

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 MEETING

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 NOVEMBER 2019
at 6.00pm**

**Angelo Catinari
Chief Executive Officer (Acting)**

City of West Torrens Disclaimer

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

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1 MEETING OPENED

1.1 Evacuation Procedures

2 PRESENT

3 APOLOGIES

Apologies

Committee Members:

Cr Anne McKay

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 24 September 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 National Recycling Week 2019 Report

Brief

This report provides information from activities undertaken by the City of West Torrens in support of National Recycling Week 2019.

RECOMMENDATION

The Committee recommends to Council that this report be received.

Introduction

In support of National Recycling Week, the Administration ran a series of workshops and events between Monday 11 November and Sunday 17 November 2019 to trial new methods of engaging with the community on waste education, which included engaging a demographic that has been difficult to reach.

Discussion

During National Recycling Week 2019, the City of West Torrens offered the following activities and an event to the community:

- 12 November - Workshop: Feed your belly, not your bin at the Cowandilla Community Room;
- 13 November - Workshop: Rag Weaving at the Hamra Library;
- 14 November - Workshop: Rag Weaving at the Hamra Library;
- 17 November - Event: Recycle Hub at the Dimitria Festival;
- Various activities throughout the week included:
 - Waste Less Treasure Hunt located throughout the City of West Torrens
 - Waste and Recycling Quiz on the City of West Torrens website

Workshops

Attendance at the "feed your belly, not your bin" workshop was a little disappointing, drawing 11 registrations, with 9 attending on the day. The workshop contained good information and a practical component.

The initial "rag weaving workshop", scheduled for 14 November, proved to be a popular activity that booked out within several hours. Its popularity resulted in a second session being programmed for the day prior on 13 November, but it did not draw the same level of interest, with 4 participants attending.

Activities

The waste and recycling quiz was popular among residents and staff, with many participants surprised to learn that they didn't know as much about recycling as they thought.

The "waste less treasure hunt", an interactive tour throughout West Torrens, didn't draw any interest.

Event

The Recycle Hub at the Dimitria Festival held on Sunday 17 November was the most successful endeavour during National Recycling Week. It involved inviting business partners and recycling businesses to participate in a program designed to educate and engage residents.

Solo Resource Recovery

Council's waste contractor supplied an interactive collection truck that allowed residents to climb into the cabin and experience emptying a bin themselves. Proving to be a popular activity, attracting over 100 patrons.



Visy

Staffed by Visy's Quality Assurance Officer and the State Operations Manager, free gifts were provided to attendees and this helped dispel myths and misconceptions about what goes in the yellow bin.



Peats Soil and BioBag World Australia

BioBag's Managing Director volunteered his time along with Peats Soil's Commercial Manager, to engage the community and talk about food waste disposal and what does and doesn't belong in the green bin.

Peats Soil offered free bags of compost to patrons that is produced from waste collected through green bins.

BioBag World Australia provided free samples of their other products and provided information on the difference between compostable and biodegradable.



Waste Free Westies

Community group Waste Free Westies provided games and education on the importance of minimising plastic waste and putting items in the correct bin.



Replas

Replas provided a display on how soft plastics that are accepted through REDcycle bins are recycled. Replas creates boardwalks, bollards, traffic management devices, playground and dog park equipment that can be infinitely recycled into new products at end of life.



Bin Shift

Bin Shift generously donated a set of their bins as a prize. Bin Shift provides source separation systems for offices and schools that are compostable at end of life and provides a waste education program to schools and early learning centres.



Eco Party Box and Down To Earth Events

Engagement occurred on how to run environmentally friendly events and provide compostable and reusable picnic products,



Simon Bryant

A crowd favourite Simon Bryant provided two food waste minimisation cooking demonstrations on how to create four meals from a single chicken.



City of West Torrens

Community Development staff offered games and activities to show children and adults what does and does not go in each bin.



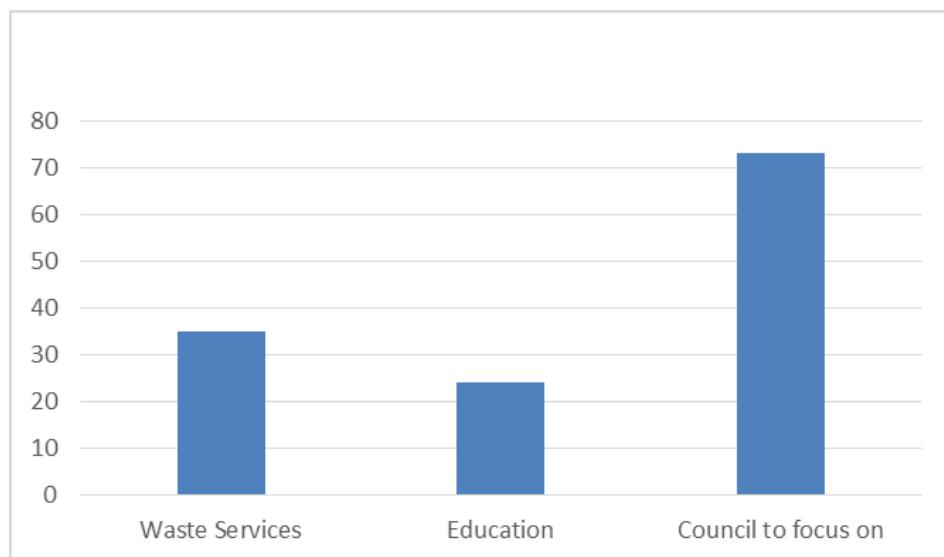
Waste staff engaged residents on the importance of recycling and promoted services offered through Council. Residents were encouraged to provide input on future waste services for West Torrens and to have their say on the issues they would like their Council to focus on.



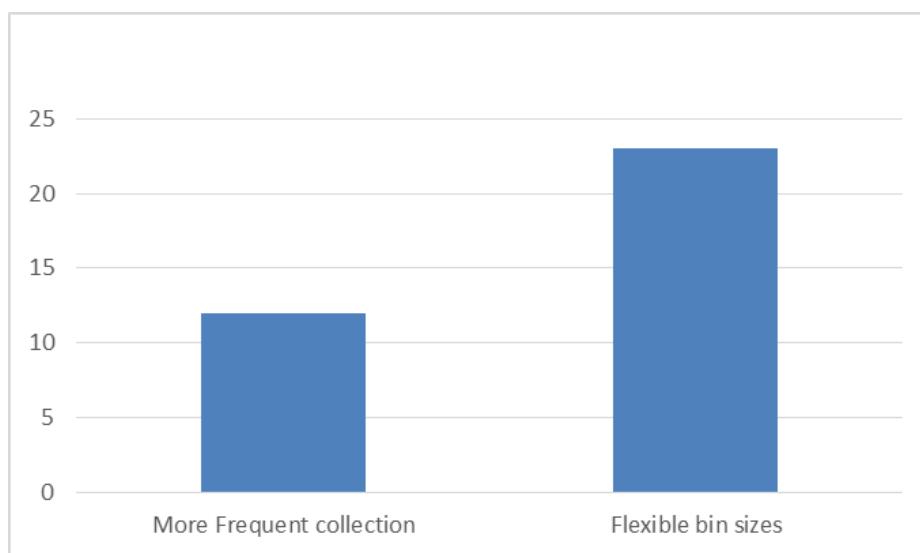
The community consultation was focused on the following key areas:

- Waste Services
- Waste Education
- Areas they would like Council to focus on

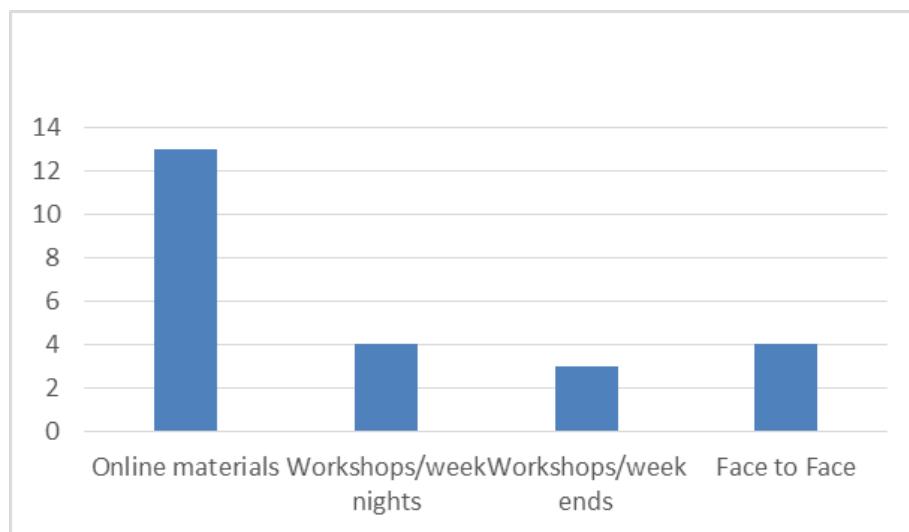
Overall the community indicated that they would prefer Council to focus on providing more recycling options, to use more recycled materials and reduce waste costs. The results of the survey are as follows, with the number of votes indicated in the y-axis:



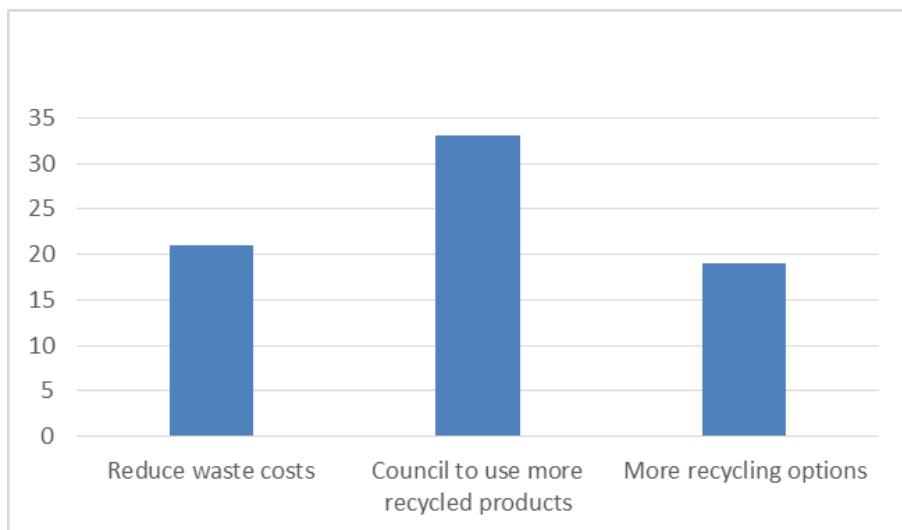
Waste Services



Waste Education



Areas that residents would like Council to focus on



The Waste Management and Resource Recovery Association (Waste Educators Group) commended the City of West Torrens for taking a proactive approach and investing in significant events for National Recycling Week.

Conclusion

This report provides notice of activities undertaken by the City of West Torrens during National Recycling Week 2019.

Attachments

Nil

8.2 Waste Management Activity Report

Brief

This report provides information on waste management activities for the months of September and October 2019.

RECOMMENDATION

The Committee recommends to Council that the report be received.

Introduction

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

Discussion

Food waste systems research support, 2 September

Council waste staff met with a university student undertaking research at the City of Port Adelaide Enfield on kerbside food waste systems, food insecurity and food deserts.

Meeting with City of Unley and KESAB, 11 September

Council waste staff met with KESAB and the City of Unley to learn more about Unley's 'Take the Pledge' campaign and its impact on waste diversion. Since the launch of the campaign in 2016, the campaign has resulted in over 1,000 tonnes of waste being diverted from landfill.

Meeting with Colby Phillips Advisory, 19 September

The waste team leader met with a representative of Colby Phillips Advisory to discuss strategies relating to improving the capture of recyclables, sorting and commodity markets.

Waste Tour for Waste Free Westies, 24 September

A tour was coordinated by Council staff of waste facilities for the Waste Free Westies community group. The tour was part of a 'train the trainer' program to ensure that groups working with Council are providing consistent messaging in line with Council's objectives.

Meeting with Pétanque Club, 30 September

Waste staff met with organisers from the Pétanque Club to discuss waste reduction strategies and support for the upcoming Masters Games.

Opening of Community Chemical and Paint Drop-off Centre, 30 September

The Mayor, a number of Elected Members and key Council staff attended the official opening of the Community Chemical and Paint Drop-off Centre at Adelaide Waste and Recycling. As at 16 November, Green Industries SA has advised that the Centre at Adelaide Waste and Recycling is the most used facility of the four opened in South Australia.

Meeting with Peats Soil, 30 September

Council staff met with Peats Soil's Commercial Manager to secure participation in National Recycling Week. Peats Soil agreed to be part of the Recycling Hub and donate bags of compost to give away during the event.

Local business participation, 3 October

Council staff met with the Simple Market and Harlow Hair to seek participation in National Recycling Week activities. Both agreed to participate and donated vouchers and prizes for event activities.

Meeting with Acacia residents, 8 October

Council staff met with Acacia on Lipsett residents to review waste services for the development.

Meeting with Replas, 10 October

Council staff toured the Replas' facility at Norwood and discussed National Recycling Week opportunities. Replas is the company that receives soft plastics from REDcycle and converts recovered material into sustainable and continually recyclable assets, such as traffic control devices, bollards, fences, boardwalks, playground and exercise equipment and park benches.

Meeting with a Dimitria Festival representative, 14 October

Council staff met with a representative of the Dimitria Festival to discuss opportunities to integrate National Recycling Week with festival activities.

Meeting with Bin Shift, 17 October

Waste staff met with Bin Shift to discuss participation in National Recycling Week. Bin Shift agreed to participate and donated a set of bins as a prize. Bin Shift produces compostable source separation systems for offices and schools and provides waste education.

Meeting with Solo Resource Recovery, 18 October

Council staff met with Solo Resource Recovery to progress discussions for a polystyrene recovery solution.

Meeting with Visy, 18 October

Council's waste team leader met with the State Operations Manager of Visy to discuss National Recycling Week and future opportunities. Visy agreed to participate and design bespoke signage for the Recycling Hub and provide giveaways for attendees.

Meeting with Electronic Recycling Australia, 18 October

Council staff met with Solo and ERA to discuss opportunities for a partnership in polystyrene recovery.

Meeting with Dimitria Festival Planning Committee, 22 October

Council's waste team leader delivered a presentation to the Dimitria Festival Planning Committee to propose installing a Recycling Hub at the Dimitria Festival. The committee embraced the concept and indicated interest in developing a long term partnership with the City of West Torrens and National Recycling Week.

Waste Expo Australia, 23 and 24 October

Cr Kym McKay, Cr Brendon Reynolds and Team Leader Waste Management attended the Waste Expo Australia in Victoria. The central theme of presentations and discussions were around improving the collection process and material quality in an increasingly denser urban environment, 'closing the loop' and the importance of creating value for recovered materials domestically. Discussions with staff from councils in neighbouring states supported the view that South Australia is leading the country in waste management practices.

Images: Sustainability Victoria's presentation on Waste Management and Recycling in Multi-Unit Developments



Opportunities identified at the Waste Expo will be investigated and recommendations will be presented progressively to the City Facilities and Waste Recovery General Committee.

Philippine Fiesta, 26 October

The waste team attended the Philippine Fiesta at Kings Reserve to audit waste practices. A report has been provided to the event organisers for future improvements.

Treetops Early Learning Centre, 29 October

Waste staff facilitated a 'Go for Green and Gold' education session to the Treetops Early Learning Centre.

Conclusion

This report provides information on waste management activities for the months of September and October.

Attachments

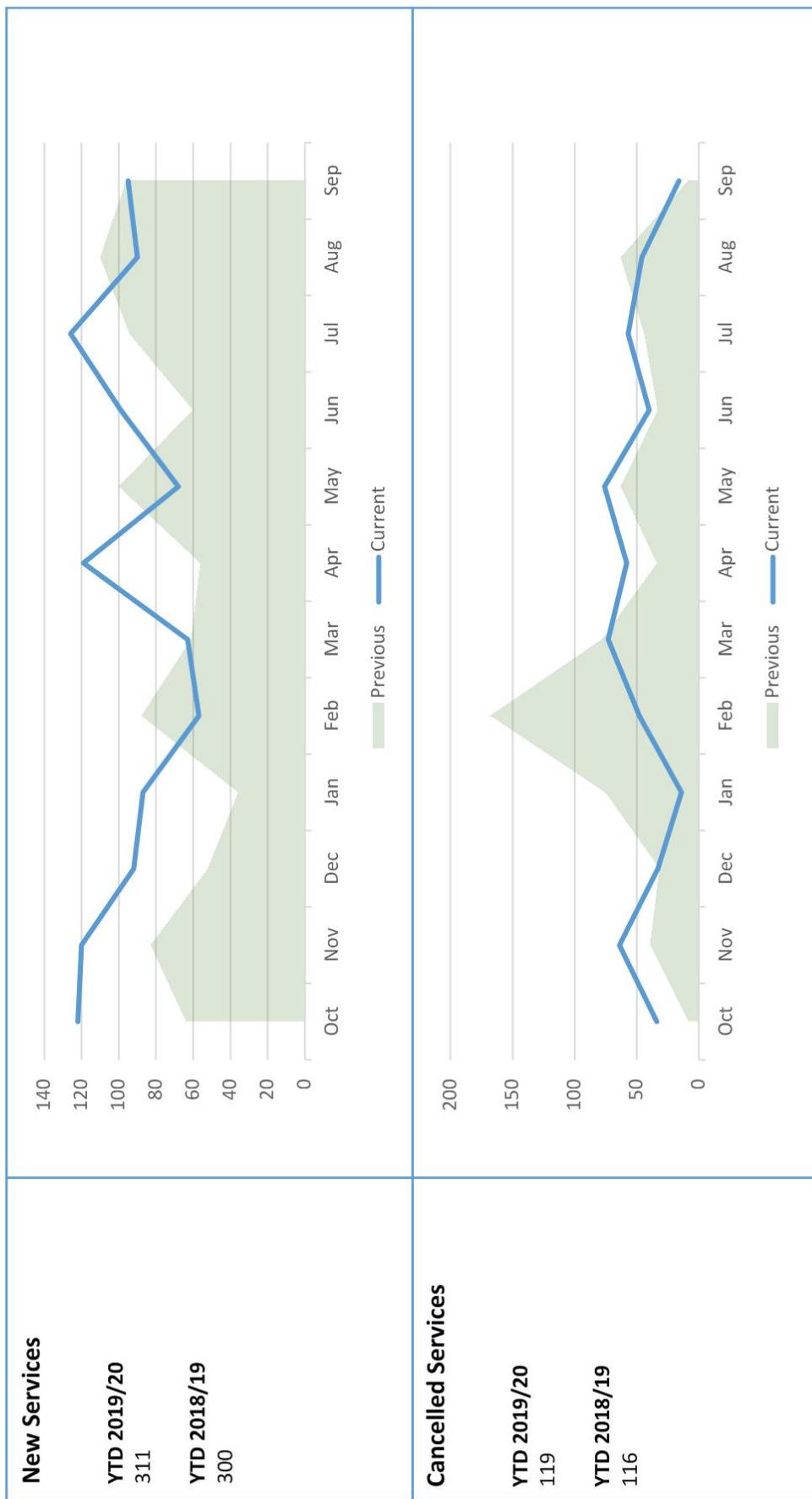
1. Waste Management Data for September 2019



Waste Management Activity Report

November 2019

City of
West Torrens
Between the City and the Sea

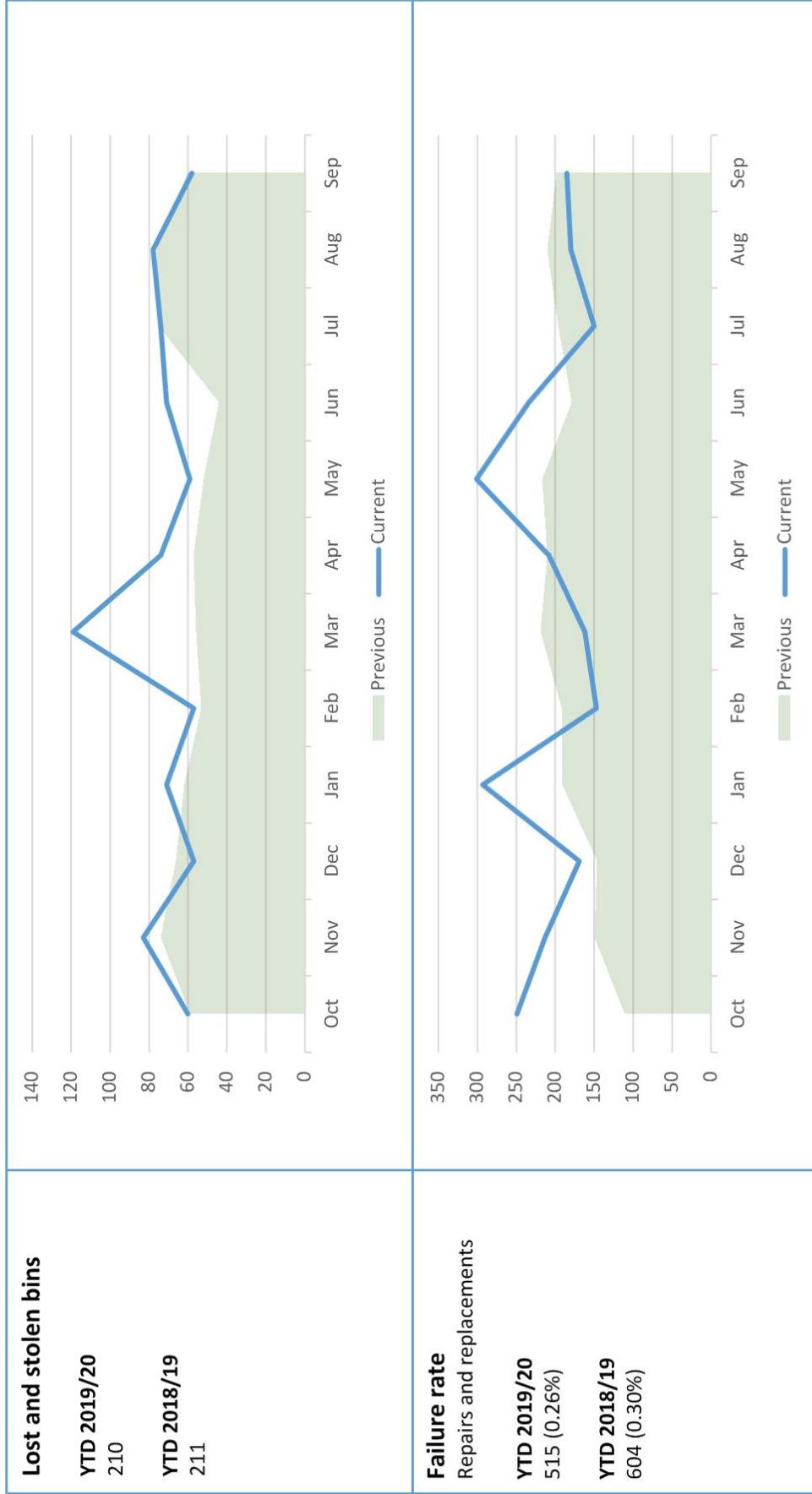


Waste Management Activity Report

November 2019



**City of
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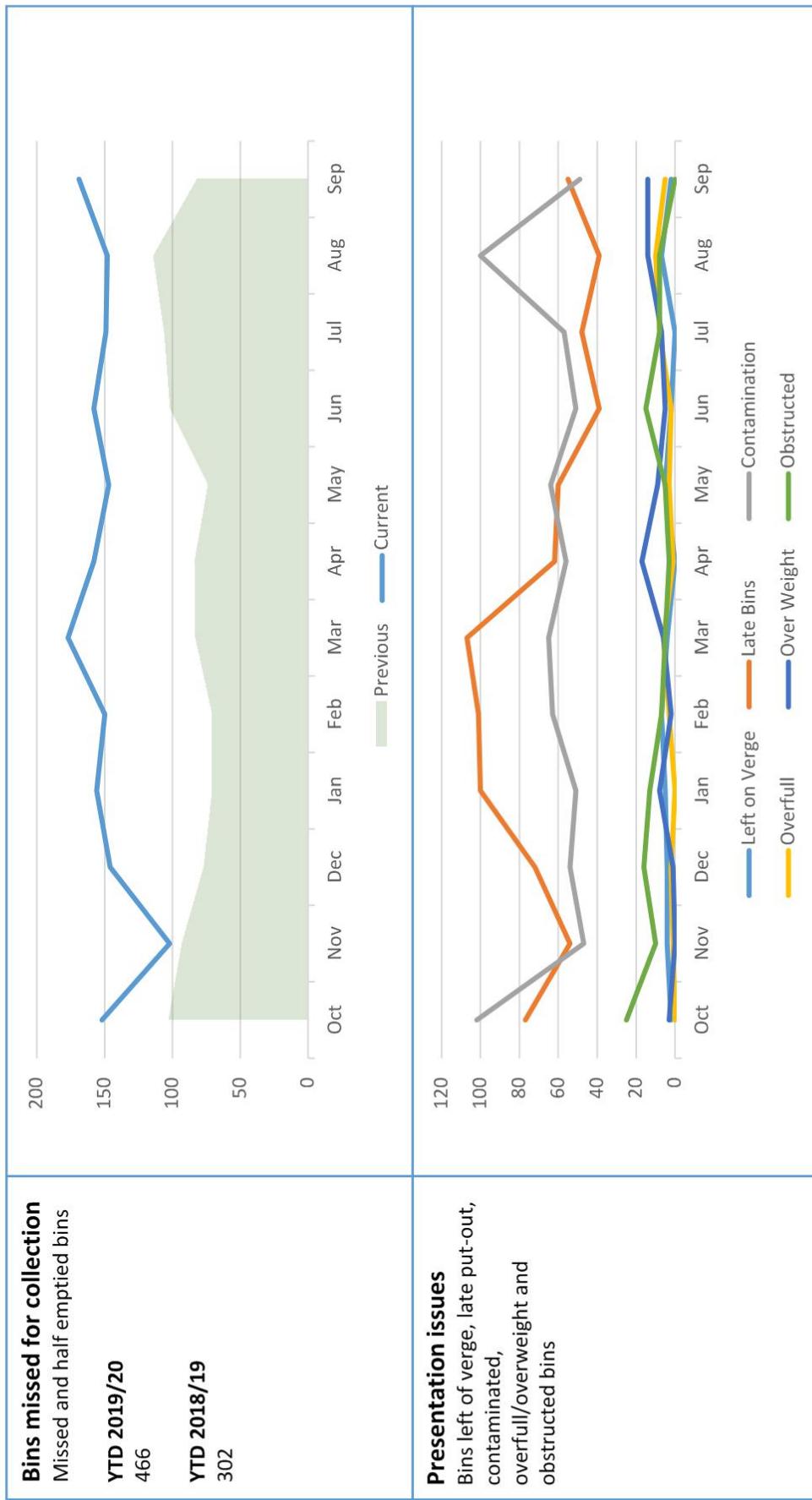
Waste Management Activity Report

November 2019

Waste Management Activity Report

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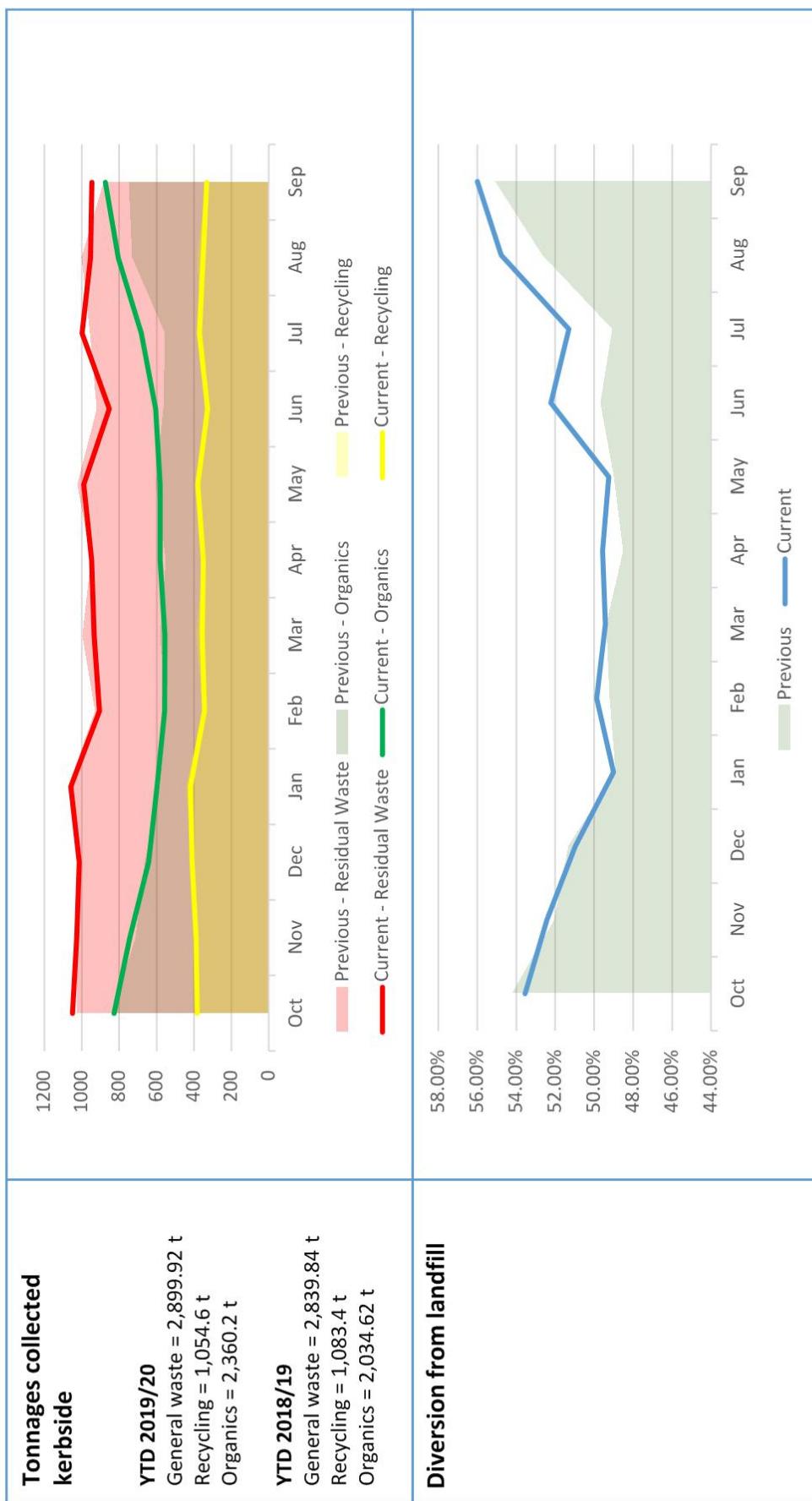




Waste Management Activity Report

November 2019

**City of
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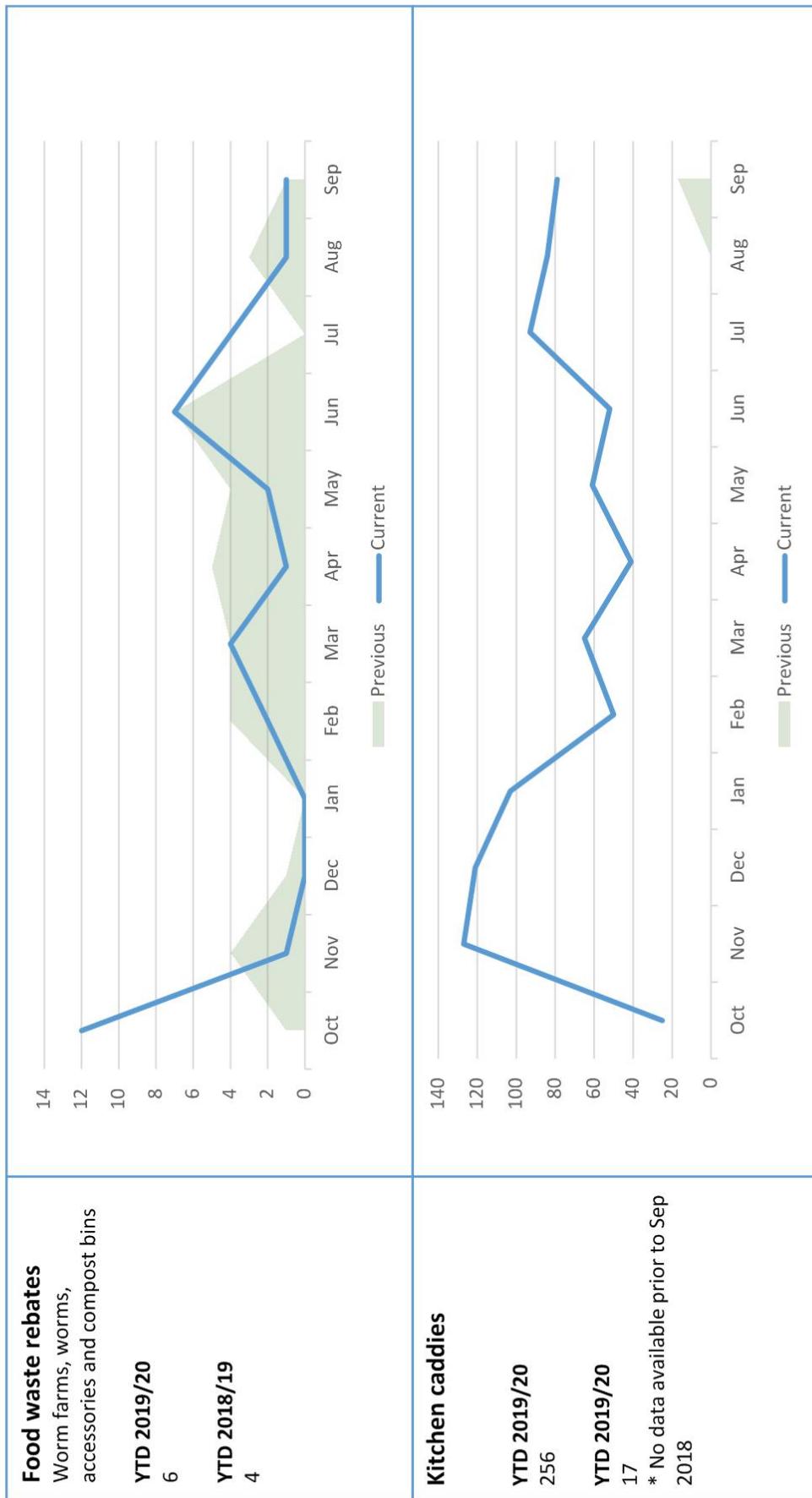




Waste Management Activity Report

November 2019

**City of
West Torrens**
Between the City and the Sea



8.3 Kesmond Reserve - Shade for Playground

Brief

This report responds to a petition presented to Council requesting a large shade sail be installed over the playground at Kesmond Reserve, Keswick.

RECOMMENDATION

It is recommended to Council that the shade option outlined within the report be purchased and installed at Kesmond Reserve, Keswick, as part of the 2019/2020 allocated budget.

Introduction

At its meeting of 5 March 2019, Council received a petition requesting that a large shade sail be installed over the playground at Kesmond Reserve, Keswick, due to the lack of shade over the existing play equipment during summer months.

At the meeting Council resolved that:

"a report be presented to a future meeting of Council detailing the feasibility of, and costings for, placing a large shade sail over the playground at Kesmond Reserve, Ashford".

Discussion

Subsequent to the resolution of Council on 5 March 2019, the Administration has investigated alternative structural and natural shade options for the playground at Kesmond Reserve, Keswick.

The playground footprint is separated into two discrete sections with varying heights of the play equipment. Due to the constraints of the play equipment and the shade provided by the line of trees located immediately to the west of the playground, two separate shade structures are recommended, to provide adequate shade from the afternoon sun over the playground areas.

The size of the proposed two structures are:

- 1 x shade structure measuring 6m x 4m x 3.2m high
- 1 x shade structure measuring 6m x 7m x 2m high

Additional new tree planting to the eastern side of the playground area is unsuitable as trees would impact the use of the reserve for organised as well as and non-competitive sports. Shade structures are therefore the preferred option in order to retain the kick-about space of the reserve whilst providing shade for the playground.

The shade cloth used on the structures has a 15 year UV warranty and the quoted cost of the two shade structures is \$34,200 which can be accommodated within the budget allocation for 2019/2020.

Conclusion

Following the Council resolution requesting the Administration investigate shade options for the playground located at Kesmond Reserve, Keswick, a design and quote has been initiated for the supply and installation of two shade structures (due to the playground being separated into two areas), which are recommended to be installed.

Attachments

Nil

8.4 Solar Technology for Morphett Road Depot Update

Brief

This report provides Elected Members with an update regarding the feasibility of installing Photo Voltaic (PV) solar technology at the new Morphett Road Depot facility.

RECOMMENDATION

The Committee recommends to Council that:

1. The report be noted.
 2. Approval be granted to install a 100kW Photo Voltaic (PV) Solar System at the Morphett Road Depot Site.
-

Background

At the Council meeting held 19 September 2017, Cr Woodward moved the following motion:

"That Council conduct a feasibility study into the installation of solar / battery technology at the new Council Depot at Morphett Road, North Plympton."

Subsequently, consultants AECOM were commissioned to review the feasibility of installing a photo voltaic (PV) system (solar system) on the roof of the new depot located at 240 Morphett Road, North Plympton.

The feasibility study considered the various technical issues associated with the installation of a solar PV system at the site and addressed the following areas:

- a desktop review of the council building using aerial photography;
- inspection of buildings to review;
- availability of roofs (versus overhanging trees etc which cannot easily be picked up from aerial photography);
- possible structural implications of installation of PV;
- locations for possible battery storage;
- options for sustainability initiatives which could be implemented;
- high level recommendations and cost review.

This report was presented to Council on 7 August 2018 (Urban Services Committee) (**Attachment 1**), and revealed:

- the Depot building provides excellent scope for the installation of considerable PV onto the roof of both the Factory building and Office building;
- there is approximately 16,000m² (factory) and 500m² (office) of unshaded roof area available for consideration for a PV system;
- initial investigations identified a 30-40kW PV array to service the depot operations with respect to peak power capacity;
- the roof structure would need to be assessed for integrity prior to any installation of any PV panels - although the panels themselves are not particularly heavy, the support frames, cabling and any access walkways would add load to the roof and it is also necessary to consider wind load.

Introduction

Following the presentation of the Feasibility Study to Council in 2018 (**Attachment 1**) and budget allocation in the 2019/20 year, the Administration developed an Expression of Interest (EOI) document and went to market in August 2019.

EOI Outline:

The EOI sought to gather further information and gain a more detailed understanding of the supplier market and range of solutions that may be available for the supply and installation of solar panels, batteries and solar plus battery packages for the Morphett Road Depot site.

Suppliers were asked to address the following criteria:

1. Electrical Analysis - based of previous 6 months of billing information;
2. Grid Network Connection - outlining their experience in dealing with a local network service provider;
3. Physical and Structural Analysis - a proposal as to how the structural requirements of the existing structure will be assessed, with consideration of AECOM's Feasibility Study;
4. Economic Analysis - high level economic analysis including a breakdown of capital and operational costs;
5. Safety - how it is proposed to enhance the safety aspect of the solution beyond Australian Standards.

Following the EOI process, Kellogg, Brown and Root (KBR - consultant engineers) provided high level advice to the Administration regarding the EOI's received and the energy consumption requirements of the site and this is detailed as follows:

Current Energy Consumption:

Based on the Origin energy invoices received for the Morphett Road facility from February to August 2019, the following energy consumption data has been collated:

Month	Monthly Energy Consumption		Maximum	Daily Average consumption		Daily average demand	
	Peak	Off-Peak		Demand	Peak	Off-Peak	Peak
	kWh	kWh	kVA	kWh/day	kWh/day	kW (kWh/h)	kW (kWh/h)
Aug-19	38608	18522	342.89	1744	597	125	43
Jul-19	33993	19369	305.56	1535	625	110	45
Jun-19	28543	20147	311.54	1332	672	95	48
May-19	31355	17632	325.57	1416	569	101	41
Apr-19	21500	15490	332.28	1003	516	72	37
Mar-19	21334	14005	347.23	963	452	69	32
Feb-19	16271	10913	157.77	814	390	58	28

The Peak tariff applies from 7am until 9pm Monday to Friday and the Off-Peak Tariff applies at all other times.

PV system costs and warranties:

The overall cost of a PV system consists of the following main components:

- The photovoltaic panels
- The dc/ac inverters
- The panels supporting system
- The wiring system
- The circuit protection system

The quality, durability and equipment warranty of each component ranges from a few years for the circuit protection equipment to up to 25 years for the solar panels.

Typical equipment warranties are:

- Solar panels: 10 years to 25 years
- Dc/ac inverters: 5, 10, 15 and 20 years
- Panels support system: 10 to 15 years
- Wiring systems: 5, 10 years
- Circuit protection equipment: 1 year

Site Conditions:

The Morphett Road Depot facility has a gable roof orientated with east west facing pitches. Although in the southern hemisphere solar panels are most productive facing towards the north (at a 35 degree pitch) the existing roof configuration remains suitable to provide a platform for an economically viable solar array (flat on roof). Although a tilt kit, to face north, is an option this involves additional infrastructure, structural wind rating assessments, roof tie downs etc. Advice from all suppliers suggest flat on roof with additional panels is a more cost effective and user-friendly solution.

Discussion

It is recognised that the largest return on a PV investment is obtained when the energy generated by the PV system is used on site. Any energy consumed on site reduces the volume of imported energy therefore its value is the same as the imported energy. The value of exported energy depends on the export tariff that is negotiated with the electricity retailer.

Suppliers responding to the EOI informed that a 100kW PV system would be the preferred option as this would generate an annual average of 440 kWh/day (ranging from an average of 200 kWh/day in June and 600 kWh/day in December). This is considerably larger than the 30-40 kW system originally proposed by AECOM in 2017 which did not consider the increased number of new tenancies on site impacting the electrical building load.

In addition, a 100 kW system is the maximum size system which qualifies for Small-scale Technology Certificates (STCs) - a commodity that can be used for trade. The number of STCs for a 100 kW system installed before the end of the year 2020 is approximately 1500. These STCs are currently priced at approximately \$35 each or approximately \$ 52,000 in total. PV systems larger than 100kW do not qualify for STCs therefore will cost significantly more.

All suppliers have indicated that the STC's value has been used to offset the initial capital outlay of the proposal.

Nevertheless, suppliers were requested to consider other options/sized systems and report their recommendation to the Administration through the EOI process.

EOI's received:

EOI submissions were received by four (4) contractors for the provision of a 100 kW PV system. The electricity consumption assumed in each EOI and the respective savings varied, however in all 4 submissions, a 100kW system was paid for within 5.5 years of installation.

The EOI's submitted to Council indicate a budget pricing of approximately \$100,000 for the 100 kW system. The budgets submitted however, do not include the following additional work that is required:

- Providing adequate walkways over the existing translucent roof sheets and around the PV arrays and any associated structural requirements;
- Providing a new switchboard for the connection of the new solar inverters and associated protection systems.

The following economic evaluation is based on current Origin Energy prices and has been provided by Kellogg Brown & Root Pty Ltd (KBR):

- **Energy generated each year by 100kW system:** 160,000 kWh
- **Self-consumption during peak periods (7.00 AM to 9.00 PM Monday to Friday):** 52 % of energy generated: 84,000 kWh (approx.)
- **Self-consumption during off peak periods (7.00 AM to 9.00 PM Saturday and Sunday):** 9 % of energy generated: 14,000 kWh (approx.)
- **Energy exported:** 62,000 kWh
- **Value of self-consumed energy used during Peak period (23.56 c/kWh):** \$19,790 p.a
- **Value of self-consumed energy used during Off Peak period (17.72 c/kWh):** \$2,480 p.a
- **Value of exported energy (Assumed 8.0 c/kWh):** \$4,960 p.a.
- **Total return on investment (energy used and exported):** \$27,230/year
- **Rate of return on investment:** \$27,230/\$150,000 = 18%
- **Payback period:** \$150,000/\$27,230 = 5.5 years

The above figures include the value of energy that is exported at the rate of 8 c/kWh. The volume and price of export energy needs to be negotiated with the electricity retailer. If the excess energy is not exported for any reason, the return on the investment is reduced as follows:

- **Total return on investment (energy used only):** \$22,270/year
- **Rate of return on investment:** \$22,270/\$150,000 = 15%
- **Payback period:** \$150,000/\$22,270= 6.7 years

In addition to the economic benefits a PV Solar System would yield, every kW of solar power installed can reduce Greenhouse Gas emissions by more than 2 tonnes per annum. This provides a measurable benefit to the global reduction of CO₂ in the atmosphere and a measurable commitment by Council which can be promoted to the local community.

Alternative Options:

Additional options were also provided for consideration by some tenderers/suppliers due to the large roof space available, including larger systems from 245 kW to a 1,300 kW system. It was reported that all options will eventually make money (or avoid cost) for the council, however the 100 kW system is more economically attractive, and suitable based on energy demand at site. In addition, the smaller system presents a low risk option where the council can be confident of the outcomes delivered. The larger systems (in particular the 1,300 kW system) presents greater risk as there are unknown SAPN (SA Power Networks) costs and technical requirements which are only determined after SAPN is paid to complete their network impact study for the proposed system. This risk is evident for all solar installation where the AC (inverter) capacity exceeds 200kW.

Furthermore, based on the information provided, there is no economic justification for batteries of any type under the current energy tariffs. The economic operating life of batteries is limited by the number of cycles or the number of years which varies significantly between manufacturers.

The cost of storing electricity in batteries exceeds 30 c/kWh and the storage systems have efficiency of only 90%. Battery storage could be considered economically viable only if the difference between the price of the imported electricity during Off Peak times (currently 17.72 c/kWh) and the price of the exported electricity (assumed 8 c/kWh) exceeds the 33 c/kWh (30c+10%) cost of battery storage. That difference is currently less than 10 c/kWh.

The cost of inverters suitable for charging batteries is significantly higher than other inverters and not worthy of consideration under the present operating conditions.

Next Steps:

Should Council decide to proceed with commissioning a PV Solar System at the Morphett Road Depot facility, it is expected that a budget of \$ 150,000 will be required, and will consist of:

- Provision of a 100 kW PV system: \$ 100,000
- Alteration of the existing main switchboard and new PV system switchboard complete with protection system as prescribed by SAPN TS130: \$ 20,000
- New walkways and roofing modifications: \$ 15,000 (estimated)
- Professional Fees and Contingencies: \$ 15,000

The Administration will commence discussions with the preferred supplier (following approval to progress from Council) and will undertake a detailed review of the supplier's support details. A design check of the existing roof framing for new solar panel loads (to typical bay level only) will also be required before moving forward.

Conclusion

Following a feasibility study of installing solar technology at the new Morphett Road Depot facility developed in 2018 by AECOM, an Expression of Interest was compiled and put out to market in August 2019.

All four suppliers proposed a 100 kW PV system as the most economically attractive, and suitable system based on energy demand at site. Larger systems and battery storage were also considered however were not recommended at this stage.

In order to progress to the installation and definitive budget for the system, the Administration requires confirmation that the roof structure and roof framing are suitable for a PV Solar System.

It is expected that the budget required to purchase and install a 100 kW PV system is \$ 150,000 which includes alterations to the existing main switchboard, new PV system switchboard complete with protection system and new roof surface walkways. The cost can be accommodated within the current approved Morphett Road Depot Upgrade budget allocation. Should Council proceed with this initiative, the installation of a 100kW PV Solar system will be the largest installed on a Council facility within the City of West Torrens.

Attachments

Nil

8.5 Apex Park, Lockleys Oval and Mellor Park Update

Brief

This report provides an update for Committee Members in relation to the projects at Apex Park, Lockleys Oval and Mellor Park.

RECOMMENDATION

The Committee recommends to Council that the report be noted.

Introduction

At its meeting of 26 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 previous report advised that the Administration had initially expected that the official opening of the facility would have occurred on 8 October 2019. Unfortunately, the proposed opening needed to be postponed as inclement weather had occasioned delays in completion of the project.

Lockleys Oval

As with works at Apex Park, inclement weather and some additional minor inclusions to the project resulted in a minor adjustment to the current schedule. It was anticipated that the delays would be recovered during subsequent phases of the building works

There had nevertheless been considerable progress in both the building works and civil components. The building works included roofing, brickwork, plumbing/electrical, ceilings, wall linings, solar panel installation, kitchen/canteen fitout. Civil works commenced/undertaken included 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.

The demolition of the former Lockleys Football Club building (which had been shared by all clubs following demolition of the baseball/soccer clubroom building) needed to occur to allow necessary road, carpark and oval works to proceed and to meet project handover deadlines. The demolition meant that alternative accommodation needed to be sourced for the West Torrens Baseball Club junior program, which is using the complex for the 19/20 season (all senior teams are playing at either West Beach or Seaton). The Administration negotiated 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. Whilst there is a minor cost associated with this, it is significantly less than costs which would otherwise be incurred in relocating the club's junior team(s) to other venue(s).

It should also be noted that asbestos fibres were found in the flooring of the previous clubroom which had not been identified within the intrusive asbestos report undertaken by Council's consultant. Further, a "sub" slab under the building's concrete slab was also found to contain asbestos material. The presence of asbestos in these components resulted in timing delays and additional costs being incurred.

The Administration 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 Administration again reiterated that there may be difficulties in providing new oval floodlighting as a result of the additional costs that had been incurred with the project. These concerns further crystallised and indicated that over \$300,000 would be required to improve the oval floodlighting.

Additionally, the Administration 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 status of the building works. The opportunity was also been taken to discuss the manner in which the facility is likely to operate in both the short and longer term.

Finally, the Administration also met with representatives from the Adelaide Bite. The Bite representatives advised that they had been successful in their endeavours to field a team in the proposed Women's Australian Baseball League and were seeking to use Lockleys Oval for these matches. A number of enhancements to the facility were required in association with this proposed use, including upgrading of the lighting to broadcast level (300 lux). It was hoped that the identified project funding shortfall (to supply new oval floodlighting) would, or could, (at least in part) be made available by the Women's Australian Baseball League (or other/similar body) should the Bite confirm Lockleys Oval as their venue for home matches.

Mellor Park

Unfortunately little progress had been made in regard to the Mellor Park component of the project. The Administration indicated that it would dedicate, and would request its consultants to dedicate, additional timing and resources in an endeavour to address the landscaping design issues that were currently preventing this component of the project from progressing

The Committee was also advised in separate reports of the proposed leasing/licensing arrangements for the proposed tenants of both Lockleys Oval and Apex Park.

Discussion

Apex Park

The Apex Park civil and building works (including demolition of the log cabin) have now been completed. At the time of writing of this report the landscaping contractors were still undertaking irrigation and other associated works.

The official opening of the redeveloped Park by Senator the Hon Simon Birmingham Minister for Trade, Tourism and Investment, Deputy Leader of the Government in the Senate, and Senator for South Australia, is to occur on Saturday 7 December 2019. Invited guests will initially be provided with an opportunity to view the interior of the new building and offered light refreshments in the new building prior to the official opening currently scheduled at 10:45am. The official opening will occur under the veranda on the eastern side of the building and following this the public will be invited to inspect the new building.

The user groups and Council's Community Development team will arrange for displays and other activities within the park. It is anticipated that the activities will run from 10:00am until approximately 1:00pm.

The Guides and Scouts will commence to move into the building in the following week.

Lockleys Oval

Significant progress has been made since the last report was provided to the Committee

Specifically, in regard to the interior of the building:

- all wall tiling and a significant proportion of floor tiling has been completed;
- laying of vinyl flooring has commenced;
- all sanitary ware has been installed;
- a substantial proportion of the joinery works (approximately 80%) have been completed;

- the lift has been installed (but not commissioned as yet);
- painting of internal walls is approximately 50% complete;
- fitout works to the kitchen and canteens are progressing; and
- other second fix/fitout works are proceeding.

Externally, kerbing to the majority of the site has been completed and preliminary works at the northern end of the site for the tennis court base has commenced. It is anticipated that this work will be completed in the near future and the tennis court bitumen should be laid prior to or shortly after this meeting. A design for the baseball backstop and other required baseball netting has also been finalised.

Nevertheless, there has been some minor slippage during the current reporting period with project completion now expected to occur in February 2020.

During the current reporting period representatives from all Clubs have been shown through the premises and all have been impressed with the building.

Further discussion and consultation with all Clubs has also occurred in regard to furniture selection and the manner in which the shared facilities within the building will operate and a general consensus has been reached.

Essentially the baseball club will have access to the upstairs function room and commercial kitchen, downstairs northern change rooms and massage/first aid room and main (northern) canteen during the summer baseball season. The cricket club will utilise the southern changerooms during the summer season and have indicated that they are happy to support the "baseball run" canteen and function area during this time.

During the winter season the football club will use the northern changerooms and first aid/massage room, northern canteen and the upstairs function space and commercial kitchen on Saturdays. The soccer club will use the southern changerooms and massage/first aid room, southern canteen and the upstairs function space on Sundays. The soccer club has indicated that it is unlikely to use the commercial kitchen, save for the occasional catered event.

The tennis club will generally operate as a discrete entity, having a self-contained kitchen/bar/clubroom area on the ground floor of the northern end of the building, albeit, having now visited the building, has indicated that it may wish to utilise the northern portion of the upstairs balcony for viewing the courts.

As has been previously reported the meeting rooms on the first floor are excluded from the Clubs' lease/licence areas to enable them to be made available for use to other community/sporting groups. Entry to these rooms will be via controlled access swipe cards. Nevertheless, the tenant sporting clubs will have access to the rooms for a designated number of meetings per year (included within the terms of their agreements) via a meeting room booking system.

Whilst there have been some concerns expressed from some Club representatives regarding the operation of the liquor licence over the premises and the way in which this would, or could, operate, recent amendments to the liquor licensing laws (effective from 17 November) now allow multiple licence holders to operate within a facility.

All clubs, other than the tennis club, should be able to lodge an application for redefinition of their premises (as they are relocating within the same site). Given the change in legislation Consumer and Business Services (CBS) - the entity that manages/issues liquor licences - has indicated that it will not be issuing any further/new licenses until the New Year. Nevertheless this should not cause any significant issues as CBS has advised that licences are generally finalised within 6 weeks of application.

The other concern which continues to be raised by the Clubs relates to floodlighting of the ovals. As has been previously advised there are insufficient funds within the project budget to allow new oval floodlights. The Administration has been reluctant to seek alternative/additional funding for these works given that there may be an opportunity for some funding to be secured from Baseball Australia should the Adelaide Bite be granted a licence to play in the Women's Australian Baseball League and the team playing at Lockleys Oval. In the event that this arrangement and funding does not come to fruition the Council will need to further consider this matter. The impending football season (which commences in April) will require that a decision be made early in the new year should the intention be to provide new floodlighting for the football season. The Administration would suggest that the previous/current lighting be maintained until a final decision is made in regard to this matter.

Also related to the above matter is the current location of the existing floodlights on the Oval. The new floodlights are proposed to be positioned in different locations to the existing in recognition of the proposed realignment of the football oval (to a true north south orientation). Until such time as a decision is made regarding new floodlights the existing oval configuration and orientation will need to be maintained to allow the floodlighting to match the existing oval set out. (NB: necessary cabling infrastructure for proposed new football oval floodlights has already been installed.) This will also have implications for the playing of senior baseball at Lockleys Oval for the remainder of the 19/20 season. The need to shift the new clubroom building to the east and the need to retain the floodlights on the eastern side of the oval in their current location will result in a decrease in the size of the playing field. Further, as there will need to be a formal handover of the facilities prior to the clubs being able to occupy the building, and given that the baseball season ends on 8 March 2020 (with finals thereafter), it is suggested that the baseball club be advised that the oval will unlikely be available for senior matches during the 19/20 season.

Mellor Park

Since the previous report the Administration has met on a number of occasions with the consultant architects in an endeavour to progress this aspect of the overall project.

As previously advised there have been some concerns relating to the proposed demolition of the former Soldiers Memorial Hall/theatre, and given this, the proposed works have now been separated into two discrete components, namely:

- The balance of the land (other than the former theatre); and
- The former theatre

The issue at play has been the manner in which the former theatre should be recognised in the redevelopment. Council's planning section sought the retention of the eastern and western wall blades, however retention of these would significantly impact the functionality and flexibility of the site. The Administration and its consultants are now proposing that the building footprint be "embedded" within the proposed carparking zone at the southern end of the site. There has also been consideration in regard to the manner in which a number of the film posters may be able to be integrated into the new development. It is proposed that a number of these be incorporated into a low level wall on the western side of the property.

A tender package has also been developed for the landscaping component of the project and the demolition of the improvements (excluding the former Senior Citizens building and the former CAFHS building). It is anticipated that the tender call will commence in early December with a view to award the works early in the new calendar year. As alluded to above, the tender package will separate the project into discrete packages to enable the proposed works associated with the "theatre site" to occur independently of the remainder of the project.

Budget Status

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

	Budget 2019/2020	Expenditure
Lockleys Oval/Apex Park/Mellor Park - Facilities	\$5,952,210	\$3,404,581

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 September 2019);

Conclusion

A number of matters relating to these combined projects have been referred to the Committee (related to the current project and other proposed initiatives at Lockleys Oval, Apex Park and Mellor Park) for its information.

Attachments

Nil

8.6 Camden Oval 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 received.

Introduction

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

- 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.
- Following the above notification the Administration would now seek funding under the Grassroots Grant Program to upgrade/reconstruction and provide an additional (netball /tennis) courts at the northern end of the complex, provide of a shelter/change area and storage space and toilet facility adjacent the netball courts and upgrade the football oval floodlighting to LED.
- The tender call for the *Camden Oval upgrade (Turf and Irrigation Upgrade to Oval and Surrounds)* project closed on 26 August 2019
- 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
- The Administration 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 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).

Discussion

Camden Oval Surface

Following closure of the tender call period, and subsequent evaluation of the tenders received, the tender for the Turf and Irrigation Upgrade to the Camden Oval and Surrounds has been awarded to Belair Turf Management.

Works commenced on 30 September 2019 (site mobilisation occurred on 23 September) and are generally proceeding in accordance with the project timeline.

At the time of preparation of this report all previously existing irrigation had been removed, and the subgrade preparation had been completed. The new irrigation mainline and irrigation wiring has been excavated and installed and backfilled and the new drainage mainline has also been excavated and installed.

It is further expected that the solenoids will be installed, all irrigation laterals will be excavated, installed and backfilled prior to the Committee meeting, that drainage laterals works will be completed and the growing medium in situ by the end of the first week in December and the turf installed in the two weeks subsequent to this. Project completion is still scheduled for early February 2020 in time for the Camden Classic Athletics event.

Whilst the oval will be ready for the 2020 football season, no cricket will be able to be played on the oval prior to commencement of the 2021 season.

Camden Oval - Grant

As indicated above, Council was unsuccessful in its attempts to secure grant funding to complete those works that were required to be excised from the initial scope of project works (principally the upgrade of the netball courts at the northern end of the complex) under the Community Recreation Sport and Facilities Program.

An application has now been lodged under the State Government Office for Recreation, Sport and Racing Grassroots grant program to undertake these and other works (including the provision of cricket nets).

It is anticipated that applicants will be advised of the outcome of the grant process early in the new calendar year.

Leasing Matters

Members may also recall that the Phantoms ANA Cricket Club has previously approached Council seeking to use Camden Oval.

Whilst this matter is still in abeyance, the Administration has recently met again with the Club President. As indicated above, the President was advised that further consideration of this matter has been delayed given that cricket will not be able to access the oval prior to the commencement of the 2020/21 season (pending upgrade of the oval surface, drainage and irrigation) and determination of the final leasing model for the complex.

Budget Status

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

	Budget 2019/2020	Expenditure
Camden Oval - Community Facility	\$1,112,294	\$148,755

Note:

- The approved carry-over funds for the project from 2018/2019 to 2019/2020 is \$1,112,294 (the carry-over was 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

8.7 Weigall Oval 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 24 September 2019 the Committee was advised that:

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

Further, Members were advised that concrete footings for the new shared clubroom building were progressing in three stages, (i.e. northern change room wing, southern change room wing and the central/shared area) and that at the time of the preparation of the report the north/south wings had been completed and it was expected the central/shared area would also be completed prior to the meeting.

Discussion

Considerable progress has been made since the previous meeting, albeit there have been a number of significant issues which have necessitated revision and amendment of the plans.

On the positive side, and in relation to the building, the grease trap has been installed, structural steel framework has been erected to the southern (baseball) wing and it is anticipated that the northern and central wing will be erected prior to this meeting. Once this has been completed, the perimeter stud framework will be erected. At the time of preparation of the report the demolition of the former clubroom building was scheduled to commence on 26 November 2019. (The Administration has already salvaged/will salvage a number of building items which could be reutilised in other Council owned buildings including gas wall heaters, a water pump, rainwater tank and air-conditioning plant).

It is further expected that the roof framework and a significant portion of the external brickwork will be completed prior to Christmas. It is also hoped that the roof sheeting will be installed prior to Christmas (although this will be dependent on the weather.)

Externally, there has also been significant progress since the previous meeting. The subbase for the new carpark in the north-western corner of the site has been completed, the senior soccer field is at subbase level and works to the senior baseball diamond have commenced. (This is also expected to be at subbase level at the time of the meeting.)

Whilst it was hoped that the turf may have been installed prior to Christmas it is now unlikely that this will occur. Nevertheless, this delay may prove to be beneficial to the project outcome as the site will now be occupied following turf installation (which will mean that the turf can be more closely monitored and watering cycles can be determined by prevailing weather conditions).

The following matters have unfortunately resulted in delays, the need for plan revision(s) and/or additional costs (at this time the additional costs of most of these works is still to be determined).

- There has been a need to relocate some of the site drainage (stormwater) pits and revise the stormwater design following confirmation that the nominated external connection points needed to be relocated to address site and adjacent topography issues.
- On site determined water flows have indicated that there is insufficient water pressure to sprinkler the building. This has resulted in a need to revise the building drawings to compartmentalise the building "wings". The revised drawings provided to both the building certifier and Metropolitan Fire Service (MFS) to ensure that all necessary building and fire safety conditions have been addressed.
- The lack of pressure has also resulted in the need to consider the installation of a header/storage tank to supplement/increase the water supply pressure to the building generally (and to the showers in particular).
- The discovery of a buried water pipe of asbestos containing material which ran some 160 lineal metres underground on the eastern side of the site resulted in the need for its removal.
- The baseball club has confirmed that the junior diamond is inadequate for other than the lowest/youngest playing cohort. It has thus sought to modify the design at the southern end of the complex to shift the senior diamond slightly to the east (which will necessitate shifting the bore shed slightly - but **not** the bore infrastructure) and to "flip" the junior diamond along a north-south plane and shift it to the west to accommodate U/15 junior baseball. These works will require the relocation of a number of drainage sumps and the junior pitch lighting on the western side of the junior field. (These modifications will not impact on the junior soccer field.)

Further, there is some concern regarding the playground in the north-eastern corner of the site and the lack of provision of a solar system on the building.

The endorsed Masterplan indicated that the playground in the north-eastern corner would be removed following the construction of the new adventure playground on the western side of the site. Subsequent to the opening of this playground, and following queries from users of the playground in the north-eastern corner, the possibility of retention of this playground was re-considered. This matter has now been further evaluated and from a risk based perspective its retention would not seem feasible - especially as the playground lies at the periphery of the major hitting zone for senior baseball.

The initial concept for the new clubroom building envisaged that a solar system would be installed on the roof, however this was subsequently removed from the project's scope of works due to budget constraints. Clearly, the lack of provision of a solar system does not sit comfortably with Council sustainability objectives. Whilst there is no direct funding available a moderate system could be installed following the building's completion. Alternatively, funding may be able to be sourced via other means.

Budget Status

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

	Budget 2019/2020	Expenditure
Weigall Oval - Community Facility	\$6,928,332	\$706,687

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);

Conclusion

There has been a significant body of work undertaken at Weigall Oval since handover of the site to Romaldi Constructions in mid July 2019. It is anticipated that the remaining demolition works i.e. demolition of the former clubroom which had been utilised until this time as the site office will have commenced, the senior soccer and baseball fields will be at subbase level and the majority, if not all, of the structural steel works for the new clubroom building will have been completed.

Attachments

Nil

9 OTHER BUSINESS

Nil

10 CONFIDENTIAL

Nil

11 NEXT MEETING

24 March 2020, 6.00pm in the Mayor's Reception Room.

12 MEETING CLOSE