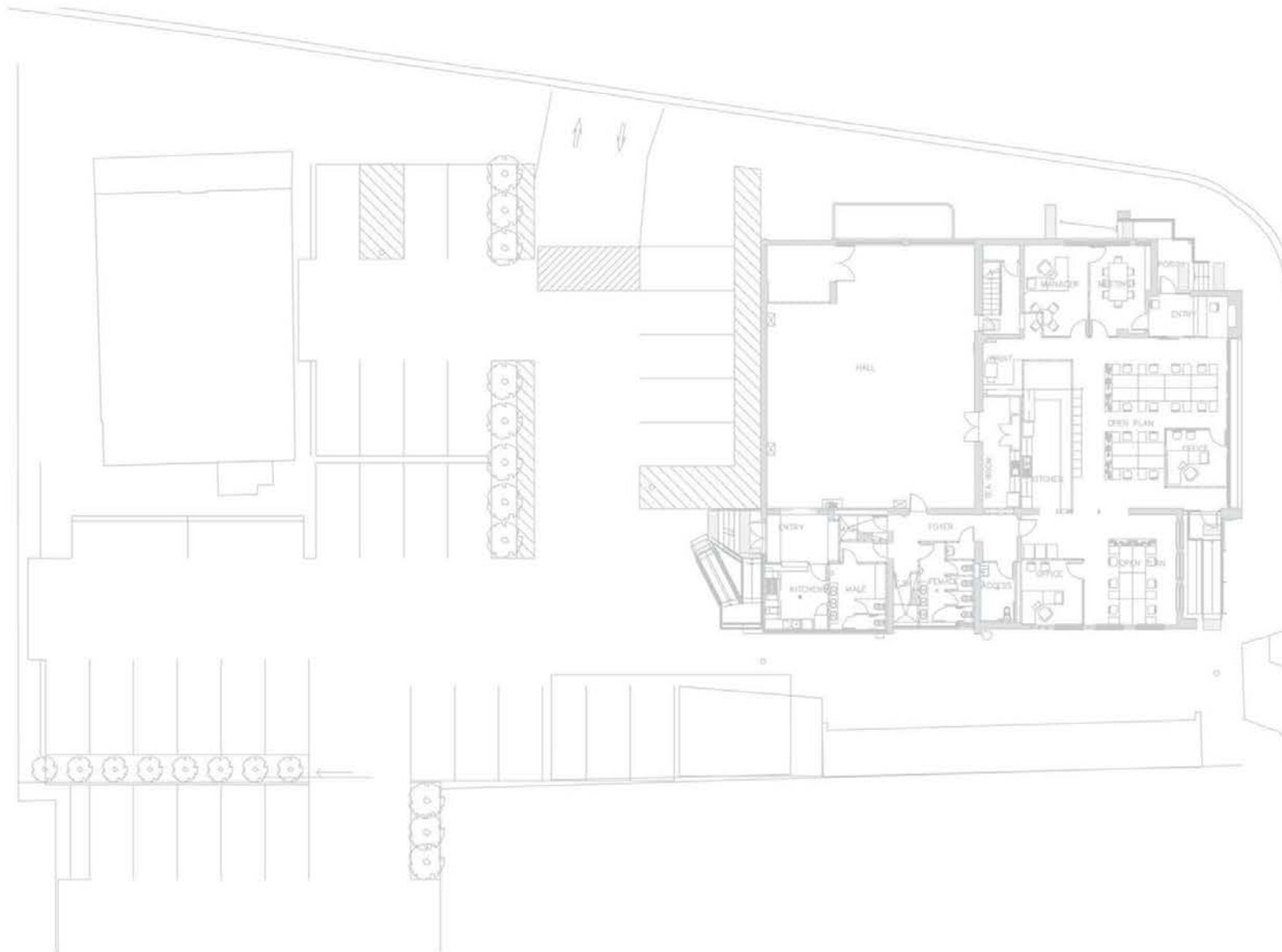


## Introduction

This document has been prepared as part of a planning stage development application for the proposed West Torrens RSL Relocation to 173 - 187 Sir Donald Bradman Drive, Cowandilla.

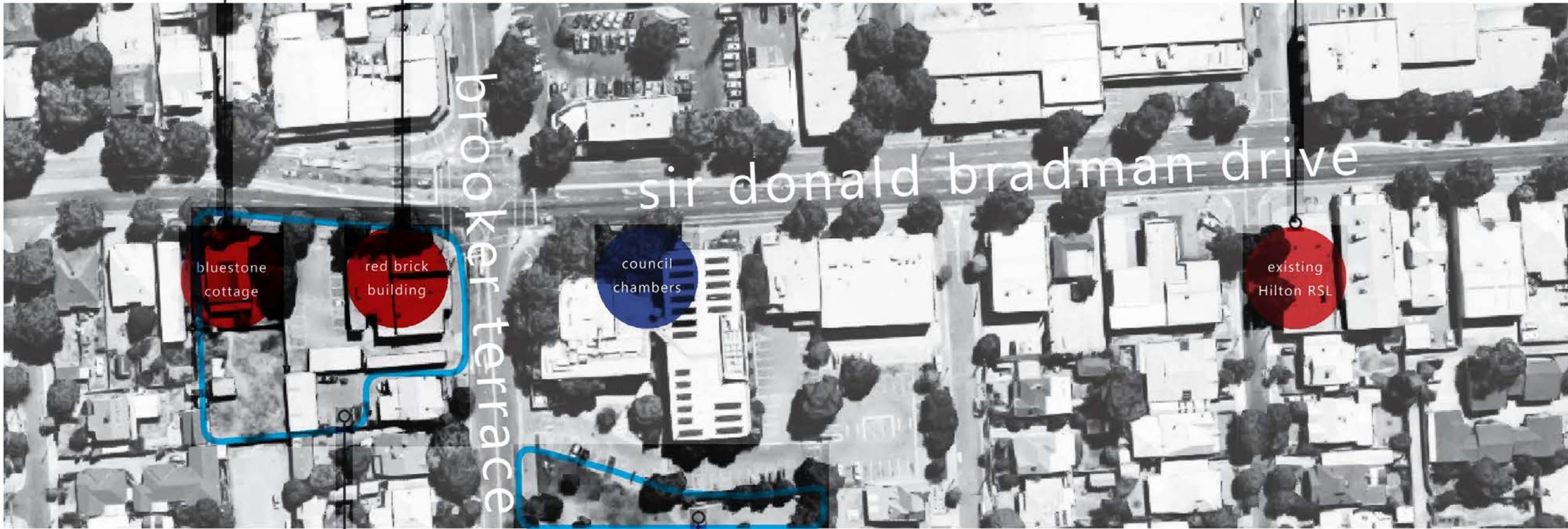
The project team comprises of:

- City of West Torrens  
Client
- JPE Design Studio  
Architecture / Interior Design and Landscape Architecture



09118 WEST TORRENS RSL RELOCATION - DESIGN DEVELOPMENT REPORT

2.0 Site Context & Analysis





09118 WEST TORRENS RSL RELOCATION - DESIGN DEVELOPMENT REPORT

Site Context & Locality Plan



The subject site is located at the corner of Sir Donald Bradman Drive and Brooker Terrace. The subject site area is bounded by streets on two boundaries with businesses and residential homes on the other side.

The existing red brick building located on the corner of the site includes a large car park and a bluestone cottage to the west. The existing bluestone cottage is proposed to be demolished to allow for additional carparks (to accommodate the needs and compliance requirements of the proposed use).

Across Brooker Terrace, there is the City of West Torrens council building and Brooker Reserve just to the south.

It is intended that majority of the existing bitumen paving is to remain, new bitumen as required, and carpark line marking re configured.

- Legend
- Single Storey Residential
  - Subject Site
  - Brooker Reserve
  - Shopping Centre
  - City of West Torrens Council



09118 WEST TORRENS RSL RELOCATION - DESIGN DEVELOPMENT REPORT

Site Context Photographs

The following images indicate the existing streetscape character and context of the built form and the landscape in and around the vicinity of the subject site.





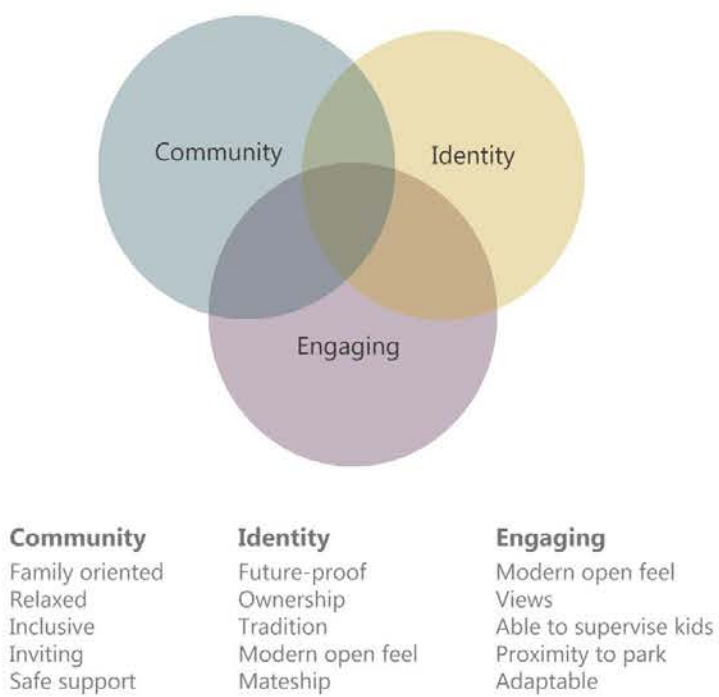


Consultation

JPE Design Studio together with Council, met with the Hilton RSL-SA representatives on 4th September 2018, to discuss the functional requirements of the day to day operations, the needs of special events (Remembrance Day, Anzac Day) and their aspirations of key goals to be reflected in the proposed new facility.

JPE Design Studio presented three preliminary design drivers for the project that was well received. Two of the proposed options for this project was preferred by the representatives for JPE Design Studio to develop and represent outcome from the meeting for further discussion.

Stakeholder Feedback



Hilton RSL

The consultation allowed for a better understanding of the RSL needs and future plans and opportunities that should be considered in the overall design of the building and surrounding spaces.

A general weekly calendar was created after the initial workshop to better understand the overall usage of the RSL weekly + monthly. This will help for future design considerations.

	Time	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
RSL	AM		Admin. & Meetings	Maintenance				
	PM	Bar Opens 2:30-6			Bar Opens 2:30 Darts Comp. 6:30 8 Ball Comp.	Bar Opens 2:30-6	Members Night  i.e Cocktail Night	Band Night possibly (hosted by RSL monthly)
Comm	AM		Art Classes	Meditation		Bingo 11-2	Legacy Hallmark	
	PM	Bingo 12-4	Martial Arts		Taekwondo	Keno		Hire Night (Varies)
Typical Capacity		20-30	10-20	10	40-70	10-20	50-60	100/month

09118 WEST TORRENS RSL RELOCATION - DESIGN DEVELOPMENT REPORT



## Design Brief

Following the consultation a design brief document was developed to capture the needs and aspirations of RSL. This was presented to council on the 14th of September 2018.

### INFORMAL DINING

#### Description:

Multi-use functions for RSL and community members. It currently contains;

- Two 8 ball tables & 3 dart boards
- Informal seating, a gathering space, & the bar
- Memorabilia display

This space hosts different tournaments throughout the week, of which usually include finger foods and bar usage.

#### Opportunities:

- Existing operable wall which separates the hall from informal dining
- Upgrade the finishes and furnishings
- More dining tables and chairs
- Retain games and activities within main gathering space
- Cater for multiple games and tournaments

### KITCHEN

#### Description:

Adjacent to the bar the informal dining and function hall. This space is always available for hire with the hall.

#### Opportunities:

Meals are key to the RSL, therefore the need for functional space and equipment is essential. By grouping the kitchen, bar, and cold room in a more central location, opportunities for all users dramatically increases.

- More cooking capabilities
- Freezer and cold room in between kitchen and bar
- Better flow
- More bench space, storage, and cupboards

### BAR

#### Description:

Connected to the informal dining and kitchen. The Bar currently has a cold storage room as well as access to the alley.

#### Opportunities:

- Review the need for a bar person during all operating hours
- Secure and closable
- Ice machine & improved coffee machine
- Central for serving purposes

### FUNCTION HALL (FOR HIRE)

#### Description:

Separated by an operable partition wall, this area is connected to informal dining. This is available for hire from any community member or group. At times, it is used by RSL for major functions or events. About once a month the RSL will host a band night and use both the informal dining space and function hall.

#### Opportunities:

- Increase space and improve storage
- Improve internal finishes and furnishings
- Improve opportunities for band equipment etc (ie stage)

### TOILETS

#### Description:

There is currently only one accessible toilet that comes off the informal dining space, 1 x male toilet and 2 x female toilets.

#### Opportunities:

- Provide new unisex accessible/ambulant toilets

### OFFICE

#### Description:

The office comes off the hall and is used for all administration work, payroll, confidential work, and communications.

#### Opportunities:

- Increase office size to improve storage and functionality
- Include meeting space to allow for confidential interviews and meetings
- Improve security; lockable and secure rooms
- Closer to the bar for ease of bar administration

### STORAGE

#### Description:

Currently only one storage room and the cold room. Furniture, memorabilia, food, drinks, and hireable equipment all require storage space.

#### Opportunities:

- Improved storage function within each space
- Increase space for storage

### OUTDOOR

#### Description:

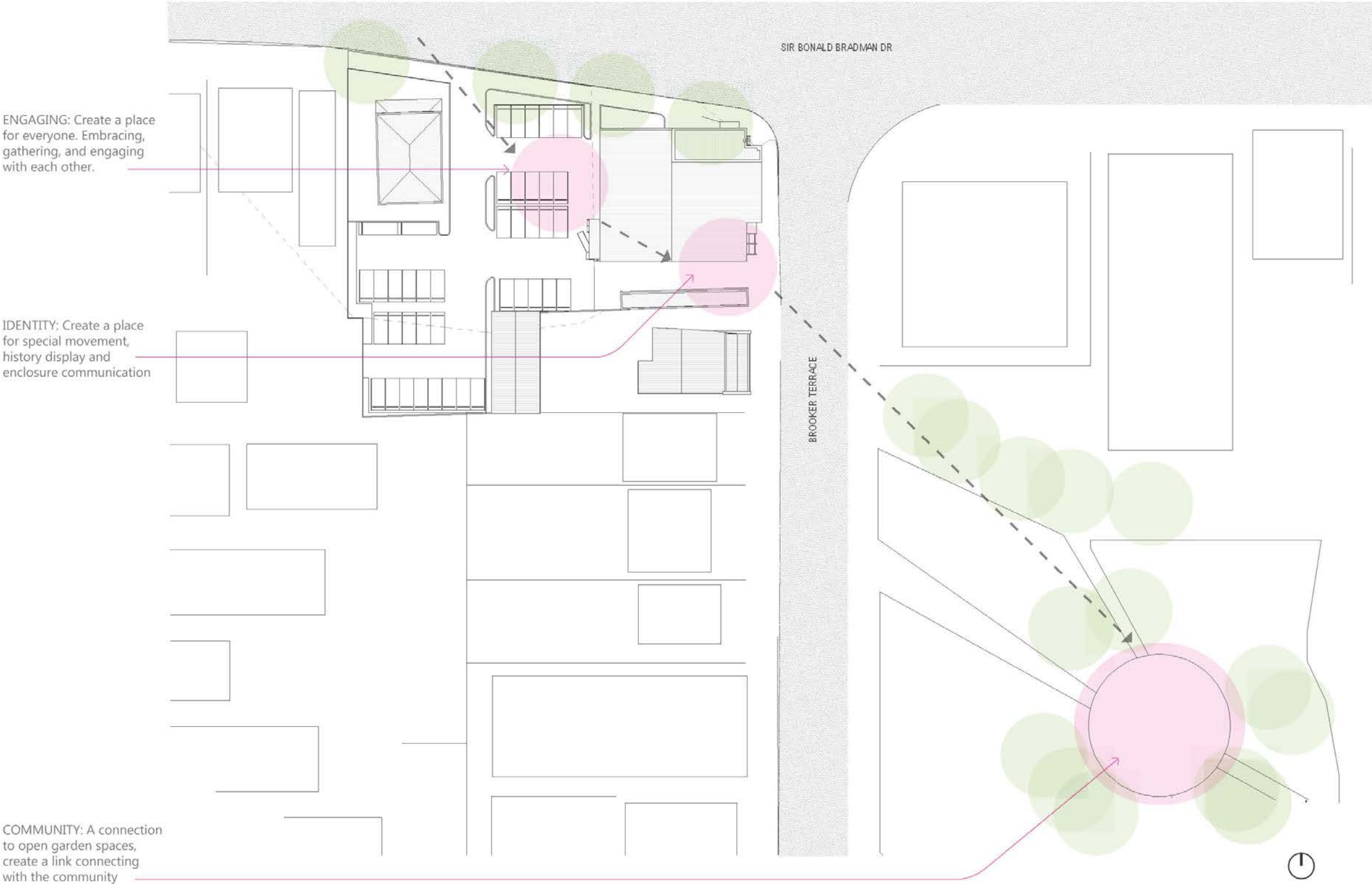
The outdoor space should include enough space for a beer garden, play area for kids, smoking area, and landscaping.

#### Opportunities:

- Improve parking (including DDA parking)
- Small beer garden that includes a BBQ that is better connected to bar/dining area
- Smoking area
- More welcoming and visible presence
- Reuse murals on outside wall

09118 WEST TORRENS RSL RELOCATION - DESIGN DEVELOPMENT REPORT

Site Context Connection







# 3.0 Design Response

## Design Themes - Vision

The following themes have been developed in consultation with the City of West Torrens and RSL representatives, as a way of explaining the key aspirations for the project.

DESIGN THEME 1



### IDENTITY

- Shared use - ownership of spaces
- Keep connections to traditions and history
- Family oriented

DESIGN THEME 2



### CONNECTION

- Street presence
- Welcoming
- Activated spaces inside and outside

DESIGN THEME 3



### COMMUNITY

- Able to cater for various events
- Activated spaces inside and outside
- Relaxed and Inclusive
- Community Involvement
- Kid friendly

DESIGN THEME 4



### OPEN

- Open and transparent
- Embracing
- Mateship
- Safe for all

DESIGN THEME 5



### ENGAGING

- Have an open modern feel
- Be flexible for different uses
- Be future ready to allow for changing needs
- Support





Design Themes - Built Form and Landscape

The following diagrams explain the key design drivers that have influenced the built form and landscape of the design.



INTERACTIVE EXPERIENCE

The built form should create unique interactions between the users inside and out. The brief calls for recognition of people and history. This is the perfect opportunity to connect with the surrounding community.



EXTERNAL TRANSPARENCY

The brief identifies the need for an open modern feel to the building with good connections to community and views to outside. This transparency allows for greater participation within the club, while drawing in new members from the outside, whilst still providing a sense of screening of the noise from the busy road.



CONNECTEDNESS

A direct ground level connection from the internal and external spaces through outdoor areas is important. The new building should be exposed and expressive to allow both building users as well as the wider community to feel engaged with the spaces within and without. This will also help with the desire for a more welcoming presence.



REVEALED SPACES

Consultation highlighted the need for shade and shelter for community and members. The strong rectilinear form and massing of the existing red brick building provides opportunity for the roof and facade to become not only functional but a visual focus of the building typology. This strengthen ties to its surroundings while providing a modern interpretation. The exterior treatment of the building should create revealed spaces; a mix of new and old. This relates to the idea of having an interactive experience.

SHARED SPACES

The existing building is to consider a single use for RSL and dual use for both RSL and the council with the provision for future expansion. The expansion considers the RSL occupying the council area. Separate entrances has been allowed for the dual use together with separate entrances off the main lobby to the RSL to both function spaces to provide the opportunity of a hirable space. Flexible spaces that will allow users the opportunity to use facilities for separate functions at the same time. The spaces should enable multiple uses that encourage revenue opportunities ranging from formal occasions to informal social gatherings.

TRANSPARENT

The brief identifies that the current location does not provide a strong visual presence for the members and greater community. The need for an open modern feel to the building with good connections and street presence is required. This transparency allows for greater opportunity to engage with the members, greater community and provide supervision safety for families and children.

IDENTITY - PAST + PRESENT

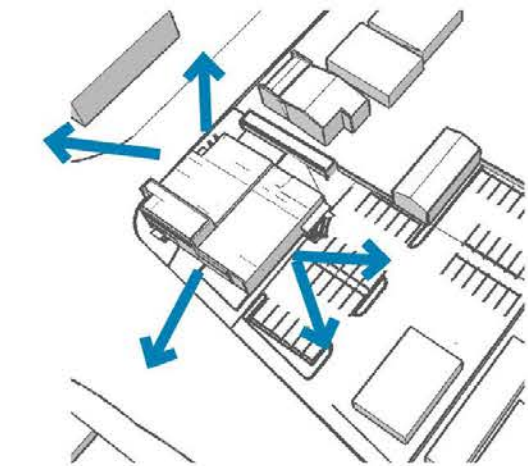
The new building should represent connections to identity of the RSL while allowing flexibility in the use and ownership of the spaces. This could be achieved through form, material or graphic representation.



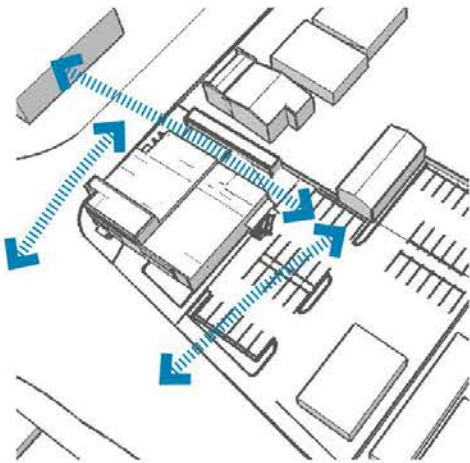


Building Form Development - Context Interface

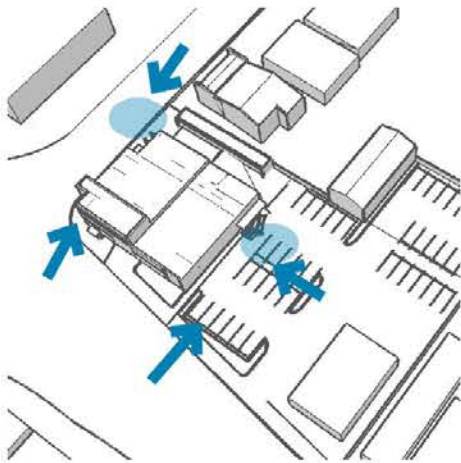
The following diagrams highlight how the new building's overall form and massing has responded to the site context.



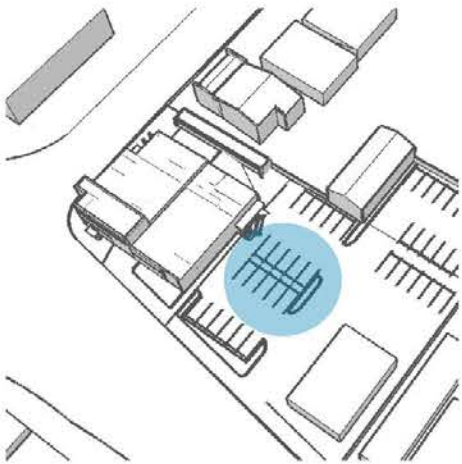
VIEW  
The arrangement of form addresses views to inside activities in order to draw in more community members.



CIRCULATION  
To address ease of access from inside to out and in and around the building's form



ARRIVAL & ENTRY POINTS  
To provide a sense of arrival and identifiable points of entry that enables memorabilia and history of the RSL to be displayed



GATHER  
To provide a space for the members and community to gather pay respects, connect and mingle which is lacking in the current facility.

The following indicates the extent demolition works for the proposed new development.  
Refer to structural and services engineers drawings for extent



Amendments:		Date
Revision	Issue	



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Design  
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Project: WEST TORRENS RSL  
REFURBISHMENT  
173 - 187 Sir Donald Bradman Drive  
Cowandilla

Title: **Site Demolition Plan**

Scale @ A1: **As indicated** Revision:

Date: \_\_\_\_\_

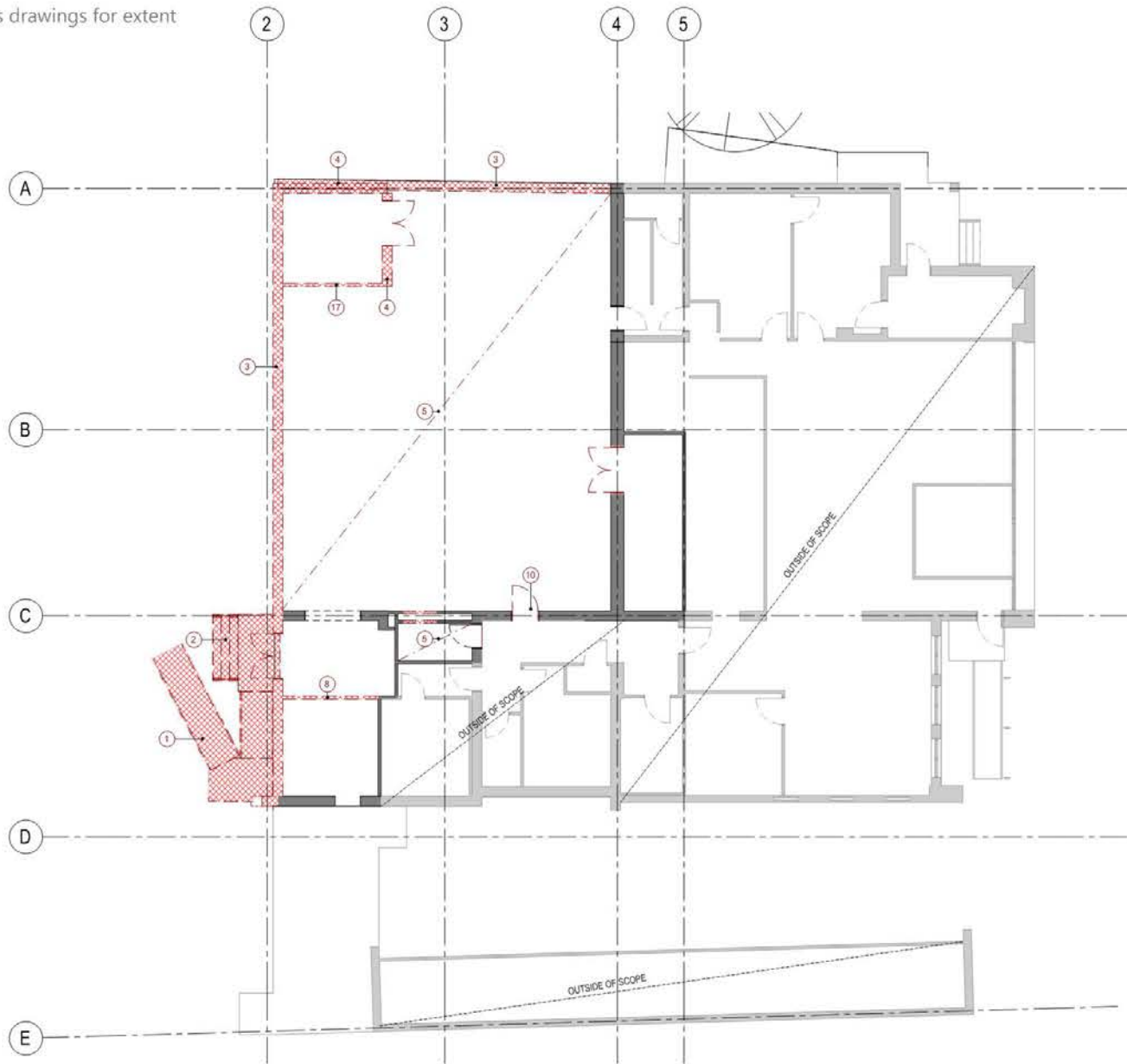
Project No: 09118

Drawing No: A-1-01

PRELIMINARY ISSUE

Demolition Plan

The following indicates the extent demolition works for the proposed new development.  
Refer to structural and services engineers drawings for extent



- DEMOLITION LEGEND
- 1 Demolish existing concrete ramp and handrail

2 Demolish existing concrete stair, handrail and landing

3 Demolish existing masonry wall and glazing

4 Demolish existing masonry wall

5 Remove existing floor covering

6 Ceiling, light fittings and surface mounted services to be removed

7 Demolish existing kerb and garden bed

8 Demolish existing wall and service and make good ceiling

9 Demolish existing canopy

10 Demolish existing door to the extent shown and make good wall

11 Demolish existing ("cladding type") external wall

12 Demolish existing angled portion of masonry wall to align with new masonry extent

13 Demolish existing metal clad wall

14 Decommission and relocate existing water meter

15 Cut existing brickwork to create new opening

16 Remove existing pipework

17 Demolish existing timber stud wall



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Project: WEST TORRENS RSL REFURBISHMENT  
173 - 187 Sir Donald Bradman Drive  
Cowandilla

Title: Detailed Demolition Plan

Scale @ A1: 1 : 100

Revision:

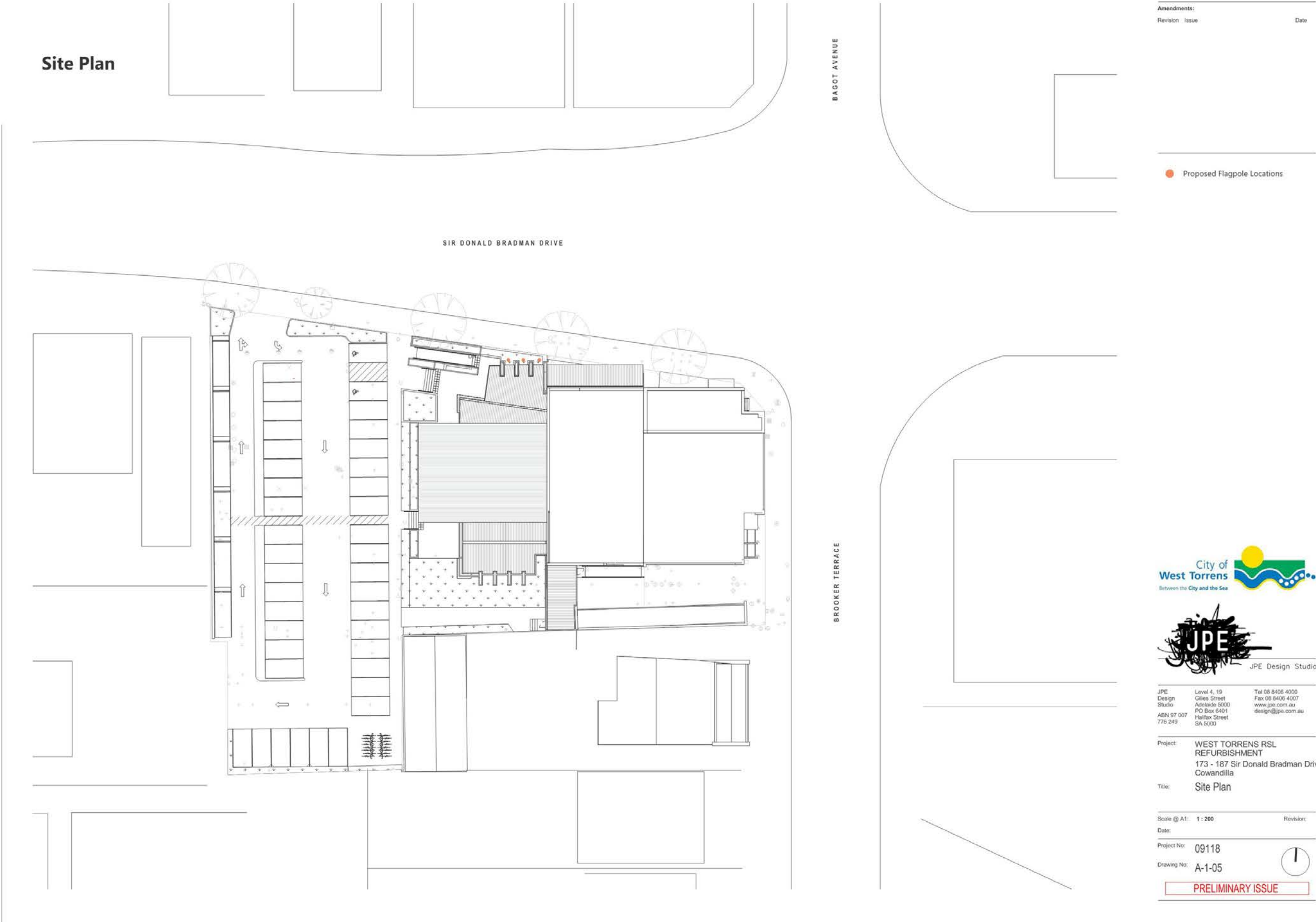
Date:

Project No: 09118

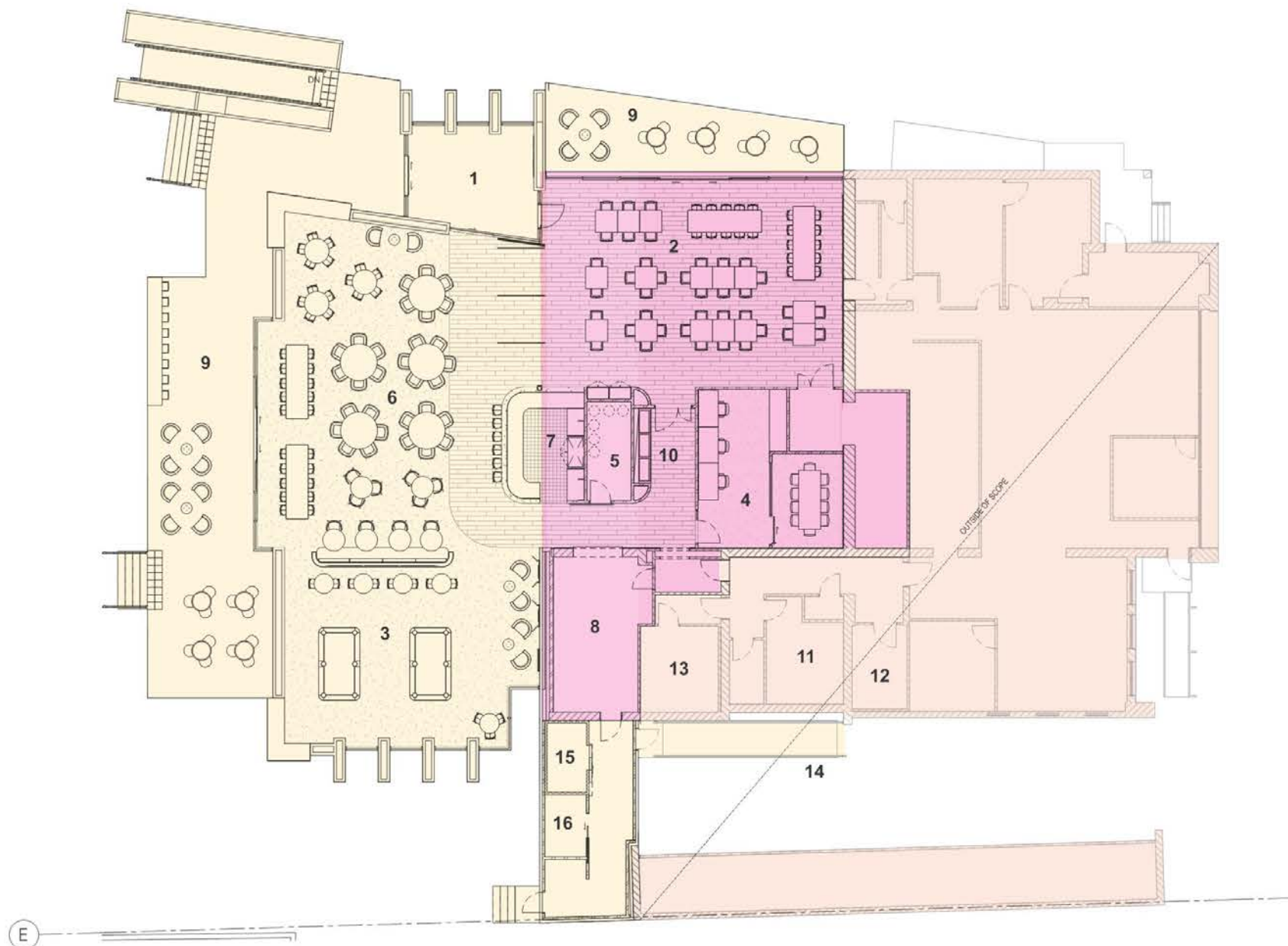
Drawing No: A-1-02

PRELIMINARY ISSUE





Ground Floor Plan



1 | Ground Floor Finishes & Fixtures Plan  
1. A-1-04 Scale 1:100

Amendments:

Revision	Issue	Date
----------	-------	------

- Existing Building - to be retained
- Existing Building - to be refurbished
- New Build

- 1. Main Entry
- 2. Function Hall
- 3. Sports Bar
- 4. Administration
- 5. Cold Store for Bar
- 6. Formal Dining
- 7. Bar
- 8. Refurbished Kitchen
- 9. Outdoor Terrace
- 10. Memorballa Hall
- 11. Female WC
- 12. Access EC
- 13. Male WC
- 14. Service Area
- 15. Cool Room
- 16. Store



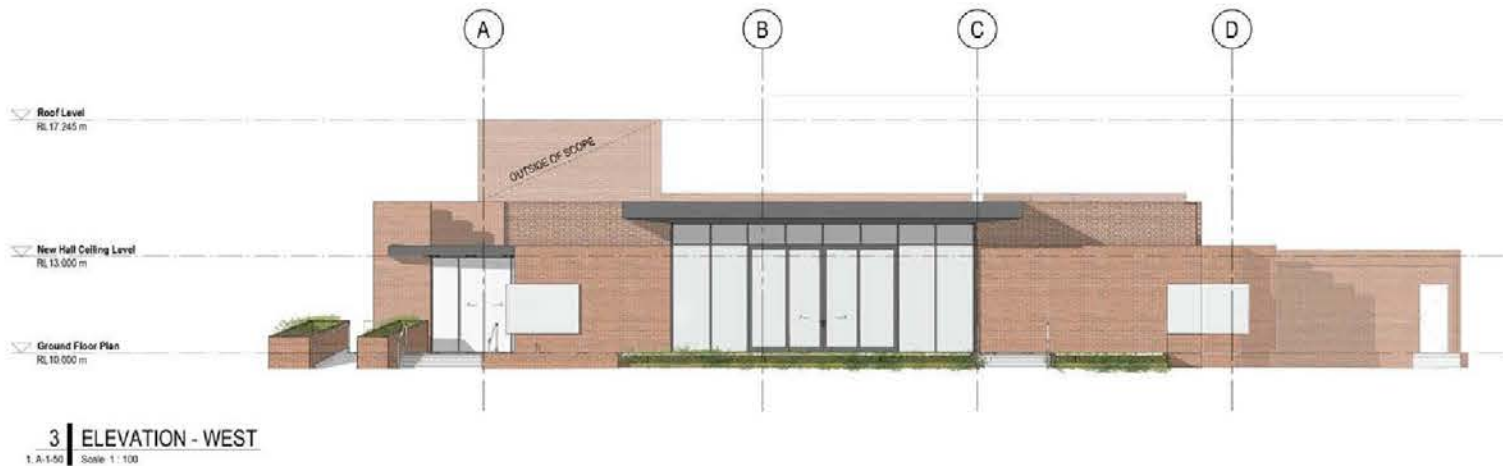
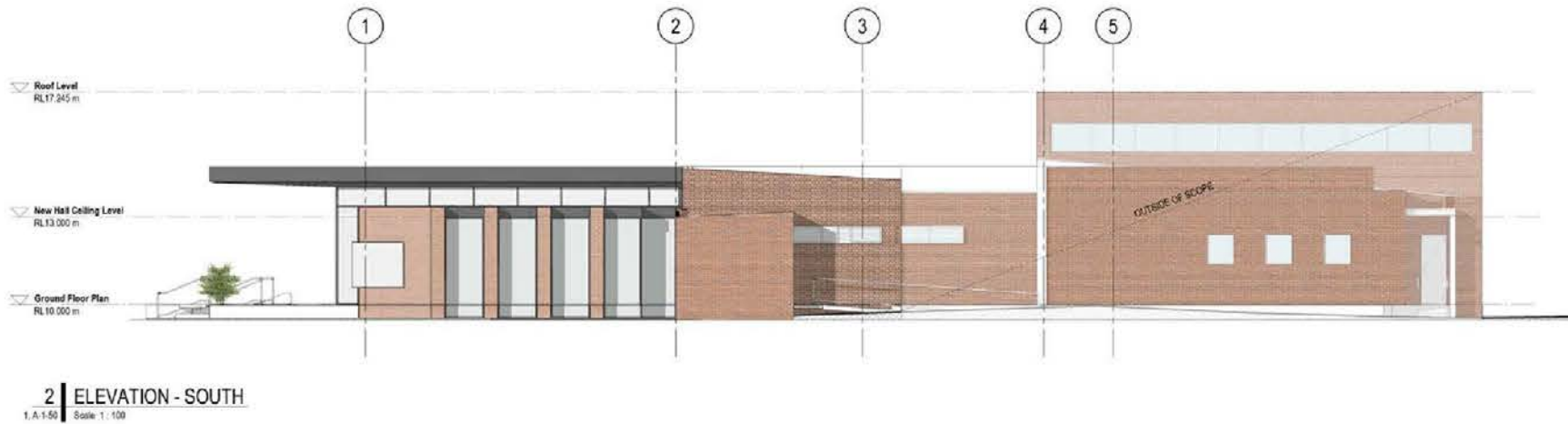
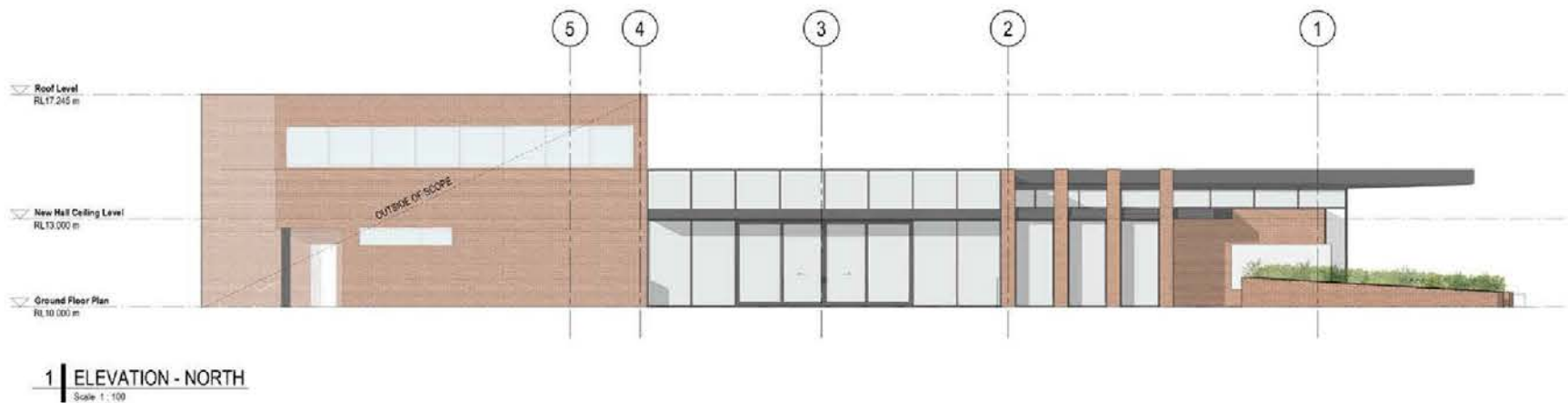
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Project: WEST TORRENS RSL  
REFURBISHMENT  
173 - 187 Sir Donald Bradman Drive  
Cowandilla  
Title: Finishes & Fixtures Plan

Scale @ A1:	1 : 100	Revision:
Date:		
Project No:	09118	
Drawing No:	A-2-50	

PRELIMINARY ISSUE

Building Elevations



Amendments:		
Revision	Issue	Date



JPE Design Studio  
Level 4, 19 Giles Street  
Adelaide 5000  
PO Box 6401  
Hillfax Street  
SA 5000  
Tel 08 8406 4000  
Fax 08 8406 4007  
www.jpe.com.au  
design@jpe.com.au  
ABN 97 007 776 249

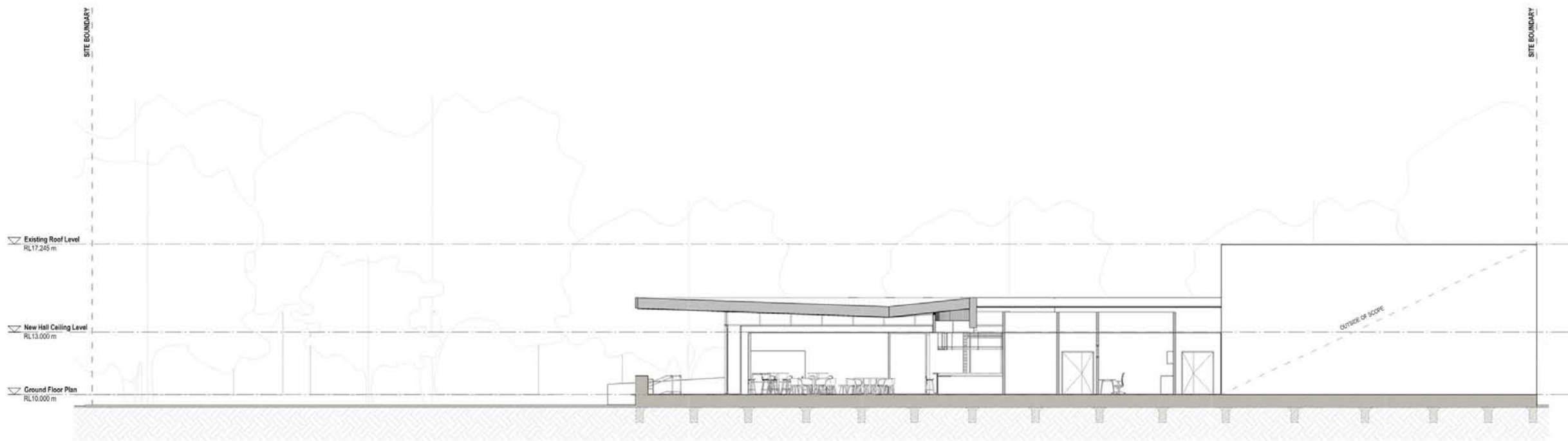
Project: WEST TORRENS RSL  
REFURBISHMENT  
173 - 187 Sir Donald Bradman Drive  
Cowandilla  
Title: Elevations Overall

Scale @ A1: 1 : 100  
Date:      Revision:       
Project No: 09118  
Drawing No: A-4-00

PRELIMINARY ISSUE

Amendments:		
Revision	Issue	Date

Building Section



1 BUILDING SECTION A  
1. A-1-50 Scale 1:100



JPE Design Studio  
Level 4, 19 Cites Street Adelaide 5000  
PO Box 6401 Halifax Street SA 5000  
Tel 08 8406 4000 Fax 08 8406 4007  
www.jpe.com.au design@jpe.com.au  
ABN 97 007 776 249

Project: WEST TORRENS RSL REFURBISHMENT  
173 - 187 Sir Donald Bradman Drive Cowandilla  
Title: Building Section

Scale @ A1: 1:100 Revision:  
Date:  
Project No: 09118  
Drawing No: A-4-50

PRELIMINARY ISSUE



09118 WEST TORRENS RSL RELOCATION - DESIGN DEVELOPMENT REPORT



Perspective 01





09118 WEST TORRENS RSL RELOCATION - DESIGN DEVELOPMENT REPORT



Perspective 02





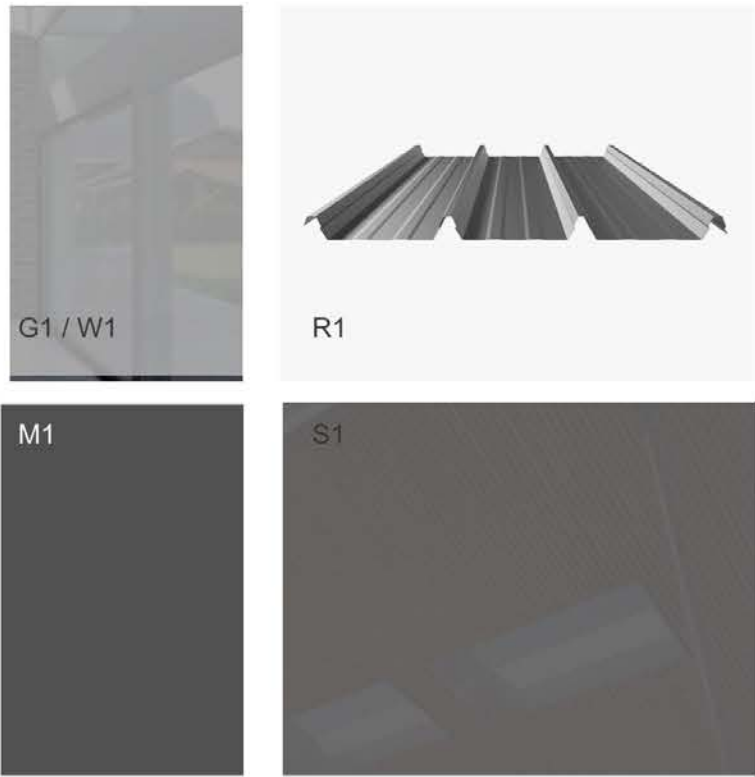
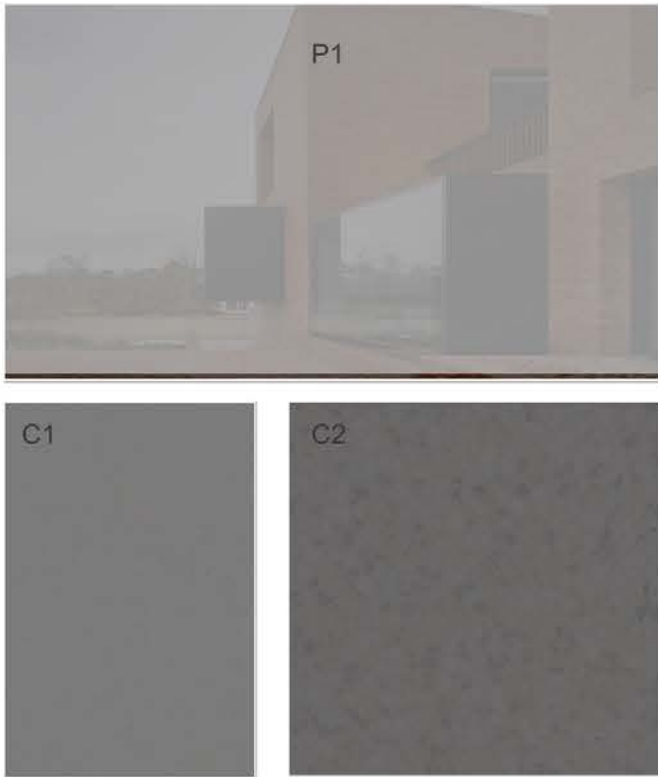
4.0 Materials

Proposed External Materials

The following shows possible materiality for the exterior spaces.



- P1 Red Brick Walls to match existing
- G1 Laminated glass. Colour: Clear
- R1 Deep Pan Roof Sheetting. Colour: Colorbond Charcoal
- W1 Aluminium window frames. Colour: Charcoal powdercoat
- C1 Concrete garden walls. Colour: Barossa Moonscape
- C2 Concrete floors. Colour: Penfield
- M1 Metal finishes. Colour: Charcoal
- S1 Timber Soffit





Proposed Internal Materials

The following shows possible materiality for the interior spaces.



BAR FRONT FINISHES



TRANSPARENT SCREENING



LIGHT AND CLEAN FLOORING FINISHES



TEXTURED FABRICS



09118 WEST TORRENS RSL RELOCATION - DESIGN DEVELOPMENT REPORT



Interior Finishes



INDOOR / OUTDOOR INTERACTION



BAR FRONT



SPORTS BAR



WRAP-AROUND BAR



POPS OF COLOUR



OPEN + FLEXIBLE



LIGHT



TEXTURE IN MATERIALITY





Proposed Landscaping & Planting

The adjacent images illustrate the diverse planting character from the RSL-SA development which will be reflected. The species selection, although rich in biodiversity, as well as having local fauna attracting qualities, is a simple selection of low maintenance, drought tolerant yet ornamental planting.

The key species considered for this development are as follows;

STREET & OPEN SPACE TREES

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

SHRUBS

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

GROUNDCOVERS

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

GRASSES

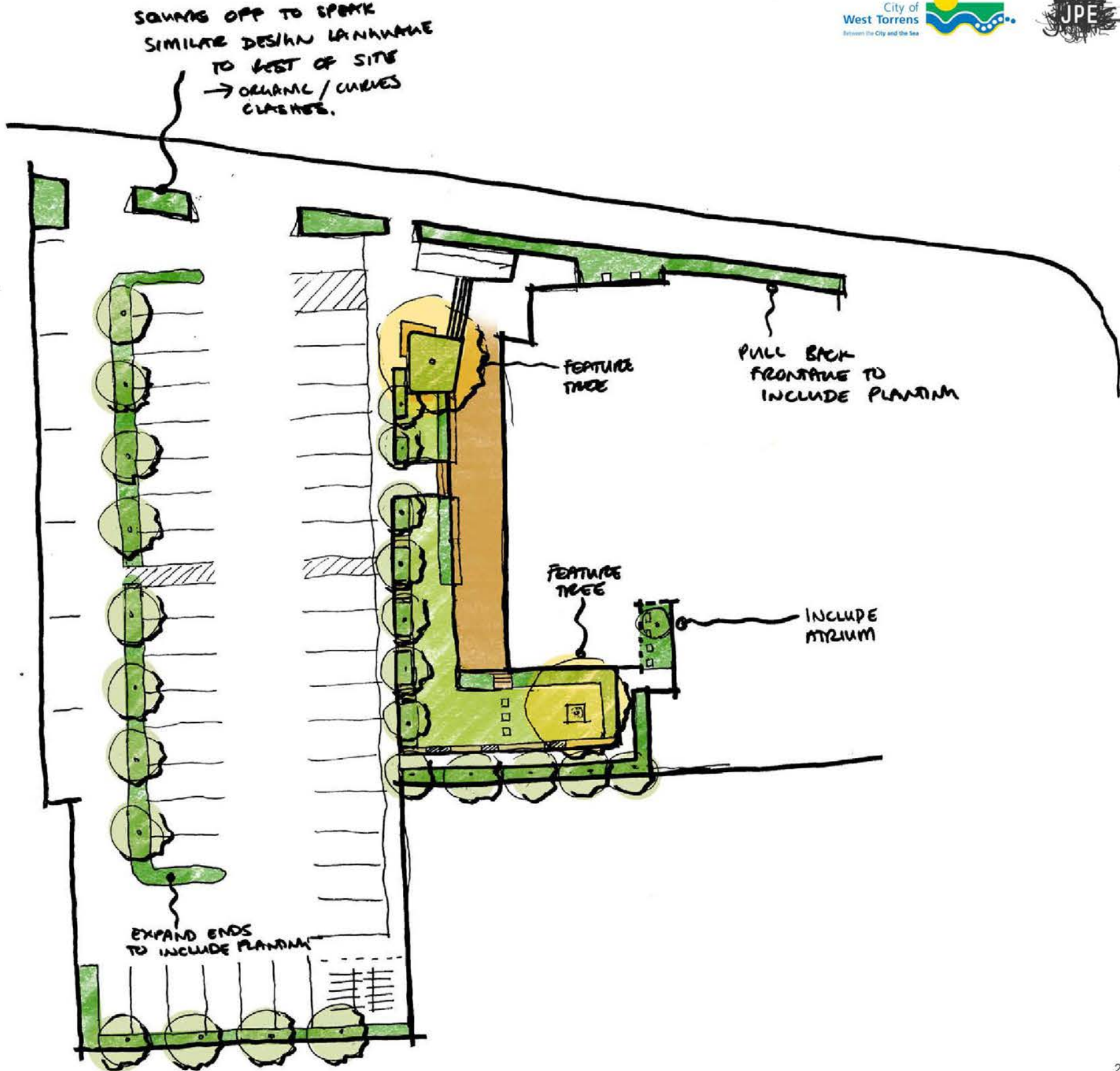
- Liriope gigantea
- Dianella sp.
- Festuca glauca
- Lomandra Taniika





09118 WEST TORRENS RSL RELOCATION - DESIGN DEVELOPMENT REPORT

Proposed Site Landscaping





09118 WEST TORRENS RSL RELOCATION - DESIGN DEVELOPMENT REPORT

Proposed Frontage

atrium



seating edge

seating edge

seating edge

gravel or compacted sand banding

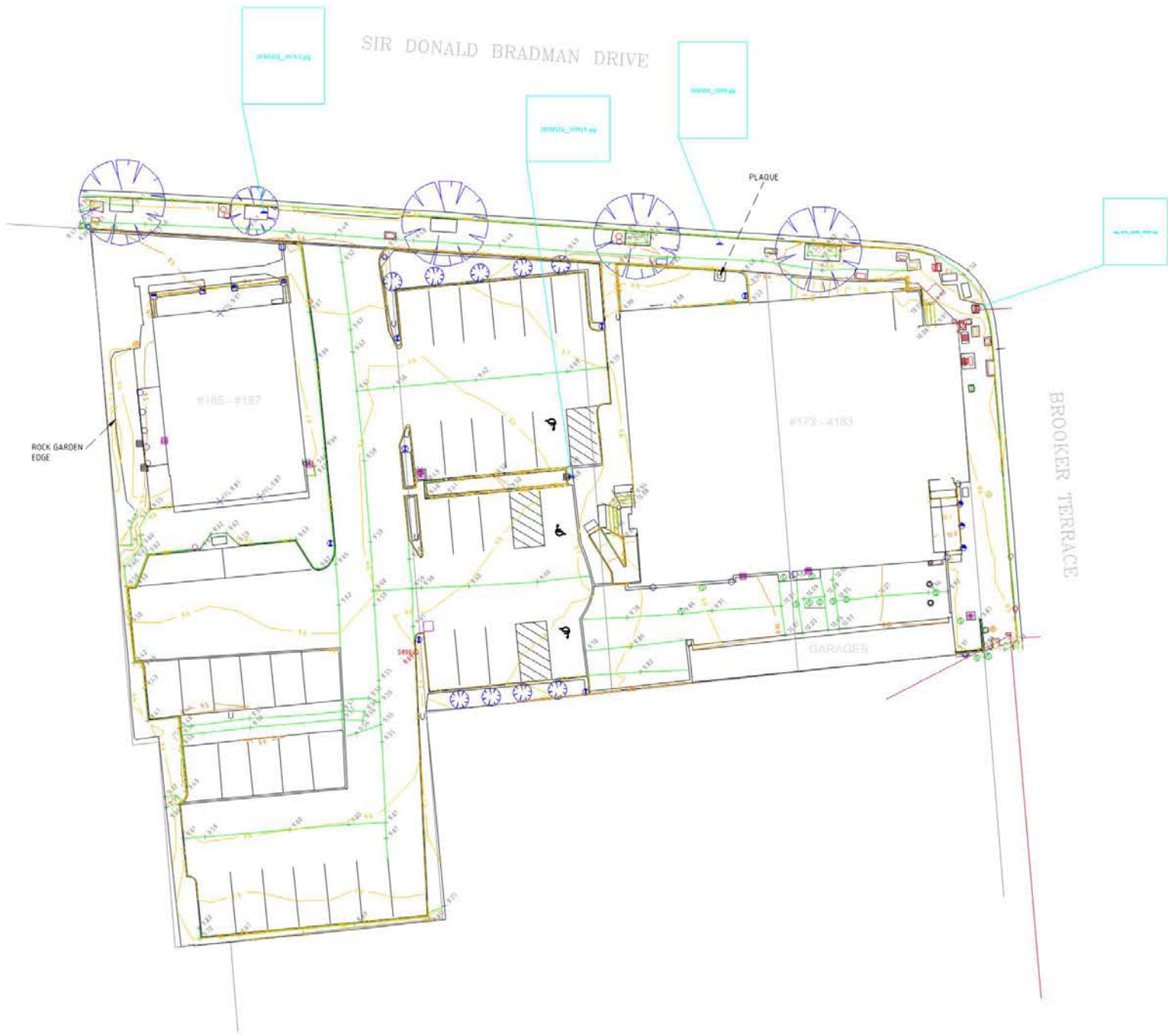
formal screening

garden room





Appendix



**SYMBOLS**

- SIGN (SINGLE SIDED)
- SIGN (DOUBLE SIDED)
- SIGN (BUS STOP)
- IRRIGATION CONTROL BOX
- LITTER BIN
- WATER METER
- FIREPLUG MARKER POST
- FIREPLUG MARKER REFLECTOR
- WATER SERVICE
- GAS SERVICE
- SEWER SERVICE
- TELSTRA SERVICE
- TELSTRA PILLAR
- DOMESTIC OUTLET
- BOLLARD
- STONE POLE
- LIGHT POLE
- STORMWATER INSPECTION COVER
- TREE
- SHRUB
- POLE - STEEL
- POLE (WOODEN)
- SUMP - DOMESTIC
- TAP
- ETSA INSPECTION COVER
- GRATING
- POST - GUDE
- PIPE INVERT
- GAS MARKER POST
- SURVEY STATION
- EARTH PEG
- LIGHT POLE & TRAFFIC LIGHT
- TRAFFIC LIGHT
- OPTI SERVICE
- VENT
- TELSTRA CABLE MARKER
- ETSA CABLE MARKER
- TRAFFIC CAMERA
- RECLAIMED WATER SERVICE
- LIGHTING LUMINAIRE
- MAIL BOX
- PARKING TICKET MACHINE
- ELECTRICAL DEPTIED SERVICE
- TELECOM DEPTIED SERVICE
- WATER DEPTIED SERVICE
- GAS DEPTIED SERVICE
- SEWER DEPTIED SERVICE
- STORMWATER DEPTIED SERVICE

**LINE TYPES**

- CONTOUR - MAJOR (0.5m)
- CONTOUR - MINOR (0.1m)
- BUILDING
- RETAINING WALL
- CONCRETE BORDER
- VERANDAH
- WALL
- FENCE
- GATE
- GUARD RAIL (FACE)
- EDGE OF VEGETATION
- BANK BOTTOM
- BANK TOP
- SPOON DRAIN
- OVERHEAD WIRES
- DRAINAGE PIPE
- EDGE OF TRACK
- DOORWAY
- ROAD SIGN
- TELECOMMUNICATIONS U/G SERVICE
- ETSA U/G SERVICE
- GAS U/G SERVICE
- SEWER U/G SERVICE
- WATER U/G SERVICE
- RECLAIMED WATER U/G SERVICE

- NOTES
1. ORIGINAL TOPOGRAPHIC SURVEY COMPLETED JANUARY AND FEBRUARY 2016.
  2. AS-CONSTRUCTED SURVEY COMPLETED 23rd MAY 2019.
  3. SURVEY BY BSM AND RBP.
  4. ALL COORDINATES LOCAL, BASED ON THE MGA POSITION OF S300 (6628/7440), AND ON THE JOIN BETWEEN S300 AND S303 (6628/50977) OF 215°31'03".
  5. ALL LEVELS ARE AHD, BASED ON THE THIRD ORDER LEVEL OF S300 OF 9.725.
  6. CONTOUR INTERVAL 0.1m.
  7. BOUNDARY MODEL PROVIDED BY PYPHER LEAKERS SURVEYING SERVICES.

TOTAL  
CONSTRUCTION  
SURVEYS PTY LTD

3 MARLOW ROAD  
KESWICK SA 5035  
M 0400 882 614  
T 08 8297 4600  
F 08 8297 6600  
tcs@tcsurveys.com  
A.B.N. 12 154 678 008

Amendments			
Rev	Subject	Date	Init.



AS-CONSTRUCTED SURVEY  
173-187 SIR DONALD BRADMAN DRIVE  
COWANDILLA

Prepared For: West Torrens City Council			Plan Details	
Plan No. 2423/AC/01	Rev No.	Scale 1:200 (A1)	Surveyed: BSM	Date: 23rd May 2019
			Drawn: BSM	Date: 24th May 2019
		Sheet 1 of 1	Checked: BSM	Date: 24th May 2019
		Job No: 2423		



## **9.8 Camden Oval Complex and Facilities Update**

### **Brief**

This report provides Committee Members with information regarding a number of matters relevant to the Camden Oval Complex and Facilities.

### **RECOMMENDATION**

The Committee recommends to Council that the report be noted.

---

### **Introduction**

There are a number of matters associated with the Camden Oval complex and facilities which are related to the recent upgrade projects which have been undertaken. These are briefly discussed hereunder in this report.

### **Discussion**

#### ***Oval upgrade works***

The various user clubs have been advised of Council's intention to upgrade the oval drainage and replace the irrigation system and re-contour and replace the oval turf following completion of the current football season. All user groups have been made aware of the impact that these works will have on summer usage and activities.

The recent heavy rains serve to further illustrate the necessity to upgrade the oval's sport field turf and drainage.

Members may also be aware that person(s) unknown recently accessed the oval playing surface with vehicle(s) and damaged it. This action resulted in the need for the Club to cancel all home matches on 30 Jun 2019, (**Attachment 1**). The matter was reported to SAPOL.

#### ***Camden Classic Carnival***

A request has recently been received from the Camden Athletics Club which seeks, (**Attachment 2**):

- certainty for the conduct of the Camden Classic event at Camden Oval for the next 20 years;
- an increase in the level of funding provided by the Council to assist with the carriage, and prize money for the event; and
- other Council assistance in promotion of the event.

The Athletics Club has compared the level of sponsorship provided by the City of Holdfast Bay (currently \$48,000) for the Bay Sheffield Carnival in formulating a 'wish list' for the Camden event. The Administration will arrange to meet with representatives from the Club to discuss these matters and will provide a further report to the Committee following these discussions.

#### ***Grant Funding Application***

As reported to the Committee at its meeting of 25 May 2019 the Administration has lodged a funding application under the Community Recreation Sporting Facilities Program (CRSFP) to enable the remainder of the works, which were initially contemplated at Camden Oval, to proceed.

It is expected that parties will be advised of the outcome of their applications on, or about, 31 July 2019.

**Facility Opening**

The official opening ceremony of the new PHOS clubroom facility and the new WTB (Birkalla) unisex changeroom facilities/synthetic soccer pitch are planned to occur on Saturday 20 July 2019 (from 1:00pm).

**Budget Status**

The following information is an update for 2019/2020 financial year:

	Budget 2019/2020
Camden Oval - Community Facility	No Budget Allocated

**Note:**

- The budget for 2018/2019 was \$6,397,580;
- The current expenditure to the 30 June 2019 is \$5,533,379 (approx.);
- The expected carry-over for the project from 2018/2019 to 2019/2020 is \$864,201 (approx.), subject to the finalisation of end of year accounts and the approval of the carry-over funds.

**Conclusion**

A number of matters relating to the Camden Oval complex have been referred to the Committee (related to the recent projects at Camden Oval) for its information.

**Attachments**

1. **Camden Oval photographs (1 July 2019)**
2. **Camden Classic - Memo from Camden Athletics Club**









## CAMDEN CLASSIC CARNIVAL – BUILDING ON A 40 YEAR TRADITION

The City of West Torrens Camden Classic Carnival is an annual athletics race day held on the first Sunday in February at Camden Oval (corner of Anzac Highway and Morphett Rd). The event is hosted by the Camden Athletic Club and conducted by the SA Athletic League. It began in 1980, inspired by the Bay Sheffield Carnival which started in 1887 and is run on Colley Reserve in Glenelg from December 26-28 every year. The uniqueness of the City of West Torrens Camden Classic Carnival is that the feature races are run over 400 metres (not 120 metres which is the distance of the main races at the Bay Sheffield), giving a chance for the middle-distance athletes to take on the sprinters. The City of West Torrens Camden Classic Carnival has grown to become one of the most popular athletics events on the SA Athletic League circuit.

The City of West Torrens first came on board as an event sponsor in 2004 and has contributed between \$4000 and \$5000 each year since then towards the running costs of the event (which total over \$20,000). There have also been two years in that time where the council also hosted a civic reception for Camden Classic supporters and past winners. The Camden Athletic Club has appreciated this tremendous support and realises the event would not be the same if it was not for this contribution.

Following the successful 40<sup>th</sup> City of West Torrens Camden Classic Carnival, which had to be run at Immanuel College due to the current renovations of Camden Oval, our club would like the City of West Torrens to consider how they can assist our endeavours to improve the event going forward. Without expecting the council to match the contribution that the City of Holdfast Bay puts in to the Bay Sheffield Carnival, it should be noted that the City of Holdfast Bay currently has a 20-year agreement with the SA Athletic League to ensure the Bay Sheffield Carnival is able to maintain its standards and is financially supported adequately. In 2018, the council budgeted \$48,000 towards the Bay Sheffield Carnival. On the back of this, we would like to put forward a “wish list” for the City of West Torrens to consider so that we could lift the Camden Classic to the next level in a sustainable way.

We propose the following:

- The City of West Torrens and Camden Athletic Club negotiate a long-term (20-year) contract to assist in the running costs of the City of West Torrens Camden Classic Carnival.
- If the annual contribution could be lifted to \$30,000 per year, we would be able to provide enough prizemoney for the feature races to become the richest 400m races in Australia and attract a greater number of interstate athletes (including elite athletes) to the event.
- In the same way that one of our major sponsors (Solo Resource Recovery) came on board because of their connection with the council, we would like to work with the City of West Torrens to find another major partner who could see the benefits of sponsoring an event which is supported by the council.
- To increase community involvement and increase spectator numbers, we suggest another council event could be held at Camden Oval at the same time. It may be an existing event which is already on the Summer Festival calendar or a new event which would attract families and young people to the venue.
- There are opportunities for the Friday night function we have before the race day to grow (currently we have 100-120 people attend) and we are open to any ideas that can make this happen.
- We would also like to approach the PHOS Camden Football Club and Immanuel College to see how they could be further involved on the day to showcase their club and school.

Thank you for taking the time to consider these ideas. We would welcome the opportunity to discuss any of these concepts in greater detail.

## **9.9 Weigall Oval Masterplan and Facility Development Update**

### **Brief**

This report provides Committee Members with an update on the Weigall Oval Masterplan and Facilities Development upgrade project.

### **RECOMMENDATION**

The Committee recommends to Council that the report be noted.

---

### **Introduction**

At the City Facilities and Waste Recovery General Committee (the Committee) meeting held on 28 May 2019, Members' were advised that:

- the Administration had been working with consultants to streamline the tender package for construction and negotiate with a preferred contractor to undertake the works.
- all stakeholders continued to be kept informed of the progress and Adelaide Angels Baseball Club, Adelaide Cobras Soccer Club and Weigall Oval Trainers Association could continue to use the site until Council gives notice that site mobilisation will commence by the successful contractor, (a Notice of Termination of lease/licence was previously provided to the stakeholders).
- public use of the clubroom facility will be accommodated within the lease/licence agreement to be negotiated with Adelaide Angels Baseball Club and Adelaide Cobras Soccer Club. The Administration will draft a lease/licence document based on discussions and previous advice from Council, and will present details regarding the draft lease to a future meeting of this Committee for its consideration.

### **Discussion**

Following the meeting of the Committee held on 28 May 2019, the Administration continued to streamline the construction contract with the preferred contractor. The contract has now been awarded with Romaldi Constructions for the construction of Weigall Oval Building and Sports Facilities. It is anticipated that site mobilisation will begin from Monday 15 July 2019 with closure of the site from 22 July 2019, and as such, all stakeholders have been provided with notice of the pending works on site. The soccer club, which is the current seasonal user of the facility, has advised that it will play its last competitive games/training at Weigall Oval on Sunday 21 July 2019.

A preliminary project program has been provided by Romaldi Constructions which suggests a project completion date of approximately May 2020. The builder will commence with demolition works and earthworks on the site in July 2019, followed by the preparation for the new community facility. It is expected that the carpark and landscaping will be complete by Christmas 2019, with building works and oval works continuing into 2020.

Storage containers have also been delivered to the site (and sit at the northern end of the existing clubroom building) for storage of soccer and baseball club effects and chattels. It is anticipated that these will remain on site (in their current location) for a portion of the Stage 2 and Stage 3 works.

Given that the project will not be completed until approximately May 2020, the soccer and baseball clubs have sourced alternative facilities for their training and matches during this time.

Members will also be aware that the commencement of the Stage 2 and 3 works means that the Weigall Oval Trainers Association use of the facility will be concluded.

The licence which the Association held over portion of the premises expired on 1 April 2019, and notice was provided to the Association on the 2 May 2019 that the impending award of the tender to the contractor meant that the need to vacate was imminent. Further advice was then provided to the Association on 9 July 2019, which confirmed the date of vacation as 19 July 2019. For the information of Members, the Weigall Oval Trainers Association received formal notification of its need to vacate the premises (as early as) in June 2018 to ensure that the Association had adequate time to make alternate arrangements. However, they were granted further temporary use on a hold-over capacity until such time that the works were scheduled to commence on site.

Local residents have also been advised that work will begin. A notification letter has been distributed to the residents surrounding Weigall Oval, (**Attachment 1**), and signs will be erected on site to advise users of the park. Updated information has also been included on Council's website.

The Committee has previously been advised that discussions regarding new tenancy arrangements with the Soccer and Baseball Clubs commenced and key points agreed upon were: an amalgam of a lease and licence for the new facility; the lease/licence term will be for a period of 5 years; Council will retain "control" of the facility during the latent defects period; and given the significant investment in a new facility by Council, community access to the facilities is expected at nominal fees (commercial rates can apply for use by commercial entities etc.). Negotiations will continue over coming months and a draft lease/licence will be provided to a future meeting of this Committee for its consideration.

### **Budget Status**

The following information is an update for the 2019/2020 financial year:

	Budget 2019/2020
Weigall Oval - Community Facility	\$3,000,000

Note:

- The expected carry-over for the project from 2018/2019 to 2019/2020 is \$3,926,000 (approx.), with a new total budget (subject to approval of the carry-over funds) of \$6,926,000, (approx.);
- As at 1 July 2019 the contract was executed with the builder for the stage 2/3 works in the amount of \$6,217,916;

### **Conclusion**

Romaldi Constructions have been awarded the construction contract for Weigall Oval Building and Sports Facilities, and site mobilisation is expected to commence from 22 July 2019. It is anticipated that the project should be completed in May 2020.

Stakeholders have been provided notice of the works commencing on the site and surrounding residents and park users have also been made aware of the impending commencement of works.

The Administration will continue working with the Clubs on lease/licence documentation and will provide a draft lease for Committee consideration in coming months.

### **Attachments**

#### **1. Letter to Residents - Weigall Oval Stage 2 and 3 works**

9 July 2019

The Resident

Civic Centre  
165 Sir Donald Bradman Drive  
Hilton, SA 5033  
Tel: 08 8416 6333  
Email: [csu@wtcc.sa.gov.au](mailto:csu@wtcc.sa.gov.au)  
SMS: 0429 205 943  
Web: [westtorrens.sa.gov.au](http://westtorrens.sa.gov.au)



Dear Sir/Madam,

#### **WEIGALL OVAL PROJECT - REDEVELOPMENT WORKS**

We are writing to advise you that the tender for the next and final phases of the exciting new project we have been undertaking at Weigall Oval has been awarded to Romaldi Constructions. Romaldi Constructions will commence preliminary site works on, or about, 15 July 2019. The Stage 2 and 3 project works will commence on Monday 22 July 2019. From this date no public access to the eastern portion of the site will be available.

We have attached a concept plan which shows the nature and extent of the Stage 2 and 3 works that are to be undertaken and the impacted areas for your information.

In accordance with the Masterplan for Weigall Oval, which was endorsed by Council at its meeting of 7 July 2015 following significant consultation with the Community, these works will involve the following:

- Demolition of the existing clubroom building and other associated infrastructure near this building;
- The construction of a new central clubroom facility, and
- New sporting and community playing fields/recreation spaces.

Access to the new carpark and tennis and basketball courts at the southern end of the complex and the upgraded recreation space and playground on the western side of the complex will continue to be available for the duration of these upcoming works. The playground located on the south-eastern corner of the Oval will be closed for the duration of works.

At this time it is anticipated that the construction works will run from late July until May 2020. Updated information regarding this (and other significant Council property) project(s) will be provided on Council's webpage (which can be accessed via the following link - [https://www.westtorrens.sa.gov.au/CWT/content/Community/Major\\_Projects/Weigall\\_Oval](https://www.westtorrens.sa.gov.au/CWT/content/Community/Major_Projects/Weigall_Oval))

Should you have any enquiries please do not hesitate to contact Coordinator Property Services, Kym Newton or the undersigned on (08) 8416 63333 or email [csu@wtcc.sa.gov.au](mailto:csu@wtcc.sa.gov.au)

Yours faithfully,

Dean Ottanelli  
**Manager City Property**

Enc: Site Plan  
cc: Ward Councillors, Keswick & Plympton

*Printed on Envi Recycled, 50/50 which is certified Carbon Neutral and Australian Made.*





## 9.10 Richmond Oval - Venue Improvement Plan

### Brief

This report provides Committee Members with information on the development of a Venue Improvement Plan for Richmond Oval, Richmond.

### RECOMMENDATION

The Committee recommends to Council that this report be noted.

---

### Introduction

During 2017, the Administration was involved in discussions with representatives from the West Adelaide Football Club (WAFC) following concerns relating (principally) to the condition/future maintenance of the grandstand, and associated infrastructure, but also the condition and appearance of other infrastructure (including the venue toilet facilities/ticket boxes) adjacent to the grandstand and oval entry point.

As a result of the discussions, funds were allocated within the 2017/18 budget, to enable the commencement of a master planning process and subsequent engagement of consultants to assist with the production of a high-level concept plan and ancillary information.

A draft high level plan outlining three potential options was produced for consideration by the Committee, which explored:

- Utilising/converting the overflow carpark at the southern end of the complex for use as an AFLX and/or other synthetic surface sporting field, with linkages to the main oval;
- New toilets/ablutions on the western side of the complex;
- A new entry plaza linking the clubroom building with the oval/grandstand to enhance the visitor experience; and
- The provision of a multi-use indoor sport centre suitable for community use during the week and WAFC use on game days.

At the Community Facilities General Committee (the Committee) meeting held on 27 March 2018, Members' resolved that:

- "Option 3" of the draft Masterplan, with the additions/amendments sought by the West Adelaide Football Club (i.e. redevelopment of the former cricket club building for use by umpires and opposition teams, and redevelopment of the existing change rooms within the grandstand per the Option 2 alternative) be endorsed in principle and that:
  - i) Funding to further progress the development of the Masterplan to detailed design (cognisant of the need to implement any approved initiatives in a staged manner) be sought through the 2018/19 budget process or a future budget variation;
  - ii) A cost consultant be engaged to provide a preliminary high-level costing for the proposed initiatives for the new female facilities and grandstand elements of the Masterplan;
  - iii) A further report be provided to the Committee following the completion of detailed design drawings and receipt of the costing document.

### Discussion

Following the appointment of a new Chief Executive Officer in late in 2018 (to West Adelaide Football Club [WAFC]), a new approach was made to the Administration to begin discussions regarding a joint project for the development of a proposed Venue Improvement Plan for Richmond Oval, other than the continual development of a masterplan/design documentation for the Oval. South Australian Football League (SANFL) / Australian Football League (AFL) now supports the development of Venue Improvement Plan for Ovals used in the premier/amateur league football competitions and is a further extension of a masterplan.

A Venue Improvement Plan is a review that includes a facility audit based on identified SANFL requirements and current standards outlined in the *AFL Preferred Facility Guidelines* and any other relevant sport guidelines. A Sports Facility Auditor will undertake an audit using associated facility assessment tools that has been developed in consultation with the AFL.

A key deliverable of the plan will be to develop an understanding of the facility needs based on current and future use, particular considering unisex and increased ground capacity.

The Administration together with WAFC/SANFL, have proposed to use a specialist consultant to undertake the development of the Venue Improvement Plan. It is anticipated that the project will be completed prior to the end of 2019 from project establishment, facility audit/situational analysis and stakeholder engagement. Any previous documentation developed by the Administration for the masterplan will also be reviewed and updated by this new Venue Improvement Plan. The current scope of the brief does not include public consultation, but the document will be suitable to be used in any future public consultation process.

The specialist consultant has previously been used by the Administration to assist in the development of the earlier project, the Masterplan for Apex Park, Lockleys Oval and Mellor Park.

The Venue Improvement Plan will be presented to this Committee for adoption upon completion of the plan.

The budget funding for the development of the Venue Improvement Plan is within current budgets allocated for the development of the masterplan.

### **Conclusion**

This report provides Committee Members with information, background and an update on Richmond Oval, and a joint project between WAFC/SANFL and Council with the development of a Venue Improvement Plan for Richmond Oval, Richmond.

The Venue Improvement Plan provides for an audit and review of the existing facility, with a plan based on current and future use, particularly considering unisex and increased ground capacity.

The Venue Improvement Plan will be reported back to this Committee upon completion.

### **Attachments**

Nil

## 10 OTHER BUSINESS

Nil

## 11 CONFIDENTIAL

### 11.1 Weslo Holdings Pty Ltd - Thebarton Theatre Complex, Project and Business Plan, Lease Update and Air-conditioning Upgrade

#### Reason for Confidentiality

The Committee is satisfied that, pursuant to Section 90(3)(d)(i) of the *Local Government Act 1999*, the information to be received, discussed or considered in relation to this agenda item is:

- (d)(i) commercial information of a confidential nature (not being a trade secret) the disclosure of which - could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party.

## RECOMMENDATION

It is recommended to City Facilities and Waste Recovery General Committee that:

1. Pursuant to Section 90(2) of the *Local Government Act 1999*, the Committee orders, that the public, with the exception of the Chief Executive Officer and the General Manager Corporate and Regulatory, be excluded from attendance at so much of the meeting as is necessary to receive, discuss and consider in confidence, information contained within the confidential report Item 10.1 Weslo Holdings Pty Ltd - Thebarton Theatre Complex, Project and Business Plan, Lease Update and Air-conditioning Upgrade, attachments and any associated documentation submitted by the General Manager Corporate and Regulatory, specifically on the basis of the provisions of Section 90(3)(d)(i) because the information could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party which may subsequently seek to enter into negotiations with Weslo Holdings Pty Ltd for a similar arrangement, either at the expiry of this agreement, or should this agreement not be entered into.
2. At the completion of the confidential session the meeting be re-opened to the public.

## 12 NEXT MEETING

24 September 2019, 6.00pm in the Mayor's Reception Room.

## 13 MEETING CLOSE