

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, 24 SEPTEMBER 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

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 23 July 2019 be confirmed as a true and correct record.

6 COMMUNICATION BY THE CHAIRPERSON

7 OUTSTANDING REPORTS / ACTIONS

Nil

8 REPORTS OF THE CHIEF EXECUTIVE OFFICER

8.1 Trial to improve source separation of recycled material

Brief

This report responds to the resolution to provide Committee with a proposal for a trial to improve source separation of recycled material at Council impacted collection points.

RECOMMENDATION

The Committee recommends to Council that the report be received.

Introduction

A resolution was carried at the City Facilities and Waste Recovery General Committee on 26 March 2019 for a report to be provided on the possibility of a trial to improve source separation of recycled material at Council impacted collection points.

Discussion

The following resolution was carried on 26 March 2019:

"the City Facilities and Waste Recovery General Committee be provided with a proposal to consider a trial that Council impacted collection points to provide more options to sort recycled material at source and to improve the quality of the recycled material, e.g. being able to separate paper, cans, plastic and glass at source."

Waste staff have undertaken a review of available waste systems, collection opportunities and processing methods to explore opportunities available to improve the quality of recycled material through better separation at source.

The waste industry is engineered to separate materials post collection, with the majority of systems employed at material recovery facilities (MRFs) designed to separate comingled recyclables into their respective material streams. Large quantities of recyclables are associated with these arrangements. Existing services are available to collect single streams of material such as glass or plastic, however the quantities of recyclables produced at various Council impacted collection points, such as in Council buildings, reserves and streets, are relatively low and therefore insufficient to produce any efficiencies for collection using source separation and subsequent material recovery. Doing so would be impractical and more costly.

Currently under review by State Government, the community has provided strong feedback for CDL to increase the range of items accepted through the scheme to include a wider range of plastic containers and wine bottles. The review of CDL in South Australia will likely result in a reduction in cans and glass products at Council collection points.

A gap analysis of Council buildings has identified that Council impacted collection points have limited access to a standard three stream waste service. Transitioning from a single stream waste service to a waste service that requires separation into bins for paper, cans, plastic and glass would result in high levels of contamination, so it is therefore recommended that the first step towards source separation systems focus on providing education and access to existing streams of waste, particularly for community centres and events. As some of these locations are managed under separate waste agreements, it is recommended that these services be reviewed as contracts near expiration, to manage waste through a single supplier. Bringing waste under a single agreement will bring efficiencies in service management and allow Council to develop a consistent approach across all Council buildings.

Council has 480 street and reserve litter bins throughout its area and they are collected by Solo independently of normal kerbside collection operations. All collected material is taken to landfill, none is recycled. The collection service costs Council around \$55,000 per annum.

Council could trial multiple bins (or perhaps yellow and red bins only) at Apex Park and Weigall Oval, but this is not proposed given the experience of other Councils that these measures result in high levels of contamination. Despite the appearance of recycling, the waste so separated largely ends up in landfill.

Council further resolved at a meeting on 6 August 2019 that:

"the Administration provide a report for Council to explore the banning of all single-use plastic and the release of helium balloons from all meetings and events supported by Council, including those held on Council Land and in Council Buildings and exception be made for disability, health and safety reasons, where there is no other practical alternative product."

The above motion provides scope to review current waste management practices for all Council buildings and develop bespoke solutions for each. Further consideration for the disposal path for single-use plastic alternatives needs to be incorporated to maximise material recovery and reduce waste to landfill.

Recommendations on improvement opportunities will be further developed in the report to explore the banning of single-use plastic and release of helium balloons.

Conclusion

This report responds to the resolution to provide Committee with a proposal for a trial to improve source separation of recycled material at Council impacted collection points.

Attachments

Nil

8.2 Recommendations from Kerbside Audit Report 2018

Brief

The purpose of this report is to respond to the resolution of Council on 4 September 2018 regarding the Kerbside Bin Audit Report.

RECOMMENDATION

The Committee recommends to Council that the report be received.

Introduction

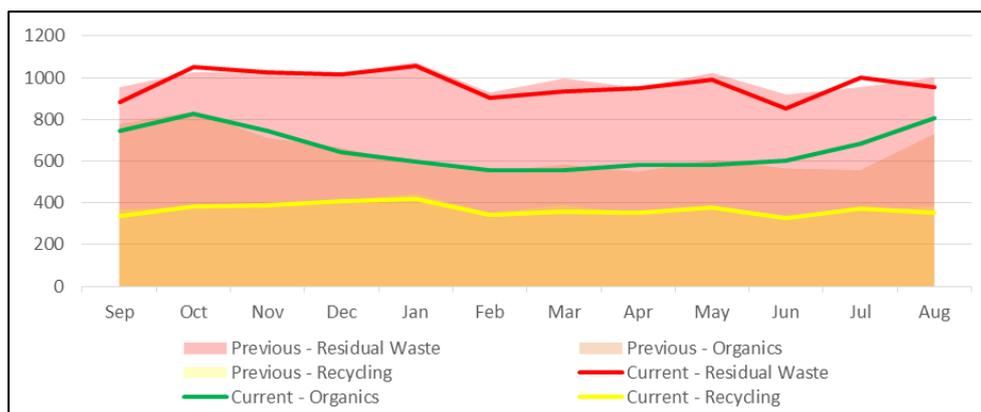
A report was provided to the Council Meeting of 4 September 2018 which provided details of the outcome of the Kerbside Bin Audit Report undertaken by Rawtec in 2018, following Council resolution on 5 September 2017.

Discussion

At its meeting of 4 September 2018 Council resolved to:

1. Pursue strategies for the diversion of organic materials from the general waste bin, including actions to:
 - Further increase awareness of kitchen caddies and compostable bags that are available from Council;
 - Explore alternative ways to distribute caddies and compostable bags;
 - Further increase awareness of compost bin and worm farm rebates that are available from Council;
 - Further increase participation in food waste recycling in multi-unit developments.
2. Pursue community education programs based on:
 - Further increasing the awareness that e-waste is banned from landfill and highlighting available drop off locations within the Council area;
 - Reducing contamination in comingled organics and recycling bins;
 - Ensuring education materials are regularly updated and use images and languages other than English wherever possible.
3. Consider providing residents with a selection of bin sizes to increase engagement and landfill diversion as part of the next waste collection contract.
4. Review rebates on compost bins and worm farms.

Between January and June 2019, a review of all CWT waste services was undertaken and it established that Council's kerbside waste and recycling collection service has been consistent and among South Australia's better performing. Ongoing performance monitoring demonstrates that collection tonnages between 2018/19 and 2017/18 have been consistent as per the following graph:



The analysis of data for 2018/19 on recyclable material sent for processing indicated contamination rates for yellow and green bins of 15.6 per cent and less than 1.0 per cent respectively.

The kerbside audit undertaken in 2018 identified that approximately 69 per cent of content in red bins is recyclable. Through the review of Council's kerbside waste and recycling service and recommendations put forward by the motion on 4 September 2018, the following work has been undertaken or is currently being progressed.

Increasing FOGO (Organics) Recycling

This is typically the heaviest component of waste disposal, Waste staff seek to integrate food organics diversion at every level, and as such service changes relating to food organics are discussed throughout this report.

Collaboration between City Property, City Assets and Waste Management staff has resulted in more consideration being given to FOGO recycling when developing waste management plans for new properties, resulting in improved provision of external and internal space for green bins and kitchen caddies for multi-unit and mix-use developments.

Improving waste diversion

Waste staff have engaged with Visy Recycling and Peats Soil on the development of targeted and seasonal campaigns to minimise contamination and improve diversion. Periodic 'Top 10' lists of items are provided by Visy Recycling and Peats Soil to identify seasonal behaviour regarding contamination.

Service improvements with Solo Resource Recovery include the development of new bin stickers to better inform residents of poor performance and new standard operating procedures are being developed for Solo's Customer Service team, drivers and bin repair staff to ensure consistency and alignment with Council's customer experience program.

The contract extension with Solo Resource Recovery will introduce Waste-Track to improve data capture in the field. When a contaminated bin is identified, Waste-Track will be able to electronically log an issue, take a photograph of the bin and link the data to a property. Waste-Track will provide waste staff opportunities to improve day to day management of waste collection.

Council's ongoing bin tagging program has been focused on multi-unit developments in 2019. Visual audits are performed on all streams of waste presented for collection so that educational programs can target items found in red bins that could be disposed in green or yellow bins.

Education and promotion opportunities

Council's ongoing school education programs in 2019 have also included food recycling promotion to the school community to encourage parents residing in West Torrens to undertake food waste recycling.

Waste staff have engaged with Community Development to expand the current suite of workshops offered by Council to include 'upcycling' activities that seek to add value to recyclable materials and reduce disposal through kerbside bins.

Waste staff have also engaged community groups to provide further encouragement of food waste programs. Currently working with Waste Free Westies, Council staff have arranged to provide education to the group and marketing material for distribution through their stall at the Brickworks.

The development of new marketing and educational material for West Torrens has included the shift away from text heavy messaging to graphical messaging. Creative Services' staff are developing new postcards and flyers that reduce the need for translation into other languages.

Council	System	Rebate
City of Adelaide	Nil	Nil
City of Unley	Nil	Nil
City of Burnside	Nil	Nil
Campbelltown City Council	Nil	Nil
Adelaide Hills Council	Nil	Nil
City of Holdfast Bay	Compost bin Worm farm	50% up to \$40 50% up to \$40
City of Charles Sturt	Compost bin Worm farm	\$20
City of Marion	Compost bin Worm farm	50% up to \$40 50% up to \$40
Port Adelaide Enfield	Compost bin	\$40
City of Onkaparinga	Compost bin Worm farm Bokashi bin	50% up to \$44.50 50% 50% up to \$55
City of West Torrens	Compost bin Worm farm (Bokashi bin accepted)	50% up to \$50 50% up to \$50 50% up to \$50

In 2018/19 City of West Torrens issued 28 rebates whereas Port Adelaide Enfield issue between 25 and 35 and the City of Onkaparinga issued 200 rebates. The analysis of data provided by councils in South Australia indicates that CWT consistently achieves one of the highest uptake rates of compost bins and worm farms per capita. The overall number of applications for a rebate throughout the state indicates that price is not a determining factor and property size and access to a regular green bin service tends to have more influence.

Increasing urban infill in West Torrens has resulted in the available space for gardens and greenery being reduced significantly which will further limit the uptake of compost bins and worm farms in the future.

An alternative to increasing the availability of rebates for residents could involve expanding the kitchen caddy program to develop a product that encourages residents to improve recycling behaviour. An internal recycling container to encourage improved separation at source provides Council with an opportunity to support behaviour in multi-unit dwellings.

Conclusion

This report responds to Council's resolution of 4 September 2018 relating to the Kerbside Bin Audit undertaken in 2018.

Attachments

Nil

8.3 Waste Management Activity Report

Brief

This report provides information on waste management activities for the months of July and August 2019.

RECOMMENDATION

The Committee recommends to Council that the report is received.

Introduction

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

Discussion

Multicultural Communities SA Group Meeting, 1 July

Council's Project Officer, Waste and Recycling and Team Leader, Waste Management participated in a meeting of members from a range of backgrounds at Multicultural Communities SA, an event arranged by KESAB on behalf of GISA. The meeting was intended to introduce multicultural community groups to their respective councils, provide guidance on waste management for events and develop opportunities to provide further waste education.

Continual improvement for waste and recycling content on Council's website

A review of interactions with Council's waste Chatbot 'Bindy' has resulted in the identification of information gaps on Council's waste and recycling webpages. New information has been added to explain the difference between degradable and compostable as well as a new page for plastic recycling. On 17 July, our waste team received the following feedback from Visy:

"Your website is one of the best with regard to recycling information"

- Steven Evans, State Operations Manager, Visy

"The aptly named Chatbot 'Bin'dy is amazing and user-friendly...Needs to be recommended to other councils as well"

- Paresh Chawda, SQE Coordinator, Visy

Woolworths Hilton, 18 July

Council's Waste Compliance Officer has established a relationship with Woolworths Hilton on the management of shopping trolleys. To date, the relationship has resulted in same day retrieval for all reported Woolworths' trolleys found in Hilton, Cowandilla, Richmond, West Richmond, Brooklyn Park and Mile End. Establishing similar arrangements with other stores in West Torrens is intended.

Waste Free Westies, 21 July

The Team Leader, Waste Management met with local community group, Waste Free Westies at the Brickworks to assess their approach to community education aimed at waste reduction. Waste Free Westies attracted approximately 200 signatures from residents to subscribe and participate in waste reduction programs.

Meeting with BioBag Australia, 30 July

The Project Officer, Waste and Recycling and Team Leader, Waste Management met with Scott Morton, Managing Director, BioBag Australia to discuss waste minimisation opportunities and seek support for upcoming National Recycling Week events. Scott is happy to develop opportunities and work with CWT on initiatives that include trials of compostable dog waste bags and other single-use plastic reduction initiatives.

Meeting with Waste Free Westies, 8 August

The Project Officer, Waste and Recycling and Team Leader, Waste Management met with Waste Free Westies to explore opportunities to work together. Waste Management will provide waste education and printed resources to ensure messaging consistent with Council is provided to the community. Waste Free Westies are happy to provide waste education at Council sponsored events as required.

Kerbside service design meeting with Solo, 16 August

The Waste Administration and Support Officer met with Solo about the progress of fleet refurbishment and to discuss changes to CWT's kerbside waste and recycling collection service. Refurbishment of the first of six trucks has been completed, and Solo is on schedule to be fleet ready for 1 May 2020.

WMRR Breakfast Seminar with Minister for Environment and Water, 20 August

The Manager, Regulatory Services and Team Leader, Waste Management attended a WMRR breakfast seminar to hear from the Minister for Environment and Water on future plans for resource recovery in South Australia.

Food recycling promotions: St John the Baptist Catholic School

Following delivery of a waste education program in June, 25 members of the school community obtained a kitchen caddy, compostable bags and food recycling flyers.

Food recycling promotions: Lockleys Childcare Centre

Following delivery of a waste education program in April, students and teachers presented on recycling at an assembly. A food waste promotional program is being implemented to the school community.

Resource recovery session: Cowandilla Primary School, 'Climate Change Group, 6 August

The Project Officer, Waste and Recycling conducted a waste and recycling session for students in the Climate Change Group, and 16 kitchen caddies and rolls of compostable bags were provided to the school for classroom use. The Climate Change Group implemented a food waste promotional program to the school community.



Resource recovery session: Fulham Park Preschool Kindergarten, 27 and 28 August

The Project Officer, Waste and Recycling held two 'Go for Green and Gold' sessions.

Conclusion

This report provides information on waste management activities for the months of July and August.

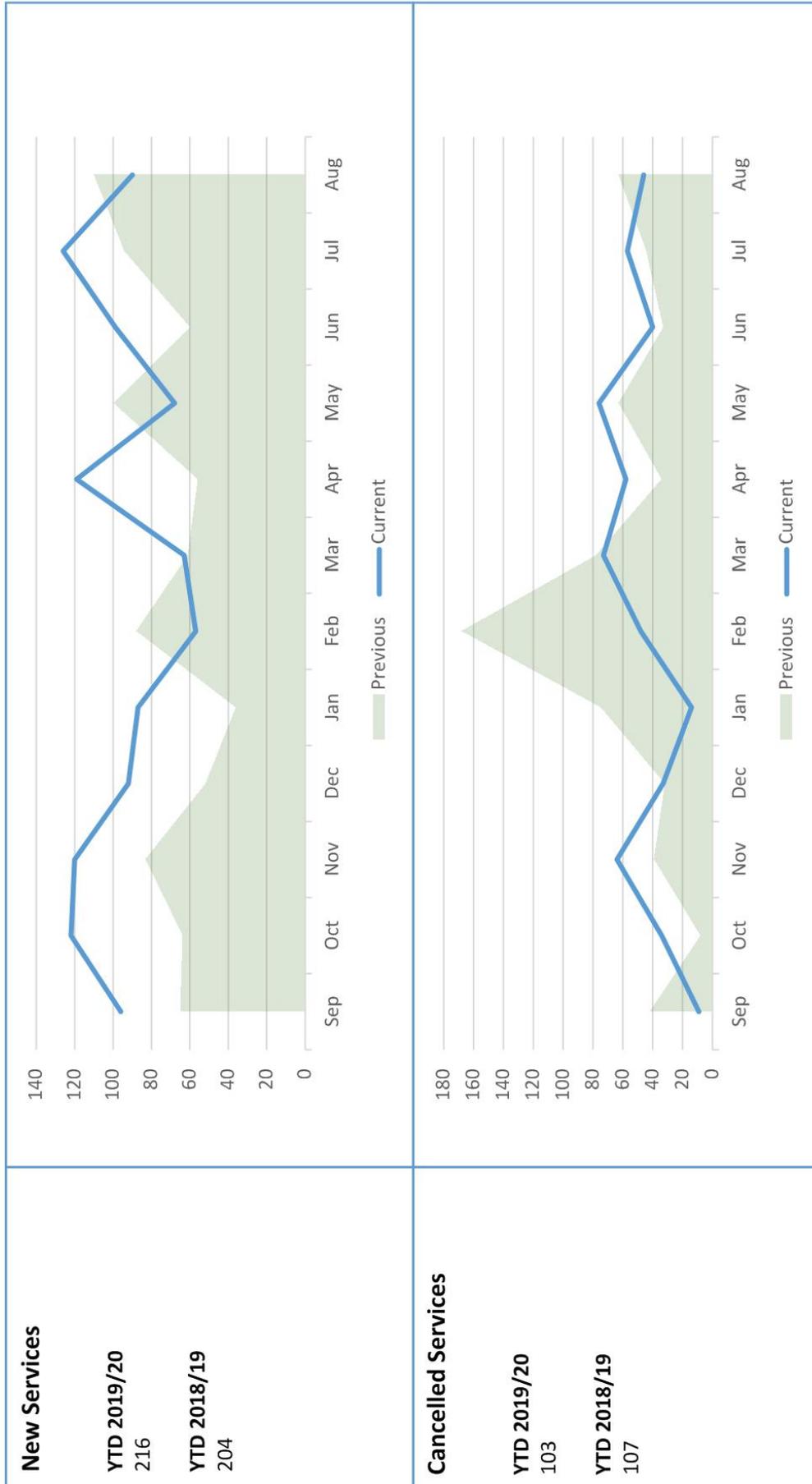
Attachments

1. **Waste Management Data for July and August 2019**



Waste Management Activity Report

September 2019





September 2019

Waste Management Activity Report

<p>Lost and stolen bins</p> <p>YTD 2019/20 152</p> <p>YTD 2018/19 151</p>	<table border="1"> <caption>Lost and Stolen Bins Data</caption> <thead> <tr> <th>Month</th> <th>Current (2019/20)</th> <th>Previous (2018/19)</th> </tr> </thead> <tbody> <tr><td>Sep</td><td>60</td><td>60</td></tr> <tr><td>Oct</td><td>65</td><td>65</td></tr> <tr><td>Nov</td><td>75</td><td>75</td></tr> <tr><td>Dec</td><td>65</td><td>65</td></tr> <tr><td>Jan</td><td>60</td><td>60</td></tr> <tr><td>Feb</td><td>70</td><td>70</td></tr> <tr><td>Mar</td><td>115</td><td>115</td></tr> <tr><td>Apr</td><td>75</td><td>75</td></tr> <tr><td>May</td><td>70</td><td>70</td></tr> <tr><td>Jun</td><td>75</td><td>75</td></tr> <tr><td>Jul</td><td>75</td><td>75</td></tr> <tr><td>Aug</td><td>75</td><td>75</td></tr> </tbody> </table>	Month	Current (2019/20)	Previous (2018/19)	Sep	60	60	Oct	65	65	Nov	75	75	Dec	65	65	Jan	60	60	Feb	70	70	Mar	115	115	Apr	75	75	May	70	70	Jun	75	75	Jul	75	75	Aug	75	75
Month	Current (2019/20)	Previous (2018/19)																																						
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<p>Failure rate Repairs and replacements</p> <p>YTD 2019/20 103 (0.25%)</p> <p>YTD 2018/19 107 (0.30%)</p>	<table border="1"> <caption>Failure Rate Data</caption> <thead> <tr> <th>Month</th> <th>Current (2019/20)</th> <th>Previous (2018/19)</th> </tr> </thead> <tbody> <tr><td>Sep</td><td>200</td><td>200</td></tr> <tr><td>Oct</td><td>230</td><td>230</td></tr> <tr><td>Nov</td><td>150</td><td>150</td></tr> <tr><td>Dec</td><td>150</td><td>150</td></tr> <tr><td>Jan</td><td>230</td><td>230</td></tr> <tr><td>Feb</td><td>150</td><td>150</td></tr> <tr><td>Mar</td><td>150</td><td>150</td></tr> <tr><td>Apr</td><td>200</td><td>200</td></tr> <tr><td>May</td><td>300</td><td>300</td></tr> <tr><td>Jun</td><td>200</td><td>200</td></tr> <tr><td>Jul</td><td>150</td><td>150</td></tr> <tr><td>Aug</td><td>150</td><td>150</td></tr> </tbody> </table>	Month	Current (2019/20)	Previous (2018/19)	Sep	200	200	Oct	230	230	Nov	150	150	Dec	150	150	Jan	230	230	Feb	150	150	Mar	150	150	Apr	200	200	May	300	300	Jun	200	200	Jul	150	150	Aug	150	150
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September 2019

Waste Management Activity Report

<p>Bins missed for collection Missed and half emptied bins</p> <p>YTD 2019/20 297</p> <p>YTD 2018/19 220</p>	
<p>Presentation issues Bins left of verge, late put-out, contaminated, overfull/overweight and obstructed bins</p>	



Waste Management Activity Report

September 2019

<p>Tonnages collected kerbside</p> <p>YTD 2019/20 General waste = 1,953.38 t Recycling = 722.46 t Organics = 1,486.82 t</p> <p>YTD 2018/19 General waste = 1,956.98 t Recycling = 748.14 t Organics = 1,286.88 t</p>	<p>Legend: Previous - Residual Waste (Red shaded) Current - Residual Waste (Red line) Previous - Organics (Green shaded) Current - Organics (Green line) Previous - Recycling (Yellow shaded) Current - Recycling (Yellow line)</p>
<p>Diversion from landfill</p>	<p>Legend: Previous (Green shaded) Current (Blue line)</p>



September 2019

Waste Management Activity Report

<p>Food waste rebates Worm farms, worms, accessories and compost bins</p> <p>YTD 2019/20 5</p> <p>YTD 2018/19 3</p>	<table border="1"> <caption>Food waste rebates - Current vs Previous</caption> <thead> <tr> <th>Month</th> <th>Current</th> <th>Previous</th> </tr> </thead> <tbody> <tr><td>Sep</td><td>1</td><td>1</td></tr> <tr><td>Oct</td><td>12</td><td>1</td></tr> <tr><td>Nov</td><td>3</td><td>3</td></tr> <tr><td>Dec</td><td>1</td><td>1</td></tr> <tr><td>Jan</td><td>1</td><td>1</td></tr> <tr><td>Feb</td><td>2</td><td>2</td></tr> <tr><td>Mar</td><td>3</td><td>3</td></tr> <tr><td>Apr</td><td>3</td><td>3</td></tr> <tr><td>May</td><td>4</td><td>4</td></tr> <tr><td>Jun</td><td>6</td><td>6</td></tr> <tr><td>Jul</td><td>4</td><td>4</td></tr> <tr><td>Aug</td><td>3</td><td>3</td></tr> </tbody> </table>	Month	Current	Previous	Sep	1	1	Oct	12	1	Nov	3	3	Dec	1	1	Jan	1	1	Feb	2	2	Mar	3	3	Apr	3	3	May	4	4	Jun	6	6	Jul	4	4	Aug	3	3
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Jul	4	4																																						
Aug	3	3																																						
<p>Kitchen caddies</p> <p>YTD 2019/20 177</p> <p>YTD 2019/20 * No data available</p>	<table border="1"> <caption>Kitchen caddies - Current vs Previous</caption> <thead> <tr> <th>Month</th> <th>Current</th> <th>Previous</th> </tr> </thead> <tbody> <tr><td>Sep</td><td>20</td><td>20</td></tr> <tr><td>Oct</td><td>120</td><td>20</td></tr> <tr><td>Nov</td><td>80</td><td>80</td></tr> <tr><td>Dec</td><td>100</td><td>100</td></tr> <tr><td>Jan</td><td>100</td><td>100</td></tr> <tr><td>Feb</td><td>100</td><td>100</td></tr> <tr><td>Mar</td><td>100</td><td>100</td></tr> <tr><td>Apr</td><td>100</td><td>100</td></tr> <tr><td>May</td><td>100</td><td>100</td></tr> <tr><td>Jun</td><td>100</td><td>100</td></tr> <tr><td>Jul</td><td>100</td><td>100</td></tr> <tr><td>Aug</td><td>100</td><td>100</td></tr> </tbody> </table>	Month	Current	Previous	Sep	20	20	Oct	120	20	Nov	80	80	Dec	100	100	Jan	100	100	Feb	100	100	Mar	100	100	Apr	100	100	May	100	100	Jun	100	100	Jul	100	100	Aug	100	100
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8.4 Kandahar House - Grant of Lease

Brief

This report provides Elected Members with information in regard to a proposed grant of lease of Kandahar House to the West Torrens Historical Society Inc.

RECOMMENDATION

The Committee recommends to Council that:

1. A lease for a term of 5 years commencing on 2 October 2019 (and expiring on 1 October 2024) be granted to the West Torrens Historical Society Inc. (the Society) for its use of Kandahar House at an annual rental of \$10pa payable on demand. The Society not be responsible for meeting any utility costs etc., or for undertaking necessary repairs or maintenance or servicing of plant and equipment, or reimbursing the costs of Council's insurance premiums during the term of the lease.
2. The Mayor and Chief Executive Officer be authorised to sign and/or seal any documentation to give effect to the above recommendation.

Introduction

The West Torrens Historical Society Inc. (the Society) has been a long term, and is the principal, occupier of the Kandahar House property at 327-329 Marion Road, North Plympton. Rooms within, and at the rear of, the house are also used on a regular basis by a number of craft and/or special interest groups, e.g. painting and chess clubs.

Discussion

The proposed grant of lease follows discussions with the Society and formalises the informal occupation arrangements that have to this time been applicable for the Society's use of the (local heritage listed) Kandahar House premises.

Within the proposed agreement there is a clear acknowledgement that, given the nature of its activities, the Society:

- Has little or no capacity to generate revenue;
- Has little or no capacity to undertake maintenance of, or repairs to, the premises (especially given the property's age and heritage status), and also;
- Is performing a function that may be performed by Council staff within other Councils.

On this basis, the terms of the proposed lease do not require the Society to:

- Pay rent (the rental is fixed at the nominal amount of \$10pa [plus GST] payable on demand for the duration of the lease);
- Meet the cost of any outgoings or reimbursements (including power, water, insurance, etc.);
- Attend to any maintenance of, or repairs to, the premises.

The rooms that are not used solely by the Society (i.e., the rooms at the rear of the property and the front meeting rooms) will continue to be available for use by other parties when not required by the Society.

In accordance with standard Council practice the proposed lease is for a term of 5 years.

Conclusion

Following discussions between the parties Council is able to consider the grant of a lease to the West Torrens Historical Society Inc.

Attachments

Nil

8.5 Hilton RSL Update

Brief

This report provides Committee Members with an update regarding the Hilton RSL relocation project.

RECOMMENDATION

The Committee recommends to Council that:

1. The report be noted.
2. Formal consultation regarding the proposed relocation of the Hilton RSL Sub Branch to Richmond Oval be undertaken following the receipt of the concept package from Council's consultant(s).
3. An update report be provided to this Committee in regard to the outcome of the consultation with the Hilton RSL Sub Branch at its November meeting.

Introduction

At its meeting of 23 July 2019 the Committee was advised that:

- A high level and updated cost estimate for the refurbishment and extension of 173-187 Sir Donald Bradman Drive was provided by the consultants which included the demolition of the bluestone cottage and construction of car parking. Based on the draft design development package the total cost of the project was 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 provided their general endorsement of the design, however requested that they be provided with the draft design development package to enable them to formally investigate and provide (formal) comments regarding the functionality of the design.
- Further options were being explored around the potential of relocating the Hilton RSL Sub-branch to Richmond Oval however, those discussions were in their infancy and further work was required to determine whether such an initiative was feasible.

Following its consideration of the report the Committee resolved to recommend 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.

Discussion

The Administration provided a copy of the Option 2 development package to the Hilton RSL for comment and has received a subsequent email from the RSL indicating that the RSL remain supportive of the initiative to relocate to an upgraded site at 173 Sir Donald Bradman Drive Hilton.

Whilst there were some concerns expressed by the RSL - "minor, yet important, design" considerations - the Club are nevertheless happy with the plans, pleased with the progress that has been made to date and have the desire to see the project succeed. The RSL indicated that it expected to provide a formal written response to the Committee regarding this Option, (the letter will tabled if received prior to the meeting).

Whilst the Administration was mindful of the Committee's recommendations regarding the exploration of opportunities at Richmond Oval (which were subsequently endorsed by Council at its meeting of 6 August 2019) the Option 2 package works have continued to progress, principally as the consultants had engaged third party providers to undertake a number of specialist tasks associated with the development package. The Option 2 design package is now approximately 90% finalised.

The Administration has also progressed with the potential option of relocating the Hilton RSL Sub Branch to Richmond Oval. Further discussions with the football club have occurred and the Administration has also formally engaged the same consultants who have been developing the Option 2 plans to undertake a similar exercise to that which has been undertaken for 173 Sir Donald Bradman Drive. An onsite meeting and inspection took place, following which, the consultants will develop a concept package/briefing document canvassing 4 possible alternatives to guide discussions with the football club and the Hilton RSL. It is expected a draft preliminary concept(s) package will be presented at this meeting to the Committee.

Formal discussions are yet to commence between the administration and the Hilton RSL Sub-branch regarding the potential relocation to Richmond Oval / West Adelaide Football Club. A site inspection has been planned and formal discussions are proposed to follow in coming weeks following receipt of the concept package from the consultants. Formal written feedback from the Hilton RSL is proposed to be sought following the consultation and prior to the November Committee meeting.

Potential Implications and Benefits

Although discussions are yet to commence, it is anticipated that the RSL may express initial reservations with this initiative due to the substantial work undertaken to date to promote and gain support by members for a relocation to 173 Sir Donald Bradman Drive.

It should be noted that the Hilton RSL initially expressed a number of concerns and reservations when considering the relocation from its current premises to 173 Sir Donald Bradman Drive. The development of the Option 2 package and, as part of that process, the ongoing engagement and consultation with the RSL committee and its membership, has resulted in the Committee and membership broadly endorsing the Option 2 proposal. The same modus operandi would be required to be employed in regard to any potential relocation to Richmond Oval.

The main concerns the RSL may identify could include:

- the lack of main road visibility (which is currently satisfied with the Option 2 alternative);
- the distance from Memorial Gardens (when compared to the Option 2 scenario and their current location);
- the presence of poker machines at the West Adelaide Football Club venue, which is direct conflict to the Hilton RSL's strategic direction;
- concern that the consideration of this alternative will of necessity result in additional time delays prior to any ("on the ground") works commencing and, thus, the relocation occurring.

It is apparent that the Richmond Oval alternative would not provide the main road visibility sought by the RSL. Whilst the exposure provided by a main road location is likely to be preferred by a commercial operation, main road location of itself does not appear to be the sole determinant of an entity's success. In addition, although not located on a main road, Richmond Oval is a well-recognised facility and location across Adelaide which potentially provides benefit to possible sub-branch activities. It is also important to note that many RSL facilities throughout Adelaide are not located on main roads.

The distance from the Memorial Gardens is of concern to the RSL and Richmond Oval is certainly a greater distance away than that of the Option 2 alternative, which was suggested as a significant "selling point" during early discussions, (and also greater than the distance from the existing RSL premises). However, Richmond Oval is still only some 600m from the Gardens and it does need to be acknowledged that proximity of the clubroom to Memorial Gardens is essentially a major drawcard for only one or two days per year, (i.e. principally Anzac and Remembrance Days). There is a potential to investigate alternative arrangements for those significant events such as shuttle bus services to the venue from the Memorial Gardens.

The consultant has indicated that there may be additional benefits accruing to the RSL at the Richmond Oval location, over and above the additional car parking that is provided at that site and further information will be provided as part of the concept package/briefing document to be developed.

Planning Implications

As identified in the previous report to the Committee, the proposed alternate use of portion of the premises at 173 Sir Donald Bradman Drive by the Hilton RSL does have planning implications that would need to be addressed and satisfied.

In order to progress the Option 2 alternative, the necessary development application will require lodgement and will involve a change of use. Further, 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 necessitate the application going through a more rigorous assessment process and will require that an initial statement of support be provided with the application, followed by a statement of effect. These complicating factors are likely to result in timing impacts.

Given the existing clubroom use of the facility at Richmond Oval, it is unlikely that the complications (and the consequential timing impacts associated with change of, and non-complying, use(s)) relating to change of use would arise, i.e. it *may be* that the additional time taken to devise and progress an agreed concept etc. and proceed with development of the Richmond Oval facility could/would be counterbalanced against the additional time taken to seek and (possibly) receive development approval for 173 Sir Donald Bradman Drive.

Conclusion

Whilst the plans for the proposed redevelopment of 173 Sir Donald Bradman Drive have continued to proceed the Administration has engaged (the same architect) consultants to assist with the development of plans for a possible relocation of the Hilton RSL Sub Branch to Richmond Oval. Formal consultation with the Hilton RSL Sub Branch needs to occur in regard to this proposal, following receipt of a concept package/briefing document from the consultant.

Attachments

Nil

8.6 Thebarton Community Centre Upgrade Update

Brief

This report provides an update to Members in relation to building improvements and associated works at the Thebarton Community Centre.

RECOMMENDATION

The Committee recommends to Council that:

1. The Administration finalise the detailed design document package with detailed budget costings and options for delivery of the project, and provide a further report back to this committee;

Or

1. The report is received;
2. No further action is taken by the Administration regarding finalising the detailed design documentation package in 2019/2020 and this project is referred to the 2020/2021 budget for consideration.

Introduction

A *Draft Issues Paper* relating to the Thebarton Community Centre (TCC) was presented to Elected Members at the workshop held on 27 September 2016. The *Issues Paper* was an overall summary listing the various building issues identified either by the users (hirers) and the Administration since the opening of the TCC in April 2013.

Further, at its meeting of 28 March 2017, the Community Facilities General Committee (the Committee) was advised that:

- The Administration engaged the original building design architects to develop concept designs in response to the *Issues Paper* and to improve and develop the community centre into a function centre;
- The main upgrades identified were:
 - increase public toilets;
 - include a staff toilet;
 - improve the kitchen;
 - add an additional kitchen facility;
 - increase storage;
 - include a dedicated BBQ area and (waste) bin area; and
 - investigate the expansion of the existing area for mechanical plant services.
- The projected budget estimate for these works was identified as \$820,000.

A further report was provided to the Committee at its meeting held 24 July 2018 which advised that:

- Stakeholder engagement was undertaken to confirm the proposed upgrades would meet the needs of the Administration as well as the user groups. As a result, the following elements were added to the proposed upgrade list for detailed design:
 - Additional toilets for Hall 2;
 - Provision of a staff lunch room/amenities room;
 - Enclosing the "Green Room"; and
 - Construction of a purpose built specific Café/Gallery area to the centre's entrance foyer area.

- Consultants subsequently provided a recommended list of upgrades (estimated cost \$1.4M) based on their desirability by the majority of stakeholders and their cost effectiveness:
 1. \$820,000 to upgrade current toilets, duplicate (commercial) kitchens; construct new store; provide air conditioning platform and air handling plant modifications, to improve the air conditioning capacity of the building and make it suitable for use as a function centre;
 2. \$235,000 to provide new staff amenities (and replacement store);
 3. \$295,000 to upgrade the Café/Gallery/Green Room.
- The Committee was further advised that investigations were currently being undertaken to relocate the power transformer behind the current back of house access gate in order to formalise the centre's existing BBQ/outdoor kitchen area for users.
- Minor works modifications and further testing/commissioning was undertaken to the existing mechanical (air conditioning) services, and overall, the Centre's performance improved to cope with the warmer to hotter temperatures, (i.e. up to approx. 38 degrees Celsius) to the halls. Additional modifications and improvements are still proposed as part of the building works in order to increase the centre's performance for higher temperatures.

A copy of the report from the Committee Meeting of 24 July 2018 is attached, (**Attachment 1**).

Discussion

Following the meeting of the Committee in July 2018, the Administration has continued to work with consultants to develop a draft issue of "Issued for Tender" documentation for the building works only.

In addition, a complete air conditioning analysis has been undertaken, particularly focussing on the main function room halls 1 and 2 with the intent that the air-conditioning of these rooms will be included in the 100% design "issued for tender" documentation. The recommended upgrades (not captured in the July 2018 draft documentation) include the following:

- Comprehensive additional air flow testing and commissioning;
- Dedicated ducting to be provided to halls 1 and 2 complete with more appropriate jet diffuser arrangements;
- External shading applied to the northern and western faces of Hall 1;
- Additional air conditioning capacity upgrades as a consequence of adoption of the above.

In order to progress with the Thebarton Community Centre Upgrade, to finalise the "Issued for Tender" documentation, the following actions are required:

- Consultants be engaged to finalise design and documentation works for the mechanical services/power supply and to finalise the architecture package of documents, (at an approximate value \$80,000);
- A quantity surveyor (QS) be engaged to update the cost estimate to reflect 100% detail design documentation package status, including staged construction costs, (approx. \$10,000);
- A development application will need to be lodged for the overall project, (even if the decision is made to stage/separate the project).

The previous cost estimate provided to the Administration for the project was \$1,400,000 however, the additional mechanical services/power supply charges could add approximately \$400,000 to \$500,000 to the original estimate for the Community Centre, for an updated (total) estimate in the range from \$1,800,000 to \$1,900,000. To improve on this cost estimate, it is necessary to finalise the detailed design package and engage a quantity surveyor to provide a detailed project budget, at an approx. cost of \$90,000.

The current budget funding for 2019/2020 is \$468,149 for the Thebarton Community Centre Upgrade project, (the carry-over budget funding was approved at the Council Meeting on 3 September 2019, Revision of the 2019/2020 Budget). This budget funding will be used to fund the \$90,000 to finalise the detailed design document package, (i.e. "Issued for Tender" documentation).

Administration is now seeking the direction of the Committee to determine how the project progresses.

Conclusion

In order to progress the upgrade to the Thebarton Community Centre (to transform the centre to an improved Function Centre), Consultants are required to be (re)engaged to finalise documentation for tender and to provide an updated cost estimate. Funding of \$90,000 is required for this work to be undertaken. The Administration seeks the Committee direction regarding this project.

Attachments

1. **Thebarton Community Centre - Update of Works Plan, Community Facilities General Committee Meeting - 24 July 2018**

9 REPORTS OF THE CHIEF EXECUTIVE OFFICER

9.1 Thebarton Community Centre - Update of Works Plan

Brief

This report provides an update to Members in relation to building improvements and associated works at the Thebarton Community Centre.

RECOMMENDATION

The Committee recommends to Council that the report be noted.

Introduction

A *Draft Issues Paper* relating to the Thebarton Community Centre (TCC) was presented to Elected Members at the workshop held on 27 September 2016. The *Issues Paper* was an overall summary listing the various building issues identified either by the users (hirers) and the Administration since the opening of the TCC in April 2013.

Further, at its meeting of 28 March 2017, the Committee was advised that:

- The Administration engaged the original building design architects to develop concept designs in response to the *Issues Paper* and to improve and develop the community centre into a function centre;
- The main upgrades identified were:
 - increase public toilets;
 - include a staff toilet;
 - improve the kitchen;
 - add an additional kitchen facility;
 - increase storage;
 - include a dedicated BBQ area and (waste) bin area; and
 - investigate the expansion of the existing area for mechanical plant services.
- The projected budget estimate for these works was identified as \$820,000.
- A further report would be provided back to this Committee once detailed design and technical design processes were complete and the project was ready for the procurement stage.

Discussion

A number of consultants were engaged to undertake detailed design documentation for the Thebarton Community Centre Upgrade. The consultants included the original architectural consultants and additional specialist consultants with project (building) management, mechanical and electrical services expertise. The *Draft Issues Paper* formed the basis for the design, and the main aim of the upgrade was identified as improving the functionality of the TCC to suit its current usage.

A stakeholder engagement process ensued in order to confirm the proposed upgrades would meet the needs of the Administration as well as the user groups. As a result, the following elements were added to the proposed upgrade list for detailed design:

- Additional toilets for Hall 2;
- Provision of a staff lunch room/amenities room;
- Enclosing the "Green Room"; and
- Construction of a purpose built specific Café/Gallery area to the centre's entrance foyer area.

Consultants investigated each element thoroughly, and subsequently provided the Administration with a recommended list of upgrades based on their desirability by the majority of stakeholders and their cost effectiveness.

As a result, works estimated to be in the vicinity of \$1.4M are proposed, and can be summarised (staged) as follows:

1. \$820,000 to upgrade current toilets, duplicate (commercial) kitchens; construct new store; provide air conditioning platform and air handling plant modifications, to improve the air conditioning capacity of the building and make it suitable for use as a function centre;
2. \$235,000 to provide new staff amenities (and replacement store);
3. \$295,000 to upgrade the Café/Gallery/Green Room.

In addition, investigations are currently being undertaken to relocate the power transformer behind the current back of house access gate. Once relocated, this will provide the opportunity to formalise the centre's existing BBQ/outdoor kitchen area for users. Design works in relocating the transformer from the back of house area will provide a more economical solution than constructing a new BBQ/outdoor kitchen facility at the northern end of the centre.

Constructing new toilets for the Meeting Hall 2 was discounted by the architectural and services consultants based on value management principles as the design would have a significant impact on the 'front of house' operation. However it is proposed that the toilet capacity be improved as part of the upgrade to the existing toilets, this will exceed necessary building compliance requirements.

Minor works modifications and further testing/commissioning have been undertaken to the existing mechanical (air conditioning) services, and overall, the Centre's performance has improved to cope with the warmer to hotter temperatures, (i.e. up to approx. 38 degrees Celsius) to the halls. Additional modifications and improvements are still proposed as part of the building works in order to increase the centre's performance for higher temperatures. New Signage has also been erected on the Building.

The upgrade of the Centre can be staged, however Stage 1 of the project will require the centre to close for a period of between 3 - 6 months. (Bearing in mind forward bookings already taken for the centre). The remaining works, (i.e. staff amenities and Café/Green Room) can be undertaken while the centre remains open albeit with some inconvenience to users.

The current budget funding available (from the 2017/2018 budget year) is \$825,000, less current consultancy and design costs. The timing of the proposed works and the need for additional project funds could be considered by Members in a future budget cycle (possibly 2019/2020) once development approvals have been obtained.

A presentation of the proposed works will be provided by the Administration during this meeting.

Conclusion

Consultants were engaged to complete detailed design and documentation for a staged upgrade to the Thebarton Community Centre. The proposed improvements will transform the centre to a significantly improved Function Centre.

Attachments

Nil

8.7 Apex Park, Lockleys Oval and Mellor Park Facilities Update

Brief

This report provides Committee Members with an update in relation to the Apex Park, Lockleys Oval and Mellor Park facilities upgrades.

RECOMMENDATION

The Committee recommends to Council that the report be noted.

Introduction

At its meeting of 23 July 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

The project continued to progress since the last meeting update with minor delays to the overall program due to inclement weather. The new community centre building was over 95% complete (internally). The remaining external works, (i.e. civil works, etc.) had delayed the completion of the project. The anticipated date for completion of the project was estimated to be in September.

Subject to available funding within the existing budgets, consideration was also being given to the refurbishment and reuse of the existing toilet ('Exeloo') facility at the eastern end of the carpark on the Burbridge Road frontage. (This was previously located close to the north-western corner of the playground.)

A final onsite meeting was held with the Scout group to confirm whether there were any items within the log cabin that would need to be removed prior to demolition of the building. It was anticipated that demolition of the cabin would be undertaken and completed by early August.

Lockleys Oval

Construction of the building continued to progress. The first slab had been poured and roofing of the building had commenced. First fix work on the ground floor of the building had also started.

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

The Administration expressed concerns as to whether the funds remaining within the project budget would be sufficient to provide new floodlighting to the ovals.

Mellor Park

The Administration also expressed concerns regarding delivery of this component of the overall project given issues with the planning application, particularly matters regarding the proposed demolition of the local heritage listed Lockleys Soldiers Memorial Hall/theatre building and the potential impacts to the project grant funding which has been received from the Federal Government.

Discussion

Apex Park

The Apex Park project is continuing and nearing completion. It was expected that handover would occur late this month and, given this, preparations were underway for an official opening on 8 October 2019. However, and unfortunately, inclement weather and delays to some of the external works (including landscaping and additional works required to playground) have combined to delay the remaining works. It is now anticipated that works will be completed and the project handed over/opened to the public in November.

As is required under the terms of the Federal grant funding agreement, the Federal Government needs to be notified of project handover for this component of the project and will be the party that selects the opening date. It is anticipated that the Hon Simon Birmingham is likely to attend and formally declare the upgraded facility open. The Administration is making arrangements to organise little day out activities for the opening event/day. Members will receive advice of the opening day and time once this has been confirmed with the Federal Government.

The demolition of the former Scouts log cabin building was completed in August.

Lockleys Oval

Until recently the Lockleys Oval project continued to proceed according to the project schedule. However, as with works at Apex Park, inclement weather and some additional minor inclusions to the project have resulted in a minor adjustment to the current schedule. It is nevertheless anticipated that the current minor delays will be recovered during subsequent phases of the building works.

Members who may have visited the complex will have noted that there has been significant progress at the site within the last 2 months. Works include various components of the building at both upper and ground floor level, (i.e. roofing, brickwork, plumbing/electrical, ceilings, wall linings, solar panel installation, kitchen / canteen fitout, etc....).

Externally, civil works have also continued to proceed - including kerbing at the northern end of the complex, construction of the shared path/service road in the north-western corner of the complex and other earthworks, including preparation of the land upon which the tennis courts are to be constructed. It is anticipated that works on the eastern side (roadway / car parking) of the complex will commence shortly.

Members may also be aware that demolition of the former Lockleys Football Club building (which has been shared by all clubs following demolition of the baseball/soccer clubroom building) is expected to commence late September (around the time of this meeting).

Whilst the Administration had originally desired that the building be retained for the use of the clubs until such time as the new shared clubroom building had been completed, its demolition needed to occur at this time to allow necessary road, carpark and oval works to proceed and to meet project handover deadlines.

The demolition of the building at this time has meant that alternative accommodation has needed to be sourced for the West Torrens Baseball Club junior program, which will use the complex for the forthcoming season (all senior teams are playing at either West Beach or Seaton). The Administration are in negotiation with Badminton SA for (shared) use of the Badminton function space and kitchen. An additional temporary hut will also be provided at the southern end of the oval for the Baseball club's use. (The Soccer club is to continue using one of these huts during the summer period.)

The Administration has also continued to develop a model or framework for longer term use of the facility (i.e. after the initial short term (12 month) leases or licences which are to be initially provided). The current thinking and suggestion is predicated on two separate models.

Alternative 1

The Clubs be provided with 24/7/365 use of their designated clubroom areas and seasonal use of the ground floor changerooms, canteens and the upstairs function space (and, if required bar and kitchen space) be offered to the clubs on a hire basis.

This alternative places greater control within the hands of the Council and will accordingly require dedicated Council resource(s).

It is proposed under this regime that the suggested hiring rates be determined with reference to the hire charges currently being used for hire of the Thebarton Community Centre. The Thebarton Community Centre rates would need to then be further discounted to reflect the ongoing use of the defined spaces by the clubs.

Alternative 2

As with Alternative 1, the Clubs be provided with 24/7/365 use of their designated clubroom areas and seasonal use of the ground floor changerooms and canteens, and upstairs spaces as part of their lease or licence area.

This latter alternative is currently favoured by the Administration as it will negate the need to issue invoices for each use by the clubs and will also encourage greater autonomy and cooperation between them.

The "user pays principle" would be applicable to both of these alternatives i.e. the more space occupied, and the more time it is occupied, the greater the rental/licence/hire fee would be. The Administration is in the process of developing and refining a charging matrix to ensure that there are appropriate relativities between the lease/licence fees charged to each of the sporting club users.

Irrespective of the preferred alternative (or any other alternative which may be suggested, developed or recommended) it is suggested that the upstairs (two) meeting rooms be **excluded** from any leases or licences which may be offered to the Clubs to allow this space to be booked and used by the wider public. (Nevertheless, and as a subset of the "wider public", the clubs would also be able to book/hire this space and would be provided with a designated number of meeting times throughout the year e.g. one meeting/month associated with their leases/licences of the facility.) If the meeting room is not excluded from the lease or licence area the Administration has concerns that it may, or is likely, to become defacto storage and/or office space and will accordingly not be suitable for, or available to, hire to external parties.

Members are also reminded that a commitment to consult with adjoining/nearby residents at the northern end of the complex during the Masterplan consultation phase, and to provide them with an opportunity to comment on any proposed lease or licences which were to be offered to users of the facility prior to them being entered into. Whilst this will occur, it is nevertheless noted that the grant of short term leases/licenses (for a period of 12 months during the defects liability period) will allow any "teething" problems or issues to be identified or addressed prior to the grant of longer (5 year) term leases or licenses.

In the previous report to this Committee the Administration foreshadowed that there may be difficulties in providing new oval floodlighting as a result of the additional costs that had been incurred in the requirement to relocate the new clubroom building. These difficulties have now further crystallised and it is apparent that there will be a shortfall of over \$300,000 for the football oval floodlighting. Further, recent discussions with representatives from the soccer club have confirmed that the lighting of the soccer pitch does not provide an adequate or sufficient level of light for a safe or suitable training environment. Given this the Administration will also seek additional funding to enable these upgrade works to training light level (50 lux) only to occur through future budget reviews.

In the last month the Administration has met with club representatives from baseball, football and soccer, and provided/offered a limited number of representatives an opportunity to walk through and view the current status of the building works. As indicated above, the opportunity has also been taken to canvas the manner in which the facility is likely to operate in both the short and longer term.

The Administration has also recently met with:

- Representatives from the Adelaide Bite. The Bite has received advice that it has been successful in its endeavours to field a team in the proposed Women's Australian Baseball League and is seeking to use Lockleys Oval for these matches. Whilst the discussions are in their preliminary stages the Bite has indicated that it will require telecast/broadcast level Oval lighting (to 300 Lux level) and the provision of other temporary infrastructure to accommodate these matches. At this time there has been no commitment regarding the provision of necessary funding to accommodate these requests (either from the Bite or Council's Administration). Further, whilst the Bite has also held some preliminary discussions with the West Torrens Baseball Club, the (mechanics of) licence/lease arrangements regarding any proposed joint use of the baseball field and clubroom by these two bodies have yet to be fully explored, considered or defined.

Correspondence which has been received from the Bite in regard to this initiative is attached for the benefit of Members, (**Attachment 1**).

- A number of providers of Point of Sale (POS) software and equipment in an endeavour to garner an understanding of whether such systems could be beneficial to the clubs' operation of the facility. Whilst the information and advice provided suggests that this is certainly likely to be the case, the Administration believes that any decision or request for installation and use of these facilities should be driven by the clubs.

Mellor Park

Unfortunately little progress has been made in regard to the Mellor Park component of the project. The Administration will dedicate, and will request its consultants to dedicate, additional timing and resources in an endeavour to address the landscaping design issues that are currently preventing this component of the project from progressing. A further update will be provided to the November meeting of this Committee.

Budget Status

The following information is an update for the 2019/2020 financial year, to the end of August 2019:

	Budget 2019/2020	Expenditure
Lockleys Oval/Apex Park/Mellor Park - Facilities	\$650,000	\$908,357

Note:

- The approved carry-over funds for the project from 2018/2019 to 2019/2020 is \$5,302,210, with a new total budget of \$5,952,210, (the carry-over was approved at the Council Meeting held on 3 Septembers 2019).

Conclusion

Unfortunately the Apex Park upgrade has experienced some delays, due to inclement weather, which has resulted in the need to delay the official opening of this component of the overall project. It is anticipated that handover will occur in November and that the opening will occur later that month, (subject to the availability of the Federal Minister).

There has been considerable progress on the shared clubroom building at Lockleys Oval. The building is close to lock up and the civil works are progressing at the northern end of the complex. It is also expected that the former Lockleys Football clubroom building will be demolished in the in late September / early October.

The progress of the Mellor Park component of the project has been below expectation and the Administration will dedicate additional timing to this project and will provide a further update at the November meeting of this Committee.

Attachments

- 1. Letter received from Adelaide Bite**

**ADELAIDE BITE BASEBALL CLUB**

PO Box 275, West Beach, SA 5024

July 15, 2019
Mayor Coxon
Cc:
Angelo Catinari
Dean Ottanelli
West Torrens City Council

Re: Registration of Interest – Women’s Australian Baseball League at Lockleys Oval

Dear Mayor Coxon,

It is with great pleasure that I register our desire to investigate Lockleys Oval becoming the home of Women’s Baseball in South Australia.

The Adelaide Bite have been advised by Baseball Australia that we are very likely to be granted a license in the soon to be formed Women’s Australian Baseball League.

The Bite, under the direction of ownership provided by the Adelaide Football Club, will field a team in the newly created league that will be the second professional women’s league in the world, with the only other current league taking place in Japan. With the hope and support of the world body to become the Major League for Women’s baseball in the world.

The Adelaide Bite have been encouraged by our first meeting and initial discussions with the Council.

Mark McGarry, President of the West Torrens Baseball Club, has been our first point of contact and will remain as the key conduit between the Bite and Council.

As mentioned in our meeting on Friday July 6th, the key discussion moving forward will be around lighting and the need for broadcast across the playing surface. We also understand that the venue maybe unavailable for the first season due to the completion of the Lockleys Oval building. However, The Bite is keen to find a long term solution for the home of Women’s baseball in South Australia.

The solutions sought after must benefit all parties.

**ADELAIDE BITE BASEBALL CLUB**

PO Box 275, West Beach, SA 5024

Some of those benefits we believe that should be considered by council are as follow:

- The West Torrens Council narrative on the support for women's sport at all ages in the city. Expanding on the potential for Thebarton Oval to be the home of AFLW.
- Community engagement and interaction – we would aim to have the games as a free community event where a fair type atmosphere could be built around the event/s.
- 3 home series events to be promoted in the city.
- National League Professional Sport in your Council area
- Ability to expand in the International visitation space with inbounds business already underway and looking to expand
- Ability for Adelaide Bite players to be involved in community events to promote participant in the sport and the event.
- Broadcast of the events, promoting the city.

Requirements of Adelaide Bite:

- Broadcast standard lighting at a 300 lux level with even spread across the playing surface.
- Temporary Baseball fencing of the field for the 3 home events.
- Temporary Grandstanding for 500 people.
- Temporary Camera platforms for Broadcast.

We are aware of some sensitivities around both timing and the funding and would welcome any opportunity to meet with you again to further discuss this proposal.

We at baseball are very excited by our pending inclusion in the new professional National competition and have as a key motivation the idea of creating long term partnership that prosper and deliver on all relevant measurable strategies.

Your Sincerely,

Nathan Davison
General Manager
Adelaide Bite

8.8 Camden Oval Complex and Facilities Update

Brief

This report provides an update for Committee Members in relation to the Camden Oval complex.

RECOMMENDATION

The Committee recommends to Council that the report be noted.

Introduction

At its meeting of 23 July 2019 the Committee was advised that:

- Consultation with the users of the Camden Oval complex had occurred in relation to the proposed upgrade of the football oval and the impact that these works would have on the ability of the oval to be utilised;
- The Camden Athletics Club had sought (additional) funding for the conduct of the Camden Classic event;
- The Administration had lodged an application for grant funding under the (State Government) Office of Recreation Sport and Racing Community Recreation Sporting Facilities Program (CRSFP) to enable the remainder of the works, which were initially contemplated at Camden Oval, to proceed, and
- The official opening ceremony of the new Plympton High Old Scholars & Camden Sports and Social Club (PHOS) clubroom facility and the new WTB (Birkalla) unisex change room facilities / synthetic soccer pitch were planned to occur on Saturday 20 July 2019.

Discussion

Grant Funding Application

Unfortunately Council received notification from the Office of Recreation, Sport and Racing of the unsuccessful application for the April 2019 round of funding under the Community Recreation and Sports Facilities Program on 10 September 2019.

As Council was unsuccessful in regard to that funding application, the Administration will now seek funding under the Grassroots Grant Program. Applications for this program are required to be submitted by 13 November 2019 and it is anticipated that successful applicants will be notified in January 2020.

The funding sought under the Grassroots program (if received) will enable the completion of those works that had planned to be included within, but subsequently needed to be excluded from, the Camden Oval upgrade due to insufficient funds within the allocated project budget. These proposed works include:

- Upgrade/reconstruction of (and provision of an additional) netball (/tennis) courts at the northern end of the complex;
- Provision of a shelter/change area and storage space adjacent the netball courts;
- Provision of toilet facility in the vicinity of the netball courts; and
- Upgrade of the football oval floodlighting to LED.

Tender

The tender call for the *Camden Oval upgrade (Turf and Irrigation Upgrade to Oval and Surrounds)* project closed on 26 August 2019. At the time of preparation of this report, tender evaluation is continuing and is apparent that the budget funding currently available is below the cost of works identified within the received tender documents.

Opening of Clubroom facilities

The new PHOS Clubroom building and the new changeroom facilities/synthetic soccer pitch for Birkalla were officially opened by Mayor Michael Coxon on 20 July 2019.

Camden Classic Co mmemorative Paver Project

The Administration has sourced a number of (example) block pavers from a supplier and met with representatives of the Camden Athletic Club onsite to discuss locations, type and colour of the block pavers.

The Camden Athletics Club has indicated its preference that these commemorative pavers be installed at the southern end of the oval within a new path, (essentially immediately behind the southern oval boundary fencing).

Budget Status

The following information is an update for 2019/2020 financial year, to the end of August 2019:

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

Note:

- The approved carry-over funds for the project from 2018/2019 to 2019/2020 is \$1,112,294, (the carry-over funds were approved at the Council Meeting held on 3 September 2019).

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

Nil

8.9 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 its meeting of 23 July 2019 the Committee was advised that:

- The contract for the construction of the Weigall Oval Building and Sports Facilities had been awarded to Romaldi Constructions and that site mobilisation was expected to begin from Monday 15 July 2019 with closure of the site from 22 July 2019.
- A preliminary project program provided by Romaldi Constructions indicated a project completion date of approximately May 2020. The builder indicated that it would 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.
- Stakeholders were provided with notice of the pending works on site. The soccer club, which was the current seasonal user of the facility, advised that it would play its last competitive games at Weigall Oval on Sunday 21 July 2019. The soccer and baseball clubs have sourced alternative facilities for their training and matches for the expected duration of the project.
- Local residents were also advised of the impending commencement of works. A notification letter was distributed to the residents surrounding Weigall Oval, and signs were erected on site to advise users of the complex. Updated information was also provided on Council's website.
- Storage containers were delivered to the site for storage of soccer and baseball club effects and chattels.
- The commencement of the Stage 2 and 3 works would also result in the Weigall Oval Trainers Association use of the facility being concluded.

Discussion

A significant body of work has been undertaken at Weigall Oval since the previous report to this Committee.

Romaldi Constructions have commenced site mobilisation and the staged demolition works in accordance with the submitted preliminary project program.

The majority of demolition works throughout the site have been completed, (including removal of identified trees, etc.) and the civil works on the north-western entry road and carpark area have commenced. The former clubroom building is being utilised for the contractor's site office and this is unlikely to be demolished until a later stage of the project.

The concrete footings for the new shared clubroom building have been progressing in three stages, (i.e. northern change room wing, southern change room wing and the central/shared area). At the time of the preparation of this report the north/south wings are completed and it is expected the central/shared area to be completed prior to this meeting.

Following a significant rationalisation of items/chattels from the clubs these items have now been able to be securely stored in the Council depot.

The Administration continues to meet with the builder on a weekly basis, and architectural and/or engineering consultants as required, and to monitor activities at the site.

Budget Status

The following information is an update for the 2019/2020 financial year, to the end of August 2019:

	Budget 2019/2020	Expenditure
Weigall Oval - Community Facility	\$3,000,000	\$140,753

Note:

- The approved carry-over funds for the project from 2018/2019 to 2019/2020 is \$3,928,332, with a new total budget of \$6,928,332, (the carry-over was approved at the Council Meeting held on 3 September 2019);
- 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

There has been a significant amount of work undertaken at Weigall Oval since handover of the site to Romaldi Constructions in mid July 2019. The majority of demolition works are complete (other than the former clubroom which is currently being utilised as the site office), civil works have commenced and the building footings have been prepared and the building (concrete) slab poured.

Attachments

Nil

9 OTHER BUSINESS

Nil

10 CONFIDENTIAL

Nil

11 NEXT MEETING

26 November 2019, 6.00pm in the Mayor's Reception Room.

12 MEETING CLOSE