

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, 26 MARCH 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**

Nil

**6 COMMUNICATION BY THE CHAIRPERSON**

**7 OUTSTANDING REPORTS / ACTIONS**

Nil

## 8 REPORTS OF THE CHIEF EXECUTIVE OFFICER

### 8.1 Cummins House - Update

#### Brief

This report provides Committee Members' with an update of the Cummins House property.

#### RECOMMENDATION

The Committee recommends to Council that the report be noted.

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#### Introduction

At its meeting of 25 September 2018, the Committee was advised that the Administration had:

- written to the State Government advising of Council's decision to vacate the Cummins House property on 31 December 2018;
- sought to arrange a meeting with State Government representatives to discuss transitional arrangements such as the return of assets on loan from the Morphett family and Cummins Society;
- updated the Cummins Society on the recent correspondence with the State Government; and
- notified the National Trust (who were engaged to act as Managers of the property during the interim (extended) lease period) that their contract will not be extended beyond 2018.

The Committee was also advised that then Mayor John Trainer had written directly to the Minister on 14 September 2018 with a response yet to be received on finalising the agenda report of 25 September 2018.

Representative of the Department of Environment and Water will be in attendance to discuss the possible future options for Cummins House.

#### Discussion

Since the Committee's previous meeting, the Administration has been advised that the management of Cummins House (and a number of other heritage properties) has been transferred from the Department of Planning, Transport and Infrastructure (DPTI) to the Department for Environment and Water (DEW).

A response from Minister Spiers (Minister for Environment and Water) has also been received by Mayor Coxon in response to Mayor Trainer's letter of 14 September 2018 (**Attachment 1**). This correspondence was also tabled at Council's meeting on 15 January 2019.

Given the advice received, and at the request of the DEW, Council agreed to enter into a 'holding over' arrangement for a period of time to enable discussions between the parties to occur and to determine whether there may be opportunities for any ongoing involvement by Council with the Cummins House property.

The Administration has also met with these representatives, since the properties transfer to DEW, on a number of occasions regarding this property. As a result of a recent meeting with DEW, representatives indicated that they wished to present a number of options for consideration at this Committee meeting. However, at the time of finalising this report, information is yet to be received by DEW representatives. Should any information be received by the Administration prior to the Committee's meeting, this will be provided to Committee Members. In the event that a suitable and /or favourable arrangement for Council cannot be negotiated prior to 30 June 2019, it is suggested by the Administration that the holding over arrangement be terminated and the property be returned to the State Government.

Most recently the State Government has requested that the front driveway gates be locked to restrict access to the property when there are no persons present. A combination lock has been installed and authorised persons/groups, (e.g. Cummins Society representatives, State Government representatives, Council's security contractor) have been provided with the code.

### **Conclusion**

Following Council's advice to the relevant State Government Department (DPTI) that it wished to terminate the lease it held over the Cummins House property as from 31 December 2018, Council was advised that "ownership" of the property had been transferred to the Department of Environment and Water.

The Department of Environment and Water (DEW) requested, and the Administration consented to enter into a short term holding over arrangement to enable discussions between the parties to occur to determine whether the parties could come to an arrangement where Council may continue to have any ongoing involvement with the property.

Representatives from DEW have indicated that they wish to make a presentation canvassing a number of options for the Committees' consideration to this meeting.

### **Attachments**

- 1. Correspondence received from Minister Spiers to Mayor Coxon regarding Cummins House**

Council

Item 17.7 - Attachment 7

18EW0003345



**Government of South Australia**

**Office of the Minister for Environment and Water**

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Mayor Michael Coxon  
City of West Torrens  
165 Sir Donald Bradman Drive  
HILTON SA 5033

Dear Mayor

*Michael,*

I write regarding a letter dated 14 September 2018 to the Hon Stephan Knoll MP, Minister for Transport, Infrastructure and Local Government regarding the future use of Cummins House. As the ownership of Cummins House will be transferred to my portfolio responsibilities on 1 January 2019, Minister Knoll has asked me to respond on his behalf.

I am supportive of pursuing a positive heritage outcome for Cummins House to maximise opportunities for the future use of this property. To facilitate the exploration of alternative lease options, I am advised that the Department for Environment and Water (DEW) has met with Mr Terry Buss PSM, Chief Executive Officer and have agreed for the lease to be 'held over' for a period of time to allow for a position to be negotiated. During this time, options for the future use of Cummins House can be considered.

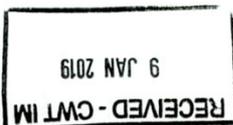
If you require further information on this matter, please contact Mrs Anna Pope, Program Manager, Heritage and Maritime, DEW on telephone 8124 4858 or by email at [anna.pope@sa.gov.au](mailto:anna.pope@sa.gov.au).

I trust this information is of assistance.

Yours sincerely

**DAVID SPEIRS MP**  
Minister for Environment and Water

Date: *03/01/2019*.



## 8.2 Camden Oval Masterplan and Facilities Upgrade - Update

### Brief

This report provides Committee Members' with an update on the Camden Oval Masterplan and Facilities upgrade.

### RECOMMENDATION

The Committee recommends to Council that the report be received.

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### Background

The Camden Oval Complex is located on the corner of Anzac Highway and Morphett Road, Camden Park. The site includes a senior and junior soccer pitch, football oval, with separate soccer and football clubrooms with change rooms, a playground, three public tennis courts, car parking and a heritage olive grove (formerly part of Sir John Morphett's estate).

The following clubs utilise/lease the sports complex:

- WTB (Birkalla) Soccer Club;
- PHOS (Plympton High School Old Scholars) Camden Sport and Social Club;
- Glenelg District Cricket Club; and
- Camden Athletics Club.

The Camden Oval Masterplan upgrade includes two stages of works:

- **Stage 1** works included the provision of a synthetic senior soccer pitch and associated civil works for the WTB (Birkalla) Soccer Club, funded by Council and the Football Federation of South Australia.
- **Stage 2** works includes:
  - the construction of new female friendly change rooms for the WTB (Birkalla) Soccer Club as an extension to the existing clubroom facility on the eastern boundary of the site;
  - the construction of a new Clubroom facility and female friendly change room facilities for the PHOS Camden Football Club (to be used by cricket, athletics and the community);
  - car parking in the vicinity of the new football clubroom building;
  - demolition of the existing football clubroom facility;
  - the protection and relocation of identified heritage olive trees.

Initially, Stage 2 works also included:

- An upgrade to the football oval, including turf, irrigation and drainage;
- An upgrade to the junior soccer pitch;
- Recreational components and landscaping for the greater complex;
- Netball court upgrade (including the provision of an additional court) and associated infrastructure;
- Car parking (including construction of a northern car park accessible from Saratoga Avenue).

As a result of the value of the tender submissions received, the former Council resolved to reduce the scope of works for the Stage 2 component of the upgrade, as detailed above, in order to meet the available budgets (only limited landscaping and paths around the two building components is to be included).

In early 2018, the WTB (Birkalla) Soccer Club sought financial support from Council (by way of a loan agreement), to enable the replacement and upgrade of lighting infrastructure, new scoreboard and other upgrades of the facility at Camden Oval. Council endorsed the Committee's recommendation on 5 June 2018 to, in its capacity of landlord, assume responsibility for undertaking the infrastructure works sought by the Club (up to the value of \$250,000 and subject to any necessary development approval(s)). Following the completion of works, a payment plan is to be structured based on actual expenditure.

As a condition of development approval for the Stage 2 works, a management plan for the local heritage olive grove was required to be developed. The management plan aims to guide the Administration in caring for the grove, to ensure its continued health and presence on the site into the future. A number of heritage olive trees were required to be relocated on the site as they were located within the footprint of the new building. Arrangements were made to relocate them into existing gaps within the grove adjacent to the football oval. The relocation of the olive trees has been successful to date.

## **Introduction**

The Community Facilities General Committee (the Committee) has previously been advised that:

- Stage 1 works (provision of a synthetic soccer pitch for the West Torrens (WTB) Birkalla Soccer Club) was complete;
- The funding for the new lighting upgrade approved by Council in June was complete with the lighting infrastructure installed prior to the completion of Stage 1 works;
- A contract was awarded for Stage 2 works (with reduced scope of works) to BluBuilt Constructions and works commenced;
- All user groups of the Camden Oval complex have been informed of project progress.

## **Discussion**

### Soccer Change room Facility:

Stage 2 works for the upgrade of the Camden Oval have progressed well, and the WTB (Birkalla) Soccer Club change room facility is expected to be completed at the end of March 2019 (subject to the power upgrade being completed as part of the overall project).

It is anticipated that a small opening ceremony will take place at a home game of the Soccer Club following completion and handover. Details are still being discussed and the Administration is in communication with both BluBuilt Constructions and WTB (Birkalla) Soccer Club Committee Members to schedule this opening ceremony. Further details will be provided to Members' as this information becomes available.

### Football Clubroom and Change room Facility:

The construction of the football clubroom and change room facility has made headway, with the building currently at lock-up stage. The frame, roofing, blockwork and internal walls have been completed and work is underway on the internal fittings/fixtures and the kitchen fitout.

A site visit has taken place with members of the PHOS Camden Sport and Social Club to inspect the progress. The football community facility is on track to meet the anticipated completion date of mid-June 2019.

### Lease/Licence of new facilities:

Due to the impending handover of the football facility to Council from the builder, the Administration has resumed discussions with the PHOS Camden Committee regarding the new lease/licence agreement. A meeting is scheduled for 21 March 2019 and the Administration will provide a verbal summary of the negotiations at this Committee meeting. Meetings will also be held with the Cricket and Athletics Clubs during the coming month.

Council has previously supported the following key areas regarding terms of the lease/licence to be further discussed with the football club:

- Council to retain "control" of the facility during the latent defects period;
- Given the significant investment in a new facility by Council, Council will be looking for access to the facilities (especially function space) for use by the community;
- Council would further expect/require that fees for use/hire to CWT Community Groups would be at nominal levels (commercial rates can apply for use by commercial entities etc.).

The addition of the soccer change room facility does not impact the current lease between Council and the WTB (Birkalla) Soccer Club, as the Club currently holds a lease over the land rather than the building(s). The current lease with WTB (Birkalla) Soccer Club is set to expire in late 2020 and the Administration has initiated discussions regarding a new lease.

Additional works:

Additional funding has been allocated by Council (through the September Budget Review), to undertake additional works outside of the scope of the Stage 2 works. The funds will be used to upgrade the football oval (including irrigation) and improve recreation components on site (resurfacing of the existing courts and improvement of the existing playground). This work will take place in September, following the completion of the 2019 football season.

**Conclusion**

Stage 2 works are progressing and the WTB (Birkalla) Soccer Club change room facility is expected to be completed at the end of March 2019. A small opening ceremony is being organised to officially open the change rooms at a home game in the coming weeks. Members' will be provided further information as it becomes available.

The football clubroom and change room facility is due to be completed in mid-June 2019 and negotiations are currently taking place regarding the lease/licence for the facility. A draft lease agreement is anticipated to be presented to the Committee at its meeting to be held on 28 May 2019.

Additional works outside of the scope of the Stage 2 works, including an upgrade of the oval, recreation area and tennis courts, will commence following completion of the 2019 football season and in negotiation with affected Clubs.

**Attachments**

Nil

### 8.3 Weigall Oval Masterplan and Facilities Upgrade - Update

#### Brief

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

#### RECOMMENDATION

The Committee recommends to Council that:

1. The report be received; and
2. The options identified within this report regarding traffic safety along Birdwood Terrace be implemented by the Administration.

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#### Background

Following Council's reprioritisation of the Community Facility upgrades in December 2013, the Administration engaged experienced consultants and worked closely with the lessee/licensee stakeholders of the Weigall Oval complex (Adelaide Angels Baseball Club; Adelaide Cobras Soccer Club, and Weigall Oval Trainers Association) and the relevant Ward Councillors to produce a draft Masterplan (the draft Plan).

Following endorsement of the draft Plan by Council (at its meeting of 21 January 2014), public consultation was undertaken and a community day was held to encourage feedback on the proposal. Following the consultation period, the draft Plan was refined to take into consideration the comments received prior to Council's endorsement at its meeting of 7 July 2015.

At its meeting of 7 February 2017, Council was advised that an opportunity to secure funding, which would allow the initiatives contained within the endorsed Weigall Oval Masterplan to be implemented, had arisen. At this meeting, Council resolved to:

*"...endorse the Weigall Oval redevelopment as its priority project for funding under the State Local Government Infrastructure Partnership..."*

Subsequently, in May 2017 Members' were advised that the application for funding was successful.

As a result, a government contribution of \$1.2M would be received to enable the completion of the upgrade to Weigall Oval to proceed. The funding guidelines are based on an 80/20 split, with the State Government providing 20% of the total project cost. When the Administration applied for the State Local Government Infrastructure Partnership (SLGIP) funding it was based on the funds that would be required to complete the total project at that time, which was \$6M. However, the overall budgeted cost of the project is \$7M, with Council already allocating \$1M of this project in Council's 2016/2017 budget.

In addition, the conditions of the funding stipulated that works must commence by no later than 31 December 2017 and that Australian steel must be used in its construction.

Council committed to the project and signed the funding deed in late 2017.

The works nominated as part of the grant funding application includes:

- the relocation (and reduction in the number) of the existing tennis courts (from 5 to 4);
- car parking works in the south-western corner of Weigall Oval;
- the demolition of the existing shared baseball and soccer clubroom building,
- construction of a centrally located shared clubroom building;
- a new playspace integrated into the grass mound, providing clear lines of sight;

- remediation and upgrade of the playing surface (including removal of the trotting track and conversion into a green space/playing surface; and
- the provision of separate playing field areas for both senior soccer and baseball (The project will also result in the creation of a new shared junior playing zone).

Stage 1 works were completed and officially opened in September 2018, with the construction of tennis courts and car parking to the south-western corner of the site, a new senior and junior "nature play" playground, a toilet facility and associated landscaping. The official opening also included a farewell function for the Weigall Oval Trainers Association due to the trotting track being removed as part of the Stage 2 works.

## Introduction

At the Committee's meeting held on 25 September 2018, Members' were advised that:

- detailed design and documentation for Stage 2 (new Clubroom facility and associated landscape works) and Stage 3 (playing fields and demolition of existing clubroom) were almost complete;
- a development application has been approved for the remaining stages of work; and
- feedback received to date, from users, has been extremely positive with enthusiasm for the completion of the next stages of this project.

## Discussion

The procurement process for Stages 2 and 3, at the time of writing this report, is underway with the tender process to close on Tuesday 19 March 2019 for the shared clubroom facility and associated site works and landscaping.

A verbal update will be provided at this Committee meeting, however it can be revealed that 9 tender submissions were received by the closing date with a submission range from approx. \$3,000,000 to \$8,300,000. The tender submission prices do vary due to the opportunity for contractors to submit pricing on all the different components (stages) of the project from the new building/car park to the new sports fields/turf.

Lessees of the site have been informed at all stages of the project. Notice of termination of lease/licence have been provided to the Clubs, however their use of the site will continue until further notice from Council (when 3 weeks' notice will be provided before site mobilisation and construction commence).

### Lease of new clubroom facility

A number of meetings have been held with members of the Soccer and Baseball Clubs to discuss new tenancy arrangements once Stage 2 and 3 works have been completed.

Given the nature of the proposed new operation at the oval, it has been agreed to date with the Clubs that:

- An amalgam of a lease and licence will be arranged being:
  - A lease of the dedicated baseball and soccer fields and kitchen areas and nominated change rooms to the respective clubs on a 24/7/365 basis.
  - Licence of the function/clubroom space (i.e. no exclusive use) and the shared/seasonal junior playing space.

- There may be instances where the clubs will/may desire sole use of the function space (for example major presentation nights etc.), or where one club may require use of the 4 change rooms (although such usage is currently not envisaged by the parties).
- The Club representatives were also made aware that the new lease/licence agreements would be for a period of 5 years as a greater term would only be recommended should the club/organisation be contributing significant capital to the facility, which is not the case in this instance.

Other key areas regarding terms of the lease/licence that require further discussion include:

- Council to retain "control" of the facility during the latent defects period;
- Given the significant investment in a new facility by Council, Council will be looking for access to the facilities, (especially function space) for use by the community;
- Council would further expect/require that fees for use/hire to CWT Community Groups would be at nominal levels, (commercial rates can apply for use by commercial entities etc.).

#### Traffic Concerns along Birdwood Terrace

Following the official opening of the Stage 1 works, Weigall Oval has experienced increased use by local families. A local resident had also raised concerns as a result of the increased popularity of this site and as a result the following motion was passed by Council at its meeting of 11 December 2018:

*"Council consult with local residents early in 2019 on the proposal to install and implement safety measures along Birdwood Terrace adjacent to the new Weigall Oval community space to improve public safety, and in particular, children using Weigall Oval. Following completion of the consultation, the Administration report back to Council on the outcomes of the consultation and provide cost estimates to implement any safety measures that may arise from the consultation."*

Subsequently, the Administration undertook public consultation with park users over three weekends in January and February 2019, as well as 2 weekdays (after school) in March 2019. Approximately 32 family groups utilising the playspaces at Weigall Oval were consulted, and all but one family group had children present.

The following topics were discussed with the families:

1. Traffic safety along Birdwood Terrace following the opening of Stage 1 works;
2. Measures that could be implemented to remedy any safety issues; and
3. Measures that could be implemented to encourage users to utilise on-site car parking rather than street parking.

A summary of the results are detailed below:

<b>Comments on Traffic Safety along Birdwood Terrace</b>	<b>Number that agreed</b>
• No traffic issues along Birdwood Terrace	24 of 32 families
• Potential issue if young child (aged under 4) ran off from parents	14 of 32 families
• Parents should watch their children	26 of 32 families
• Potential issue if one parent has more than one child - more difficult to monitor them all	3 of 32 families
• Cars speed along Birdwood Terrace	12 of 32 families
• Bike (shared path) is of more concern as children play along path and bikes travel fast in this section	28 of 32 families
<b>Comments on Remedies</b>	<b>Number that agreed</b>
• Would not like to see fencing along Birdwood Tce	27 of 32 families
• Vegetation or other natural barriers could be an option rather than fencing if something had to be added	17 of 32 families
• Nothing is needed - the playground is far enough away from the road	24 of 32 families
<b>Comments on Car parking</b>	<b>Number that agreed</b>
• Did not know on-site parking was available	13 of 32 families
• Would not park in on-site carpark even though available (street parking closer)	9 of 32 families
• Walk or ride to the site so car parking not an issue	15 of 32 families
• Onsite carpark is often full	4 of 32 families

Following the consultation and as a result of concerns raised by families regarding the interface between the Westside Bikeway and the playspaces, advice was sought from Council's Traffic Team (**Attachment 1**).

Council's Traffic Team confirmed that the site has good sightlines for cyclists and no interference such as low hanging tree branches. Issues between bicycles and children should therefore be minimal. The Traffic Team were cautious about erecting any type of barricade in close proximity to the bike path as legislation dictates how close barricades can be to shared paths. In addition, a fence was previously located close to the bikeway but was removed as part of the masterplan process and as a result of the community feedback received. Other options could be investigated which would not restrict access to the Park nor affect shared path regulations.

Some potential resolutions could include painting courteous messaging on the shared path such as "Children present", or "Shared path, please slow down". In addition, standard pedestrian signage could be erected along Birdwood Tce for vehicle traffic as well as along the shared path for bicycle traffic. The length of the shared path along Birdwood Tce could also be painted an alternate colour (such as green similar to many bicycle lanes across Adelaide) to draw park users' attention to the path. All of these options could be implemented using the current operational budgets.

Although the consultation with park users did not reveal a safety issue along Birdwood Tce between vehicles and children, the Administration believes that it would be remiss to not investigate natural landscaping options around the junior playspace which is the area of greatest concern for families. Options will be investigated and implemented during the Stage 2 works.

Stages 2 and 3 of the development will include further on-site car parking which will be more visible to the public from Birdwood Terrace and will hopefully result in decreased usage of off-street car parking.

The design of the playspaces are very successful and its success is reflected in the amount of continued use the park is receiving. The common statement from most families consulted was that Weigall Oval Stage 1 upgrade has presented an open and inviting park with so many natural elements for children to enjoy.

## **Conclusion**

The procurement process for Stages 2 and 3 of the Weigall Oval Masterplan have commenced with the tender process to close on Tuesday 19 March 2019 for the Clubroom Facility and ancillary works.

Following Council's motion regarding safety along Birdwood terrace, public consultation was undertaken at Weigall Oval with advice sought from Council's Traffic Team. As a result, the Administration have proposed that the following measures be implemented by the Committee and the area to be monitored for any future safety concerns:

- Courteous messaging be painted on the shared path such as "Children present", or "Shared path, please slow down";
- Standard pedestrian signage be erected both along Birdwood Tce for vehicle traffic as well as along the shared path for bicycle traffic;
- Natural landscaping options around the junior playspace be investigated and implemented during the Stage 2 works.

In addition, the length of the shared path along Birdwood Tce could be painted an alternate colour (such as green similar to many bicycle lanes across Adelaide) to draw park users' attention to the path.

Further, a lease agreement will continue to be negotiated between the Administration, the Adelaide Angels Baseball Club and the Adelaide Cobras Soccer Club.

## **Attachments**

### **1. Weigall Oval Playspace Layout**



## 8.4 Apex Park, Lockleys Oval and Mellor Park - Update

### Brief

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

### RECOMMENDATION

The Committee recommends to Council that:

1. The Administration continue to investigate opportunities to relocate the West Torrens Pigeon Club from Lockleys Oval to alternative facilities within the City of West Torrens and that a future report be provided to this Committee detailing the outcome of those investigations.
2. The Administration undertake any necessary procedures to enable demolition of the former Scouts log cabin clubroom building, located in the south-western corner of Apex Park, to occur.

Or

1. The Administration advise the West Torrens Pigeon Club that it is unable to assist it in its endeavours to secure suitable alternate accommodation within the City of West Torrens.
2. The Administration undertake any necessary procedures to enable demolition of the former Scouts log cabin clubroom building, located in the south-western corner of Apex Park, to occur.

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### Background

At its meeting of 25 September 2018, the Community was advised of the following updates to these projects:

#### *Apex Park:*

*Camco* had been awarded the contract for the Apex Park component of the project. Site mobilisation had occurred (which necessitated closure of the Park for public use) and works had commenced. The total construction timeframe was estimated to be approximately 10 months i.e. estimated completion is mid-2019. Council's website had been updated and an updated letter had been provided to local residents.

#### *Lockleys Oval:*

*Romaldi Constructions* was awarded the contract for the Lockleys Oval upgrade. As previously advised, the upgrade was separated into 2 phases. The demolition of the existing buildings and construction of the new clubroom building was assessed under one application and the remainder of the site works (i.e. car parking, tennis courts, lighting and impacts on significant and regulated trees) was to be assessed under a separate application. As the first phase had received development approval, the occupiers of the clubroom buildings on the western side of the oval (i.e. baseball, cricket, soccer and guides) had vacated those buildings and storage containers were provided on site to store their equipment given pending demolition of these buildings. Equipment from the pigeon building had also been removed and located into storage container. It was anticipated that public notification associated with the phase 2 development application would occur in October 2018.

Members were further advised that the Administration would continue to seek a site licence for the area of land upon which the building would encroach onto Crown land.

### *Mellor Park:*

Detailed documentation for this component of the project was being prepared by Council's consultants and would include options to utilise the movie posters from the former Lockleys Cinema building within the park. Photographic records of the posters had been completed.

A development application had been lodged for the demolition of the buildings along the western perimeter of the site, excluding the Senior Citizens building and the former Child and Family Health Service (CAFHS) building. The Senior Citizens and CAFHS buildings are to be retained and reused. Members' were also advised that the Senior Citizens Club voted to dissolve their club at their AGM in late August 2018. Given this, the Senior Citizens building would be utilised as a community space.

### **Introduction**

Following the Committee's meeting of 25 September 2018, this report provides Members' with an update of works undertaken, since this meeting, for their consideration to process the next stages of upgrade works.

### **Discussion**

#### ***Apex Park***

There has been considerable progress at this site since the previous meeting. The new clubroom building is now at lock up stage and the sub base of the new equestrian arena (in the north-western corner of the site) has been completed. In addition, the contractor has been progressing works for the new tennis courts, entry roads and car parking on the Burbridge Road frontage of the site and has made significant progress to the wetland component of these works.

In addition, the former scout storage shed has been demolished and the contents of that shed have been relocated to the former scout log cabin clubroom building which is in the south-western corner of the site on the Burbridge Road frontage.

In regard to this latter matter, at its meeting of 22 November 2016, and following a request from the Committee at its meeting of 27 September 2016, the Committee considered a report which presented further information and possible options for the log cabin building which is currently leased to Scouts SA. The relevant extract from the report is included below:

*As requested at the previous meeting, Council's Administration has also sought information in regard to the existing scout building located in the southwestern corner of the Park, as well as possible alternate uses for it (and high-level costing estimates in regard to those alternate uses). As can be seen, three broad alternatives have been suggested and costed, namely:*

- (1) demolition of the structure (approximate cost - \$29,540)*
- (2) retention of the structure and conversion of it for storage purposes (approximate cost - \$35,820)*
- (3) retention of a portion of the structure (including bracing/strengthening, etc.) to allow its ongoing use as a shelter (approximate cost - \$62,380).*

*(NB: Retention and re-lease of the building to an alternate party has not been considered.)*

*As the building does currently contain asbestos material (internal walls) at its eastern end this would be required to be removed for each of the alternatives considered. The cost of this has been factored into the high-level quotes which have been provided. Alternative 2 also allows for the removal of the kitchen and toilet facilities within the eastern end of the building and conversion of that space to storage.*

*Whilst a quote has not as yet been obtained for the erection of a new shelter at Apex Park (as opposed to the retention and conversion of the existing structure), based on shelters erected in other reserves and parks within the Council area a new shelter of approximately 40m<sup>2</sup> would cost approximately \$20,000 (it is thus anticipated that the existing building could be demolished and a new structure built for a lesser amount than conversion of the existing building to provide this function).*

*At this time Council's Administration would appreciate guidance from the Committee as to which of these alternatives is the Committee's preferred option. This will enable revision of cost estimates and also inclusion or removal of this structure from the detailed design plans.*

Following consideration of this report, the Committee recommended to Council (in regard to the Scouts building):

*"That a decision on the status of the existing Scouts Club building located in the South-West corner of the park be deferred until further discussion with stakeholders occurs".*

Given the current status of the project, it would appear prudent by the Administration to revisit this matter again with this Committee.

The existing (and known future) users of the complex have been advised that the building will not be available for their use upon completion of the new shared clubroom facility due to its poor condition and that the new building is a direct replacement of the log cabin.

It is apparent that, given its condition, the former Scouts log cabin building will not provide any useful functionality, and further, aesthetically is likely to exert a negative impact on the vistas available from the Burbridge Road frontage looking into the park. On this basis, the Administration suggests that it be demolished.

Demolition of this building can be funded within existing project budgets.

A development application has been lodged for the demolition of this building, however prior to proceeding with this work the Administration seeks the consent of the Committee/Council.

In relation to a new lease / licence for the Community facility at Apex Park, discussions have taken place with the Lockleys Guides and Scouts SA. Both groups have visited the site to assist with planning of the new operational base. The Administration has also met with the Lockleys Riding Club to begin negotiations for a site licence. It is anticipated that draft lease/licence agreements will be presented to this Committee in June 2019 for its consideration ahead of the predicted project completion date of mid-2019.

### ***Lockleys Oval***

At its previous meeting, the Committee was advised that there had been ongoing discussions for a considerable period of time with SA Water. These discussions sought the grant of a lease or licence over crown land owned by the Minister and on which a small portion of the shared clubroom building (in the north-western corner) was proposed to be constructed. In early November 2018 discussions culminated in a meeting attended by representatives from the Administration, SA Water and Council's engineering and architectural consultants. At that meeting the SA Water representatives advised that they were not prepared to entertain the grant of a lease or licence for the area sought as the proposed building location encroached over a significant sewer main. Given this impasse the Administration was left with no viable alternative other than to relocate the building to be within Council land.

The new building footprint is now located approximately 10 metres south and 6 metres east of the original location.

A number of flow on matters have been required to be addressed as a result of this new building footprint (in addition to the significant and unfortunate delay which this process has occasioned).

These flow on matters are briefly listed as follows:

The dimensions (width) of the playing field have now decreased as the relocated building has encroached on to the existing playing surface. This has resulted in the need to remove the baseball backstop and consequently the baseball club having to reschedule its matches to an alternate venue for the remainder of the 2018/2019 summer season. Further, as the football field is now narrower than the minimum permitted distance from wing to wing boundary, and as the intent throughout the project process was to (if possible) accommodate the existing sporting users at the complex, special dispensation needed to be sought from the SAAFL/Adelaide Footy League (which has been granted) to enable matches to be played on the oval during the forthcoming 2019 winter season.

Whilst dispensation has been provided for the coming season, the oval will need to be widened on its eastern side to meet minimum dimensional requirements. This has also necessitated minor redesign of the car parking and access road in the south-eastern corner of the oval.

Additionally, given the minimal distance between the western point post at the northern end of the oval and the relocated building site temporary fencing, the posts at this end of the oval also needed to be relocated. Engineering advice for post footing design was also required and has been obtained. Depending on the orientation of the relocated posts at the northern end of the oval and their relationship to those at the southern end, it may also be necessary to realign the posts at the southern end of the football oval.

The relocation of the building has nevertheless delivered some positive outcomes. It means that the building is now constructed wholly on land owned by Council and has also allowed a redesign of the access road and car parking in the north-eastern corner of the oval. Whereas the initial design proposed car parking adjacent to the properties which border the north-eastern corner of the complex, the revamped design provides a significantly increased buffer between vehicular traffic and carparks and the adjacent properties.

The Stage 2 planning application, which deals with car parking, the new tennis courts (and associated new floodlighting) and removal of significant/regulated trees on land proposed for the construction of the new tennis courts, was considered by the Council Assessment Panel (CAP) at its meeting of 12 March 2019, where the Panel resolved:

*"that the item be deferred to enable the applicant to address the following matters:*

- *Reduced operational hours of tennis court lighting;*
- *To demonstrate that alternative options have been explored for the proposed removal of regulated trees across the site;*
- *Provision of screen planting on the norther edge of the site to reduce the lighting impact on neighbouring properties;*
- *Provision of final stormwater management plan."*

At the time of writing this report, the Administration is addressing the above matters in preparation for the next scheduled CAP meeting to be held on 9 April 2019.

Further, in relation to these matters the Administration reiterates its prior commitment to undertake public consultation in regard to all initial leases or licences that it proposes to enter into with clubs who are to occupy the new facilities at the northern end of the Lockleys Oval complex prior to entering into them. This commitment is beyond the scope of the relevant legislation which generally only requires prior public consultation where the proposed lease or licence term exceeds 5 years.

In terms of "on-ground" construction works at Lockleys Oval the following has occurred:

- The footings have been excavated and all underfloor plumbing works in the vicinity are completed;
- Concrete footing slab for the ground floor of the building has been completed;
- The fire main pipeline (which is through the oval from the western wing to the eastern half forward flank) has been excavated, the piping laid and the trench reinstated
- Temporary site huts and an ablution block have been provided for use by the West Beach Soccer Club at the southern end of the complex (adjacent to and west of the WA Satterley Hall). These additional facilities were required given the inability of the former football clubroom building to be able to provide sufficient facilities for all user groups.

The Administration has also met with representatives in relation to the provision of suitable infrastructure/netting for the new baseball backstop and other ancillary protective netting which is likely to be required.

Further, nominated representatives of the Lockleys Football Club have attended site induction sessions so that they are able to retrieve footballs which may ingress the building site. Footballs may only be retrieved from areas within the building site deemed to be safe by the contractor (NB: Any known infractions or non-adherence to the terms and conditions of this arrangement by the Club and/or its players etc. may result in this permission being revoked by the contractor).

The Administration has also been involved in discussions with the West Torrens Pigeon Club (the Pigeon Club) regarding opportunities to secure alternate accommodation for them following the termination of their "tenancy at will" arrangement, and subsequent demolition of the clubroom building on the eastern side of Lockleys Oval. Given the current occupation of existing Council facilities, it is unlikely that a "standalone" solution can be provided for, or offered to, the Pigeon Club. Accordingly, the Administration has undertaken some preliminary discussions and investigations to determine whether a shared arrangement with other existing tenants or at other existing Council facilities may be possible.

The information provided by the Club representatives indicates that the usage sought is primarily after hours (generally between 6 and 8pm on either Wednesday (2 races), Thursday (12 races) or Friday (6 races) evenings) and principally for hampering birds prior to races and then to record the results of those races. As indicated, there are 20 races per year, these are held between the months of May and October.

After initial examination, between the Plympton Community Centre and Thebarton Community Centre, there is availability for all meetings of the Pigeon Club to be held at these locations. Should the dates be flexible, it is expected the Plympton Community Centre would be able to accommodate all meetings at the one location. Fulham Community Centre and Airport Over 50's Club may also be a viable location for the Pigeon Club.

The Administration seeks the Committee's guidance in regard to this matter i.e. whether efforts should be made to relocate or find alternative (shared) accommodation for the Pigeon Club.

As opposed to other Clubs on site at Lockleys Oval, the Pigeon Club have not held a lease or licence with Council for a significant number of years and has been operating as a "Tenant At Will".

Whilst the Lockleys Oval component of the project has continued to progress, unfortunately the matters discussed above have resulted in slippage of the project timeline. At this stage, it is anticipated that project completion will not occur until late this calendar year or early next year. The Federal Government has been advised of these delays.

**Mellor Park**

Subsequent to the initial consultation regarding the Masterplan in December 2015, and given additional clarification as to the proposed scope of works and the time since the initial consultation, further targeted consultation with nearby property owners was undertaken in December 2018.

Almost 300 properties in the vicinity of Mellor Park were letterboxed.

The following comments were received/matters were raised by respondents (names withheld) during the consultation period:

- *Happy with whole concept. Would like to see shade over playground like at Apex.*
- *Happy with Concept. Would like to see some type of fencing along Henley Beach Road and onto White Ave for toddlers and young children. Not necessarily playground standard - just a barricade from the busy road.*
- *Would like a straight (as straight as possible) path from Myzantha Street to HB Road near bus stop as many old people walk through park to bus stop.*
- *Shade over playground and car parking on site would be good to alleviate congestion on side streets.*
- *Would like site developed into open space. Lockleys Theatre should be developed into open space and creative play area for children. Community Garden on site would be beneficial as loss of traditional sized blocks. Nature play for children.*
- *Car parking and more open space. Our driveway is often covered by cars of people using the park so a carpark on site would be good but want as much new green space returned as possible.*
- *Would like Council to recognise the value of existing trees and shrub vegetation on site and devise a plan for additional, ongoing plantings of new trees including red gums and shrub understory; ensure future alterations of park take into consideration the welfare of existing trees, and move events such as Christmas Carols to Lockleys Oval to avoid the need for an amphitheatre style facility on site.*
- *Overall happy with concept. Public toilets are needed and will be more accessible. Off street car parking is also good. The demolition of the Windsor Theatre is questionable as it is a visual landmark on HB Rd and part of the social and cultural fabric of the western suburbs. Consultation should include discussions with event organisers to ensure the new design meets their needs. An information day or workshop would be beneficial similar to that of Whitmore Square upgrade as a more interesting outcome may be achieved*

Whilst there are some comments that are not directly attuned to the proposal, none of these could be considered as "not supporting the reserve/project upgrade". These comments have been provided to Council's architectural consultants for their information and to enable them to be factored into the final design plans, (where they are not inconsistent with Council's intentions for the upgraded facility).

The Administration has also investigated the viability of ensuring service connection points as per the following motion endorsed by Council at its meeting of 11 December 2018:

*"that Urban Services Division prepare a report on upgrading reserve spaces across the City of West Torrens by providing service connection points that provide suitable access to power, water and sewage connection points and where identified natural gas connections to enable more equitable access to higher needs festival events and community use across the whole of City".*

Further information on the above will be provided to Members' at the next Committee meeting to be held on 28 May 2019.

A Development Application has been lodged by the Administration for demolition of the theatre and other buildings. Whilst approval has been provided to demolish the Mellor Park Tennis Clubroom and former Lockleys RSL buildings, the local heritage status of the former Windsor Theatre requires the demolition of this building to proceed to (Category 2) public notification.

Two of the three responding parties specifically advised that they had no issues with the demolition of the former theatre. Further, the comments and queries which did arise as a result of this process were primarily related to the mechanics of the demolition process and included questions such as:

- Is there any asbestos present in the building and, if so, how will its removal be managed?
- How will security issues be managed during the demolition?
- How will anticipated dust issues be managed?

Residents have been advised that standard procedures and protocols regarding these matters will be implemented during the demolition phase of the project. For example, applicable standards/regulations associated with asbestos removal will occur, dust issues will be addressed via site watering and temporary security fencing will be utilised to restrict access to the demolition site.

In addition to the above, residents sought an understanding as to the type of fencing that will be erected on the western side of the Park. The Administration has advised residents that replacement of the Park's western boundary fencing (to match new fencing which has recently been erected in the north-western corner of the Park) is associated with the upgrade.

One further comment was received from an adjoining resident requesting that there be no decrease in the number of courts at Mellor Park. This concern was not raised during the upgrade consultation period and is not relevant to the demolition application. Whilst there are currently 6 courts on site, 3 of these have been deemed to be unusable due to safety concerns. The interaction of the trees and courts was one of the principal reasons for relocation of the tennis club to Lockleys Oval.

Input has been sought by Council's planning department from Council's heritage consultations in relation to the proposed demolition of the former theatre. At this time it is anticipated that this advice, together with the submission provided by Council's project team, is likely to be presented to CAP at its meeting to be held on 14 May 2019 for its consideration.

As previously indicated, the former Lockleys Senior Citizens building and former CAFHS building (which is currently used by Mellor Park Tennis Club to house its bar and social facility) are proposed to be retained as part of the Park upgrade. The former Senior Citizens building is to be reconfigured as a community space with the former CAFHS building to be evaluated for conversion for use as a community function and hire/space.

## **Conclusion**

There has been considerable progress in works occurring within Apex Park and it is anticipated that the Apex Park component of the overall project will be complete in mid-2019. Given the status of the project, the Administration has suggested that it is opportune to consider whether or not the former Scout's log cabin structure, in the south-western corner of the Park should be demolished.

Whilst works at Lockleys Oval have also progressed unfortunately a number of matters have conspired to cause delays for this component of the project. This will impact project completion timelines. The Federal Government has been updated and apprised of the current situation.

Further consultation has occurred with residents living in proximity to Mellor Park including necessary public notification in regards to the proposed demolition of the former Windsor Cinema building. It is anticipated that the demolition of the former theatre will be considered by the CAP at its meeting to be held on 28 May 2019.

## **Attachments**

Nil

## 8.5 Hilton RSL - Update on Potential Relocation

### Brief

This report provides Committee Members' with an update 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 Administration continue to further progress Option 2 as detailed in the Agenda report for 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.
2. A detailed design be developed with improved budget project costs and a report be brought back to this Committee once this work is finalised.

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### Background

At its meeting held on 28 March 2017, the Community Facilities General Committee (the Committee) considered a building and condition audit report of the Hilton RSL Sub-Branch's currently leased premises at 147 Sir Donald Bradman Drive, Hilton. This report outlined the required costs of approximately \$920,000 (March 2017) to address and rectify the poor condition of the building. The expenditure would not result in any improvement to the building, it would merely address the general condition identified from compliance and structural perspectives.

At a subsequent meeting held on 28 November 2017, the Committee was advised that the Administration organised a viewing of the two civic (council-owned) buildings located at 173-187 Sir Donald Bradman Drive (i.e. *also known as the "bluestone cottage" and the red brick community hall space*) (**Attachment 1**) on 10 November 2017, in order to ascertain whether the Hilton RSL Members may seek to relocate/co-locate to these premises.

The Committee was further advised at its meeting held 24 July 2018 that:

- the Administration had met with the State RSL representative Mr Steve Larkins and the new President of the Hilton RSL Mr Ian Gardiner on 29 June 2018 to summarise discussions that had occurred over the past 12 months;
- the President of the Hilton RSL advised that due to the decline of the existing facility, relocation seems favourable and although many members are not opposed to relocating to the new premises, there were concerns of the alternate premises;
- the President also expressed concerns over the structure (set-up) of their operation should a relocation go ahead, of utilising both the red-brick building and the bluestone cottage, (i.e. two liquor licence areas and two sets of charges for services such as electricity and gas);
- a letter of intent was provided to Council by the Hilton RSL in order for the Administration to further progress the matter with some degree of confidence.

At its meeting held 25 September 2018, the Committee was advised that consultancy architects, *JPE Design Studio*, were appointed to assist the RSL representatives to investigate options for the proposed premises (*bluestone cottage and red brick building community hall space*) and to determine the level and types of use of the existing RSL Sub-branch facility.

Further, the Committee was informed that the existing Hilton RSL premises includes:

- Informal Dining Space and Sports Bar
- Function Hall (for Hire)
- Bar area
- Commercial Kitchen area
- Office
- Storage, Toilets and Outdoor Space

Three potential options for the relocation of current RSL Sub-branch activities were also documented and considered by the Committee:

- **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 continue to progress high level concepts for both Option 2 and Option 3 as detailed within the report, and provide an update to the Committee once the options have been further developed.

## Introduction

Following the Committee's meeting of 25 September 2018, this report advises that the Administration has continued to progress matters in relation to the possible relocation of the Hilton RSL, from its existing premises to the buildings at 173-187 Sir Donald Bradman Drive. Information is also provided on recent discussions with the Hilton RSL Sub-branch Committee and Council's consultants for the Committee's consideration.

## Discussion

As a result of recent discussions with the Committee of the Hilton RSL Sub-branch, they have identified a number of important elements required to be incorporated into any new facility for RSL activities:

- Family friendly environment - ability to include children and families in activities;
- Street presence and branding of new building;
- Central bar able to service both an informal dining space/sports bar as well as a formal dining area;
- Ability to store and display RSL memorabilia;
- Link to the Memorial Gardens and
- Car parking.

Together with Council's consultants and the Hilton RSL Sub-branch Committee, Options 2 and 3 have been further progressed. The original Option 3 (refurbishment of entire red brick building as Sub-branch) has now become Option 1 as this is the preferred option of the RSL Sub-branch as detailed below:

**Option 1 (*Attachment 2*):**

Option 1 makes use of the entire internal space of the red brick building and looks to relocate the current Council Administration elsewhere. The floorplan includes retaining the current location of the kitchen, toilets and community hall space, with the addition of a central bar and cool room connected to the RSL function and sports bar which would be located at the Brooker Tce (eastern) edge of the site.

Positives:

- No need for extensions beyond the building footprint;
- Reuse of existing facilities;
- Prominent building with great street presence;
- Clear branding opportunities;
- Improved connections to the Memorial Gardens;
- Demolition of Bluestone cottage may not be required.

Negatives:

- Further investigation to ensure a strong connection of both the RSL and community space;
- Further investigation to ensure a beer garden/outdoor eating space is incorporated and successful for RSL use.

High-level Cost Estimate:

- |   |                     |
|---|---------------------|
| • Predicted Building Cost   | \$ 549,500          |
| • Predicted External Works Cost<br>(incl. car parking, demolition, and landscaping) | \$ 500,948          |
| • Total Predicted Cost incl. Contingency  | <b>\$1,367,000*</b> |

\*Note: This cost does not include cost to relocate existing staff.

**Option 2 (*Attachment 3*):**

Option 2 seeks to consolidate the RSL hireable community function into the community hall space of the red brick building. The red brick building will also be extended to allow for the RSL function to also occur, as well as offering a central bar, storage and cool room. Existing facilities such as the commercial kitchen, toilets and function space will require minimal upgrade. Current Council operation of the eastern portion of the red-brick building will remain and toilets will be shared between both Council Administration and RSL members.

Positives:

- Makes use of existing facilities such as the commercial kitchen, toilets and hireable function space;
- Focussed community hub with clear street presence;
- Improved connections to the Memorial Gardens;
- Carpark provides a buffer from the residential edge, therefore mitigating noise.

Negatives:

- Council Administration staff occupy a portion of the building during the day and event compatibility would need to be considered;
- Demolition of bluestone cottage would need to occur to allow more space for car parking.

High-level Cost Estimate:

- |   |                    |
|---|--------------------|
| • Predicted Building Cost   | \$ 901,000         |
| • Predicted External Works Cost<br>(incl. car parking, demolition, and landscaping) | \$ 369,973         |
| • Total Predicted Cost incl. Contingency  | <b>\$1,642,000</b> |

Option 1 appears to be the least cost building relocation option for the Hilton RSL. However, staff currently located within the building must be relocated and this cost is not factored into the \$1.367 million cost. The relocation may result in reduced Council income (should Council staff be relocated to a Council-owned currently tenanted site) and/or additional cost of building works to an alternative site should modifications be required to accommodate Council staff.

Accordingly, Option 2 is the preferred option of the Administration should Council look to relocate the Hilton RSL from its current site on Sir Donald Bradman Drive.

### **Conclusion**

The Administration have continued to meet with representatives from the Hilton RSL and Council's consultants in an endeavour to progress the possible relocation of the Hilton RSL to alternative facilities.

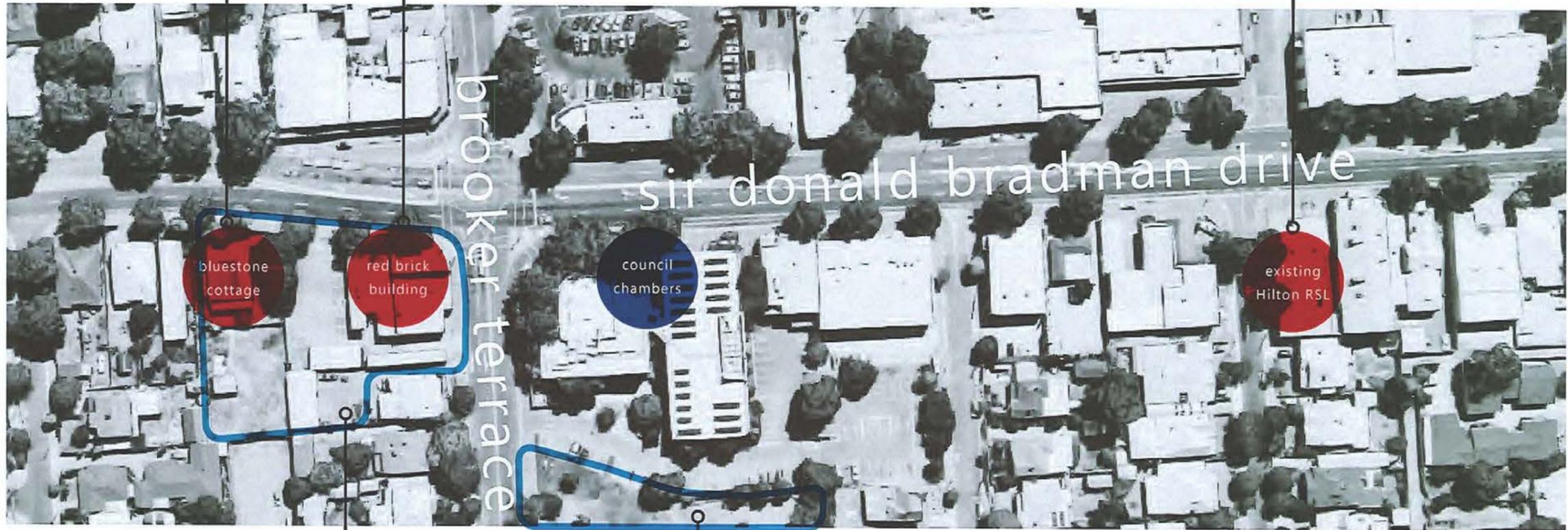
Two potential options for the redevelopment of 173-187 Sir Donald Bradman Drive have been explored by the Administration which recommended that Option 2 be further explored, for a detailed design to be developed with improved project costs, for presentation at a future meeting of the Committee.

### **Attachments**

- 1. Hilton RSL Sub-branch Committee Current and Proposed Locations**
- 2. Option 1 Proposed Plans**
- 3. Option 2 Proposed Plans**

09118 WEST TORRENS RSL RELOCATION - Schematic Design Package

## 2.0 Site Context & Analysis



bluestone cottage

red brick building

council chambers

existing Hilton RSL

site for relocated Hilton RSL

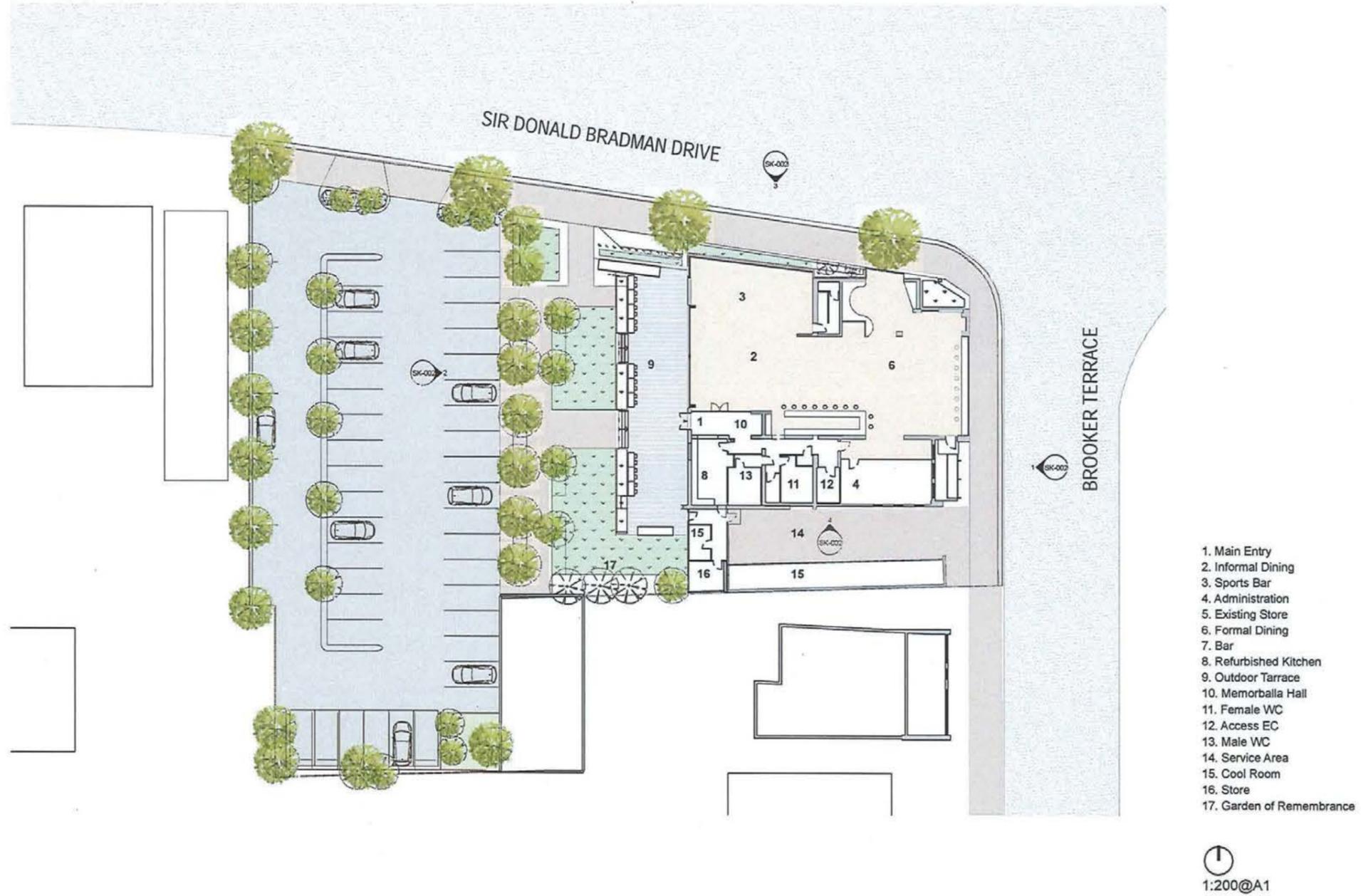
council memorial reserve ( Remembrance/Anzac Day service)



09118 WEST TORRENS RSL RELOCATION - Schematic Design Package



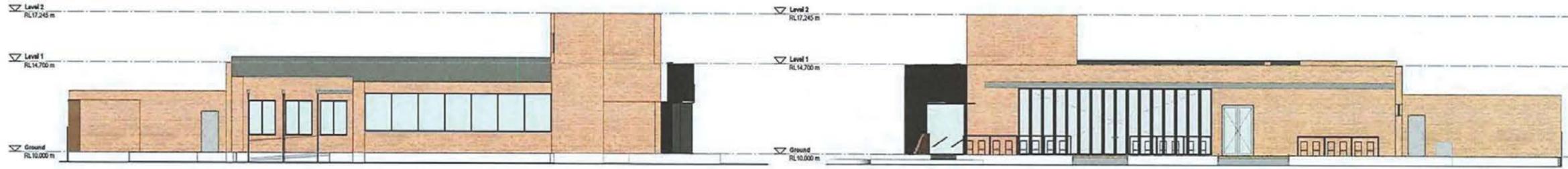
### Building Option 1 - Proposed Floor Plan



09118 WEST TORRENS RSL RELOCATION - Schematic Design Package



### Building Option 1 - Building Elevations

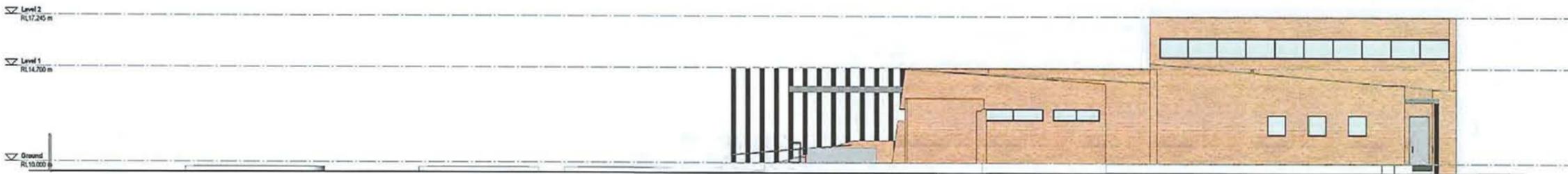


1 | OP1-East Elevation  
1.SK-001 Scale 1:100

2 | OP1-West Elevation  
1.SK-001 Scale 1:100



3 | OP1-North Elevation  
1.SK-001 Scale 1:100



4 | OP1-South Elevation  
1.SK-001 Scale 1:100

09118 WEST TORRENS RSL RELOCATION - Schematic Design Package



## Building Option 1 - Perspective 01

Several arrangements of form and program were considered to address the design themes and aims of each design option.



09118 WEST TORRENS RSL RELOCATION - Schematic Design Package

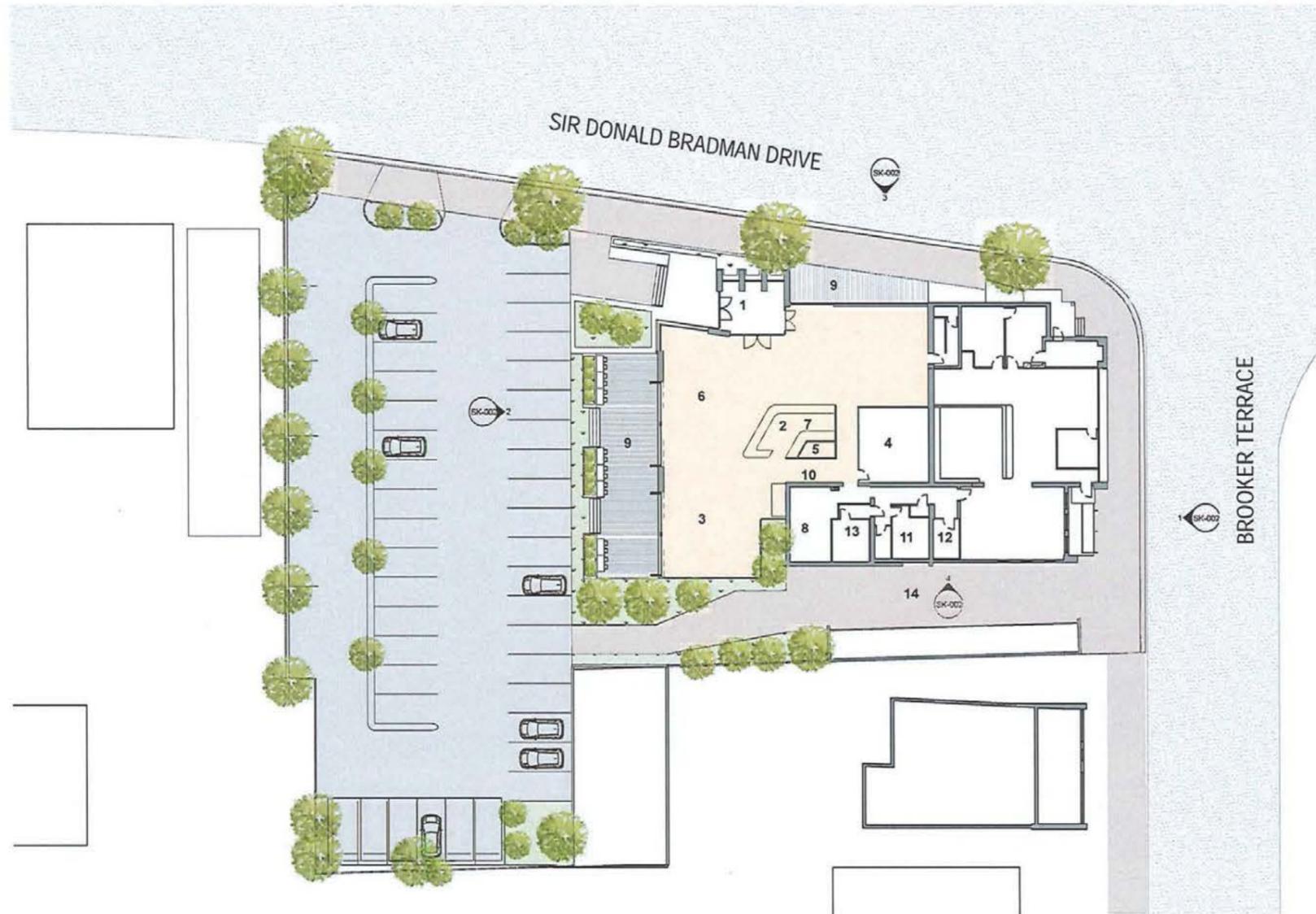
### Perspective 02



09118 WEST TORRENS RSL RELOCATION - Schematic Design Package



### Building Option 2 - Proposed Floor Plan



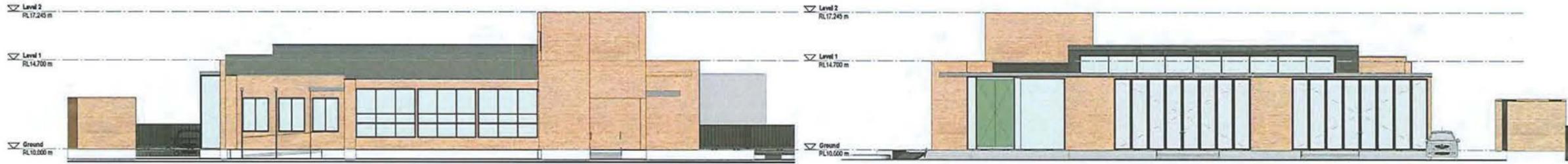
- 1. Main Entry
- 2. Informal Dining
- 3. Sports Bar
- 4. Administration
- 5. Store
- 6. Formal Dining
- 7. Bar
- 8. Refurbished Kitchen
- 9. Outdoor Terrace
- 10. Memorballa Hall
- 11. Female WC
- 12. Access EC
- 13. Male WC
- 14. Service Area

1:200@A1

09118 WEST TORRENS RSL RELOCATION - Schematic Design Package

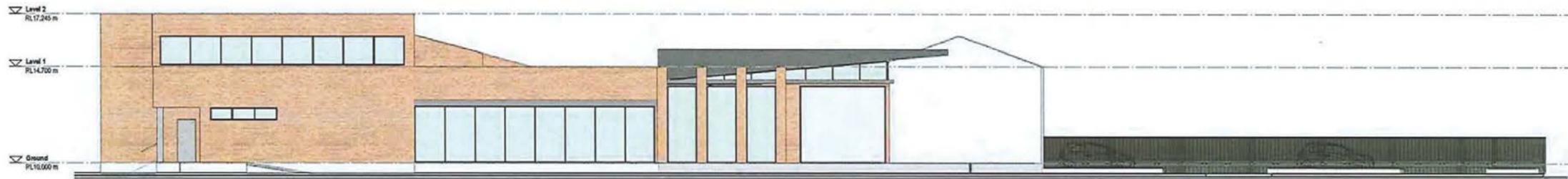


### Building Option 2 - Building Elevations



1 | OP2-East Elevation  
1.0K-001 | Scale 1:100

2 | OP2-West Elevation  
1.0K-001 | Scale 1:100



3 | OP2-North Elevation  
1.0K-001 | Scale 1:100



4 | OP2-South Elevation  
1.5K-001 | Scale 1:100

09118 WEST TORRENS RSL RELOCATION - Schematic Design Package



## Building Option 2 - Perspective 01

Several arrangements of form and program were considered to address the design themes and aims of each design option.



09118 WEST TORRENS RSL RELOCATION - Schematic Design Package

### Perspective 02



## 8.6 Plympton Community Centre Upgrade

### Brief

This report seeks the Committee's consideration for a proposed upgrade of the Plympton Community Centre at Long Street, Plympton.

### RECOMMENDATION

The Committee recommends to Council that the proposed project budget allocations be referred to 2019/2020 budget deliberations to commence a staged program of works to the Plympton Community Centre.

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### Introduction

The Plympton Community Centre (the Centre) (formerly known as the Hayhurst Senior Citizens Centre) is located on Long Street Plympton (**Attachment 1**) and was gifted to the City of West Torrens in 2004 by the Hayhurst Senior Citizens Club (the Club).

As a result of declining membership in 2004, the Club found managing the facility increasingly difficult and sought assistance from Council. Council took over the ownership and management of the Centre and agreed for the Club's members to continue utilising the venue for social activities for a number of years.

Currently, the Centre operates as an 'active ageing hub' with a number of Council-run activities such as community meal programs, exercise programs and senior's activities operating from the Centre. The Centre is also available for hire by the public and is used by a variety of groups i.e. Bangladeshi Dance Group, Sewing Studio etc.

### Discussion

#### The facility:

The Plympton Community Centre offers a bright and neutral internal space for a variety of community activities. The Centre includes (**Attachment 2**):

- a large main hall (accommodates approximately 100 people seated at tables);
- an entry foyer with toilet facilities
- a large kitchen,
- a meeting room;
- a recreation room;
- various recreational equipment (bowls mats, TV & CD facility and pool table);
- on-site carpark for approximately 25 cars; and
- a community garden.

Although, the Centre has multiple rooms available for use/hire, the toilet facilities are located at the front of the building and access from any room to the toilets is via the main hall which can cause a disturbances to groups utilising the hall space.

Due to the increasing popularity of the Centre as an Active Ageing Hub and Hall for Hire, the Administration has proposed a staged upgrade of this venue (**Attachment 3**), incorporating:

- an extension to the rear with additional toilet facilities allowing use by multiple users at one time;
- reconfiguration of existing toilets;
- entrance/reception upgrade; and
- street façade upgrade.

The extension is proposed to be constructed in stages with either the Rear Foyer/New Toilets or Rear Foyer/Hall being developed as separate phases. Once budget funding for 2019/2020 has been secured, the proposed order of 'staging works' to the building can be confirmed.

To commence, the proposed development of this Centre, the Administration seeks the Committee's support for Council to consider a staged funding program to upgrade the building over an estimated three year cycle. In the 2019/2020 budget, the amount of \$250,000 has been proposed in order to commence the improvements to functionality at the Centre. The total scoped project budget is currently estimated at \$575,000 based on the current scope and preliminary plans.

### **Conclusion**

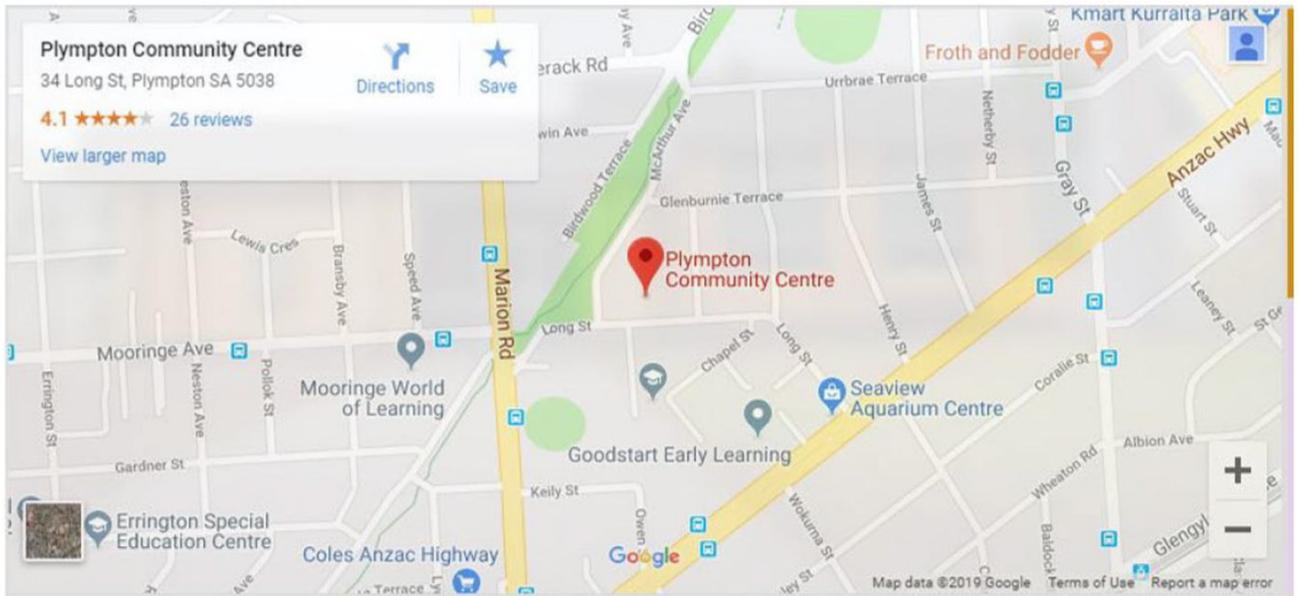
The Plympton Community Centre has become a well-utilised active ageing hub offering low-cost activities for local residents as well as a hall for hire.

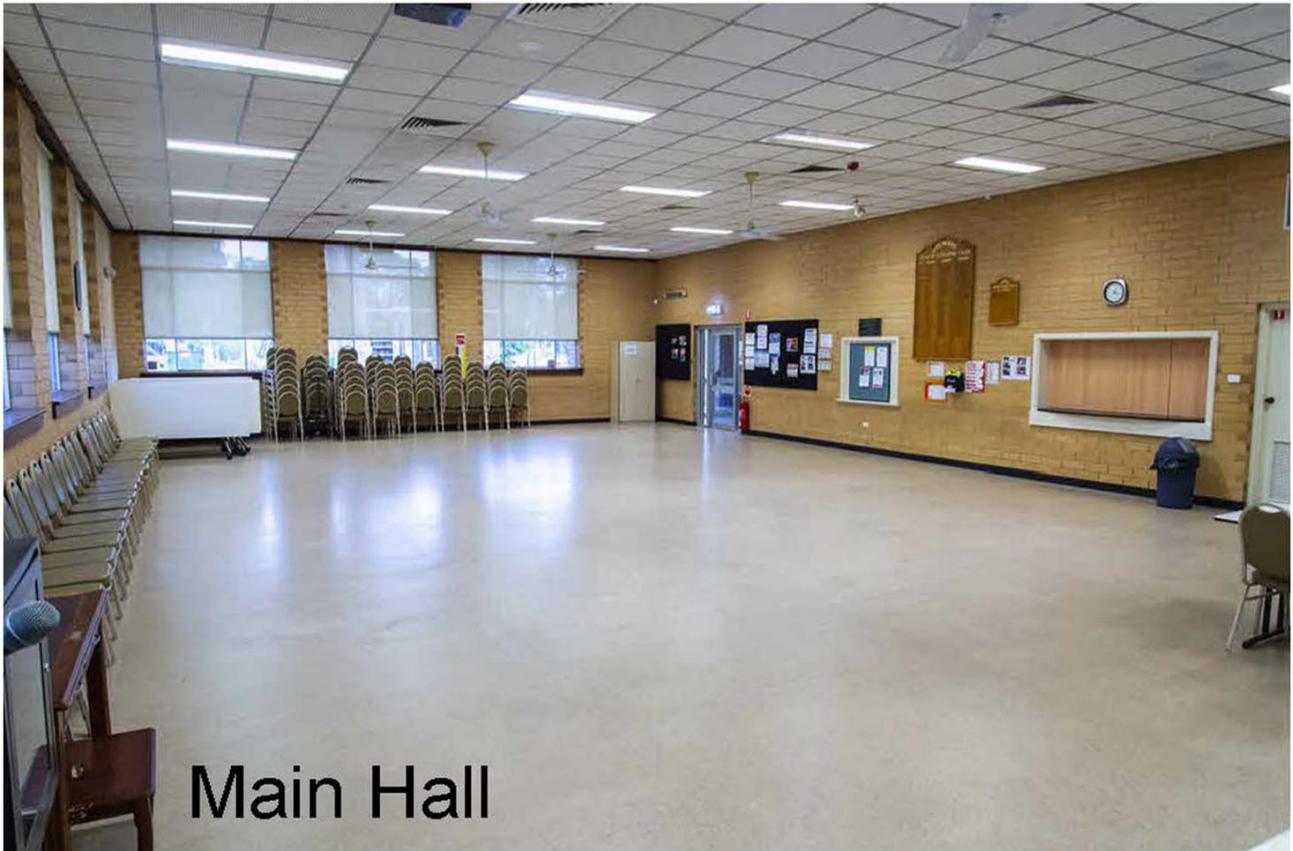
Although the Centre has multiple rooms available, there is limited ability to have multiple users at the same time due to the current location of the toilet facilities (off the main foyer and only accessible through the main hall).

The Administration is now seeking funding for a staged upgrade over 3 years to extend the facility to include additional toilets and a refurbished second foyer area, to enable multiple users at the same time.

### **Attachments**

- 1. Location of Plympton Community Centre**
- 2. Current Facilities of Plympton Community Centre**
- 3. Proposed Staged Upgrade of Plympton Community Centre**





Main Hall



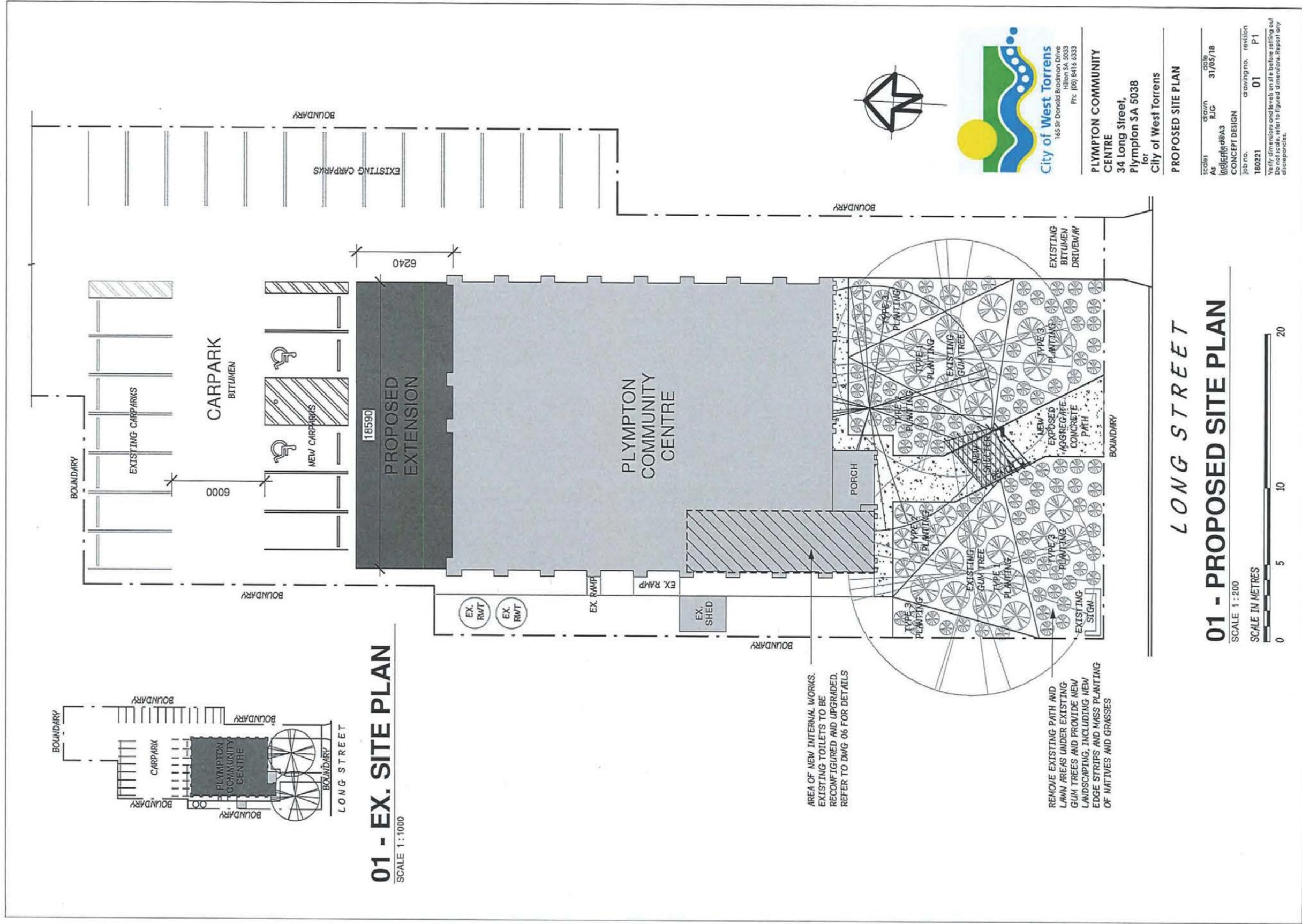
Kitchen



Recreation Room



Meeting Room



**01 - EX. SITE PLAN**  
SCALE 1 : 1000

**01 - PROPOSED SITE PLAN**  
SCALE 1 : 200



**City of West Torrens**  
165 St Donald Roadmen Drive  
Hilton SA 5033  
Ph: (08) 8416 6333

**PLYMPTON COMMUNITY CENTRE**  
34 Long Street,  
Plympton SA 5038  
for  
City of West Torrens

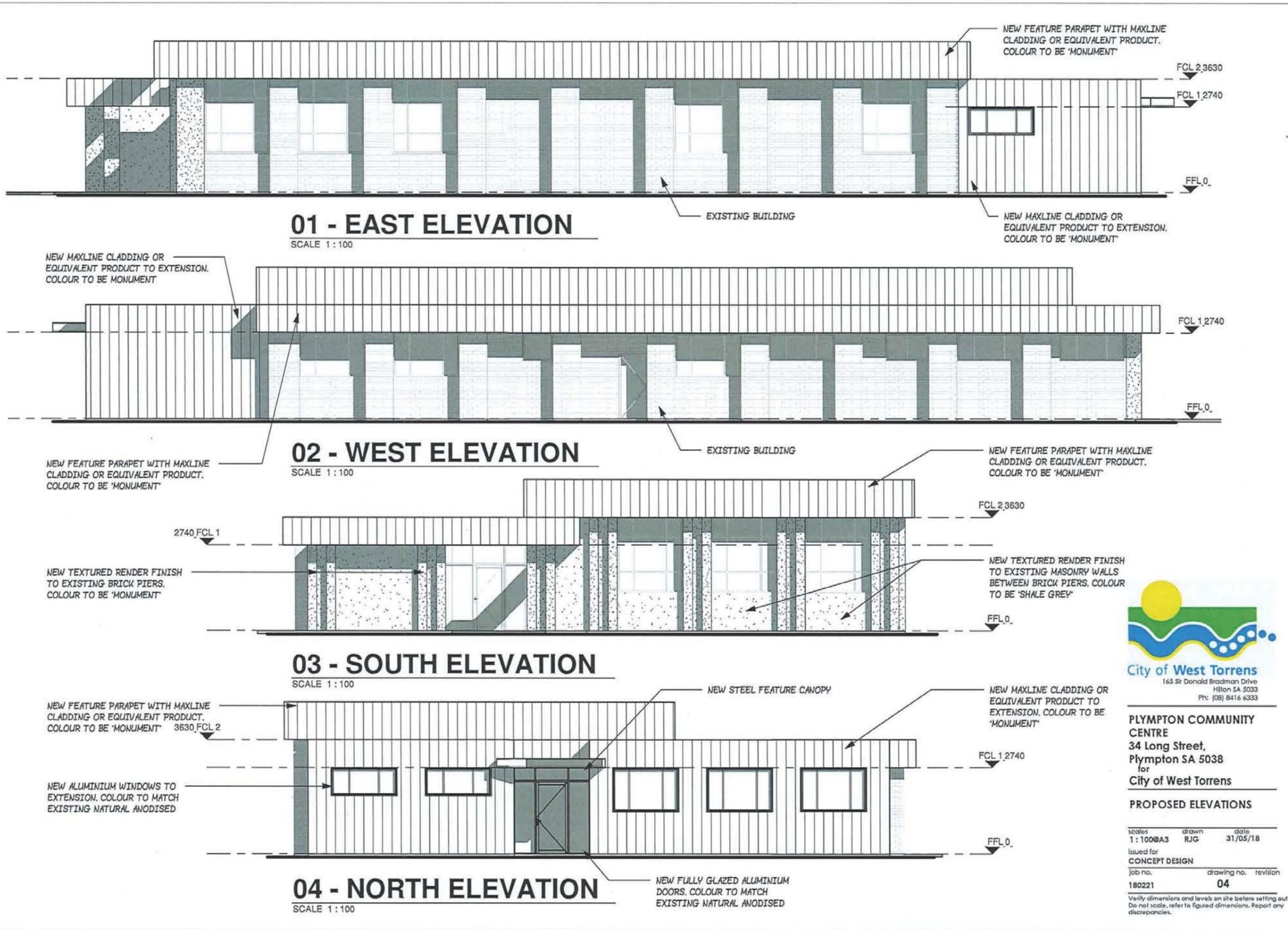
**PROPOSED SITE PLAN**

TC2616	drawn	date	revision
As	RJC	31/05/18	P1
CONCEPT DESIGN			
job no.	drawing no.		
180221	01		

Verify dimensions and levels on site before setting out  
Do not scale, refer to figured dimensions. Report any discrepancies.







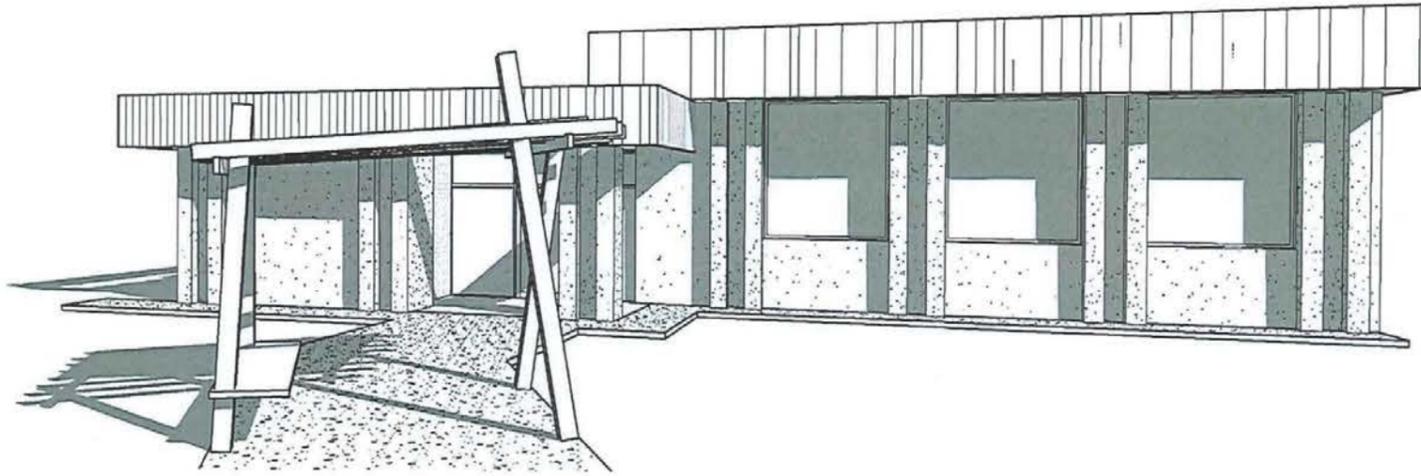
**City of West Torrens**  
165 Sir Donald Bradman Drive  
Hilton SA 5033  
Ph: (08) 8416 6333

**PLYMPTON COMMUNITY CENTRE**  
34 Long Street,  
Plympton SA 5038  
for  
City of West Torrens

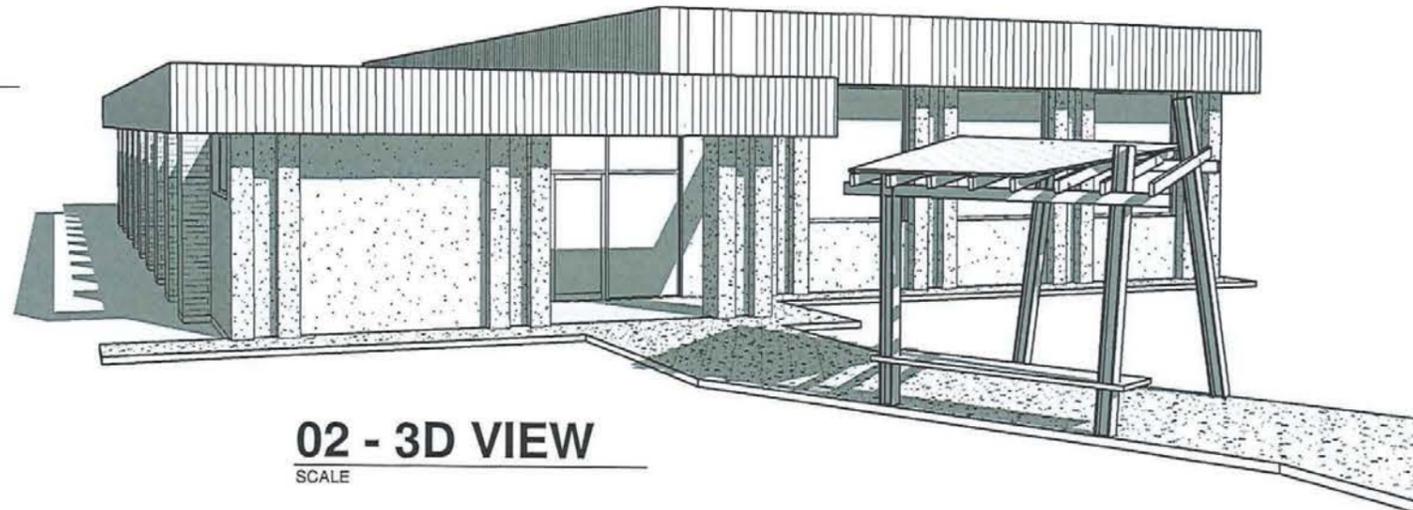
**PROPOSED ELEVATIONS**

scale	drawn	date
1:100@A3	RJG	31/05/18
Issued for CONCEPT DESIGN		
job no.	drawing no.	revision
180221	04	

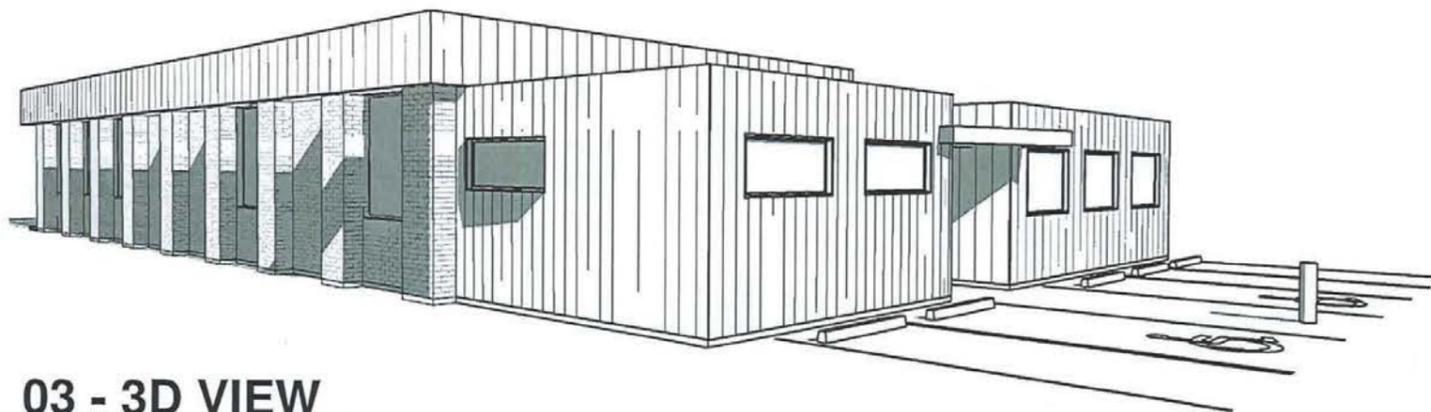
Verify dimensions and levels on site before setting out  
Do not scale, refer to figured dimensions. Report any discrepancies.



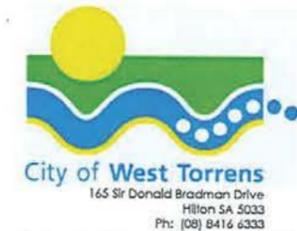
**01 - 3D VIEW**  
SCALE



**02 - 3D VIEW**  
SCALE



**03 - 3D VIEW**  
SCALE



**PLYMPTON COMMUNITY CENTRE**  
34 Long Street,  
Plympton SA 5038  
for  
City of West Torrens

**3D VIEWS**

scales	drawn	date
@A3	RJG	31/05/18

issued for  
**CONCEPT DESIGN**

job no.	drawing no.	revision
180221	07	

Verify dimensions and levels on site before setting out  
Do not scale, refer to figured dimensions. Report any discrepancies.

## 8.7 Waste Management Activity Report

### Brief

This report provides information on the activities of the Waste Management Department for January and February 2019.

### RECOMMENDATION

The Committee recommends to Council that the report be received.

- **Food recycling promotion: Hamra Centre foyer**

A staffed display focussing on free kitchen caddies and compostable liner bags for local residents was held in the foyer of the Hamra Centre to coincide with activities in the Auditorium from Monday 21 January to Thursday 24 January. Information about other Council services relating to waste and recycling was included in the display. 46 caddies were distributed.

- **Underdale High School: caddies, February**

Following a meeting with the Home Economics staff at the School, 2 caddies and two rolls of bags were provided to the staff for use in the classrooms. Advice regarding supplemental bin systems for internal use was also provided. The Home Economics rooms were provided with a kerbside recycling and organics bin plus signage to support correct use of the new systems.

- **Official launch and tour of BioBag Australia, Netley: Friday 22 February**

The Waste Management Team attended the official launch and tour of the facility by the Minister for Environment and Water, David Speirs. BioBag Australia is the first manufacturer to produce rolls of compostable bags in Australia.



- **Community session: Camden Park Childcare Centre, Wednesday 6 March**  
Session on Waste and Recycling provided to 22 staff in the evening.
- **Bin tagging: Brooklyn Park**  
Visual bin audits of waste and recycling bins have been conducted over three fortnightly cycles at a number of multi-unit developments in Brooklyn Park.
- **Street litter bin audit**  
The Waste Team commenced an audit of street litter bins in order to ascertain condition of bins and update West Maps data. Damaged as well as missing bins are to be replaced.
- **Letter of Appreciation to Council from Immanuel Primary School: Food Recycling**  
Provision of free replacement caddies for 12 classrooms and 6 months' stock of compostable bags to the School.

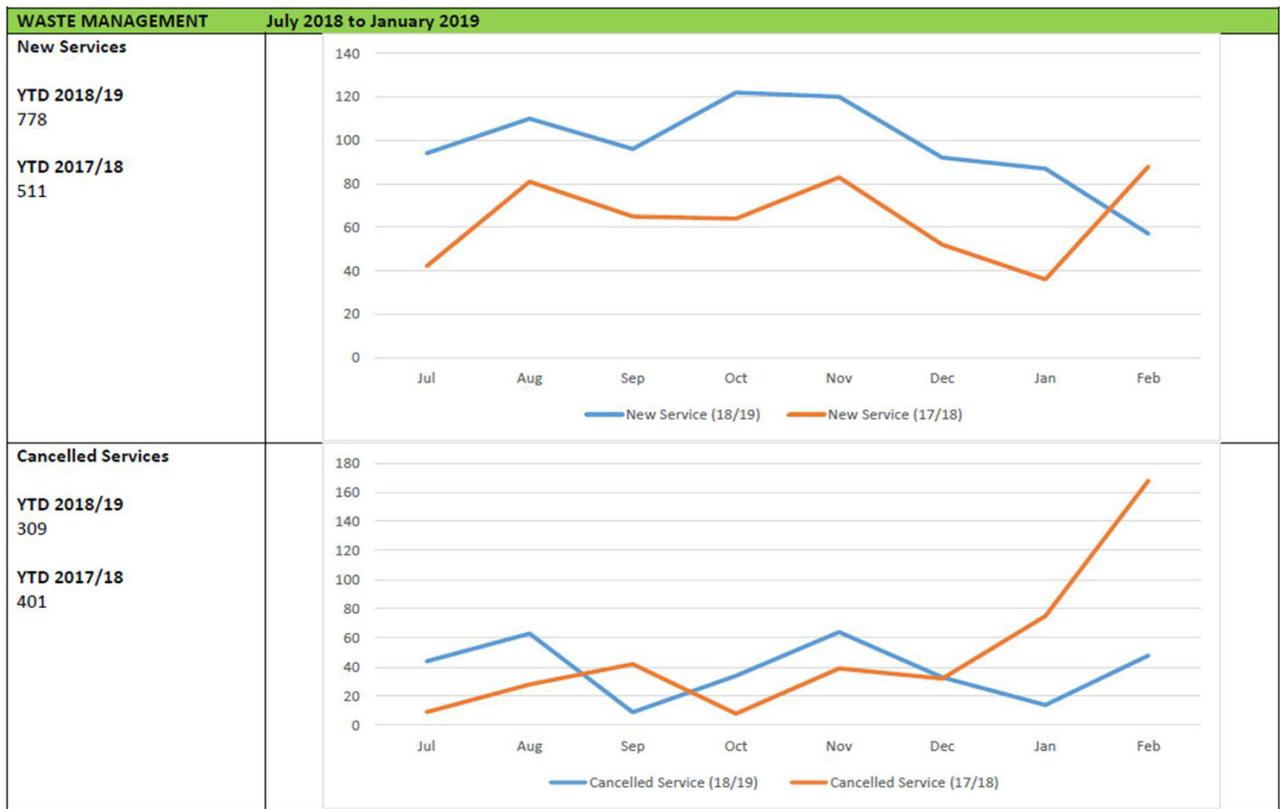
*"We thank you West Torrens Council for sponsoring our green waste disposal system"*

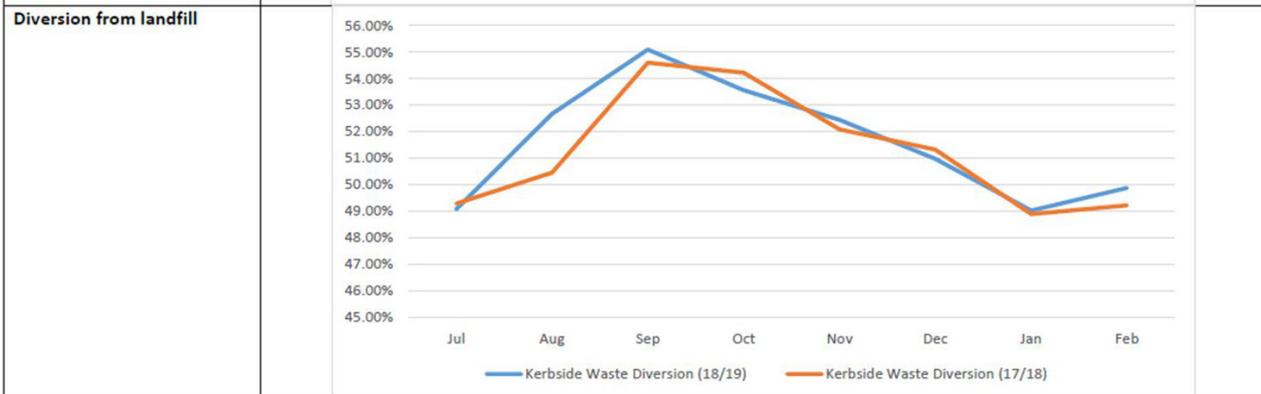
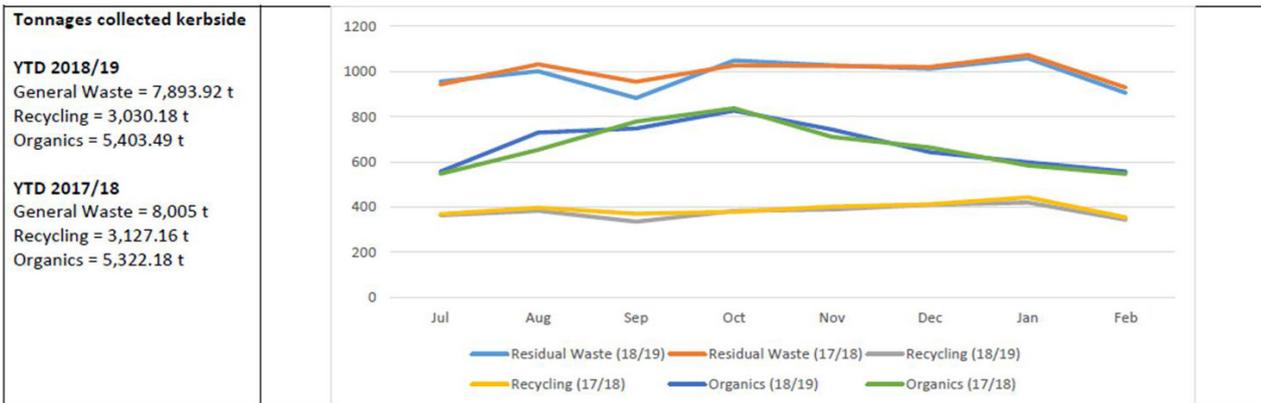
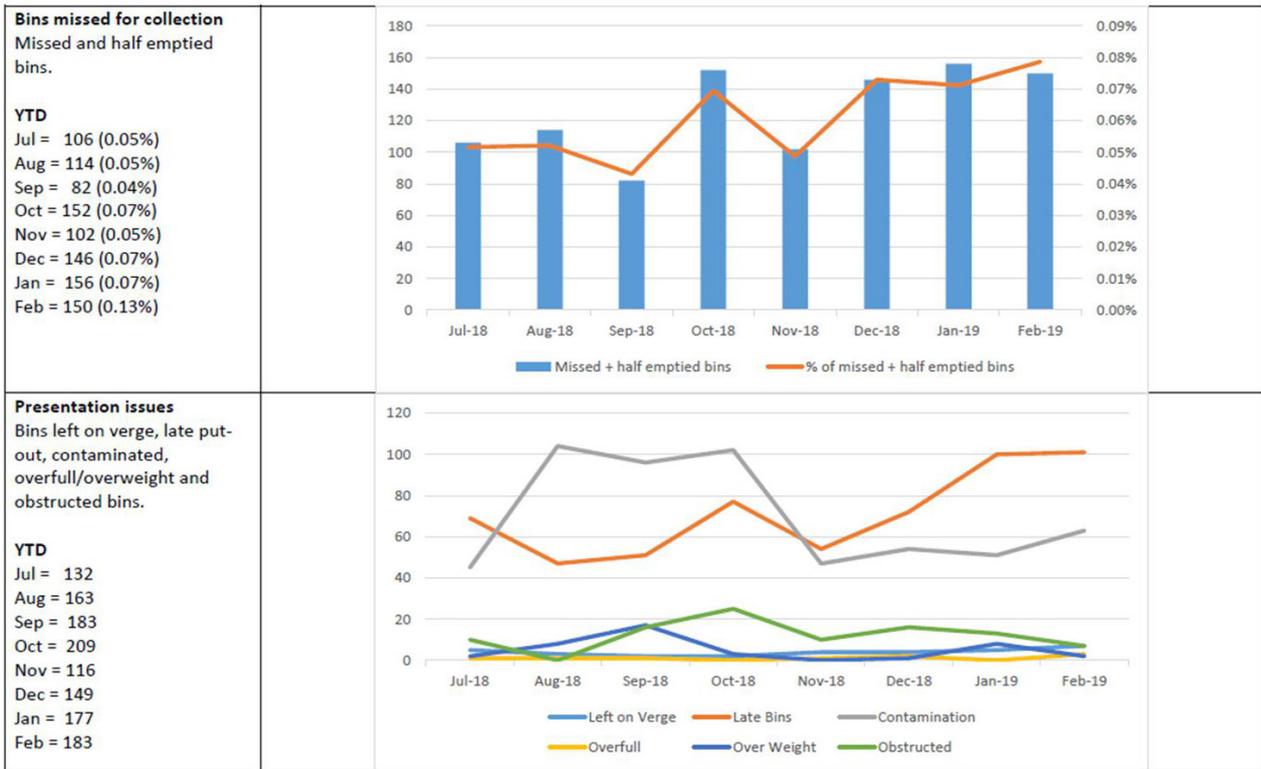
### **Conclusion**

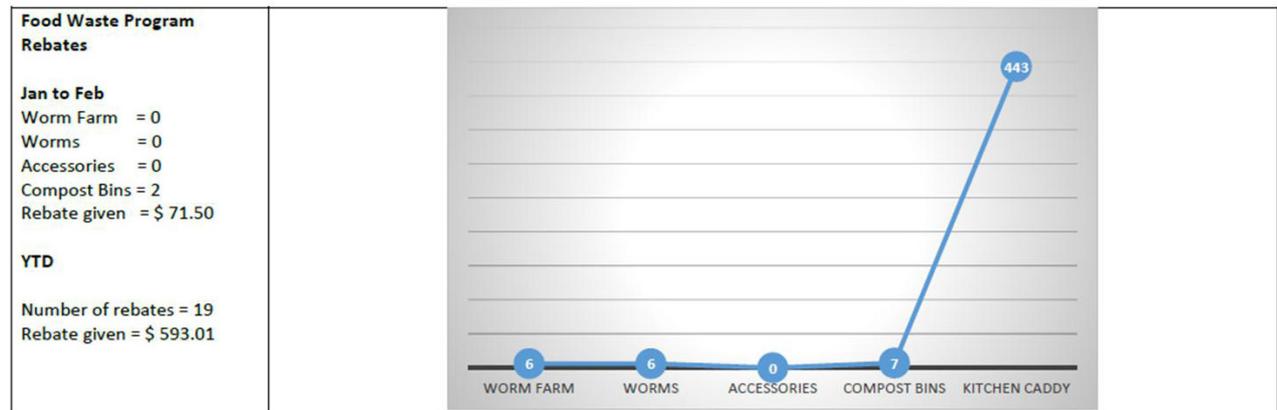
The Waste Management Activity Report for January and February 2019 be received.

### **Attachments**

1. **Waste Management Data for January and February 2019**







## **9 OTHER BUSINESS**

### **9.1 Weekly Green Bin Collection Trial**

Cr John Woodward gave notice of his intention to move the following motion:

#### **Motion**

That the City Facilities and Waste Recovery General Committee is provided with a proposal to consider the trial of a weekly Green bin collection for a period of up to 12 months in a small location or suburb in West Torrens. The trial would not change the collection cycle for Red or Yellow bins. Also, that West Torrens investigate the potential of State Government funding to assist with the cost of a trial.

### **9.2 Trial with Shopping Centre(s) to provide more options to sort recycled material**

Cr John Woodward gave notice of his intention to move the following motion:

#### **Motion**

That the City Facilities and Waste Recovery General Committee is provided with a proposal to consider a trial with shopping centre(s) for a period of up to 12 months 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. Also, that West Torrens investigate the potential of State Government funding to assist with the cost of a trial.

## **10 CONFIDENTIAL**

### **10.1 Kerbside Waste and Recycling Collection Contract - Offer to Extend**

#### **Reason for Confidentiality**

The Committee is satisfied that, pursuant to Section 90(3)(b)(i) and (b)(ii) of the *Local Government Act 1999*, the information to be received, discussed or considered in relation to this agenda item is:

- (b)(i) information the disclosure of which - could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council.
- (b)(ii) information the disclosure of which - would, on balance, be contrary to the public interest.

#### **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, members of the Executive and Management Teams in attendance at the meeting, and meeting secretariat staff, 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 Kerbside Waste and Recycling Collection Contract - Offer to Extend, attachments and any associated documentation submitted by the Chief Executive Officer, specifically on the basis of the provisions of Section 90(3)(b)(i) and (b)(ii) because it may prejudice the commercial position of the Council and lead to Council not obtaining or securing the best possible price for the waste and recycling contract. In addition, Council considers the disclosure of this information would, on balance, be contrary to the public interest because the disclosure of Council's commercial position may severely prejudice Council's ability to secure the best possible outcome for the waste and recycling contract for the benefit of the Council and its community.
2. At the completion of the confidential session the meeting be re-opened to the public.

## **11 NEXT MEETING**

28 May 2019, 6.00pm in the Mayor's Reception Room.

## **12 MEETING CLOSE**