

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 Huggett, D Mugavin, C O'Rielly, B Reynolds, J Woodward, S Pal, A McKay

of the

CITY OF WEST TORRENS

will be held in the George Robertson Room, Civic Centre
165 Sir Donald Bradman Drive, Hilton

on

TUESDAY, 22 MARCH 2022
at 6.00pm

Public access to the meeting will be livestreamed audio only at the following internet address: <https://www.westtorrens.sa.gov.au/livestream>

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

1.2 Electronic Platform Meeting

2 PRESENT

3 APOLOGIES

4 DISCLOSURE STATEMENTS

Committee Members are required to:

1. Consider Section 73 and 75 of the *Local Government Act 1999* and determine whether they have a conflict of interest in any matter to be considered in this Agenda; and
2. Disclose these interests in accordance with the requirements of Sections 74 and 75A of the *Local Government Act 1999*.

5 CONFIRMATION OF MINUTES

RECOMMENDATION

That the Minutes of the meeting of the City Facilities and Waste Recovery General Committee held on 23 November 2021 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 Waste Management Activity Report

Brief

This report provides information on waste management activities undertaken between November 2021 and February 2022.

RECOMMENDATION

The Committee recommends to Council that the report be received.

Introduction

Information is provided in this report on waste management activities undertaken between November 2021 and February 2022.

Discussion

Bread tags delivered - 3 November 2021

20kg of bread tags donated to Aussie Bread Tags for wheelchairs.

KESAB Annual Breakfast with the Minister - 4 November 2021

CWT staff attended the Annual Breakfast with the Minister event hosted by KESAB.

Meeting with Cornerstone - 4 November 2021

Waste staff met with Cornerstone Housing Ltd to discuss waste improvements for 317 Sir Donald Bradman Drive, Brooklyn Park. (Recycling services had been suspended due to misuse of bins)

Project scoping meeting with Rawtec, City of Charles Sturt and East Waste - 4 November 2021

Waste staff met with the project group to discuss the scope for Improving Source Separation at Multi-Unit Dwellings project. Representatives from Rawtec, Cities of Charles Sturt and West Torrens and East Waste in attendance.

West Beach Weekly Organics Trial: Customer Survey - 10 November 2021

Customer survey sent to participating households to obtain feedback for the West Beach Weekly Organics Trial.

Meeting with Electronics Recycling Australia - 12 November 2021

Waste staff met with ERA to discuss improvements to eWaste recovery programs.

Compost and Worm Farming Workshops - 12 November 2021

CWT hosted Compost and Worm Farm Workshops as part of National Recycling Week program.

Waste Strategy discussion with Works Depot - 16 November 2021

Waste Staff met with Manager City Operations and Manager City Property to discuss development of waste strategy.

WMRR Waste Educators Meeting - 18 November 2021

Waste staff attended WMRR Waste Educators Meeting.

Site tour of CAWRA - 23 November 2021

CWT staff invited to tour CAWRA facility.

Webinar: Tackling Food Waste with Technology - 16 November 2021

Waste staff attended a webinar to explore approaches to reduce food waste and improve data tracking throughout the food supply chain to support initiatives such as the National Food Waste Strategy, establishment of the Food Waste Cooperative Research Centre and Stop Good Waste Australia.

West Beach Weekly Organics Trial: Final audit - 26 November and 3 December 2021

Final bin composition audit for the West Beach Weekly Organics Trial undertaken as trial prepares to conclude on 31 January 2022.

Solo performance meeting - 1 December 2021

Waste staff met with Solo for regular contractor performance meeting discussion.

Project meeting with Rawtec, City of Charles Sturt and East Waste - 2 December 2021

Meeting to review draft scoping document for Improving Source Separation at Multi-Unit Dwellings held with key stakeholders.

Meeting with University of Adelaide - 2 December 2021

Waste staff met with University of Adelaide to discuss project partnership opportunities.

Meeting with Electronics Recycling Australia - 23 December 2021

Waste staff met with ERA to review Unplug N' Drop service.

Project meeting with Rawtec, City of Charles Sturt and East Waste - 25 January 2022

Waste staff attended the first session for focus group discussion with building managers and strata groups to refine scope for Improving Source Separation at Multi-Unit Dwellings project.

Project meeting with Rawtec, City of Charles Sturt and East Waste - 27 January 2022

Waste staff attended the second session for focus group discussion with building managers and strata groups to refine scope for Improving Source Separation at Multi-Unit Dwellings project.

CAWRA Opening event - 31 January 2022

Waste staff invited to attend the ministerial opening of CAWRA.

Climate Impact Considerations

(Assessment of likely positive or negative implications of this decision will assist Council and the West Torrens Community to build resilience and adapt to the challenges created by a changing climate.)

There is no direct climate impact consideration in relation to this report.

Conclusion

This report provides information of waste management activities between November 2021 and February 2022.

Attachments**1. Waste Management Activity Report - Period Ending January 2022**



Waste Management Activity Report Period Ending January 2022

<p>New Services</p> <p>YTD 2021/22 663</p> <p>YTD 2020/21 902</p>	<p>Comments: No significant variance.</p>
<p>Cancelled Services</p> <p>YTD 2021/22 91</p> <p>YTD 2020/21 290</p>	<p>Comments: New Development application process for approved demolitions has resulted in reduced visibility. Currently investigating solutions.</p>



Waste Management Activity Report Period Ending January 2022

<p>Lost and stolen bins</p> <p>YTD 2021/22 470</p> <p>YTD 2020/21 468</p>	<p style="text-align: center;">Comments: No significant variance</p>
<p>Failure rate Repairs and replacements</p> <p>YTD 2021/22 1441 (0.30%)</p> <p>YTD 2020/21 1283 (0.27%)</p>	<p style="text-align: center;">Comments: No significant variance</p>



Waste Management Activity Report Period Ending January 2022

<p>Bins missed for collection Missed and half emptied bins</p> <p>YTD 2021/22 1103</p> <p>YTD 2020/21 1540</p>	<p style="text-align: center;">Comments: Work from home has provided more consistency for waste collection through less movement of parked cars and timely presentation.</p>
<p>Presentation issues Bins left on verge, late put-out, contaminated, overfull/overweight and obstructed bins</p> <p>YTD 2021/22 1313</p> <p>YTD 2020/21 1338</p>	<p style="text-align: center;">Comments: Work from home has allowed for greater engagement and education for households. Late bins caused by changes to collection routes and times.</p>



Waste Management Activity Report Period Ending January 2022

<p>Tonnages collected kerbside</p> <p>YTD 2021/22 General waste = 7105.53 t Recycling = 2711.9 t Organics = 5095.37 t</p> <p>YTD 2020/21 General waste = 7396.75 t Recycling = 2635.61 t Organics = 4913.92 t</p>	<p style="text-align: center;">Comments: Weather has resulted in increased green waste volumes.</p>
<p>Diversion from landfill</p>	<p style="text-align: center;">Comments: Increased garden organics has contributed to an improved diversion rate.</p>



Waste Management Activity Report Period Ending January 2022

<p>Hard waste bookings</p> <p>YTD 2021/22 5374</p> <p>YTD 2020/21 5140</p>	<p>Hard Waste Bookings</p> <p>Comments: No significant variance</p>
<p>Illegal dumping</p> <p>YTD 2021/22 662</p> <p>YTD 2020/21 542</p>	<p>Illegal Dumping</p> <p>Comments: Process improvement reviews have resulted in increased proactive monitoring.</p>



Waste Management Activity Report Period Ending January 2022

<p>Food waste rebates Worm farms, worms, accessories and compost bins</p> <p>YTD 2021/22 30</p> <p>YTD 2020/21 26</p>	<p style="text-align: center;">Food Waste Rebates</p> <p style="text-align: center;">Comments: Increased interest in compost bins and worm farms likely due to working from home arrangements.</p>
<p>Kitchen caddies</p> <p>YTD 2020/21 333</p> <p>YTD 2019/20 320</p>	<p style="text-align: center;">Kitchen Caddies</p> <p style="text-align: center;">Comments: Home delivery service for kitchen caddies promoted in November 2021.</p>

8.2 Proposal for New Community Shed within West Torrens

Brief

This report presents information regarding the potential to establish or to expand a community shed within the City of West Torrens.

RECOMMENDATION

The Committee recommends to Council that the report be noted.

Introduction

Following a Motion with Notice by Cr Woodward at the meeting held 14 December 2021, Council resolved the following:

"That Council consider potential locations for a new community shed (formerly known as a men's shed) within the City of West Torrens and provide a report on the options, including indicative costs."

Late in 2021, the Administration and a number of Elected Members were approached by a group of men seeking support for establishing a new Community Shed in West Torrens. The group have had some involvement in the William Kibby VC Veterans Shed in Glenelg North. The group consists of approximately thirteen men, of which four live in the City of West Torrens, and the remainder living in Holdfast Bay, Marion and Mitcham Council areas. In particular, this group are keen to not only have access to a Woodwork shed but also a Metalwork area, where participants can work on their own projects and have space to socialise and interact with others.

At the meeting of Council held 15 March 2022, a deputation was presented to Members by Mr Noel Sage. Mr Sage has been in discussions with Members and the Administration regarding his vision to establish a Men's Shed within West Torrens. Through the deputation, Mr Sage presented information he had gathered on a number of Men's Sheds across South Australia and interstate. Mr Sage outlined his view on what constitutes a successful Men's Shed, including the need for an appropriately sized shed (2,500m² - the equivalent of three traditional sized house allotments), good quality equipment and consideration given to noise emissions and proximity to public transport. In particular, Mr Sage stated that the three Men's Sheds he has been most impressed with are the Glen Innis Men's Shed; Willaston Men's Shed and Mitcham Community Shed.

History

Community Sheds began as a part of the 'Men's Shed' movement over thirty years ago. They provide men, and more recently, all genders, a safe, friendly and inclusive environment to meet and work on meaningful projects at their own pace. There are currently more than 1,000 community sheds across Australia.

The primary objective of a Community Shed is to improve the health and well-being of participants and to decrease social isolation often experienced by the target group.

Community Sheds come in all shapes and sizes ranging from purpose built facilities to shared spaces within community or private buildings. Activities also vary and may include:

- Making a variety of products including toys, household or garden furniture or wood turned articles;
- Undertaking restoration or maintenance repairs on wood or metal items or machinery;
- Undertaking community projects such as bird boxes or little libraries;
- Participating in training programmes such as first aid;
- Participating in activities that advance the health and well-being of members.

A thriving Community Shed is a real asset to the local community.

Discussion

The City of West Torrens does not own nor manage any community sheds, however, there are two known local community sheds within our boundary.

The first is located at the Camden Community Centre, 7 Carlisle Street, Camden Park. This Shed operates under the Camden Community Centre Inc (CCC) and is owned by the Greek Orthodox Community of South Australia. It operates four days per week from 10.00am until 3.00pm. The facility is a former primary school transportable building and features a large open area with machinery and a storage room for timber (**Attachment 1**). Additionally, there is a verandah adjacent the transportable which is utilised as a lunch/chat area and includes a long bench for assembly tasks. A toilet and tea room are also part of the area used by the Shed members. An additional storage shed located across the road at the Camden Community Hall is also utilised by the group for storage of timber and materials.

The approximate size of the shed at CCC is 8m x 10m plus a 2.8m x 7m covered verandah (**Attachment 2**). Outside of COVID restrictions, the Shed could accommodate up to nine participants at one time. Upon speaking with the members of the Camden Shed, it became apparent that the existing facility is too small. There is not nearly enough bench space within the shed itself for assembly and sanding of items nor for socialisation. Members believe that a shed double the size would be more appropriate.

The Camden Shed features a range of woodworking equipment including cross-cut saw, rip saw, band saws, lathes, finishing sander, edge trimmer as well as a wide range of hand tools. The Camden Shed is run by volunteer supervisors who train and induct new members and oversee the running of the shed including identifying machinery which requires maintenance or replacement.

The Camden Shed participants do not create personal projects. They make a number of items such as breadboards which are sold as fundraising for the program, and assist with community projects such as constructing Little Libraries or Bird Boxes. In addition, the members assist the CCC with day-to-day maintenance of the facility and with toy repairs for the adjacent childcare centre. These maintenance and toy repair tasks are valued by most participants of the Shed as members can continue to retain a number of skills that were previously gained through their former careers.

Many members of the Camden Shed also volunteer in the CCC Gardening group. This group maintain the beautiful gardens on site as well as build vegetable planting boxes and manage the crops.

The second Community Shed operates from the Brooklyn Park Church of Christ, 9 Allen Avenue, Brooklyn Park. This shed operates on Tuesdays and Fridays from 10.00am until 1.00pm. The Shed is approximately 10m x 8m and can hold up to 15 people (without COVID restrictions). There are current vacancies at the Shed.

The Shed features lathes, bandsaws, sanders, benches and most hand tools are also available. Participants can come along and work on their own projects but are encouraged to spend some time working on projects that help to raise funds to keep the shed running (for the electricity bill, repairs and new equipment).

Participants do not need to be a member of the Church to join - in fact, most are not members of the Church. The Shed offers an opportunity for men to come together and work on woodwork projects that make a difference in the local community. The Shed at Brooklyn Park have supported Council previously by constructing a number of Little Libraries for installation across our city. Importantly, the Shed offers a safe and busy environment where men can find mateship without pressure, and engage in something meaningful with their hands. Some participants just attend to have a chat and a cup of tea or coffee.

Due to restrictions on face-to-face meetings recently, staff have been unable to visit the Shed at Brooklyn Park as yet. It is therefore unknown as to whether expansion options (including a metalwork area) would be available at this site or whether the Church would be open to exploring these options.

Outside of the West Torrens area, a number of other Community Sheds are currently operational in relatively close proximity. They are of varying standards, sizes and include a variety of equipment. They include:

- Glandore Community Shed:
 - Based at the Glandore Community Centre, 25 Naldera Street, Glandore
 - Approximately 250 metres outside of CWT boundary

- William Kibby VC Veterans Shed:
 - Based at Glenelg North Community Centre, Kibby Avenue, Glenelg North
 - Approximately 450 metres outside of CWT boundary
 - Mainly intended for Veterans. Special membership may be available for non-service individuals.

- Rosefield Community Shed:
 - Based at the Bank SA Pavilion, Adelaide Showgrounds, Leader Street, Wayville
 - Approximately 1.2 kilometres outside of CWT boundary

- Adelaide City Shed
 - 100 Franklin Street, Adelaide
 - Approximately 2 kilometres outside of CWT boundary

- The Shed - Clarence Park
 - Based at the Clarence Park Community Centre, 72-74 East Avenue, Black Forest
 - Approximately 1.2 kilometres outside of CWT boundary

Following Mr Sage's deputation, the Administration sought additional information on the Mitcham Community Shed in particular as well as further details regarding the operation of the Glen Innes and Willaston Men's Sheds for Member's information.

Mitcham Community Shed:

The Mitcham Community Shed is a woodwork only Shed and is owned and operated by the City of Mitcham. It has been operational for 11 years and was built by a grant received through the Rudd Government's SA Stimulus package.

The City of Mitcham manage six community Centres (including this Community Shed) plus the library. Six Community Development Officers (CDO) are employed to coordinate these facilities with the Officer responsible for the Community Shed being employed as 0.6 FTE and based at the Shed. The CDO is responsible for the activities of the Shed. He is responsible for induction of new members, overseeing projects, ensuring the safety of participants and reporting to Council. Council covers all costs including insurance, maintenance and outgoings.

The Community Shed has had over 400 members since its inception. Currently there are approximately 70 active members and 20 members are able to participate in the Shed at one time. The Shed operates over four days, for four hours each day, allowing a maximum of 80 participants per week.

The design of the Shed is thought to be the most successful aspect of the facility. The Shed features two main areas. The first is a construction area which has a floor space of approximately 100m². This area features eight work benches where participants can prepare and design, sand and finish their projects, or undertake other activities that rely on hand tools rather than machines.

The second area is the machine room and this section is approximately 50m² and houses around 18 machines as well as dust extractor. This area is important to have some soundproofing to eliminate noise emissions externally. The design of separating the construction room and the machine room ensure the participants are able to chat and socialise whilst working without the need for shouting or wearing earmuffs.

Participants work on their own projects at the Mitcham Community Shed, and sometime undertake minor repairs for the community. The CDO recommends that participants are allowed to work on their own projects as this increases the individual's sense of satisfaction and also improves the transfer of skills between participants.

The CDO advised that through Local Government Work Health and Safety Audits, it is commonplace for many Council-run sheds to not comply with certain requirements. This often results in changes needing to be made to the Sheds. For example, the machinery in the machine room recently required re-spacing and layout to allow for a wider walkway through the room at the last audit. This can add extra pressure on the administration of the facility.

Willaston Men's Shed:

The Willaston Men's Shed is a woodwork and metalwork shed and is operated by an incorporated body (Willo's Men's Shed Inc). It has been operational since 2007 and was established by a grant from Wakefield Health, with the assistance of Employment Directions who held the original head lease over the site. The Willo's Men's Shed became incorporated in 2012 and now holds the lease.

Willo's Men's Shed consists of three sections. There is the leisure room, a kitchen (which is used for sharing meals) and a workshop (which contains workbenches, tools for woodwork, metalwork, etc.). In 2019 the Willo's Men's shed obtained a \$20,000 grant from the "Fund my Neighbourhood" scheme and with the help of the Rotary Club of Gawler, were able to expand as the workshop space was becoming too small to cope with the expanding membership. Ahrens Construction donated the labour to construct the expansion and the concrete floor.

The Shed is approximately 700m² plus features an additional outdoor area with shadecover of approximately 120m². Over 40 people can participate at the Shed on any of the three operating days Monday, Wednesday and Friday. Over 1,000 men have participated in the program since it began in 2007.

In the workshop, participants can work on their own projects or undertake community work. They do repair work on furniture, etc. for the local nursing home and the Gawler Show. All profits are reinvested in the shed itself. Timber and machinery are often donated. Many participants attend to tinker in the workshop or play a game of Pool, darts or table tennis or have a coffee and chat.

Glen Innes Men's Shed:

The Glen Innes Men's Shed is a woodwork and metalwork shed and is operated by an incorporated body. The Shed also incorporates other activities such as computer training, jewellery making, and more.

The Glen Innes Men's Shed was supported by grant funding and donations by Local, State and Federal governments in order to construct their own purpose-built facility. The group often participate in social outings; undertake fundraising BBQs or host presentations from professionals as a way to improve the fellowship of the group. This is similar to the operation of many Seniors Clubs.

The Shed is large - approximately 1,500m² plus a further mezzanine area of approximately 700m². Participants can work on their own projects, undertake community work or learn new skills. All profits are reinvested in the shed itself.

Operational Models:

A range of models exist for Men's Sheds, including location (on public or private land), ownership, operation and governance. These models range from more traditional models (a localised facility for members undertaking trade and hobby activities) to a broader and more inclusive "Community Shed" (offering increased opportunities for social connection, gender and age-inclusive).

Generally, most Community Sheds are managed by an incorporated body or independent, community based organisation, such as the Camden Community Centre Inc. The Australian Men's Shed Association provides advice and guidelines to creating a Community Shed and the arrangements are rigorous and well tested. The incorporated body or community organisation is responsible for all costs associated with the shed including insurance, maintenance, and replacement of equipment and cleaning. Councils may support the programs by providing facilities for incorporated bodies to operate from. In these instances, a lease or licence agreement is negotiated with Council and the responsibilities of the facility are outlined within the agreement as well as any fees payable.

In some instances though, Community Sheds are operated as a 'social program' through Council's Community Services Departments (or other independent aged care organisations). They receive funding through My Aged Care (Community Home Support Program - CHSP) to provide social programs for residents. Operating under the CHSP can be limiting however, in that participants are required to be aged over 65 years, registered with My Aged Care, reside in the funding region and obtain a social program referral. Examples of this model can be found at the City of Prospect as well as at Alwyndor Aged Care, located in Hove.

Operating as a social program will generally require the facility and program to be managed by Council (or aged care provider). Commonwealth funds could be used to assist with set-up costs and a casual or part-time staff member would be required to facilitate the programs and ensure compliance with various areas of Work Health and Safety and other legislation. Council (or the aged care provider) would own any equipment and pay for insurance, maintenance, inspections and replacement (through an asset register). Unfortunately, there is currently no capacity to manage a Community Shed through the West Torrens CHSP social programs.

Some Councils own and manage a Community Shed for the benefit of the whole community (outside of My Aged Care) such as the City of Salisbury's Shed (workshop) and City of Mitcham's Community Shed. Similarly to the My Aged Care approach, Council is responsible for equipment, insurance, maintenance and other costs which arise. Importantly, Council carries the liability associated with the Shed Program.

There is low risk to Council arising from the creation of a Community Shed that is operated and managed by an incorporated body or independent, community-based organisation. There are no budget obligations from Council towards a Community Shed unless Members approve/recommend a financial contribution. However, locational arrangements may lead to cost sharing arrangements in certain circumstances. Generally, Community Sheds operating as incorporated bodies or through a community organisation are required to be self-funded and self-managing.

All Community Sheds generally charge a small attendance fee which contributes to insurance, maintenance or refreshment (i.e. tea and coffee) costs. All community sheds require a supervisor. Some supervisors are paid staff members and others are volunteers with extensive experience in woodwork (or metalwork). The Glandore Community Centre provide a workshop for the community however hire a paid tutor to assist participants with their individual projects. Participants are required to pay a term fee to cover the cost of the tutor.

Facility:

Generally, a Community Shed is a fit for purpose facility which has a dedicated building preferably within a larger community centre/precinct to allow connection between members themselves and with the wider community.

Based on rudimentary research undertaken whilst developing this report, it is likely that construction costs of a community shed will be in the \$150,000 to \$400,000 cost range, depending on the location of the site, proximity to services, size and level of infrastructure required. A new Community Shed therefore comes at great cost, especially as only small numbers of participants can typically use the space at one time.

In order to further progress consideration of a Community Shed within West Torrens, preliminary activities are required to be undertaken. These include the identification of a potential site followed by a topographical survey, the location and capacity assessment of existing services (water, power, drainage and sewerage), geotechnical survey, the design of a masterplan and a cost estimate. Development of a masterplan and the preparation of the corresponding cost estimate are considered key to allow for detailed design considerations such as DDA compliance and ultimate construction costs. They will also be required for any grant applications that may be submitted. An approximate budget of \$25,000 is required to undertake this preliminary work.

Based on discussions with a number of Shed supervisors, the optimum size for a Woodwork only shed would be 150m². Additional area would be required for Metalwork if added to the project scope.

The Administration currently envisage that any new facility would require the following spaces:

- **Communal area**- the most important area where members / groups can meet on both a formal and informal basis
- **Woodworking workshop**- Must be lockable and both soundproofed and dustproofed from other areas
- **Kitchenette**- with microwave, tea and coffee facilities and small fridge. Could be located within a larger Community Centre facility in close proximity
- **Toilet and bathroom amenities** - (DDA compliant)
- **Metal work area** (optional) – acoustically insulated, mechanically ventilated, and separately lockable
- **Separate storage area** for bulk timber / supplies etc. Preferably under cover
- **Three-phase power**
- **Concrete floor** for requirements of heavy machinery

All works will need to be in accordance with the relevant Building Code requirements.

Other considerations when developing a Community Shed include:

- Climatic factors (i.e. hot in summer- cold in winter)
- Ventilation
- Noise - proximity to neighbours and operating hours
- Natural lighting
- Accessibility including disability access
- Separation of functions and demands for space around and between machines and workspaces
- Internet access
- Safety– visibility of areas by supervisors

If sufficient space is made available, with clever design all of the above features could be provided progressively over a number of stages, starting with the workshop.

Funding:

Grant funding for the establishment of Community Sheds is limited. Many existing Community Sheds gained funding through the State Government Stimulus package, the 'Fund my Neighbourhood' Grant Program or 'Work for the Dole' Programs. Significant funding is no longer available through these sources.

The National Shed Development Programme (NSDP) provides financial assistance of up to \$8,000 to assist with shed improvements or for training and programs and up to \$5,000 for new equipment and tools. Round 23 of this funding program recently closed and the next round will likely open later in 2022 or early in 2023. This funding cannot be used to establish a new Community Shed.

Through the Department of Human Services, Grants SA offer project funding for not-for-profit community organisations to improve community participation, wellbeing, and quality of life for people living and working in South Australia. Currently the Medium Round is open for submissions (closes 31 March 2022) and applications can seek up to \$25,000 for eligible projects. Infrastructure projects such as establishing a new community facility are deemed eligible. Future rounds of this funding are expected however not guaranteed.

Other funding opportunities that focus on community wellbeing and resilience may be available following the State Election.

Potential Locations:

The Administration has undertaken some initial discussions with Fulham Community Centre and the Camden Community Centre Shed Group. Opportunities do exist at both of these locations to develop (or expand) a community shed.

The Fulham Community Centre is supportive of a facility being added to the western end of the centre to accommodate a workshop. Tea and Coffee and toilet facilities would be available within the Community Centre itself. The Centre is close to neighbours and consideration would need to be given regarding siting and soundproofing. The existing floor space of the entire Fulham Community Centre is 1,100m². An additional facility would be required to be constructed to enable a Community Shed Program to commence at Fulham. Members will note that the size of a potential Shed program at Fulham Community Centre would be smaller than Mr Sage's preference of approximately 2,500m².

At Camden Community Centre, an extension to the existing shed could be considered (subject to discussions with CCC Inc and the Greek Orthodox Community of South Australia). The existing verandah could be removed and the existing shed could be extended out to the area covered by the existing verandah. The main shed could be reorganised to best use the space available.

Mr Sage mentioned in his deputation that he felt the existing Shed at Camden Community Centre does not meet his needs. Expanding the existing Shed and making two separate spaces similar to the Mitcham Community Shed (one for construction and one for machinery) may be a good option for the site. Additionally, discussions could take place with the Camden Men's Shed regarding the allowance of participants to undertake their own personal projects, perhaps on specified days. Both these changes may meet Mr Sage's needs as well as other members of the community. Members will note that the size of a potential expanded Shed program at Camden Community Centre would be significantly smaller than Mr Sage's preference of approximately 2,500m².

Other locations may be available within West Torrens including at local Churches (such as the Brooklyn Park Church of Christ - expansion of existing shed facility) or other community organisations. These have not been explored at this time; however the Pastor at the Brooklyn Park Church of Christ is supportive of working with Council to ensure their service meets the needs of the community.

Should the potential location be on Council-owned land, a lease agreement would be developed based on similar arrangements with community groups within the Council area. This will ensure equitable terms to those enjoyed by other groups.

Any construction of a new facility or expansion of existing would be subject to gaining Development Approval and meeting requirements of the Planning and Design Code.

Council Support:

A range of support can be offered by Council including:

- Financial contribution towards upfront or infrastructure costs to create a space and set up the Shed;
- Provision of expertise and advice to the group on relevant aspects of their project;
- Assistance with seeking grant funding as opportunities arise; and
- Promotion of the Shed through the existing City of West Torrens communications and promotional channels.

The Australian Men's Shed Association (AMSA) can provide support to Council or the proposed Shed Group, in the establishment, maintenance and promotion of individual Sheds. Detailed instructions on the set up and governance of men's shed are available and these instructions should be used as the basis for the creation of the Community Shed. As an association member, AMSA can also help to facilitate insurance for a fee for Community Sheds and across the year have minor funding opportunities available around Australia to apply for eligible projects.

Community Consultation:

Should Council decide to support the potential for a new or expanded community shed within the City, the Administration recommends that community consultation be undertaken. A Community Shed will be a significant financial investment the consultation will assist in determining the level of support for a Community Shed in West Torrens. A survey could be developed and accessible through Council's YourSay online consultation platform.

Dependent upon the responses received, a key stakeholder working group could then be established to inform the planning and design of the project. This group would include representatives from the preferred location (e.g. Fulham Community Centre, Camden Community Centre or other appropriate locations determined by Council and the Administration). This group would oversee the development of a masterplan.

Alternatives:

Repair Cafés are an alternative option which could be considered by Council (**Attachment 3**).

Repair Cafés support the community to divert items from landfill by providing a place for people to go to fix/repair household items. Generally, there are tools and materials available along with expert volunteers with repair skills in all kinds of fields who can assist and provide advice on repairing clothes, furniture, electrical appliances, bicycles, crockery, toys and more.

Visitors bring their broken items from home and together with the specialists, they start making their repairs in the Repair Café. It is an ongoing learning process as volunteer repairers take the time to explain the repair process, to share their knowledge and skills with participants. People can also enjoy a cup of tea or coffee without repairing an item, or can lend a hand with someone else's repair job.

Some Repair Cafés complement the service by offering community sessions on how to repair electronics, clothing, jewellery, shoes or furniture items. Sessions are usually free but donations are welcomed to help with ongoing costs.

Similarly to Community Sheds, most Repair Cafés are operated and managed by Community Centres, community organisations or churches and are usually a monthly event. Some operate in close proximity to a community shed in order for appropriate tools to be readily available. Others however are linked to Bric-a-Brac market days and volunteers bring their own tools along to the session.

The two closest Repair Cafés to West Torrens are also Community Shed sites:

- Clarence Park Community Centre,
 - East Avenue, Black Forest (approximately 1.2 kilometres outside of CWT boundary)
 - Operates last Saturday of the month (9.30am - 12.30pm)
- Adelaide City Shed,
 - 100 Franklin Street, Adelaide (approximately 2 kilometres outside of CWT boundary)
 - Operates last Sunday of the month (1.00pm - 4.00pm)

A Repair Café is a much more cost effective option for providing opportunities for skilled volunteers to share their knowledge and expertise with other members of the community whilst engaging with others and building relationships. The Administration could explore this option further at the request of Members.

Climate Impact Considerations

(Assessment of likely positive or negative implications of this decision will assist Council and the West Torrens Community to build resilience and adapt to the challenges created by a changing climate.)

There are no climate change impact considerations relating to this report.

Conclusion

An approach has been made to Council regarding the potential for developing a Community Shed within the City of West Torrens. A range of Community Sheds are accessible in close proximity to the West Torrens boundary, as well as two existing sheds located in Camden Park and Brooklyn Park.

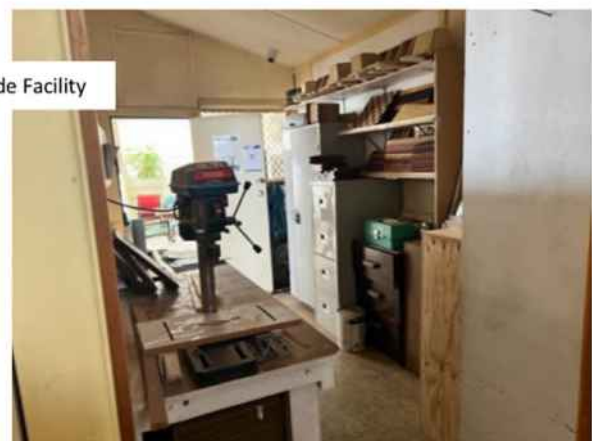
There are a range of issues for Council to consider regarding a new community shed including potential locations, operational model and liability. Repair Cafés can provide some of the same outcomes of a Community Shed at a much lower cost whilst also reducing waste to landfill.

Direction is now being sought from Committee as to what, if any, options the Administration should explore further.

Attachments

- 1. Images of Camden Community Centre Community Shed**
- 2. Camden Community Centre Shed location and Aerial View**
- 3. Examples of Repair Cafes - Unley and Campbelltown**

Camden Community Centre - Community Shed





Images from Repair Cafes at Unley and Campbelltown:



8.3 Proposed Dog Park (River Torrens Linear Park) - Update

Brief

This report provides Committee Members with an update in regard to a dog park which Council seeks to establish on land owned by the Crown on the southern bank of the River Torrens Linear Park, near the northern end of Hayward Avenue and West Street, Torrensville.

RECOMMENDATION(S)

The Committee recommends to Council that:

1. The Administration conduct a public consultation/notification process with nearby businesses, residents and stakeholders to determine whether there are any significant objections to the establishment of the proposed dog park in the proposed location.
2. Should there be no adverse comment received during the period of public consultation, Council enter into the proposed licence agreement with the Minister/Department for Environment and Water for designated land within the River Torrens Linear Park (near the northern end of Hayward Avenue and West Street, Torrensville). The licence area is to be used as a dog park for a term of 10 years (commencing on the date of issue) at a fee of \$1pa plus GST payable on demand.
3. The Mayor and Chief Executive Officer be authorised to sign and/or seal any documentation to give effect to the grant of licence.

Introduction

At its meeting of 23 November 2021, the Committee considered a report which advised that the Administration had been progressing matters regarding the potential use of a portion of River Torrens Linear Park land at Torrensville for a dog park. (The impetus for this initiative followed a Motion with Notice which was considered by Council at its meeting of 7 August 2018.)

Following its consideration of the matter the Committee recommended to Council that:

1. *The report be noted.*
2. *The Administration be authorised to enter into negotiations with representatives from the Department for Environment and Water (DEW) in an endeavour to secure a lease or licence for land within the River Torrens Linear Park Reserve for use as a dog park.*
3. *A further report be provided to the Committee following negotiations with the Departmental representatives.*

At its meeting of 14 December 2021, Council resolved in accordance with the Committee's recommendations.

Discussion

Following the Committee meeting the Administration contacted the Department for Environment and Water (DEW) in an endeavour to further progress the matter.

The Administration can now advise that a draft licence agreement to use crown land has been provided by DEW for the desired land within the River Torrens Linear Park, near the northern end of Hayward Avenue - located between Hardys Rd and Jervois Street, Torrensville (**Attachment 1**) with the attached for the information of Committee Members, (**Attachment 2**).

A summary of the key details of the proposed licence (and those elements that are particularly relevant to this specific licence i.e. not "general" licence terms) can be found in the table below.

Key Details of the Proposed Licence Agreement:

Licence Term	10 years from the date of issue (shown as 1 March 2022 until 29 February 2032 in the draft agreement)
Licence Fee	\$1 pa plus GST payable on demand
Permitted Use	Dog Park
Licence Terms to note	The Licence Number must be displayed at the Site (cl 5.2)
	The Licensee (Council) must take all reasonable precautions against the occurrence of fire in or about the licence area and comply with all reasonable directions of the Minister or a person with relevant authority with respect to fire safety. (cl5.6)
	There is to be a setback of 3 to 5 metres for any fencing or infrastructure from top of bank (to not impact bank stability of the watercourse or inhibit the natural flow of the watercourse (cl14.1)
	Any works on the site must be undertaken in a manner that prevents silt or sediment leaving the site (cl14.2)
	There be encouragement that any waste generated by dogs or increased lawn mowing in this area be appropriately managed (i.e. collected and removed from site) (cl14.3)
	The requirement to undertake an aboriginal cultural survey prior to any works occurring on site (cl 14.4) has been subsequently amended to "Contact Kurna Yerta Aboriginal Corporation (KYAC) regarding Kurna cultural heritage survey".
	Any removal of vegetation during the carrying out of works should not result in erosion or bank destabilisation or sedimentation of the watercourse (cl 14.5)
	The removal of introduced and exotic vegetation can be undertaken but it shall only be undertaken in a manner that will not cause exacerbated erosion of the bed and banks.(cl 14.6)
	There must be a minimum distance of 20 metres between a watercourse or well and the fuelling site for machinery used to undertake construction (cl 14.7)

The Administration notes that none of the above obligations to be imposed upon Council as Licensee appear unreasonable (particularly given the requested licence fee). Further, a number of the "general" conditions within Clause 5.3 are "overridden" by those within Clause 14 (Additional Conditions). At the time of preparation of this report, the Administration has not received a quote to undertake the required aboriginal cultural survey.

As previously advised, in the report of 23 November 2021, there is no existing funding within Council's budget to expend monies on necessary infrastructure e.g. perimeter fencing and other associated infrastructure to undertake works relating to this project, however funding for this project (in the amount of \$100,000) has been included in the 2022/2023 budget deliberations.

Prior to committing any funding and undertaking any works, and given the proposed usage of the space, the Administration proposes to conduct a public consultation/notification exercise to determine whether there are objections to the establishment of a dog park in this location. Should there be significant objections received regarding the proposal the Administration will provide a further report to the Committee/Council. If there are no significant objections received, the Administration will proceed with execution of the agreement and (subject to funding) commencement of works.

Climate Impact Considerations

(Assessment of likely positive or negative implications of this decision will assist Council and the West Torrens Community to build resilience and adapt to the challenges created by a changing climate.)

There are no known or perceived climate change impacts arising as a result of this matter.

Conclusion

Following the receipt of recent communication from the Minister/Department for Environment and Water, the Committee is able to consider the grant of a licence to Council for a period of 10 years for a dog park. The land in question is on the southern side of the River Torrens Linear Park, in the vicinity of the northern end of Hayward Avenue - located between Hardys Road and Jervois Street, Torrensville. Prior to entering into the agreement, the Administration will undertake a public consultation/notification exercise to gauge the community's sentiment regarding, and appetite for, the proposal.

Attachments

- 1. Proposed dog park location - aerial location**
- 2. Draft Licence Agreement - Proposed Dog Park (RTLP)**





**Government
of South Australia**

DEPARTMENT FOR ENVIRONMENT AND WATER

LICENCE TO USE CROWN LAND

Issued pursuant to Sections 46 and 48 of the *Crown Land Management Act 2009*

LICENCE NUMBER	OL056766
LICENSEE NAME	City of West Torrens
LICENSEE ADDRESS	165 Sir Donald Bradman Drive Hilton SA 5033
LICENCE FEE	\$1.10 GST inclusive if demanded
DESCRIPTION OF LICENSED AREA	Portion of Allotment 267 and portions of Allotment 268 in Deposited Plan 1341 in the Hundred of Adelaide comprised in Certificate of Title Volume 5556 Folio 330 and Portions of Allotment 1 in Deposited Plan 12527 in the Hundred of Adelaide comprised in Certificate of Title Volume 5710 Folio 643 as shown in the Annexure(s).
PURPOSE FOR WHICH LICENCE IS ISSUED	Dog Park
COMMENCEMENT DATE	1 st March 2022
EXPIRY DATE	29 th February 2032
ISSUED SUBJECT TO	The terms and conditions attached.
TIED INSEPARABLY TO	Not applicable

.....
Renee Thompson

Senior Property Officer

DELEGATE FOR MINISTER FOR ENVIRONMENT AND WATER
Department for Environment and Water

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Terms and Conditions (Crown Land)

1. Definitions

In this Licence, unless otherwise provided:

- 1.1. "Licence" means this licence and a reference to this Licence is a reference to this Licence as varied from time to time.
- 1.2. "Licensee" means the person or persons specified on page 1 of this Licence and includes agents, contractors, employees, officers or invitees of the Licensee.
- 1.3. "Minister" means Minister for Environment and Water.
- 1.4. "Licensed Area" means the area described as "description of licensed area" on page 1 of this Licence.
- 1.5. "Licence Fees" has the meaning defined in clause 4 of this Licence.
- 1.6. "Licensing Officer" means a DEW representative from Adelaide, phone no. 8204 1218.
- 1.7. "Permitted Use" means Dog Park as outlined on this Licence.
- 1.8. "Term" has the meaning as defined in clause 3 of this Licence.

2. The Licence

- 2.1. The Minister grants to the Licensee a non-exclusive licence to use the Licensed Area for the Permitted Use for the duration of the Licence Term on the terms and conditions set out in this Licence.
- 2.2. This Licence is not a title, nor does it convey any rights of ownership or any other proprietary interest in the Licensed Area. The Licence confers a right to enter and use the Licensed Area for the Permitted Use.
- 2.3. The Licence does not grant an exclusive right to the Licensed Area and members of the public may access the Licensed Area (subject to any prohibition or restriction on public access to the Licensed Area imposed by the Minister).
- 2.4. The Minister may at any time, by written notice, vary the terms and conditions of this Licence.

3. Term

- 3.1. The Licence shall be for a period of 10 years commencing on the date of issue of this Licence or date of renewal of the Licence (as the case may be), unless earlier cancelled.
- 3.2. If the Licence is renewed, the Licence will be subject to the Licence Fees and on the terms and conditions of this Licence including any variations made by the Minister.

4. Fees

- 4.1. The Licence Fees will be:
 - a) as fixed by the Minister from time to time; and
 - b) as prescribed by regulations.
- 4.2. The Licensee must pay all fees with respect to the Licence as they fall due.
- 4.3. The Licensee is responsible for payment of any separately raised rates, fees or taxes associated with the Licensed Area.

5. Restrictions on Access and Use

- 5.1. The Licensee must not use the Licensed Area for any purpose other than the Permitted Use.
- 5.2. The Licence number must be clearly displayed at the Site of the Permitted Use.

- 5.3. Subject to the terms of this Licence, the Licensee must not without the prior written consent of the Minister:
- a) cultivate the Licensed Area or cause or permit animals to enter or remain on the Licensed Area;
 - b) drive a motor vehicle on the Licensed Area, other than on an established road or track;
 - c) damage or remove fossils from the Licensed Area;
 - d) excavate or otherwise damage or interfere with the Licensed Area;
 - e) cut down, remove branches from or otherwise damage any tree or bush (whether alive or dead) on the Licensed Area;
 - f) make any alteration or addition to the Licensed Area including (without limitation) erect or install any structure, fixture, plant or equipment;
 - g) abandon property in the Licensed Area; or
 - h) close or obstruct (whether by fences, gates or by any other means) a road or track on the Licensed Area.
- 5.4. The Licensee must at their own expense:
- a) maintain the Licensed Area, including all improvements on the Licensed Area in a good, neat and tidy state of repair and condition (fair wear and tear excepted) free from refuse and debris during the Term of this Licence;
 - b) take all reasonable measures to keep the Licensed Area free from vertebrate pests, pest plants and disease and shall not permit the Licensed Area to be or become in any unsanitary or unhygienic condition;
 - c) not foul or pollute any water in a creek, river, well, dam reservoir or lake in the Licensed Area; and
 - d) promptly make good any damage caused to the Licensed Area by the Licensee.
- 5.5. Subject to the terms of this Licence, the Licensee must not without the prior written consent of the Minister bring or permit any person to bring onto the Licensed Area, any dangerous, noxious, toxic, hazardous, volatile, inflammable or explosive substances or any environmentally hazardous chemical or substance.
- 5.6. The Licensee must:
- a) take all reasonable precautions against the occurrence of fire in or about the Licensed Area; and
 - b) comply with all reasonable directions of the Minister or a person with relevant authority with respect to fire safety.
- 5.7. The Licensee acknowledges that the Minister may prohibit or restrict access to the Licensed Area for any reasonable purpose and the Licensee will have no right or claim against the Crown in the right of the State of South Australia in respect of any such closure.
- 5.8. The Licensee must comply with any prohibition or restriction on access to the Licensed Area imposed by the Minister.
- 5.9. If the Licensee becomes aware of a risk to public safety in the Licensed Area, the Licensee must immediately notify the Licensing Officer.

6. Statutory compliance

- 6.1. The Licensee must at all times during the Term of the Licence, comply with the requirements of all statutes, regulations, by-laws, ordinances, rules or other forms of statutory instruments or delegated legislation applicable to the Licensed Area or to the entry to and use of the Licensed Area by the Licensee including (without limitation) the *Crown Land Management Act 2009*.

7. Insurance and Approvals

- 7.1. The Licensee must maintain public liability insurance for the Term of the Licence and such insurance must be equal to or greater than ten million dollars or such other amount as the Minister may require from time to time.

- 7.2. The Minister may at any time require the Licensee to provide proof to the Minister's satisfaction that the public liability insurance policy or any approval necessary for the Permitted Use has been effected and maintained.
- 7.3. Without limiting the Licensee's obligations under this Licence, the Licensee must at their own expense obtain and maintain during the Term of the Licence all approvals necessary for the Permitted Use.

8. Release

- 8.1. The Licensee enters and uses the Licensed Area at their sole risk in all things and the Licensee releases to the full extent permitted by law the Crown in the right of the State of South Australia in the absence of any default or neglect on the part of the Crown from any claims and demands of every kind resulting from the entry to and/or use of the Licensed Area by the Licensee.

9. Indemnification

- 9.1. The Licensee shall indemnify the Crown in the right of the State of South Australia from and against all actions, suits, claims and demands made against the Crown arising from or out of or in connection with the entry to and/or use of the Licensed Area by the Licensee except where loss arises as a result of default or neglect by the Crown in the right of the State of South Australia.

10. Transfer or otherwise dealing with the licence

- 10.1. The Licensee must not assign, transfer or otherwise deal with the Licence without the consent of the Minister.

11. Minister to access land

- 11.1. The Minister and any officer, employee, agent or contractor of the Minister may enter upon the Licensed Area or any part of it at any time for any reasonable purpose.

12. Cancellation

- 12.1. The Licensee may cancel this Licence by providing 1 month's written notice to the Minister.
- 12.2. The Minister may cancel this Licence:
 - a) if a condition of the licence has been breached - by notice in writing to the Licensee; or
 - b) if any other case - by no less than 1 month's notice in writing to the Licensee.
- 12.3. The Licensee will have no right or claim against the Crown in the right of the State of South Australia arising out of or in connection with the exercise of the power of cancellation.

13. Obligations at the end of the licence

- 13.1. The Licensee must, at their own expense, upon the expiration or earlier cancellation of this Licence vacate the Licensed Area and leave the area in good and substantial repair, order and condition in all respects as shall be consistent with the entitlements and obligations in this Licence.
- 13.2. The Licensee must within 30 business days remove from the Licensed Area their plant, equipment, chattels, goods and effects including (without limitation) [insert description of any specific plant and equipment relevant to licensee in question]

14. Additional Conditions

- 14.1. A setback distance from the top of bank of 3-5m for any fencing or hard infrastructure be nominated in any license or lease. This would assist in ensuring that the proposed works do not have a detrimental impact on the bank stability of the watercourse or inhibit the natural flow regime of the watercourse.
- 14.2. Any works on the site must be undertaken in a manner that prevents silt or sediment leaving the site including, but not limited to, the use of erosion and sediment control measures, such as catch/diversion drains, re-vegetation, hay bale barriers, filter fences, sediment traps and basins.
- 14.3. There be encouragement that any waste generated by dogs or increased lawn mowing in this area be appropriately managed (i.e. collected and removed from site).
- 14.4. An aboriginal cultural survey be undertaken prior to any works on site.

- 14.5. Any removal of vegetation during the carrying out of works should not result in erosion or bank destabilisation or sedimentation of the watercourse.
- 14.6. The removal of introduced and exotic vegetation can be undertaken but it shall only be undertaken in a manner that will not cause exacerbated erosion of the bed and banks.
- 14.7. There must be a minimum distance of 20 meters between a watercourse or well and the fuelling site for machinery used to undertake construction.

DRAFT

Provisions from the Crown Land Management Act 2009

The following provisions apply to the licensed land:

Division 6—Licences

45—Application of Division to pastoral land

This Division applies in relation to land subject to a pastoral lease as if it were Crown land.

46—Minister may grant licences

The Minister may grant licences in relation to Crown land.

47—Interaction between Division and licence

The powers of the Minister under this Division in relation to a licence are in addition to, and do not derogate from, the provisions of the licence but where a provision of the licence is inconsistent with this Act, the Act prevails to the extent of the inconsistency.

48—Minister to fix terms and conditions

(1) Subject to this Act, the terms and conditions on which licences will be granted or renewed under this Act (including the licence fees payable under licences) will be as fixed by the Minister.

(2) A licence (other than a licence granted to a Crown agency) may not be granted or renewed under this Act for a term exceeding 10 years.

(3) In determining the licence fees payable under a licence, the Minister must not take into account the value of any work carried out by the licensee in relation to the land or any other improvements on the land that do not belong to the Crown.

(4) The Minister may at any time, by written notice to the licensee, vary the terms and conditions of a licence (including the licence fees payable under the licence).

(5) The regulations may fix a date for the payment of licence fees under licences generally or under licences of a specified class (and such a regulation has effect despite any provision to the contrary contained in a licence to which the regulation applies).

49—Waiver of conditions etc

Despite any other provision of this Act or a provision contained in a licence, the Minister may, if satisfied that it would be reasonable in the circumstances—

(a) waive a breach of, or compliance with, a condition of a licence unconditionally or subject to conditions; or

(b) waive, reduce or remit any licence fees payable under a licence or may allow any licence fee, or part of a licence fee, to be paid at a time other than that fixed by regulation in accordance with section 48 or specified in the licence.

50—Dealing with licence

(1) A licence granted under this Act cannot be transferred or otherwise dealt with without the consent of the Minister.

(2) If the licensee transfers the licence—

(a) all accrued and accruing liabilities to the Crown pass to the transferee; and

(b) any such liabilities that had accrued before the date of the transfer may be enforced against the transferor (who will be regarded as jointly and severally liable with the transferee).

51—Cancellation of licences

(1) The Minister may cancel a licence—

- (a) if a condition of the licence has been breached—by notice in writing to the licensee; or
- (b) in any other case—by not less than 1 month's notice in writing to the licensee.

(2) Subject to the regulations, no compensation is payable by the Crown in respect of the cancellation of a licence under this section.

52—Renewal of licence without application or on late application

(1) If, on the expiry of a licence under this Act, the licensee continues to exercise rights under the licence as if the licence were still in force, the Minister may, of his or her own initiative and without application by the licensee, renew the licence for a term of 12 months or for such other term as the Minister, by written notice, advises the licensee (and the conditions fixed by the Minister in relation to the renewed licence, including any conditions relating to licence fees, apply to the licensee as if the renewal had been made on the application of the licensee).

(2) The Minister may renew a licence on a late application despite the fact that the licence has expired.

(3) A licence renewed under this section has effect from the end of the term for which the licence was previously granted or renewed.

53—Exemption from stamp duty

The grant or renewal of a licence under this Act is exempt from stamp duty.

54—Special provisions relating to Murray-Darling Basin and River Murray Protection Areas

(1) If a proposed licence or renewal of a licence relates to an area within the Murray-Darling Basin, the Minister must, in considering whether to grant or renew the licence, take into account the objects of the *River Murray Act 2003* and the

Objectives for a Healthy River Murray under that Act.

(2) If a proposed licence or renewal of a licence relates to a River Murray Protection Area under the *River Murray Act 2003* and is within a class of licences prescribed by the regulations for the purposes of this provision (which class may be prescribed so as to consist of all such licences), the Minister must, before deciding whether to grant or renew the licence—

- (a) consult with the Minister to whom the administration of that Act is committed; and
- (b) comply with the Minister's directions (if any) in relation to the licence (including a direction that the licence not be granted or renewed, or that if it is granted or renewed, then the licence be subject to conditions specified by the Minister).

8.4 Lockleys Oval - Update

Brief

This report provides Members with a status update in regard to various activities and upgrades at Lockleys Oval.

RECOMMENDATION(S)

The Committee recommends to Council that:

1. The report be noted.
2. The new location of the baseball training facility, as proposed within this report, be endorsed, subject to the necessary Development Application, period of community consultation and the Site Licence provided by Department Environment and Water, (DEW). The Mayor and Chief Executive Officer to sign and/or seal any documentation to give effect to the grant of licence with DEW.
3. The cost of the acoustic report required in order to progress the Development Application for the variation to hours of operation at the Lockleys Sporting Facility - bar, kitchen and function rooms is shared between Council (50 per cent of the cost) and the Clubs who seek the variation of hours (50 per cent of the cost).

Introduction

At its meeting held 27 July 2021, the City Facilities and Waste Recovery General Committee received an update report which provided information regarding the status of a number of components at Lockleys Oval.

The report advised the Committee of the following:

- *The Lockleys Oval upgrade is almost complete with the final elements scheduled to be installed by June 2022, including training facility (batting tunnels), storage facilities and additional public toilet facility.*
- *Drawings and quotes had been gathered for the construction of replacement batting and pitching tunnels for the Baseball Club (Council's contribution funded through the Local Roads and Community Infrastructure Fund 2021). The proposed location of the tunnels is at the rear of the new facility, partially on River Torrens Linear Park land and over a SA Water easement. A Development Application would be submitted subject to approvals from SA Water and the Department of Environment and Water.*
- *Funding had been allocated in the 2021/2022 budget for an additional double accessible toilet facility and storage shed on site. Since preparing budget proposals, the football club made the Administration aware that the club had experienced a shortage of changeroom facilities on site during the winter season. The main contributing factor has been the immense growth in memberships of all clubs located at Lockleys Oval.*
- *As a result of the changeroom shortage, Council approved the submission of a grant application through the Office for Recreation, Sport and Racing (ORSR) to assist with costs of constructing new changerooms, storage and public toilets. The 2021/2022 approved budget allocation of \$200,000 for new toilet and storage facilities would be used as Council's contribution to apply for matching funding through the ORSR.*
- *An extension of hours of operation of the bar, kitchen and function rooms would be sought to allow for increased use of the area for revenue-raising (birthday parties, weddings, engagements etc.) and also for club events. A variation was being sought to the Development Approval conditions.*

At its meeting held 28 September 2021, Members endorsed the 'user pays' approach to deriving licence fees for the clubs using newly constructed facilities, outlined within a report. Further, at its meeting held 14 December 2021, Members were made aware that the Lockleys Football Club had indicated it was unable to commit to a new licence agreement on the basis of the licence fee which was determined. The Club has now provided the Administration with an alternate arrangement, which Members are able to consider and this is outlined in a separate report within this agenda.

Discussion

Training Facility:

Through the Local Roads and Community Infrastructure Program, a component of the funding distributed to West Torrens in 2021 was allocated for new training facilities at Weigall Oval, Camden Oval and Lockleys Oval. New baseball batting tunnels have since been constructed at Weigall Oval and cricket nets constructed at Camden Oval. The final component of this funding was the construction of batting tunnels at Lockleys Oval as replacement tunnels to those removed as part of the new facility's development.

As previously reported, the preferred location for the training facility was at the rear of the new Club building necessitating approvals being sought from both SA Water and the Department of Environment and Water (DEW). The Administration met with representatives of DEW onsite at Lockleys Oval in late 2021. DEW gave in principle approval to build the facility over a portion of River Torrens Linear Park Land and written notification was provided in early 2022. Following the receipt of this, a meeting was coordinated with SA Water to discuss the easement and to seek approval to build above the sewer line. Unfortunately, a number of conditions were placed upon the 'in-principle' agreement which made the project cost prohibitive.

The Administration met with representatives of the Baseball Club last month to discuss further options. The West Torrens Baseball Club announced they were successful in receiving grant funding to assist with the fit-out of the training facility (i.e. soft netting and synthetic turf). The funding requires the Baseball Club to contribute matching funds.

Both the Administration and the Baseball Club agreed that only one further location would be suitable for the construction of the training facility. The new location is north of the new Clubroom facility, where a number of temporary storage containers are currently located, (**Attachment 1**). This new location allows the entire facility to be constructed without impeding on the sewer easement, thus no SA Water approval will be required. The location still includes part of River Torrens Linear Park land and final approval (and site licence) will be required from DEW.

The Administration now seeks the Committee's approval to construct the training facility in the proposed new location. A period of community consultation will be required and a Development Application will be lodged upon approval of the Committee / Council. If no adverse comments are received through this process, The Administration will proceed with entering into a site licence with DEW and construction.

As the eastern façade of the proposed training facility will be a large expanse of Colorbond (approximately 30 metres), the Administration is currently developing design options (i.e. landscaping) to soften/screen this section. This will improve the aesthetic of the facility on approach through the northern carpark.

By locating the training facility in this proposed location, the storage sheds for the Football Club, Soccer Club and Cricket Club will be required to be constructed at the rear (south-west) of the Clubroom Facility (**Attachment 2**). There are no additional areas onsite that impact the playing area or viewing area of the site or the SA Water easement.

Once complete, the new training facility floor area will be included in the lease/licence held by the West Torrens Baseball Club and relevant fees will be payable. Similarly, once the storage facilities are complete, these will form part of the leased/licenced area of the Goodwood Cricket Club, West Beach Football Club and Lockleys Football Club, with fees amended appropriately.

The new public toilet facility will be constructed on the east or south-east of the site. Investigations will take place once work on the training facility is underway. The application for funding through the Office for Recreation, Sport and Racing (ORSR) to construct additional changeroom facilities in addition to the public toilets and storage sheds was unsuccessful.

Extension of Hours of Operation

A variation to the Development Approval has been sought to extend the hours of operation of the bar, dining and function areas within the existing clubroom building from 11.30pm to 1.00am on Friday and Saturday nights and from 10.30pm to 1.00am on Sunday nights, (only where the following day is recognised as a gazetted public holiday).

Initial public notification has been undertaken and six representations were received. Four were opposed to the extension and two supported the extension with conditions. The main reason for the opposition was the noise that patrons make leaving the facility. When patrons leave at 11.30pm, chatting, talking and yelling can continue on the streets in close proximity to houses for up to an hour. If the operation hours were extended, some representors are of the opinion that this would likely result in street noise until 2.00am.

In order to assess the variation appropriately, the Administration has been advised that an acoustic report will be required. The acoustic report will assess whether the extension of hours inside the building which incorporates the playing of music, and associated activities (including outside vehicular and patron noise) will meet relevant Environment Protection (Noise) Policy criteria.

The acoustic report is required to be submitted before any assessment of the application to vary conditions will take place. Quotes have therefore been sought and it is anticipated the cost of a required acoustic report will be \$5,500 to \$6,000.

The Administration proposes that the cost of the acoustic report is jointly funded between Council and the Clubs that seek the variation (i.e. Council contributes 50 per cent of the cost and the remaining 50 per cent is shared amongst the Clubs who seek the variation of hours). Council's contribution towards this report will be allocated at the next budget review report, (i.e. March 2022 Budget Review). Members should note that a similar variation to the hours of operation conditions has been lodged for Weigall Oval at the request of the two clubs for this facility.

Climate Impact Considerations

(Assessment of likely positive or negative implications of this decision will assist Council and the West Torrens Community to build resilience and adapt to the challenges created by a changing climate.)

There are no significant climate change impacts arising as a result of undertaking these works.

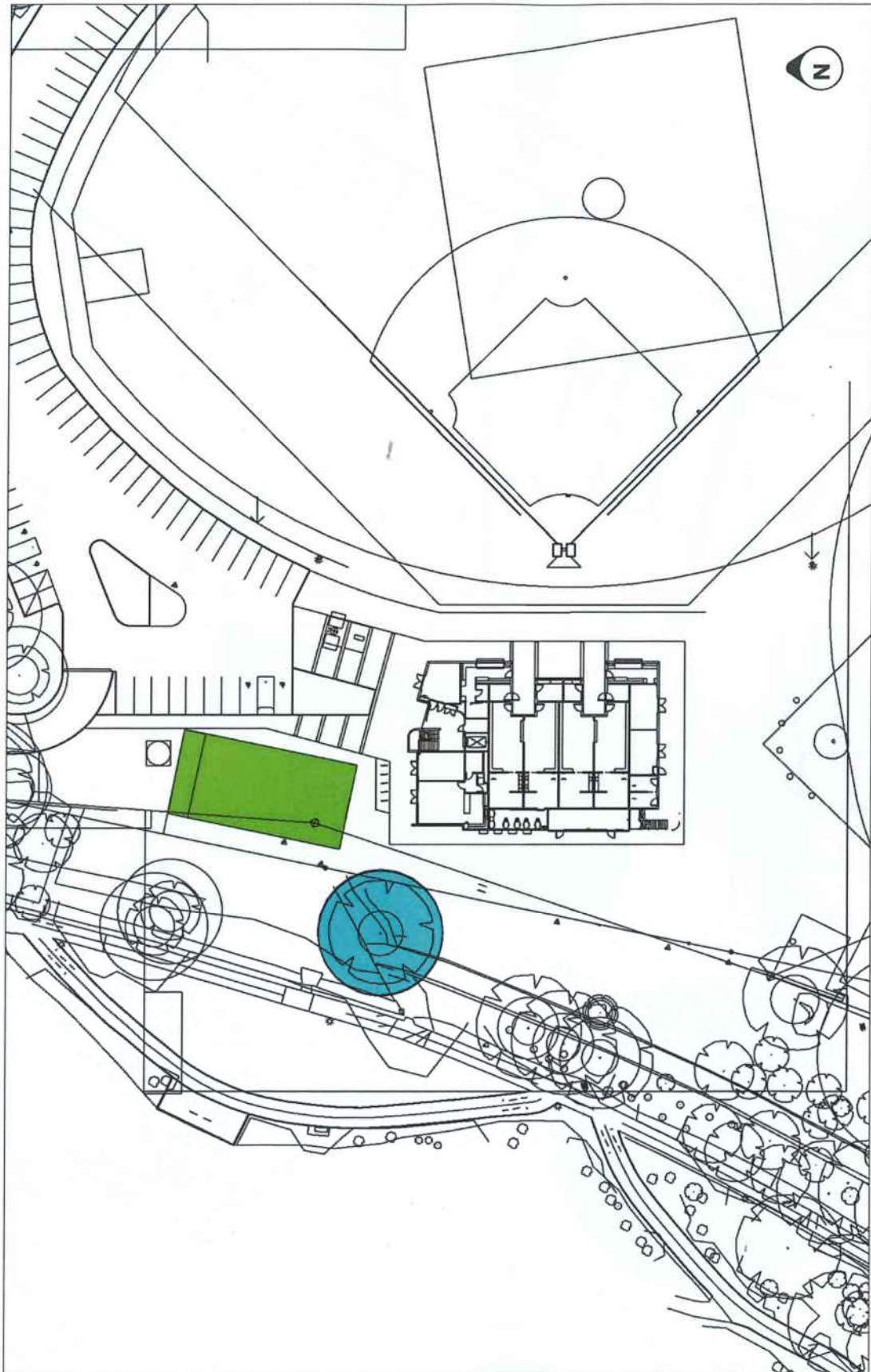
Conclusion

Funding has previously been allocated through the Local Roads and Community Infrastructure Program to fund replacement training facilities for the Baseball Club at Lockleys Oval. The original site allocated for the development is no longer an option due to a range of conditions imposed by the SA Water easement. A new location has been proposed and the Administration seeks Committee / Council approval to proceed.

Further, an acoustic report is required to be undertaken to progress the variation to the Development Application hours of operation conditions. The Administration proposes the cost of report be shared between Council and the Clubs who seek the variation.

Attachments

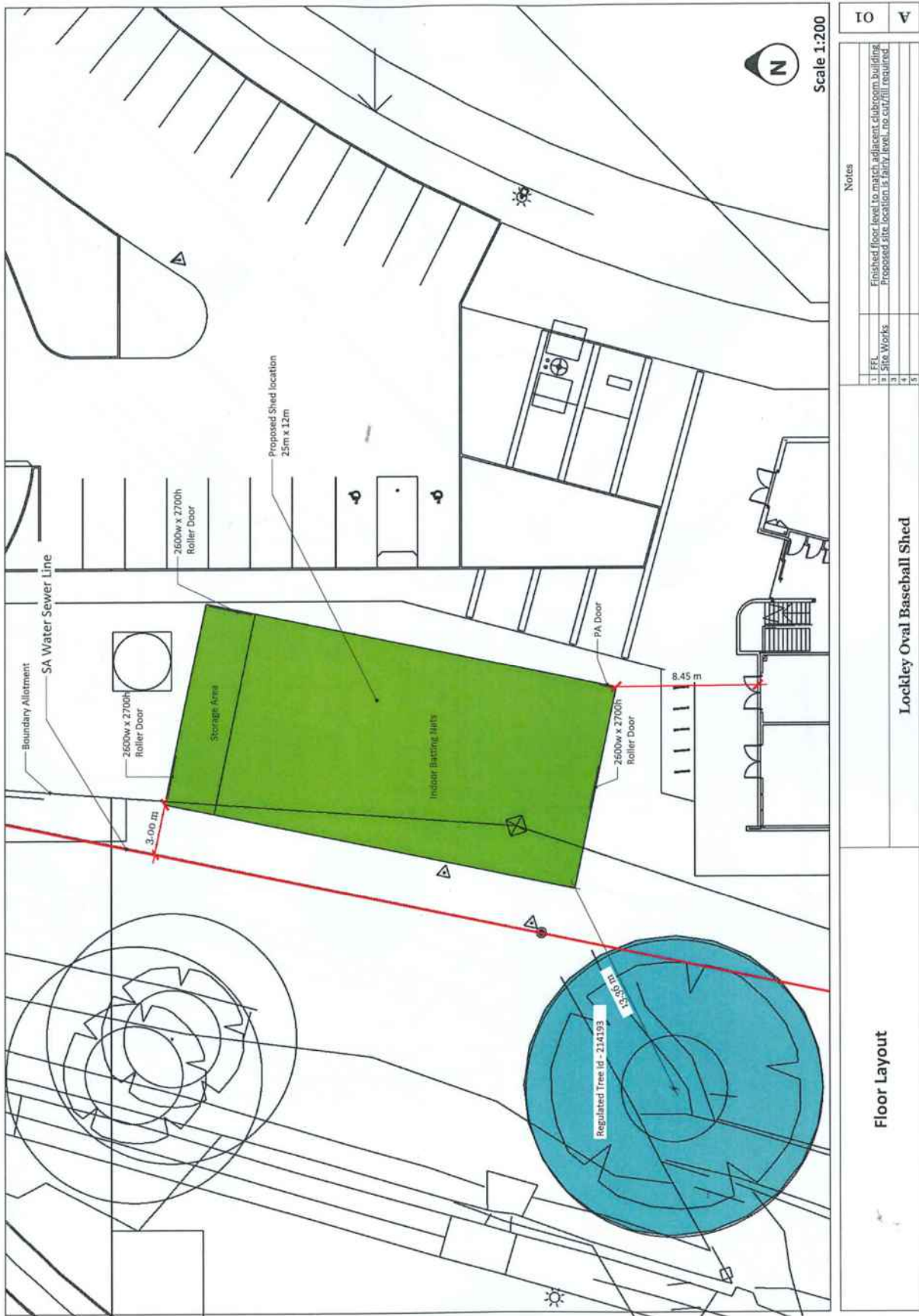
- 1. Proposed Location of Replacement Batting Tunnels**
- 2. Proposed Location of Storage Sheds - Lockleys Oval**



March 7, 2022



Lockley Oval Baseball Shed

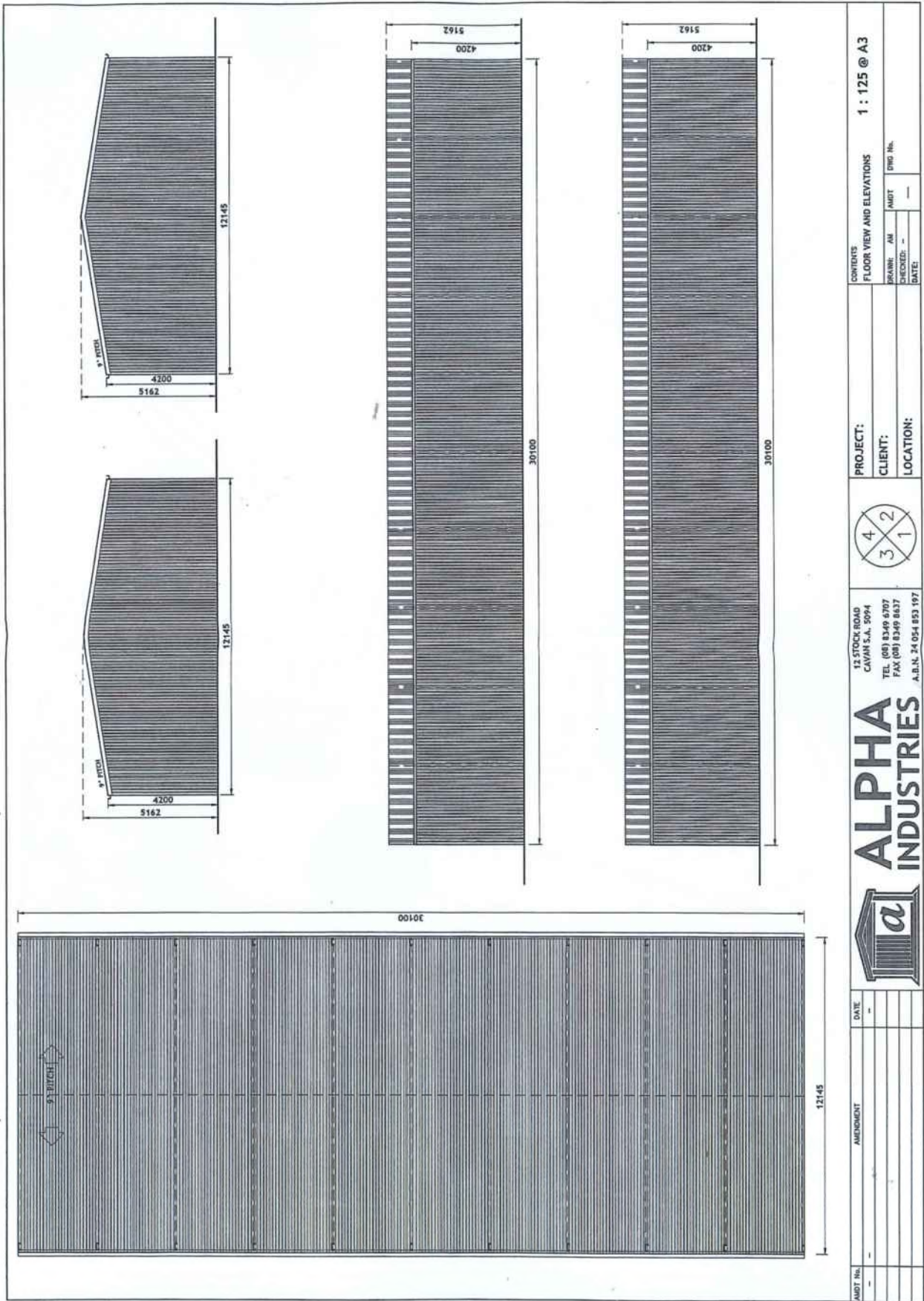


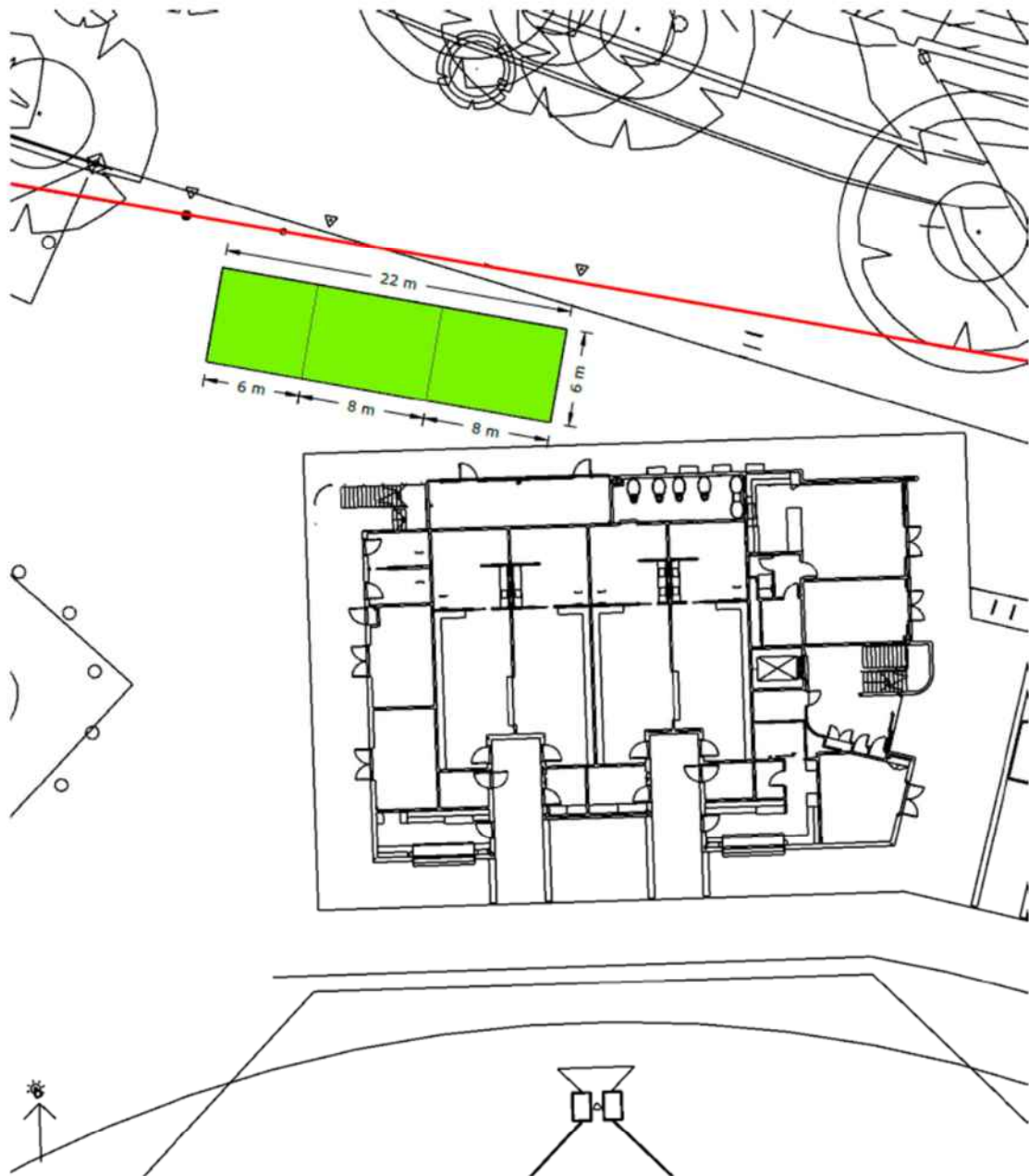
IO	V
1	EFL
2	Site Works
3	Finished floor level to match adjacent clubhouse building
4	Proposed site location is fairly level, no cut/fill required
5	

Notes

Lockley Oval Baseball Shed

Floor Layout





8.5 Licence Agreements for New Sporting Club Facilities - Update

Brief

This report provides Committee Members with an update regarding the grant of new licence agreements at Council's new/upgraded sporting facilities.

RECOMMENDATION(S)

The Committee recommends to Council that:

1. The Lockleys Football Club be advised that the Committee **accept/not accept** the alternative rental/licence fee offer it has submitted, i.e. a commencing licence fee of \$3,900pa plus GST and outgoings. The licence fee to increase on each anniversary of the commencement date (1 October 2021) during the licence term as follows:
 - From 1 October 2022 - \$4,095 pa plus GST and outgoings
 - From 1 October 2023 - \$4,300 pa plus GST and outgoings
 - From 1 October 2024 - \$4,515 pa plus GST and outgoings
 - From 1 October 2025 - \$4,740 pa plus GST and outgoings
2. The Licence Agreements for other sporting clubs that were discussed within the report (Item 8.2) at the Committee's meeting of 28 September 2021 (and where the licence fees were determined in a similar fashion to the Lockleys Football Club), **be/not be** amended in accordance with the reduced licence fee now applicable to the Lockleys Football Club.

Introduction

At its meeting of 28 September 2021, the Committee considered a report which proposed the grant of new (5 year) licence agreements to users of Council's new facilities at Camden Oval, Lockleys Oval and Weigall Oval and which outlined a methodology and rationale for the determination of licence fees for those user clubs.

Members may recall that there was considerable discussion on the matter and that following its consideration of it the Committee resolved as follows:

The Committee recommends to Council that:

1. *The report be noted.*
2. *The methodology which has been developed and presented to determine the proposed licence fees for Clubs occupying the recently completed facilities at Camden Oval, Lockleys Oval and Weigall Oval within this report be agreed and that the Administration be authorised to prepare new licence agreements for the Clubs, in accordance with the methodology and information contained within this report for execution by the Clubs.*
3. *The Mayor and Chief Executive Officer be authorised to sign and seal any documentation to give effect to the grant of this resolution.*

The Council endorsed the Committee's recommendations at its meeting of 5 October 2021.

Final (execution) copies of the licence agreements were provided to all clubs following the Council meeting, seeking sign, or sign and seal, of these documents by Club signatories.

Discussion

Members may recall that the report of 28 September 2021 indicated that:

- *The methodology proposed that licence fees be determined on the basis of the duration of occupation each year, the area occupied and the facilities that are provided within the nominated licence areas. The intention in using such a methodology was to address relativity and equity issues amongst and between licence fee charges within and across the new facilities; and*
- *The Lockleys Football Club expressed significant concern with regard to the proposed quantum, and indicated that it did not have the capacity to meet the proposed charges but had at the time of the meeting not offered any alternate proposal.*

In the COVID and Christmas/New Year interrupted intervening period following the Council meeting, the Administration has sought further information and met with representatives from the Lockleys Football Club in an endeavour to progress the matter.

As part of this process, the Lockleys Football Club was requested to provide, and has provided, its audited financial statements (**Attachments 1 and 2**) and has recently also provided an alternate proposal for Members' consideration (**Attachment 3**).

The Administration has the following general observations and comments arising from the supplied Financial Statements.

It notes that the coaching fees and player and trainers' payments form a considerable portion (approximately 37 per cent) of total club expenditure in the 2021 accounting period. In this regard the Club advised that:

"You will notice a significant difference on the bottom line between 2020 & 2021. The main reason being in 2020 the league didn't allow player and coaching payments, the result of that saw the club make a profit. In 2021 it was business as usual, payments were definitely required to retain and attract coaches and players."

General advice was sought in regard to the quantum and necessity of these (coaching, player and trainers') payments from other independent and reliable sources which did essentially support the Club's contentions, especially in circumstances where the club is endeavouring to transition to higher grades in the competition. (Interestingly the independent advice suggested that top division clubs are likely to have a *lower* quantum of these payments, as players etc. want to play in the highest grade (a sort of "reverse/perverse demand")).

The advice further indicated that (individual) coaches payments are capped by the peak body, but that Clubs such as Lockleys Football Club are likely to have a number of coaches for their teams (i.e. the capped payment needs to be multiplied by the number of coaches at the club).

The Administration further notes the comments of the Club's Treasurer (in an email to the Administration on 19 November 2021) that:

"..we are unable to agree on the proposed new fee, this fee increase will see our club put into receivership, and potentially see our club fold within three years."

Members will note that the Club's alternative proposal (**Attachment 3**) suggests the following:

Proposed Rent:

- From 1 October 2022 - \$3,900 pa plus GST;
- From 1 October 2023 - \$3,900 pa + CPI or 5% whichever is greater - (assuming 5% = \$4,095pa plus GST);
- From 1 October 2024 - \$4,095 pa+ CPI or 5% whichever is greater - (assuming 5% = \$4,299.75pa plus GST);
- From 1 October 2025 \$4,299.75 pa + CPI or 5% whichever is greater - (assuming 5% = \$4514.75pa plus GST).

The Administration contacted the club to seek some clarification regarding its offer (noting that the commencing term is listed as 1 October 2022 in the Club's offer) and subsequent to this enquiry the below amendments have been confirmed with the Club:

Proposed licence fee:

- From 1 October 2021 - \$3,900 pa plus GST;
- From 1 October 2022 - \$4,095 pa plus GST;
- From 1 October 2023 - \$4,300 pa plus GST;
- From 1 October 2024 - \$4,515 pa plus GST;
- From 1 October 2025 - \$4,740 pa plus GST.
- (i.e. the licence fee is proposed to increase by approximately 5% on each anniversary of the date of commencement of the licence)

The licence fee offered by the club in year 5 equates to approximately 60 per cent of the calculated and sought licence fee reported to the Committee at its meeting of 28 September 2021.

The Club notes that it desires to make a significant investment in a new electronic/digital scoreboard at the facility (which has the potential to also be used by the West Torrens Baseball Club, should WTBC provide a contribution toward its cost) of some \$35,000, and is hopeful that this proposed investment will be viewed favourably by the Committee (and Council) and factored into the determination of the licence fee sought. Council originally budgeted an amount of \$40,000 for a new scoreboard in 2020/2021 (funds remain in the current 2021/2022 budget). It is currently estimated that a suitable sized fully electronic scoreboard for the size of the oval would cost in the range of \$80,000 to \$100,000.

The Administration has also confirmed with the Club that relevant and applicable outgoings, e.g. (the Club's share of) power, water, gas, insurance etc., will be paid by the Club in addition to the rental offer made. As indicated in the report to the Committee of 28 September 2021, based on expenditure incurred during the 2020/2021 financial year, it is anticipated that the Club's share of outgoings ("user charges") payable will be in the order of \$15,000pa.

There is one further matter which needs to be reported to, and considered by the Committee (and Council), that being the Club's request for greater access to the entire upstairs clubroom space - especially on Friday and Saturday nights. As per the Administration's model which was developed, and the overriding general; principle of "user pays", any additional usage or space used should result in an increase of rent or licence fee (and will result in additional outgoings payable).

The Committee further needs to consider this request is that a carte blanche approval does/will impact the use of the other seasonal tenant (West Beach Football Club) using the facility at this time. Members will be aware that prior to the construction of the new clubroom building both clubs had full year access to their ("own") leased facilities.

The Administration notes that the proposed new licence agreements include the (new/additional) requirement that the sitting Licence user(s) act fairly and reasonably in dealing with any requests for use of the function space from other Licensees of the clubroom building. This clause was inserted into the new agreements in an endeavour to address perceived/actual issues that were experienced during the initial short term licence period, and it is the Administration's preference that it be used, perhaps in an amended form, to deal with this issue.

The amendment suggested by the Administration is as follows (inserted text is in italics):

The Licensee will negotiate, acting fairly and reasonably, any use of this (i.e. the function room) space requested by other Licensee(s) of the facility during the Licence period. *The Council considers that fair and reasonable action includes (but is not limited to) treating other Licensees with dignity and respect, the provision of reasonable notice to other Licensees, working in a cooperative fashion with other Licensees and the fair reciprocation of any sole use arrangements (should they be sought and granted) which may be provided by one Licensee to another. For the avoidance of doubt, obstructionist or self-seeking behaviour by one Licensee towards others/another does not constitute fair and reasonable action.*

Additionally/alternatively it may be that the provision of a "quarantined" (smaller) area which could accommodate members of the West Beach Football Club (together, rather than spread at separate discrete tables), may assist in serving the interests of both parties.

The above proposition has, as yet, not been discussed with the Clubs.

Should the Committee recommend to Council that the licence fees for the Lockleys Football Club be varied, and Council endorse the Committee's recommendations, the Administration seeks direction from the Committee/Council in regard to the treatment of licenses (to be) granted to other clubs using the new/redeveloped sporting facilities at Lockleys, Camden and Weigall Ovals.

As indicated in the report provided to, and considered by, this Committee at its meeting of 28 September 2021, the Administration had developed a methodology which sought to establish an equitable footing across these new facilities for the determination of licence fees for a number of clubs, based on the:

- Area occupied,
- Period occupied; and
- Category of space (e.g. kitchen, changeroom, function space).

Adjustment to the licence fee applicable to the Lockleys Football Club (only) will disturb the relativity and equitable basis which was established by the methodology.

There still remain a number of unexecuted agreements which the Administration is continuing to follow up. It is anticipated that the recommendation of the Committee and Council's subsequent decision will provide further clarity in respect of those presently unexecuted agreements.

Climate Impact Considerations

(Assessment of likely positive or negative implications of this decision will assist Council and the West Torrens Community to build resilience and adapt to the challenges created by a changing climate.)

There are no known or perceived climate change impacts arising as a result of consideration of this matter.

Conclusion

Members will be aware that the Administration has previously reported that the Lockleys Football Club indicated that it was unable to commit to a new licence agreement on the basis of the licence fee which was determined.

The Club has now provided the Administration with an alternate arrangement, which Committee Members are able to consider.

Should Members accept the alternate arrangement, the Administration seeks the Committee's/Councils direction in regard to the treatment of licence fees across the new sporting facilities where the "asking" licence fee has been determined on the same basis as the Lockleys Football Club.

Attachments

- 1. Lockleys Football Club - Stamped Financial Statements**
- 2. Lockleys Football Club - Signed Audit Report**
- 3. Lockleys Football Club - Submission**

**LOCKLEYS FOOTBALL CLUB INCORPORATED
ABN 70 445 296 278**

**FINANCIAL REPORT
FOR THE YEAR ENDED
30 September 2021**



LOCKLEYS FOOTBALL CLUB INCORPORATED
ABN 70 445 296 278

Contents

Statements by Members of the Board	1
Income and Expenditure Statement	2
Statement of Financial Position	6
Notes to the Financial Statements	7
Auditors Declaration	11



LOCKLEYS FOOTBALL CLUB INCORPORATED
STATEMENT BY MEMBERS OF THE BOARD

The Board have determined that the organisation is not a reporting entity and that this special purpose financial report should be prepared in accordance with the accounting policies outlined in Note 1 to the financial statements.

In the opinion of the Board, the financial report as set out on pages 2 to 9

1. Present fairly the financial position of the Lockleys Football Club Incorporated as at 30th September 2021 and its performance for the year ended that date.


2. At the date of this statement, there are reasonable grounds to believe that the Lockleys Football Club Incorporated will be able to pay its debts as and when they fall due.

3. (a) An Officer of the organisation, a firm of which the officer is a member or a body corporate in which the officer has a substantial financial interest has not received or become entitled to receive a benefit as a result of a contract between the officer, firm, body corporate and the organisation; and

(b) an Officer of the organisation has not received from the organisation any payment or other benefit of a pecuniary nature.

This statement is made in accordance with a resolution of the Board and is signed, in accordance with Not-for-profits Commission Regulation 2013, for and on behalf of the Board by:

President: 

Member:  Rob Curran

Dated this 15 day of November 2021



LOCKLEYS FOOTBALL CLUB INCORPORATED

INCOME AND EXPENDITURE STATEMENT
FOR THE YEAR ENDED 30 SEPTEMBER 2021

	Note	2021 \$	2020 \$
INCOME			
ADMINISTRATION			
Memberships		67,935	58,777
Sponsorship		58,490	27,556
		<u>126,425</u>	<u>86,332</u>
TRADING			
Bar Trading	2	51,345	28,155
Food Outlet Trading	3	10,531	10,668
Merchandise Trading	4	3,820	(4,462)
		<u>65,696</u>	<u>34,361</u>
OTHER INCOME:			
Fundraising		8,733	544
Event Hire		1,899	-
Garage Sale		-	1,455
Interest - Bank		17	35
Raffles		6,374	7,847
Social Events		40,125	27,188
Video Games		-	300
		<u>57,148</u>	<u>37,369</u>
TOTAL INCOME		<u>249,269</u>	<u>158,063</u>

The accompanying Notes form part of these financial statements

LOCKLEYS FOOTBALL CLUB INCORPORATED

INCOME AND EXPENDITURE STATEMENT
FOR THE YEAR ENDED 30 SEPTEMBER 2021

	Note	2021 \$	2020 \$
EXPENSES			
CLUB OPERATIONS			
Accounting, Audit & Consulting Fees		7,061	512
Advertising		105	410
Asset Write-off (Old building items)		10,709	-
Bank fees		2,959	1,434
Cleaning		5,552	2,179
Depreciation		707	-
Donations		200	300
Equipment		-	852
Insurance		4,310	3,062
Keys		-	83
Office & Stationary		1,860	65
Point of Sale		-	5,014
Post Office Box		-	134
Rent		688	-
Repairs & Maintenance		825	3,220
Sponsorships		1,113	-
Website & Internet		496	225
		<u>36,585</u>	<u>17,490</u>
FOOTBALL			
Affiliate Fees - Juniors		7,920	8,412
Affiliate Fees - Seniors		12,626	5,940
Coaches		38,210	5,050
Fines		250	-
Footballs & Equipment		14,243	3,658
Game Day Fees		1,424	-
Hire Costs		2,666	-
Hosting finals		-	1,000
Match Day Equipment		-	2,981
Merchandise & Guernseys - Player Use		20,593	2,970
Oval Paint		-	204
Player Payments		8,765	-
Trainers		18,400	9,155
Trainers Supplies		12,003	7,825
Trophies		4,310	-
Umpires & Officials - Juniors		13,048	-
Umpires & Officials - Seniors		21,058	500
Video		-	462
Wages - Scoreboard/Boundary		758	-
2020 Football Operations	1	-	19,131
		<u>176,274</u>	<u>67,287</u>

The accompanying Notes form part of these financial statements

LOCKLEYS FOOTBALL CLUB INCORPORATED**INCOME AND EXPENDITURE STATEMENT
FOR THE YEAR ENDED 30 SEPTEMBER 2021**

	Note	2021 \$	2020 \$
FUNDRAISING SOCIAL			
Operations - Players		-	700
Raffle Expenses		1,141	2,885
Social Events Costs		38,568	17,820
		<u>39,709</u>	<u>21,405</u>
TOTAL EXPENSES		<u>252,568</u>	<u>106,183</u>
NET INCOME FROM ACTIVITIES		<u>(3,299)</u>	<u>51,880</u>

The accompanying Notes form part of these financial statements

The logo for Galpins, featuring the word "Galpins" in white text on a dark blue rectangular background.

LOCKLEYS FOOTBALL CLUB INCORPORATED
INCOME AND EXPENDITURE ACCUMULATED STATEMENT
FOR THE YEAR ENDED 30 SEPTEMBER 2021

	Note	2021 \$	2020 \$
SURPLUS/(DEFICIT) FOR THE YEAR		(3,299)	51,880
Accumulated Surplus (Deficit) at beginning of year		109,227	57,347
ACCUMULATED SURPLUS AT THE END OF THE FINANCIAL YEAR		105,928	109,227

The accompanying Notes form part of these financial statements

The logo for Galpins, featuring the word "Galpins" in white text on a dark blue rectangular background.

LOCKLEYS FOOTBALL CLUB INCORPORATED

STATEMENT OF FINANCIAL POSITION
AS AT 30 SEPTEMBER 2021

	Note	2021 \$	2020 \$
ASSETS			
Cash and Cash Equivalents	5	108,798	104,683
Trade and other receivables	6	6,487	770
Inventories	7	6,467	4,961
TOTAL CURRENT ASSETS		121,752	110,414
FIXED ASSETS	8	6,385	10,709
TOTAL ASSETS		128,137	121,123
LIABILITIES			
Trade and Other Payables	9	12,197	11,896
Revenue Received in Advance		10,012	-
TOTAL LIABILITIES		22,209	11,896
NET ASSETS		105,928	109,227
Represented by:			
ORGANISATION FUNDS			
Accumulated Surplus		105,928	109,227
TOTAL ORGANISATION FUNDS		105,928	109,227

The accompanying Notes form part of these financial statements

LOCKLEYS FOOTBALL CLUB INCORPORATED**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2021****Note 1 Statement of Significant Accounting Policies**

This financial report is a special purpose financial report prepared in order to satisfy the financial reporting requirements of the Associations Incorporation Act (SA) 1985, and the organisation's constitution.

The Board has determined that the organisation is not a reporting entity and therefore there is no requirement to apply Accounting Standards and other mandatory professional reporting requirements in the preparation and presentation of this report.

Although provisions of various Accounting Standards and other mandatory professional reporting requirements may have been complied with in the preparation and presentation of this special purpose report, it is not intended that the requirements of those standards and other reporting requirements be fully adopted and applied. Those Australian Accounting Standards which have been used in the preparation and presentation of this financial report are as follows:

AASB 101	Presentation of Financial Statements
AASB 108	Accounting Policies. Changes in Accounting Estimates & Errors
AASB 1054	Australian Additional Disclosures

Significant accounting policies adopted in the preparation of these financial statements are presented below and are consistent with prior reporting periods unless otherwise stated.

The financial statements have been prepared on an accruals basis and are based on historical costs modified where applicable, by the measurement at fair value of selected non-current assets, financial assets and financial liabilities.

The following material accounting policies which are consistent with the previous period unless otherwise stated, have been adopted in the preparation of this financial

Plant and Equipment

Plant and equipment is carried at cost or fair value less, where applicable, any accumulated depreciations and impairment of losses. Plant and Equipment is depreciated over the assets useful life to the Association, commencing from the time the asset is held ready for use.



LOCKLEYS FOOTBALL CLUB INCORPORATED**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2021****Cash and Cash Equivalents**

Cash and Cash Equivalents comprise cash on hand, demand deposits and short Cash and Cash Equivalents comprise cash on hand, demand deposits and short which are subject to an insignificant risk of change of value.

Revenue and Other Income

Revenue is recognised when the amount of the revenue can be measured reliably, it is probable that the economic benefits associated with the transaction will flow to the association and specific criteria relating to the type of revenue as noted below, has been satisfied.

Revenue is measured at the fair value of the consideration received or receivable and is presented net of returns, discounts and rebates.

Interest Revenue

Interest Revenue is recognised using the effective interest rate method.

Rendering of Services

Revenue in relation to rendering of services is recognised depending on whether the outcome of the services can be established reliably. If the outcome can be established reliably then the stage of completion of the service is used to determine the appropriate level of revenue to be recognised in the period. If the outcome cannot be reliably estimated then revenue is recognised to the extent of expenses recognised that are recoverable.

Expenses

Due to the availability and presentation of the prior year financial statements, \$19,131 of football operations expenses could not be correctly classified and therefore are stated as a whole amount in the Income & Expenditure Statement.

LOCKLEYS FOOTBALL CLUB INCORPORATED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2021**

		2021	2020
		\$	\$
Note 2 Bar Trading Statement			
	Income		
	Bar Trading	120,563	78,924
	Demon Dollars Giveaways	(10,441)	-
	Refund on Cans/Bottles	1,412	1,391
	Total Income	<u>111,534</u>	<u>80,315</u>
	Cost of Goods		
	Purchases - Alcohol	53,757	47,167
	Purchases - Soft Drink	6,432	4,859
	Other Costs	-	134
		<u>60,189</u>	<u>52,160</u>
	Net Profit from Bar Trading	<u><u>51,345</u></u>	<u><u>28,155</u></u>
Note 3 Food Outlets Trading Statement			
	Income		
	Canteen	10,531	26,493
	Meals	-	962
		<u>10,531</u>	<u>27,455</u>
	Expenses		
	Purchases	-	14,777
	Wages	-	2,010
		<u>-</u>	<u>16,787</u>
	Net Profit from Food Outlet Trading	<u><u>10,531</u></u>	<u><u>10,668</u></u>
<i>Canteen operations were outsourced in 2021, therefore no expenses are recorded</i>			
Note 4 Merchandise Trading Statement			
	Income		
	Merchandise Sales	<u>9,160</u>	<u>4,243</u>
	Cost of Goods		
	Purchases	<u>5,340</u>	<u>8,704</u>
	Net Profit from Merchandise Trading	<u><u>3,820</u></u>	<u><u>(4,462)</u></u>

LOCKLEYS FOOTBALL CLUB INCORPORATED

**NOTES TO THE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 30 SEPTEMBER 2021**

	2021	2020
	\$	\$
Note 5 Cash and Cash Equivalents		
Cash At Bank: Beyond Bank Account	98,786	104,683
Cash At Bank: Scoreboard Sponsorship	10,012	-
	<u>108,798</u>	<u>104,683</u>
Note 6 Trade & Other Receivables		
Current		
Accrued Revenue	2,734	-
Trade Debtors	3,753	770
	<u>6,487</u>	<u>770</u>
Note 7 Inventories		
Stock On Hand: Bar	2,105	500
Stock On Hand: Merchandise	4,362	4,462
	<u>6,467</u>	<u>4,962</u>
Note 8 Property, Plant and Equipment		
General Equipment	7,092	18,319
Less: Accumulated Depreciation	<u>(707)</u>	<u>(7,610)</u>
	6,385	10,709
Total Property, Plant & Equipment	<u>6,385</u>	<u>10,709</u>
Note 9 Accounts Payable and Other Payables		
Trade Creditors		
Trade Creditors	12,197	11,896
	<u>12,197</u>	<u>11,896</u>

Galpins

Accountants, Auditors
& Business Consultants

David Chant CA, FCPA
Simon Smith CA, FCPA
David Sullivan CA, CPA
Jason Seidel CA
Renae Nicholson CA
Tim Muhlhauser CA
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INDEPENDENT AUDITOR'S REPORT

To the members of Lockleys Football Club Inc

Report on the Audit of the Financial Report

Qualified Audit Opinion

We have audited the accompanying financial report, being a special purpose financial report, of Lockleys Football Club Inc (the Association), which comprises the balance sheet as at 30 September 2021, income and expenditure statement of the year then ended, notes comprising a summary of significant accounting policies and the certification by the members of the Board on the annual statements presenting fairly the financial position and performance of the Association.

In our opinion, except for the possible effects of the matter(s) described in the Basis for Qualified Audit Opinion paragraph, the accompanying financial report of the Association presents fairly, in all material respects, the financial position of the Association as at 30 September 2021, and its financial performance for the year then ended in accordance with the accounting policies described in Note 1 to the financial statements and the requirements of the *Associations Incorporation Act SA 1985*.

Basis for Qualified Audit Opinion

It is not practicable for the Lockleys Football Club Inc to maintain an effective system of internal control over donations, subscriptions, other fundraising activities and cash payments made to players and other members until their initial entry in the accounting records. Our audit in relation to fundraising and player and member payments was limited to amounts recorded. Consequently, we were unable to determine whether any adjustments to these amounts were necessary.

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Report section of our report. We are independent of the Association in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 Code of Ethics for Professional Accountants (including Independence Standards) (the Code) that are relevant to our audit of the financial report in Australia, and we have fulfilled our other ethical responsibilities in accordance with the Code.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified opinion.

Emphasis of Matter - Basis of Accounting and Restriction on Distribution and Use

Without modifying our opinion, we draw attention to Note 1 to the financial statements, which describes the basis of accounting. The financial report is a special purpose financial report that has been prepared to assist the Association to meet the requirements of the *Associations Incorporation Act SA 1985*. As a result, the financial report may not be suitable for another purpose. Our report is intended solely for the Association and should not be distributed to or used by parties other than the Association. Our opinion is not modified in respect of this matter.

Emphasis of Matter – Comparative Figures on Financial Statements

We also draw attention to Note 1 to the financial statements, which describes expenses in the comparative figure. Due to the availability and presentation of the prior year financial statements, \$19,131 of football operations expenses could not be correctly classified and therefore are stated as a whole amount in the Income & Expenditure Statement.

Responsibility of Management and the Committee for the Financial Report

Management is responsible for the preparation and fair presentation of the financial report, and has determined that the basis of preparation described in Note 1 is appropriate to meet the requirements of the *Associations Incorporation Act SA 1985* and is appropriate to meet the needs of the members. Management's responsibility also includes such internal control as Management determines is necessary to enable the preparation and fair presentation of a financial report that is free from material misstatement, whether due to fraud or error.

In preparing the financial report, Management is responsible for assessing the Association's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless management either intends to liquidate the Association or to cease operations, or has no realistic alternative but to do so.

The Committee is responsible for overseeing the Association's financial reporting process.

Auditor's Responsibility for the Audit of the Financial Report

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

As part of an audit in accordance with Australian Auditing Standards, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Association's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Association's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Association to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

GALPINS ACCOUNTANTS, AUDITORS & BUSINESS CONSULTANTS

Luke Williams CA, CPA, Registered Company Auditor
Partner
19 / 11 / 2021

To whom it my concern - WTCC

For your consideration

Our Vision

The new facilities and quality playing surface is enabling the Lockleys Football Club to grow and attract new families - both to the Club and to the game of football.

Further, the new Committee which comprises a large portion of local business owners, has a vision to create a community football club that is a pillar within the local community. A place where people can come together to make new connections, new friends and grow the villages in which we raise our families and connect with those around us.

For our players we have launched two new initiatives this season. The Demon's Pathway Academy for our U17 girl's and boy's teams. This program is designed to go beyond football and provide life-long skills in nutrition, healthy habits, mindfulness, and recovery. More can be found on our website. www.lockleysfc.com.au

For our LFCW players we have engaged AFLW Adelaide Crow Marijana Rajcic to provide mentoring to our female players. In person and on-line discussions will focus on topics that are particular to our female players. Again, great on the field and even better off the field.

Our Community

We strive to be a welcoming and inclusive Club and as with most sports, people come together after training and on-game day.

This year we wish to have more nights at the Club where our juniors and senior players and families can come together. Historically this couldn't occur as the old clubrooms didn't offer the space, and in the new building we have been limited to half of the space our membership base has outgrown the half room. It has been increasingly obvious that regardless of Covid, many of our members have stayed away from the Club as we haven't had the space. They love the building but being crammed inside and, on the balcony, doesn't create the mood we seek - talking, networking and coming together.

We'd like to change our agreement moving forward with the new lease and gain access to the entire floor on Friday and Saturday's throughout the season as we'll be able to host more 'one club' events such as:-

1. Junior Presentation Nights - with many grades present. Previously, we have been limited to only one or two teams a night which does not bring us all together.
2. Club Nights such as quiz nights, family nights and the like - with the entire space being available we'll be able to bring more groups together - creating more friendships and connections.
3. Friday night games - under lights with more teams and more families.
4. We understand that we share the facility with West Beach Soccer Club, and we wish to continue to do so and are happy to give access to them when needed on a Friday or Saturday night with notice given to our club, as they only have 100 members and don't use the facility regularly on Friday or Saturdays throughout the season.
5. Given our club has over 600 junior and senior members half the top floor is not viable on the Friday and Saturdays and not conducive with building community and limiting our ability to earn revenue through reduced numbers when half the top floor is empty weekly.

6. Not wanting to limit West Beach Soccer Club's potential revenue earning by not sharing the facility on a Friday & Saturday night, we propose they occupy the whole building on a Sunday, we believe this to be a fair trade off as they conduct the majority of their business, and have all senior and junior teams playing on a Sunday, and have no official business within the facility on Friday and Saturday (afternoon or evening).

The Benefits for LFC & WTCC

A contemporary community asset being fully utilized on key nights. We are not seeking full access between Sunday to Thursday as it's not required by our club. Our peak day/nights are Friday and Saturday with potential to have 500-750 people accessing our club and spending money on food and alcohol which is currently being limited by our available space.

Giving Lockleys Football Club greater space on the nights proposed will enable us Increased opportunities financially for the Club. Driving increased revenue and ability to plan more events, and therefore able to fund the programs noted above, such as a new digital scoreboard and the lease fees increase moving forward.

As a club we're excited at the potential to partner with WTCC in the purchase and installation of a digital scoreboard. We feel the partial scoreboard funding by the Lockleys Football club to be a huge investment, ~\$35k to any club is a lot of money. We hope you take our potential investment into consideration when assessing this proposal / request.

Proposed Rent

From October 1 2022 - \$3,900pa plus GST

From October 1 2023 - \$3,900 + CPI or 5% whichever is greater - (assuming 5% = \$4,095pa plus GST)

From October 1 2024 - \$4,095 + CPI or 5% whichever is greater - (assuming 5% = \$4,299.75pa plus GST)

From October 1 2025 \$4,299.75 + CPI or 5% whichever is greater - (assuming 5% = \$4514.75pa plus GST)

8.6 Request for Grant of Licence - Adelaide Village Band - Mellor Park Community Building

Brief

The Adelaide Village Band has written to Council, seeking a licence for use of the "Mellor Park Community Building" on the western side of Mellor Park Reserve.

RECOMMENDATION(S)

The Committee recommends to Council that:

1. The Adelaide Village Band Inc be granted a licence for use of the former Lockleys Senior Citizens Building on the western side of the Mellor Park reserve at Lockleys, for approximately 2 hours per week (including the storage of related ancillary items) for a period of 5 years from 8 April 2022 until 7 April 2027, or in the event that the group's incorporation has not been processed at time, for a period of 5 years commencing on the date of incorporation. The licence fee to be \$10pa plus GST payable on demand.
2. The Mayor and Chief Executive Officer to sign and/or seal any documentation to give effect to the grant of licence.

Introduction

The Adelaide Village Band (AVB) is a traditional "oompah" band that was originally formed by members of Adelaide's Latvian Community. Over the years, the band has transitioned away from this "strict" membership but has retained ties to the Latvian Community by using/practising in the Latvian Hall building located in Clark Street, Wayville. The band is now seeking an alternate venue that may provide greater flexibility and security and better suit the needs of its elderly membership.

Due to current and ongoing COVID restrictions, the AVB has seen a marked reduction in the number of performances it has undertaken since the declaration of the pandemic. The AVB "target audiences" are generally groups such as Aged Care residents, and service clubs including Probus, Salvation Army and Legacy.

The Band has written to Council seeking the grant of a licence for use of the former Lockleys Senior Citizens hall on the western side of Mellor Park, (**Attachment 1**).

Discussion

At the time of its initial meeting with representatives from the Administration, the Adelaide Village Band was an unincorporated entity. The Administration advised the AVB representatives that Council was unable to enter into a property agreement with unincorporated bodies, and subsequently, the AVB has taken steps to address this matter (by proceeding to incorporate the group). At the date of preparation of this report, the group has lodged all necessary documentation to become incorporated and expects the incorporation to be processed and confirmed prior to the Council meeting of 5 April 2022.

During preliminary discussions with the group, and in the subsequent (and attached) written request from the band, the following requirements have been confirmed.

The AVB seeks use of a space for practice either as the "full" band, or as band sections, one night (Tuesday) per week for approximately 2 hours (between 6.45pm and 9.00pm) on each occasion. The AVB also seeks to store sheet music and other ancillary items related to its operations within the hall.

The band has been forewarned and acknowledges that the Council intends to undertake upgrade/compliance works to the building in the short to medium term and accepts that these works may result in either restricted/limited or no access to the building during the period of works.

Given the nature of the group, the limited hours of use of the facility and the group's offer to play for free at Council events, the Administration suggests that the licence fee be capped at \$10pa plus GST payable on demand.

The Administration also notes that there may be an opportunity for the West Torrens Concert Band to utilise the facility although no arrangements have been confirmed in regard to any proposed use at this time.

Climate Impact Considerations

(Assessment of likely positive or negative implications of this decision will assist Council and the West Torrens Community to build resilience and adapt to the challenges created by a changing climate.)

There are no climate change impacts anticipated as a result of the consideration of this matter.

Conclusion

The Adelaide Village Band has written to Council seeking a licence to use the former Lockleys Senior Citizens Centre on the western side of Mellor Park Reserve for band practice and storage of ancillary items.

The Administration is supportive of the request, on proviso that the band's incorporation is processed, and suggests a licence term of 5 years (from the date of incorporation / 5 April 2022) at a fee of \$10pa plus GST payable on demand.

Attachments

1. Adelaide Village Band - Request for Grant of Licence



ADELAIDE VILLAGE BAND INC.

c/o 30 Ansett Ave. Netley SA 5037 Phone: 08 82931313 Mobile: 0418 451 181

City of West Torrens

165 Sir Donald Bradman Drive,

Hilton SA 5033

Mr. S. Watson

I, Robert Owen, am the Team Leader of a musical performing group named the Adelaide Village Band (AVB). AVB are known as an Oompah Band. I have been authorized by the members to negotiate with the council. The AVB have for more than 40 years been providing musical entertainment, prior Covid, to mostly Aged Care, but also to clubs such as Probus, Salvation Army, Legacy, as well as for Get-on-line government sponsored events.

The majority of our players are retirees who believe in the entertainment value of music, especially the aging generations.

I, as Chairman and Band Leader have been authorized by the members to negotiate on behalf of the Adelaide Village Band to negotiate with West Torrens Council for a license for the use of Mellor Park Hall.

We have been very concerned for our players health, through Covid, as we normally rehearse once a week for a couple of hours, but our place of rehearsing that we had been using is deemed unsafe as it is in a cellar with no airflow and non-compliant space for spacing as well as very steep steps to access causing difficulties for aging player, especially for players with larger instruments.

I made contact with your CEO seeking possible availability of a new more suitable home and given your contact details. As you will be aware I was given the opportunity to inspect the former Senior Citizen's Hall at Mellor Park Lockleys. We were also given the opportunity to have members of the band view the hall and its facilities and then undertake a trial rehearsal to evaluate external noise levels.

The AVB are very keen to seek support from the City of West Torrens such that it may be possible with Council Support to make this location our new home.

AVB have Public Liability Insurance for \$20M, we have prepared a constitution that is ready to submit for Incorporation, and we will take out content's insurance prior to future use.

AVB would like to rehearse every Tuesday evening from 7:00pm to 9:00pm. With access from 6:45pm. However, we would work with Council to cancel any rehearsal where Council access was required

AVB would also like to / be willing to provide performances at no charge to any Council Event eg any event which may be programmed to occur in Mellor Park or at other Council locations. The only requirement for any event would be that player availability on the day.

All players have their own instrument, however, AVB do have a few spare instruments as well as three 4 drawer filing cabinets, two tambour door steel cupboards and possibly a photocopier and some plastic containers of music books etc. We would appreciate the opportunity to be allowed to access the storage cupboards in the storeroom so that these items may be stored onsite and thus further reduce work health safety/manual handling concerns that we would otherwise have in transporting these to and from rehearsals.

We understand that there are renovations required to be undertaken and we appreciate that this will only improve the facilities, so we acknowledge that we will likely be required to cancel any rehearsals with reasonable notice, to prevent any disruption or delays to this work.

The members have all had the opportunity to check the draft License agreement and we would seek a 5-year term is possible.



ADELAIDE VILLAGE BAND INC.

c/o 30 Ansett Ave. Netley SA 5037 Phone: 08 82931313 Mobile: 0418 451 181

I will forward a copy of our PL Currency Certificate, and Incorporation Certificate as soon as it is issued.

AVB members will ensure that your facility is cared for, respected, returned as we find it after use.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Robert Owen'.

Robert Owen

Chairman Adelaide Village Band

3rd March 2022

8.7 Peake Gardens Riverside Tennis Club Upgrade - Update

Brief

This report provides Members with an update in regard to the Peake Gardens Riverside Tennis Club project at Peake Gardens Reserve, Marleston.

RECOMMENDATION

The Committee recommends to Council that the report be noted.

Background

The Peake Gardens Riverside Tennis Club facility is currently the second largest facility in terms of court numbers outside of Memorial Drive (being surpassed only by the recently constructed Playford Tennis Centre). The number of courts results in it being one of the premier tennis facilities within the metropolitan area and a frequent venue for tournaments and other high level competitions, and thus in relatively high demand.

Council previously allocated funding in the 2017/2018 budget for the development of a building masterplan and detailed design documentation to upgrade or replace the existing main clubroom building for the Peake Gardens Riverside Tennis Club (PGRTC) at Peake Gardens Reserve, Marleston.

The Administration worked alongside consultants, representatives of the PGRTC and Tennis SA to develop the masterplan and detailed plans during late 2017 and early 2018. Essentially, the proposal envisaged demolition of the easternmost building (which was used by club coaches and in a very poor condition) and consolidation of all facilities into a single centralised clubroom building.

Based on the costing advice at the time, a bid of \$1,400,000 was presented to Council during the 2018/2019 budget deliberations period to allow these upgrade works to proceed. A number of competing financial priorities resulted in a significantly reduced project budget for that year. The Administration continued to progress the planning documentation and lodged a development application for the project late in 2019. This was however later withdrawn as the project remained unfunded for the 2019/2020 financial year.

The Administration monitored grant funding opportunities to assist with implementation and delivery of this project. However, grant funding rounds at the time only targeted Australian Rules Football, cricket and netball through the Office for Recreation, Sport and Racing (ORSR) Grassroots program.

Whilst there were insufficient funds to proceed with a redevelopment of the facility on the scale envisaged by the plans which were produced, it became increasingly apparent that the condition of the "coaches" building in the north-eastern corner of the site had deteriorated to such an extent that it was necessary to bring forward its demolition.

Over the summer of 2020/2021, the building was demolished and a temporary accommodation (transportable) was provided for the Club's use and located adjacent to, and on the eastern side of the existing clubroom building.

In late 2020, the ORSR announced a new funding round of the Community Recreation and Sporting Facilities Program, for which, tennis clubroom facilities were eligible projects.

Grant funding was sought under this program (as reported to Council in December 2020) and the Administration was advised that the application for funding was successful in mid-2021. Grant funding of \$959,750 was approved and Council was required to contribute the same amount, (i.e. total project budget of \$1,919,500 with Council and ORSR contributing half the cost each).

Introduction

At the Council meeting held 3 August 2021, Members were advised that the City of West Torrens would receive an additional funding allocation of \$1,399,028 through the Federal Government Local Roads and Community Infrastructure Program (LRCI). The funding would be available from 1 January 2022 for projects to be completed by 30 June 2023.

The Administration proposed that \$959,750 of the LRCI Phase 3 funds be allocated as Council's contribution to this project. This allocation was approved by the Federal Government in early 2022, resulting in a total of \$1,919,500 of funding being available from external (grant) funding sources for the upgrade of PGRTC.

At the meeting held 28 September 2021, the Committee endorsed an approach of shared-use of new Council-owned facilities. As such, licence agreements negotiated with Clubs occupying the recently completed facilities at Camden Oval, Lockleys Oval and Weigall Oval included conditions regarding the times of use of the function spaces within the clubrooms buildings to allow Council (and/or Community Clubs etc. through Council's booking portal) to book these function spaces during weekday daytimes. This inclusion was made cognisant of the possible loss of the Thebarton Community Centre.

Discussion

Since being advised of the successful funding application through the ORSR, the Administration has again been working with club representatives and consultants to revisit the original masterplan for the site. Club representatives had prepared a number of points that they wanted altered from the original plan, and taking into account the significantly increased price of construction as a result of the COVID-19 pandemic, a modified concept plan was developed (**Attachments 1 and 2**).

The attached concept plan was approved by the PGRTC representatives in late 2021, after which, consultants began updating and finalising the detailed design plans and documentation, ready for lodgement of a Development Application and to commence the procurement process for the construction.

The anticipated timeline for the project is as follows:

March - May 2022	Development Application assessment and approval Procurement process for construction contract
May - June 2022	Site mobilisation by successful contractor Sod turning ceremony
Early 2023	Project completion

As has been detailed earlier in this report, the former 'coaches hut' has been demolished due to concerns regarding its structural integrity and a temporary accommodation has been operating on site. Once the procurement process is complete, the contractor will mobilise on site and the existing clubroom facility will be demolished.

In order for the Club to remain operational through the construction period (as the tennis courts will still be accessible for the club - for training / competition), additional temporary accommodation (including amenities) will be required. The number and configuration of these facilities will be negotiated with the Club in the coming month.

The funding agreement executed with the ORSR prescribes a 'sod-turning' ceremony be arranged at the site to promote the funding contributed by the State Government. Members will be advised once details of this ceremony have been arranged.

Lease

The Club currently holds a lease for a period of 20 years (5+5+5+5), which commenced on 1 July 2018.

The Club's existing defined lease area comprises the tennis courts, the former clubroom building on the eastern side of the reserve (at the northern end of the courts) and the footprint of the current/existing clubroom building.

The land upon which the Club sits (and all surrounding land within the Peake Gardens Reserve) is community land.

Given that that the clubroom building footprint is proposed to be extended beyond its current configuration, and given that the additional land that the building footprint is proposed to occupy is community land, a new lease will be required to be negotiated and agreed. Should the term of the proposed lease be greater than 5 years and/or the grant of lease not be supported by the existing community land management plan for the location, the relevant provisions of the *Local Government Act 1999* require that public consultation be undertaken prior to Council's consideration of the proposed grant of lease (and it being entered into).

The Administration is aware that the Club has expressed significant concern and angst in regard to the need for it to surrender its existing long-term lease and for this required/prescribed process to occur.

It is envisaged that the new lease would be based on the mechanism which has been utilised at other recently constructed/refurbished Council sporting facilities.

In accordance with this Committee's approval that new Council-owned facilities will follow a shared-use approach, the PGRTC representatives have been advised and are amenable to the shared-use of the function area space during weekday daytimes when not in use by the Club.

Climate Impact Considerations

(Assessment of likely positive or negative implications of this decision will assist Council and the West Torrens Community to build resilience and adapt to the challenges created by a changing climate.)

It is envisaged that the undertaking of this project will result in the realisation of positive/beneficial climate change impacts. In addition to the installation of additional solar panels and economical and efficient hot water services, the development for the tennis club building has considered best practises to reduce the climate / environmental impact and improve the functionality of this facility.

Conclusion

Council was previously advised of the successful application through the Office for Recreation, Sport and Racing for funding to construct a new tennis clubroom facility at Peake Gardens Riverside Tennis Club and approval to allocate funding through the Local Roads and Community infrastructure Program as Council's contribution to the project.

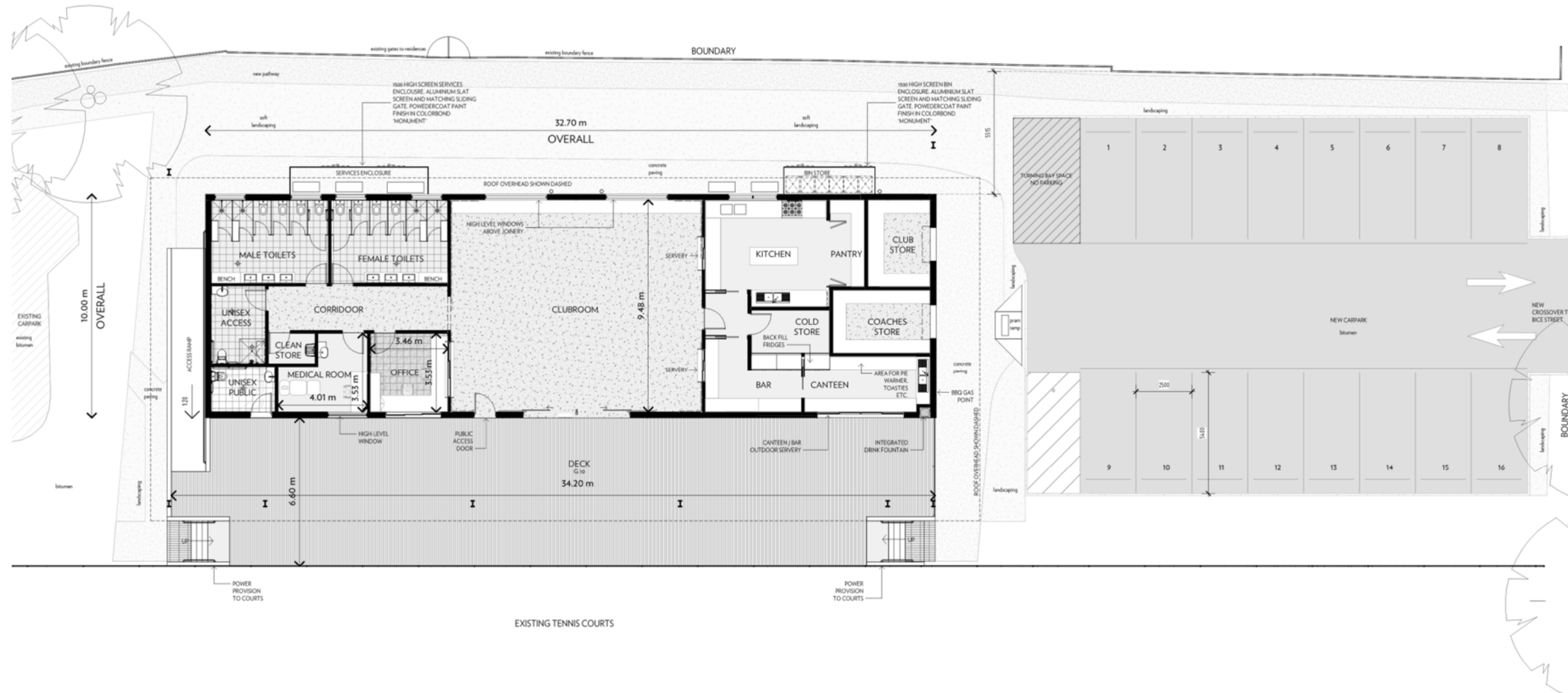
The Administration, representatives from the Club, and consultants have developed concept plans for the approved project. Following this report, the procurement process will commence. It is anticipated the project will be completed in early 2023.

Attachments

- 1. Proposed Site Plan for new Clubroom Facility - PGRTC Redevelopment**
- 2. Draft Floor Plan - PGRTC Redevelopment**



DRAWN BY: J. GOTT; DATE: 15/10/2021; REVISED BY: J. GOTT; DATE: 26/11/2021; PROJECT: PEAKE GARDENS TENNIS CENTRE



REASON FOR ISSUE	REV	DATE
UPDATES FOR CLUB & COUNCIL REVIEW	B	15-10-2021
Revised Back of House + Deck	C	26-11-2021

PRELIMINARY

WALTER BROOKE ARCHITECTURE
 INTERIOR DESIGN
 LANDSCAPE ARCHITECTURE
 MASTER PLANNING



Peake Gardens Tennis Centre
 6-24 Bice Street, Marletson SA 5033

FLOOR PLAN	DRAWING	SK01
26-11-2021	REVISION	C
1:100 @A1	PROJECT	21-0272

8.8 Apex Park and River Torrens Breakout Creek Upgrades - Update

Brief

This report provides Members with a status update in regard to the upgrade at Apex Park and River Torrens - Breakout Creek (Stage 3), West Beach.

RECOMMENDATION

The Committee recommends to Council that the report be noted.

Introduction

The City Facilities and Waste Recovery General Committee has previously been advised that:

- \$1 Million of funding was secured through the State Government 'Open Spaces' fund to support the next stage of works at Apex Park (northern part of the site) with Council required to contribute matching funding. On-ground works for this stage of works are to be completed by December 2022 in order to meet the conditions of the grant agreement and includes:
 - Removal of dense vegetation (weed species) along northern edge of site;
 - Shaping and new planting of wetland (northern edge);
 - A new nature playspace on northern bank of wetland;
 - Construction of a BMX track;
 - Further improvements and completion of irrigated turf event space;
 - Improved walking and cycling paths; and
 - Improved connection / linkages to River Torrens Linear Park/Breakout Creek Stage 3.
- Community Consultation was undertaken and all feedback gathered was provided to consultants in order to refine the draft concept plan for the next stage of the upgrade. A key change has been the expansion of the BMX area to allow for a variety of grades of riders rather than only juniors.
- A new dual accessible toilet facility has been installed, (north of the carpark entrance).
- The procurement process had commenced for the next first stage of works - the civil / bulk earth works. Tenders for the landscaping and the BMX track will be sought in coming weeks.

Further, Members have previously been informed of updates relating to the River Torrens Breakout Creek Stage 3 redevelopment including:

- Funding was successfully secured for the third and final stage of the Breakout Creek redevelopment that involves revitalising 1.5 kilometres from Tapleys Hill Road to the sea.
- The project is a joint endeavour between the City of West Torrens, the City of Charles Sturt and the State Government.
- SA Water have been appointed as the Project Managers for the construction phase of the project.

Discussion

Apex Park

The Administration has been working with consultants to refine the masterplan for the next stage of works at Apex Park (northern side). The project has been divided into two components, the Bulk Earthworks Package and the Landscape Package.

The bulk earthworks package was procured in December 2021 and the successful contractor, has commenced the work on site. The main elements to be undertaken by the contractor will be the removal of dense vegetation on the northern side of the bank, and undertake the supply of material, levelling, compaction and contouring of site ready for the next package of works. The project is expected to be completed by no later than April 2022.

The design and documentation for the second package of work is currently being finalised and relates to the landscaping, play space and recreation areas within the site. This package will also include the design and construction of the BMX area by a qualified and expert consultant. It is anticipated that this package of work will be out to market in March/April 2021.

Key elements of the landscape package currently being refined though the detailed design include:

- Configuration and orientation of elevated deck, with shelter;
- Allocated area for the food trucks for event days;
- Power and water supply;
- Turf area for events;
- Planting species and locations;
- Playspace equipment;
- Reserve furniture - including additional shelters, seating, etc., and
- Pathway linkages.

River Torrens Breakout Creek Stage 3 - Between Tapleys Hill Road and Seaview Road

Work has also commenced on the third stage of the Breakout Creek revitalisation. The contractor has taken possession of the site and a number of areas are now inaccessible. The contractor is coordinating the traffic management to ensure the disruption to the public is minimised as much as possible. Additionally, a temporary horse agistment area is currently being completed at the western end of the site, to support the activities of the Lockleys Riding Club whilst works are being completed. The project will:

- Open up 15 hectares of currently fenced-off land, for the community to enjoy;
- Create new habitat for endangered and rare animals to live and breed;
- Create wetlands that will improve the water quality of the river;
- Remove weeds and plant more than 215,000 new native plants;
- Create new accessible paths and river crossings, a boardwalk, viewing decks, and picnic areas;
- Create new places to learn about Kaurana culture and history;
- Maintain a designated horse area along the river and new bridle path for the local horse riding club near Apex Park; and
- Enhance the safety and amenity of the area by improving existing paths, upgrading lighting and improving access for pedestrians, cyclists and maintenance vehicles.

The project is expected to be completed by mid-2023.

Climate Impact Considerations

(Assessment of likely positive or negative implications of this decision will assist Council and the West Torrens Community to build resilience and adapt to the challenges created by a changing climate.)

This project positively contributes to the climate change resilience of the local area.

Conclusion

This report provides background and a status project update and in regard to the upgrades at both Apex Park and the River Torrens - Breakout Creek (Stage 3), West Beach.

Attachments

Nil

8.9 Kesmond Reserve Upgrade - Update

Brief

This report provides information for Members on matters relating to the redevelopment and upgrade of the facilities and open space located at Kesmond Reserve, Keswick.

RECOMMENDATION(S)

The Committee recommends to Council that:

1. The report be noted.
2. A period of public consultation to be undertaken following the receipt of in-principle agreement of the Masterplan by stakeholders and pre-lodgement advice on the proposed new community facility.

Introduction

A summary of information previously provided to Members through the City Facilities and Waste Recovery General Committee and Council Meetings is as follows:

- A background report was provided on 22 September 2020 detailing current usage of the Reserve and facilities, and informing Members that a master planning exercise would commence.
- Current usage of the open space and facilities includes:
 - National Serviceman's Association;
 - Kesmond Tennis Club; and
 - Richmond Primary School.
- At the meeting held 23 March 2021, community consultation had been undertaken and the results were presented. The top five requests for consideration through the master planning process were:
 - Public toilets accessible 7 days per week;
 - More shade;
 - More tables and seating;
 - Toddler play facilities; and
 - A perimeter bike track.
- A draft Masterplan for the redevelopment of the open space at the site was presented to Members on 25 May 2021.
- Negotiations were underway between the National Serviceman's Association and the Hilton RSL Sub-branch regarding the potential shared-use of a new facility proposed for Kesmond Reserve.
- At the meeting held 15 February 2022, Members were advised that the Administration was successful in securing a \$1M grant funding for redeveloping the open space at Kesmond Reserve. Council is required to contribute matching funding.

Discussion

The Administration has been working with consultants to develop a Masterplan for the Kesmond Reserve.

The Masterplan focusses on redesigning the open space to provide increased opportunities for recreation as well as improving safety for children, by removing car parking from the site and relocating it along the boundary.

In the initial stages, the master planning process proposed the demolition of both the National Serviceman's Association (NSA) building as well as the Kesmond Tennis Club building as both have reached the end of their asset life.

A new community facility was proposed to replace the NSA facility, however detail on the building was put on hold until negotiations could take place with the Hilton RSL Sub-branch (HRSL) regarding the potential to relocate to a shared use facility on the reserve. The current Hilton RSL Sub-branch facility has also reached the end of its asset life.

The HRSL and NSA representatives were both amenable to exploring options for a potential new shared-use facility located at Keswick, and the Administration has been working with both groups to develop a concept plan for a proposed new facility. The negotiations have been extremely positive to-date with both groups providing input into the Masterplan and Concept Design report has been developed and is attached for Members' information, (**Attachment 1**).

The Master plan and Concept Design report reflects the current usage of the existing NSA and HRSL facilities, including club activities as well as additional use that occurs by other affiliated community groups. Further, the concept plan aims to address connectivity and safety across not only the proposed new facility, but also across the activity nodes planned for the open space.

The final draft Master plan and Concept Design report has not been presented to the NSA and HRSL as yet due to restrictions on face-to-face meetings from January until recently, as well as some changes to the Committee that has occurred within the HRSL. The Administration will meet with both clubs within the next month to seek formal support for the concept plan, however is of the opinion only minor modifications may be required as both groups have been agreeable to previous draft versions to date.

The proposed shared-use facility features:

- A large open foyer/gallery for display of items of significance;
- An area focussed on club activity including meeting rooms, office space and secure storage of valuable memorabilia; and
- A large function space allowing for HRSL and NSA social activities (e.g. bar, meals, pool tables) as well as offering community access/hire.

In addition, it is proposed to renovate the existing 'former' Child and Family Health Service facility located on the Reserve to allow for community use, (e.g. birthday parties in close proximity to the playground).

Twelve months ago, the Masterplan for Kesmond Reserve included a new 'like-for-like' community facility proposed for the Reserve as a replacement building to accommodate the NSA and some community use. Since negotiations commenced with the HRSL, the facility that is now proposed is much larger in order to accommodate the activities of both the HRSL and the NSA. The proposed building area has increased from a proposed 245m² (replacement of NSA facility only) to 833m² (replacement for a joint facility for NSA and HRSL) - an increase of almost 600m².

For Members' information, the existing HRSL facility located on Sir Donald Bradman Drive is approximately 500m². The existing NSA facility at Kesmond Reserve is approximately 470m².

A draft cost estimate has been developed based on the size of the proposed facility. Considering building costs only (i.e. no statutory fees, professional fees, construction contingencies, or furniture and fittings) it has been estimated that to replace the NSA facility alone (approximately 245m²), the cost is expected to be approximately **\$1.5M**. Similarly, building costs expected for a larger facility (approximately 833m²) to accommodate both groups and community use, is approximately **\$5.7M**. The current draft estimated costs for the refurbished heritage (former CaFHS) building are in the range from \$400,000 to \$570,000 depending on final chosen design and works undertaken.

As Members are likely aware, the pandemic has resulted in construction costs increasing by more than 30 per cent, especially the costs of steel and timber. The building costs that have been estimated are only based on concept design, not detailed design. Therefore there are no professional fees and contingencies included in the current estimates. Nevertheless, the Administration is of the opinion that constructing a new shared-use facility on Kesmond Reserve will likely cost more than \$5M. The upgrades to the open space at Kesmond Reserve (for which \$1M grant funding has been secured) are estimated at \$2M.

In order to exercise due diligence and to meet requirements as defined under Section 48(1) of the *Local Government Act 1999* (SA), a prudential report is required to be prepared if either proposals for the building proceeds.

Members should also consider that if the HRSL relocates to Kesmond Reserve any income from the possible sale of the existing HRSL site on Sir Donald Bradman Drive, Hilton can be used to offset some of these project costs.

In order to assist with a potential future development application, pre-lodgement advice will be sought for this development proposal. The pre-lodgement advice will identify potential planning and design issues which can then (hopefully) be addressed through the detailed design stage of the project. A further report will be presented to this Committee should the advice identify significant issues with the proposed development.

Next Steps

The Administration proposes to continue to progress this project. Subject to Committee and Council approval, a meeting will be held with representatives of both the NSA and HRSL in order to confirm support of the final draft of the Master plan and Concept Design report.

Pre-lodgement advice will then be sought in order to progress the project to community consultation. Consultants will make any modifications to the concept plan based on feedback from stakeholders, the pre-lodgement advice and the community.

Following confirmation of support of the new facility at Kesmond Reserve by the HRSL and NSA, efforts will be made to seek funding for the project as opportunities arise. The facility component of this project is currently unfunded.

The construction of the open space elements of the Masterplan will commence following community consultation, in line with timeframes associated with the grant funding agreement, (with site works to be completed by June 2023). It is expected that the construction of the open space elements will not be negatively impacted by the potential future construction of a new facility (i.e. construction of the facility will not result in the removal of significant infrastructure or equipment constructed as part of the open space component of the project).

Climate Impact Considerations

(Assessment of likely positive or negative implications of this decision will assist Council and the West Torrens Community to build resilience and adapt to the challenges created by a changing climate.)

The development of a Masterplan for Kesmond Reserve has considered the impact of the new development on the local environment and aims to increase open space areas and utilise a range of materials to assist in reducing climate/environmental impacts.

Conclusion

A draft master plan has been developed for Kesmond Reserve, Keswick, including concept plan for a new community facility to accommodate both the National Serviceman's Association and the Hilton RSL Sub-branch. Discussions with stakeholders and pre-lodgement advice are required in order to progress the project to community consultation.

The upgrade to the open-space (partially grant funded) will commence following a period of community consultation period.

Attachments**1. Kesmond Reserve Draft Masterplan and Concept Design**



Master Plan & Concept Design

Kesmond Reserve Community Building

Prepared for City of West Torrens by
JPE Design Studio

00620-11321

14.01.22



JPE Design Studio Pty Ltd
 Architecture
 Interior Design
 Landscape Architecture
 Urban Design

Revision	Issue Date	Issued By
-	16.09.2020	AP
A	12.05.2021	AP
B	17.05.2021	AP
C	05.11.2021	JD
D	08.11.2021	RS
E	14.01.2022	RS



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Brief Development

Project Background

With the reduced operations of the site's tennis club, as well as an audit of the structural integrity of the existing National Servicemen Association building, this project seeks to review the future site uses and develop a master plan for Kesmond Reserve.

Currently there is a potential need to;

- Demolish the disbanded tennis club building
- Demolish and reinstate the existing National Servicemen Association (NSA) headquarters building
- Retain and find adaptive re-use solution for the existing local heritage listed building
- Review tennis court numbers and consider the need for public mixed use courts
- Retain existing play equipment
- Investigate event space opportunities

Works To Date

There have been recent upgrades to Kesmond Reserve which need to be considered and incorporated into the master plan. These are as follows;

Playground Space:

- playspace
- bbq
- picnic table
- fitness equipment
- shade sails
- resurfaced halfcourt

Heritage Building Investigations:

- condition report of heritage building
- a number of options for adaptive re-use opportunities

NSA Memorial:

- plaque stone, pavers, scout car & gardens facing Surrey Road

Context

Kesmond Reserve is surrounded by housing and sits within the suburb of Keswick, on Everard Avenue, east of South Road and west of Anzac Highway. It is a large portion of open space. There is currently only a small tennis club and NSA club on this site.

Richmond Primary school are currently operating at capacity and use Kesmond Reserve as an extension of their grounds with students using the reserve before and after school and on occasion for sports days.

The surrounding families are from a mix of background and cultures. They already bring a strong sense of community to Kesmond Reserve which will be further strengthened with the upgrade of the reserve.

Project Aspirations

Kesmond Reserve is a well loved community asset. With so much underutilised space, this master plan provides an opportunity to explore the potential for community growth at Kesmond Reserve and enhance the open space qualities offered.

There are limited open space assets within the Council region which are purely for community use. Kesmond Reserve provides opportunity to further evolve into a public open space which could offer the following;

- community event spaces
- extension of the school grounds
- extension of the backyard for surrounding housing developments
- public art integration
- community gardens
- mixed use passive sports
- nature play
- integration of National Servicemen Association legacy

Site Context



Site Analysis

The following diagrams highlight existing site features as well as features that will remain during the development of the master plan.

Together, these diagrams illustrate the opportunity for increased open space capacity and a greater use offering for Kesmond Reserve.

The adjacent dot points highlight key parameters and opportunities to be considered during the development of the master plan.

Site Parameters

- Existing lawn space is well used and should be retained or expanded
- Established trees on site provide much needed shade
- Recently upgraded playspace, picnic facilities and fitness equipment to remain
- Local heritage listing of former Child Health Centre to remain
- Vehicle entry from Farnham Rd to be reviewed
- NSA memorial & gardens striving for 'National Memorial' recognition
- Residential land adjoins northern boundary

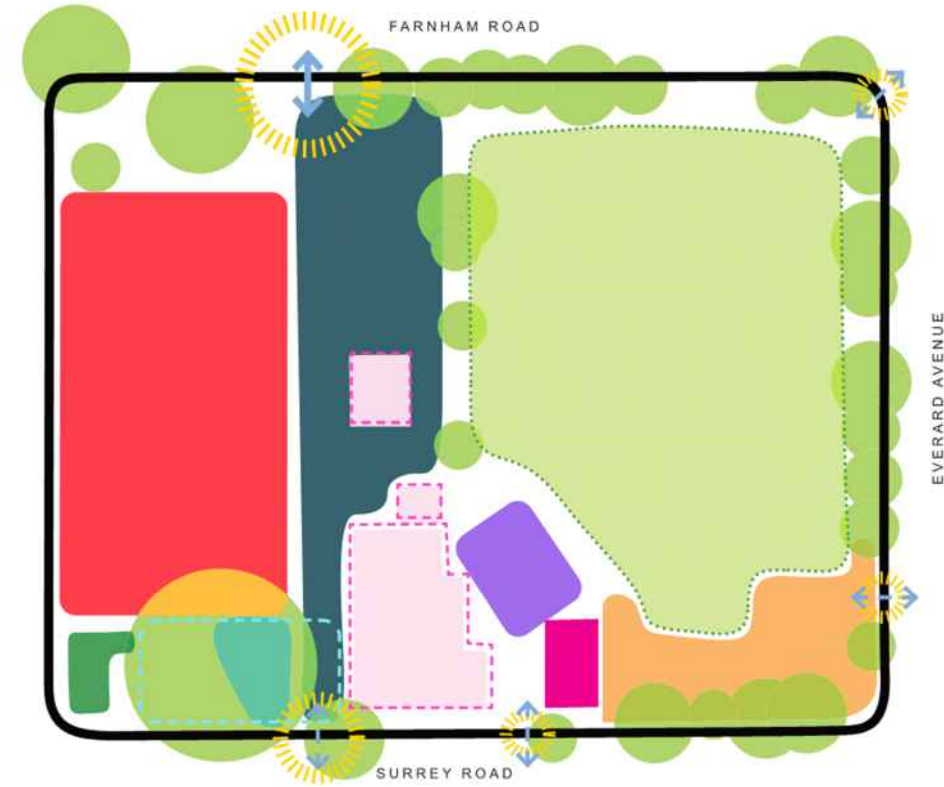
Site Opportunities

- Create Surrey Rd 'frontage'
- New community/NSA building location to emphasize memorial & create better indoor/outdoor connection
- Informal sports use offers flexibility in size & shape of lawns and courts
- Integration of pathways connecting spaces and creating further multi-use offering

Site Features

LEGEND

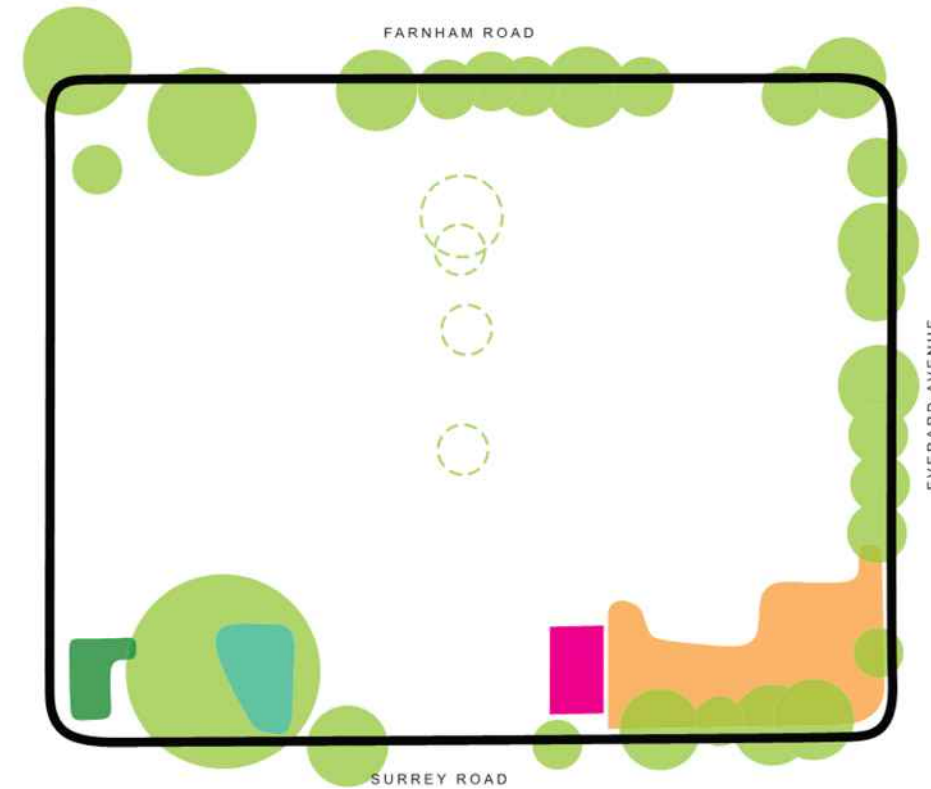
- Existing Trees
- Key Gateways
- Vehicle Entry
- Pedestrian Entry
- Playspace
- Open Greenspace
- National Service Memorial
- Rose Gardens
- Local Heritage Building
- Existing Building
- Tennis Courts
- Half Court
- Car Park / Asphalt
- NSA Event Space



Non-Negotiables

LEGEND

- Existing Trees
- Potential Tree Removals
- Playspace
- National Service Memorial
- Rose Gardens
- Local Heritage Building



Consultation Summary

JPE Design Studio, with the City of West Torrens, met with the following Kesmond Reserve stakeholders as well as local community to further understand how the site is used.

- National Servicemen Association (NSA)
- Community Development (team within City of West Torrens)
- Richmond Primary School - Principal
- Local Community Representative – Pastor Elliot
- Community Consultation

From these meetings a 'Community-led Brief' was developed reflecting the community needs and desires.

NSA:

The NSA are a community group with a legacy which they would like respected and reflected in the design moving forward. They also, however, recognise that over a 10 year period, the NSA could shift in focus and instead be a social outreach for more elderly members of the community. Within the master plan the NSA would like to see;

- A community building in a similar scale to what they currently have
- Better connection to the outdoors
- Building to have a stronger connection to NSA Memorial
- Integrate an archway / wall with name of reserve
- The memorial garden recognised as a 'National Memorial'

Community Development Team:

The Community Development team, within Council, see great opportunity to promote community usage and gathering with the integration of the following amenities;

- Scooter loop/running track
- Improved shade
- Youth space
- BBQs
- Accessible public toilets
- Retain the basketball court
- Storage facilities
- Shared hire-able community facility

Richmond Primary School:

Currently, Richmond Primary School use Kesmond Reserve for Physical Education classes and sports days. They would like to use Kesmond Reserve as more of an extension of their open space. For the reserve to better suit their needs they have proposed the following elements to be incorporated within the design;

- Public toilets
- Amphitheatre/outdoor classrooms
- Nature play elements
- School car parking (possible arrangement with the Council)
- More seating and shaded area

Local Community Representative:

Having been a member of the community for a number of years, and being involved in existing community events and facilities, including being the Pastor for the local Baptist Church and on the Richmond Primary School, School Council, Pastor Elliot provided some great insight into how the reserve could be best arranged to suit community needs. Some ideas from Pastor Elliot are as follows;

- Community garden
- Community orchard
- Larger community tables to promote larger community gatherings
- Integration of public art
- Nature play, creek integration
- Walking trails, fitness loop
- Community managed coffee stall

Community Consultation:

City of West Torrens undertook Community Consultation to seek feedback and support for works being undertaken to Kesmond Reserve. This was in the form of;

survey's to residents through 'Your Say' platform;

1. dated January - February, 2021
 2. dated March - April, 2021
- community drop-in sessions,
3. dated March 25th, 2021, after school 3-5pm
 4. dated April 14th, 2021, during school holidays whilst holding school holiday activities

The outcome was resounding support for upgrade works to be undertaken. Feedback from the surveys and drop-in sessions have given us the top five inclusions within the master plan;

- Play facilities for toddlers
- Perimeter bike track
- Accessible public toilets
- More shade
- More tables and seating

The adjacent images highlight the community input provided within the drop-in sessions.

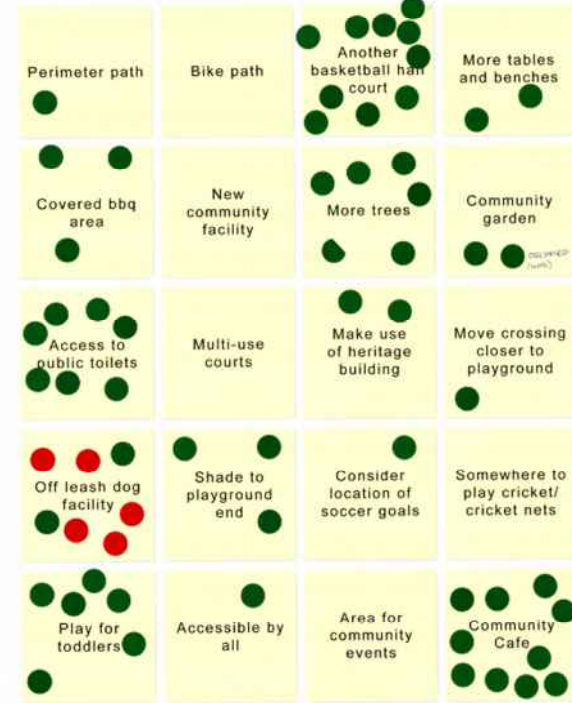


Kesmond Reserve - Master Plan Consultation

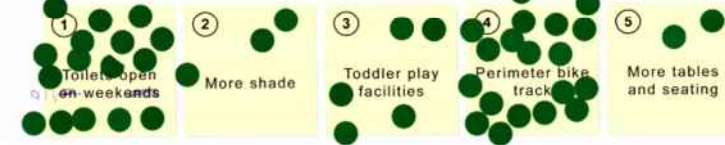
RESPONSES FROM THE SURVEY CONDUCTED FROM 21ST DEC 2020 TO 16TH FEB 2021 ARE SHOWN BELOW (33 RESPONSES TOTAL);

DO YOU AGREE OR DISAGREE (ADD A STICKY DOT)

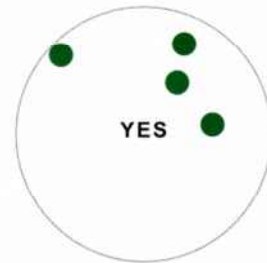
FACILITIES REQUESTED:



TOP 5 COMMON RESPONSES (300 RESPONSES SO FAR)



DO YOU SUPPORT THE DIRECTION OF THE KESMOND RESERVE MASTER PLAN? (ADD A STICKY DOT)



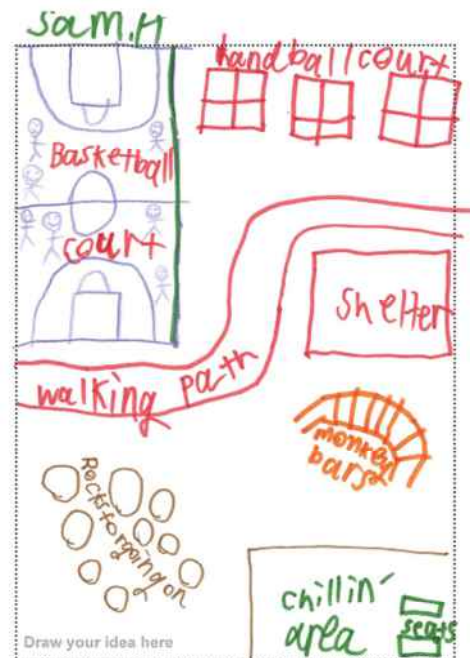
WE HAVE LAUNCHED PLEASE USE THE QR AND PROVIDE FURTHER

Members of the community were asked to add a sticker to items they would like to see within the reserve and comments on what they agreed with or disagreed with. Green dots were if they agreed with elements and red dots for if they didn't agree.

Children that were involved in the consultation drop ins were asked to draw pictures of play elements that they would like to see included within the design.

Kesmond Reserve - Master Plan Consultation

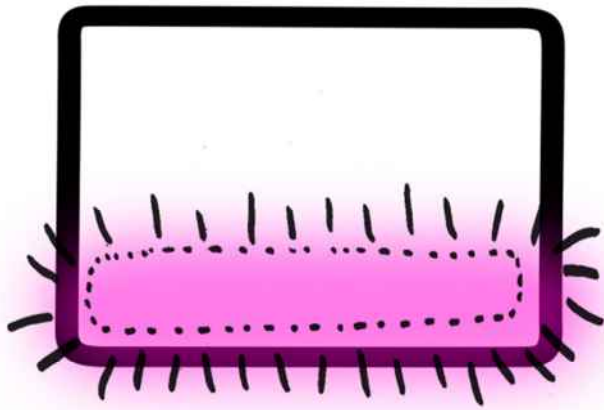
Draw what you would like to see in this new play area at Kesmond Reserve:



Community Led Brief & Design Principles

Community Led Brief

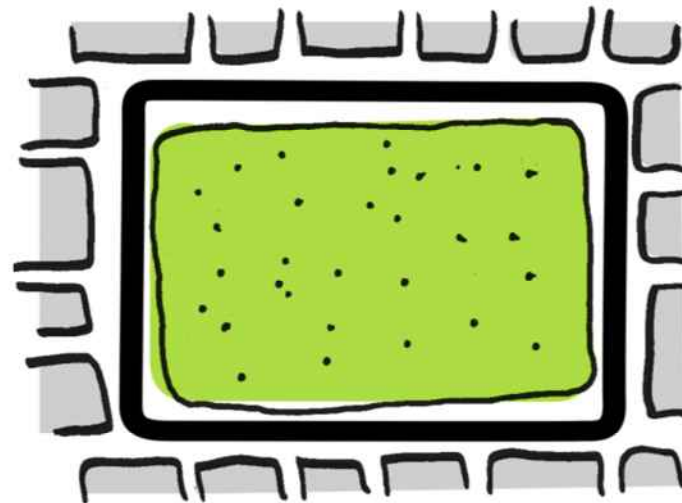
The developed brief draws on key suggestions for the Kesmond Reserve Master Plan from the community consultation findings. This list has been divided under our three design principles;



Create a Reserve Frontage

Create a Reserve Frontage

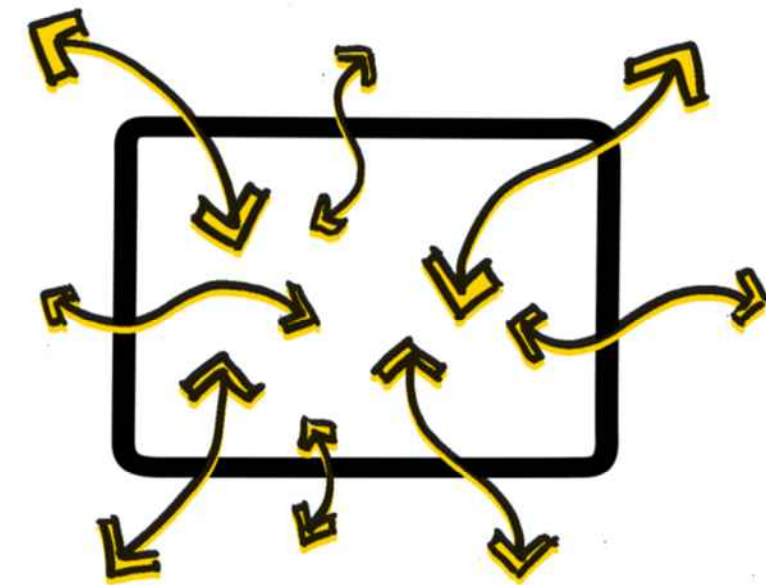
- New entry gates and signage
- New signage for NSA Memorial
- Archway for NSA Memorial
- Clear pedestrian entry
- Space for memorial ceremonies as well as opportunities for market events



The Village Green

The Village Green

- Increase lawned space for passive recreation
- Incorporate a walking/running and small bike/scooter track
- Remove tennis courts and integrate multiuse courts
- Incorporate nature play elements
- Provide opportunities to expand the Memorial Garden into the reserve
- New tree planting



Community Connections

Community Connections

- Develop community facility to support the current usage of the NSA, as well as future usage of other community groups
- Hireable spaces with adequate kitchen facilities
- Public toilets incorporated within facility but only operable from outside the building
- Large shade structure for larger gatherings
- Provide opportunities for school use with integration of outdoor classrooms
- Incorporate a community garden or orchard
- Investigate opportunities for the integration of a coffee stall to the existing CaFHS Building
- Integrate public art

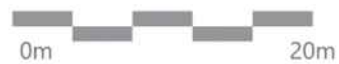


The Master Plan

This plan captures the key community ideas and stakeholder input found during the consultation phase. With a master plan driven by community needs and input, this pocket of public open space will be a true asset.

Legend

- ① On-street angle parking (21 spaces)
- ② Re-aligned footpath with tree buffer
- ③ Pedestrian boulevard with feature paving, trees and seating
- ④ Relocated soccer goals
- ⑤ 2 x cricket nets
- ⑥ Small shelter with seating
- ⑦ Refurbished community courts to cater for Futsal and Tennis
- ⑧ Existing memorial & rose gardens retained
- ⑨ New shelter for scout car
- ⑩ Raised community garden beds
- ⑪ Entry plaza with NSA artwork
- ⑫ **New community facility**
- ⑬ Refurbished existing heritage building (redeveloped as shelter or community managed cafe to be investigated)
- ⑭ Nature play space
- ⑮ Deck with public seating edge and green buffer to facility dining area
- ⑯ Multi-sport courts with basketball, netball, table tennis & seating
- ⑰ Existing playground with seating, drink fountain and BBQ retained
- ⑱ Existing outdoor gym retained
- ⑲ Fitness loop with pump track moguls



Kesmond Reserve Master Plan

Community Facility (potential cafe & garden)



Nature Play



Bike / Running Track & Pedestrian Boulevard



Multi-Use Courts



Kesmond Reserve Master Plan

Entry Plaza



Community Courts
(futsal & tennis)



Soccer Goals / Cricket Nets



Picnic Shelters & Seating



Project Site



Existing Site Photos

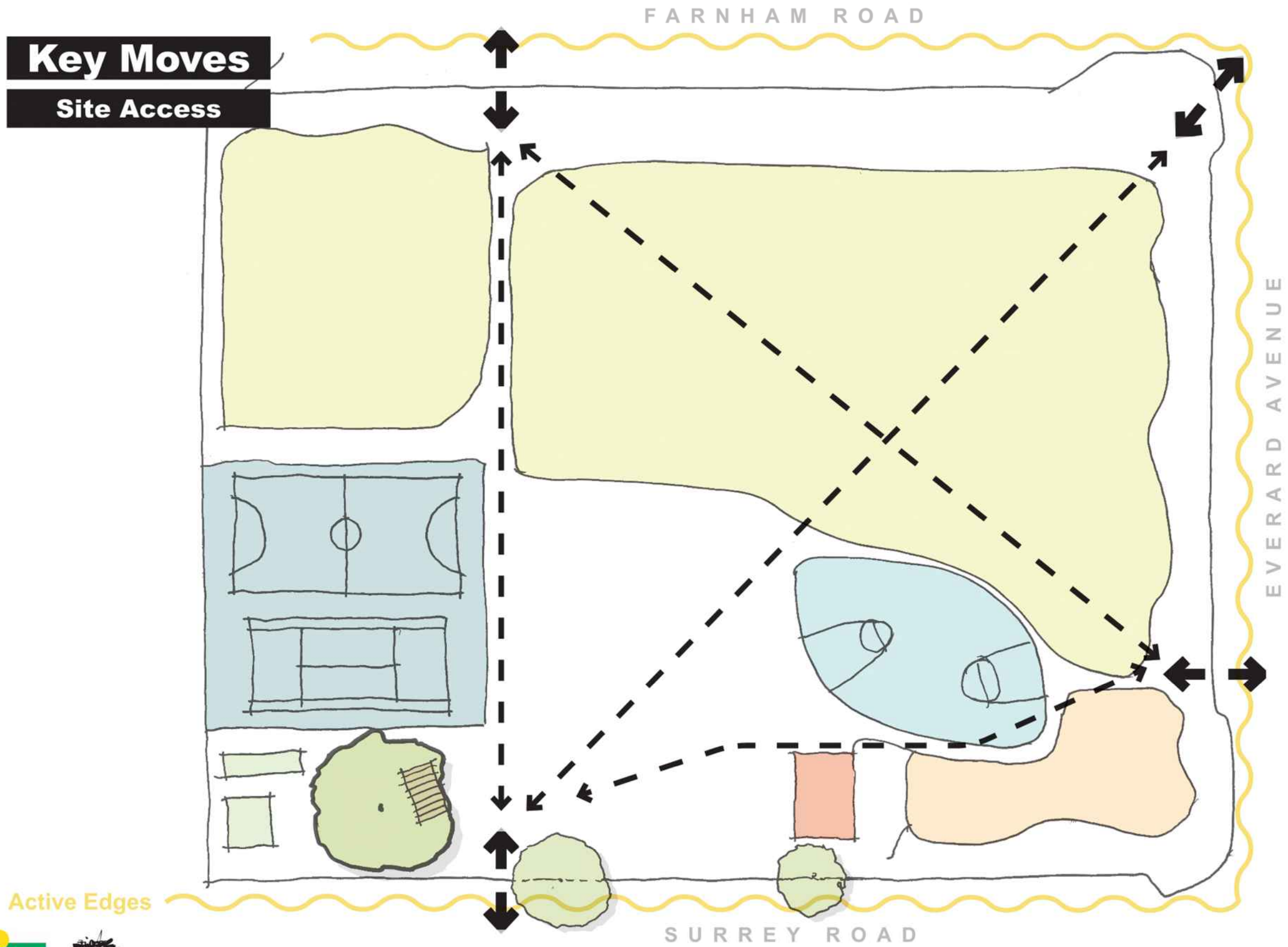


Events and Capacity

	Time	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
RSL	AM		Admin & Meetings	Maintenance				Irish Dancing (for 10 - 20 people) 10:00am - 1:00pm
	PM	Bar Opens 2:30pm - 6:00pm	Committee Meetings (2nd of each month) 6:00pm - 9:00pm	Irish Dancing (for 10-20 people) 5:30pm - 9:00pm	Bar Open 2:30pm - 10:30pm Darts Comp 6:30pm - 10:30pm Taekwondo (for 20 - 30 people) 6:00pm - 7:30pm	Bar Open 2:30pm - 10:30pm 8 Ball 6:30pm - 10:30pm Irish Dancing (for 10 - 20 people) 5:30pm - 9:00pm	Bar Open 2:30pm - 10:30pm Members Night ie. Cocktail Night & Meals	Venue Hire 2:00pm - 11:30pm Band Night (possibly hosted by RSL monthly)
NSA	AM							
	PM		Pipes & Drums 7:00pm - 9:00pm			Pipes & Drums 7:00pm - 9:00pm	Members Lunch & Meeting 8:30am - 3:00pm	Members Lunch & Meeting 11:30am - 1:30pm
Community	AM		Art Classes	Meditation		Bingo 11:00am - 2:00pm	Legacy Hallmark	
	PM	Bingo 12:00pm - 4:00pm	Martial Arts		Taekwondo	Keno		Hire Night (varies)
Typical RSL Capacity		20 - 30	10 - 20	10	40 - 70	10 - 20	50 - 60	100/month
Typical NSA Capacity			20	20	20	20	50 - 60	50 - 60



Key Moves
Site Access



Key Moves

Active Nodes

Cricket Nets

Oval

Sports Courts

Half Courts

Memorial Garden

Playground

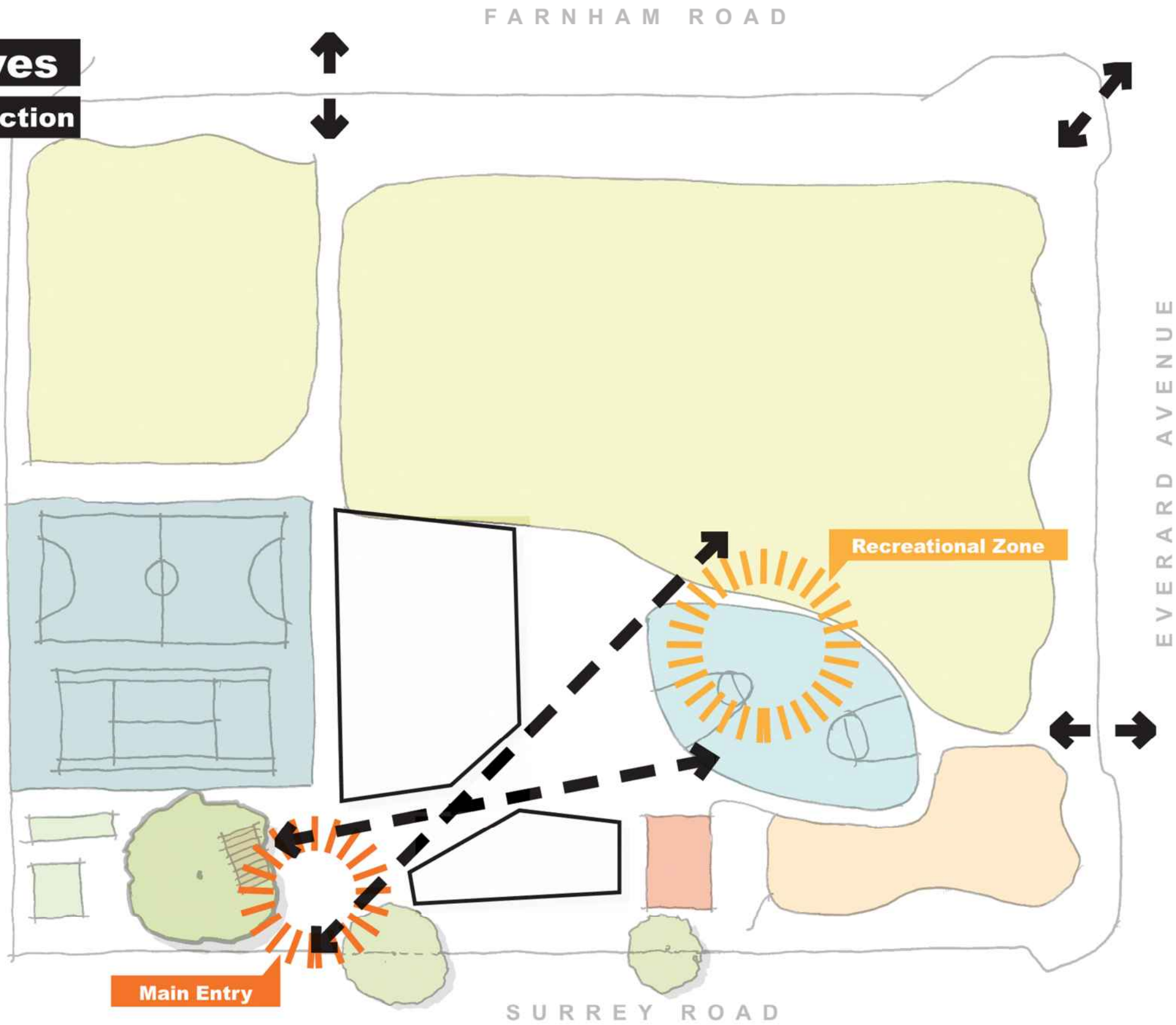
FARNHAM ROAD

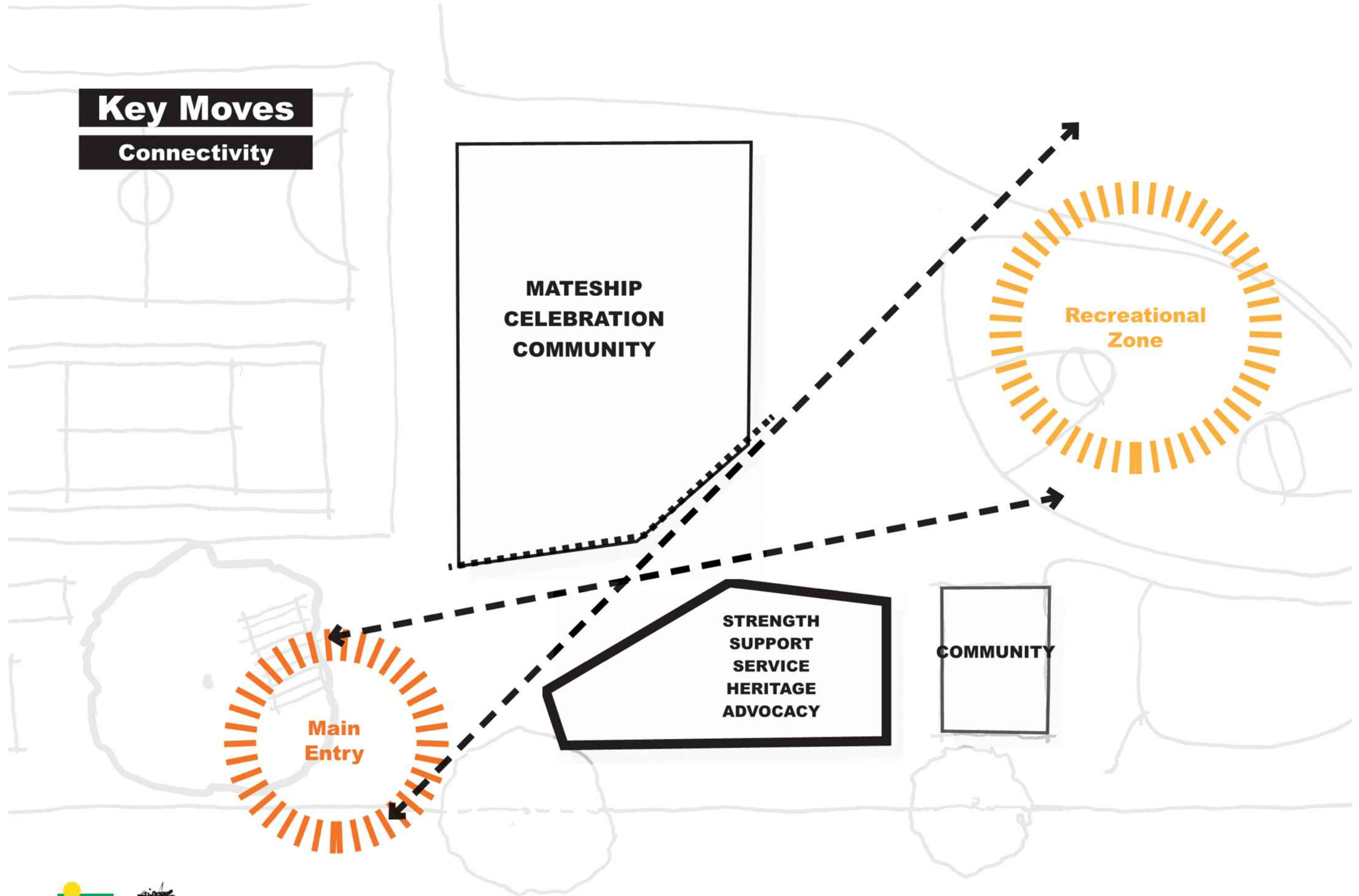
EVERARD AVENUE

SURREY ROAD



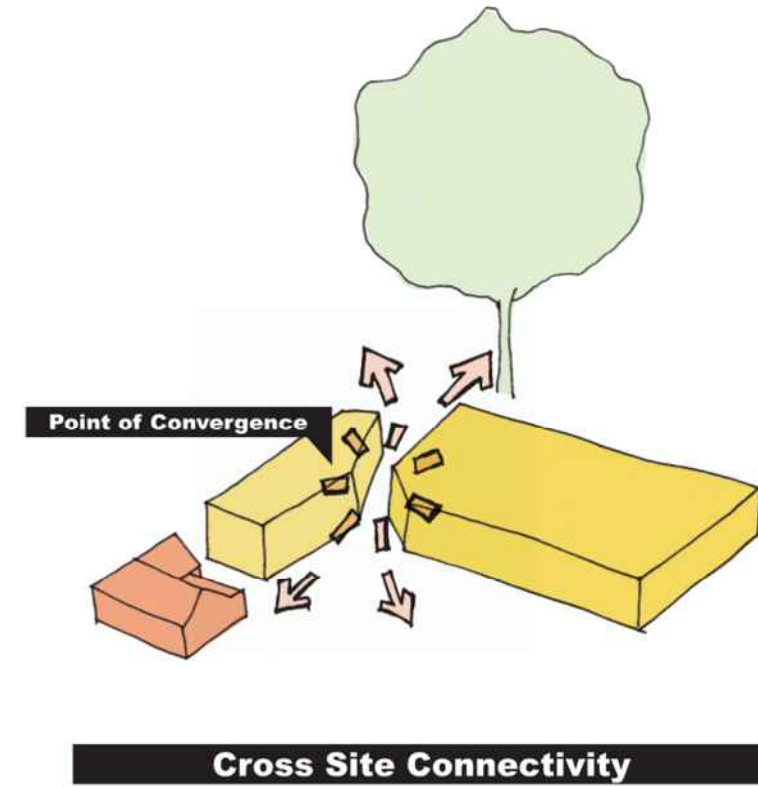
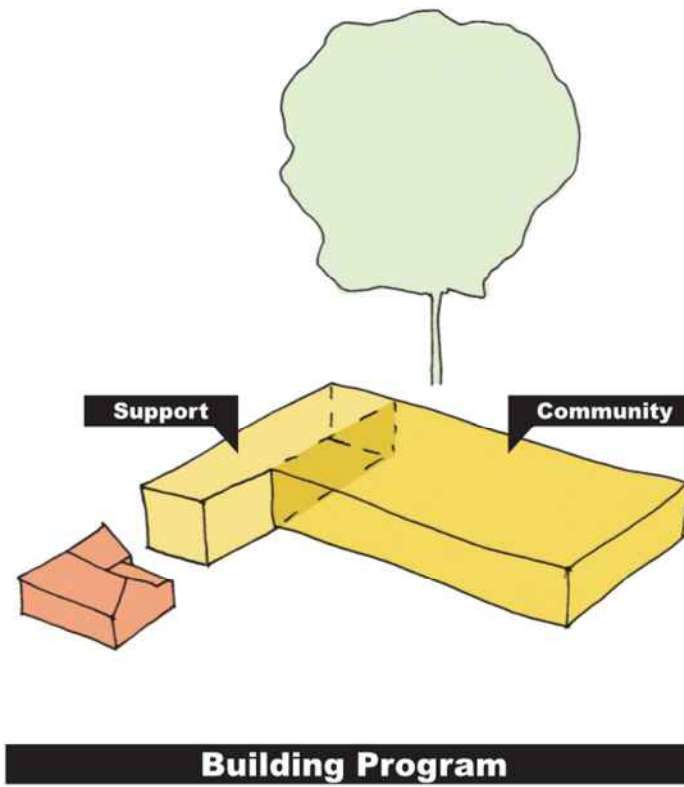
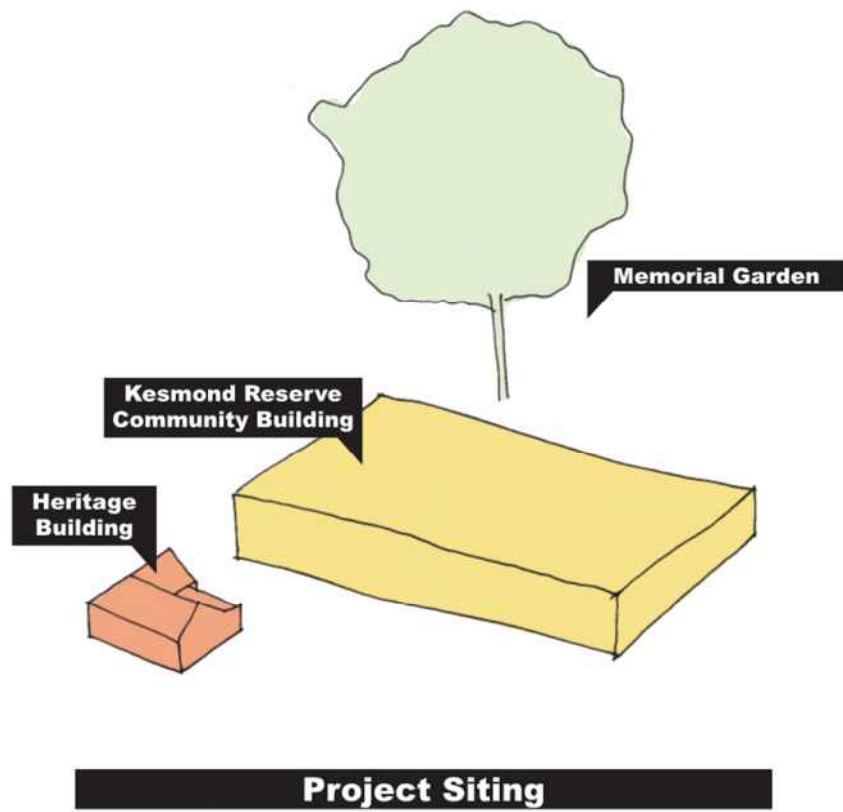
Key Moves
Visual Connection





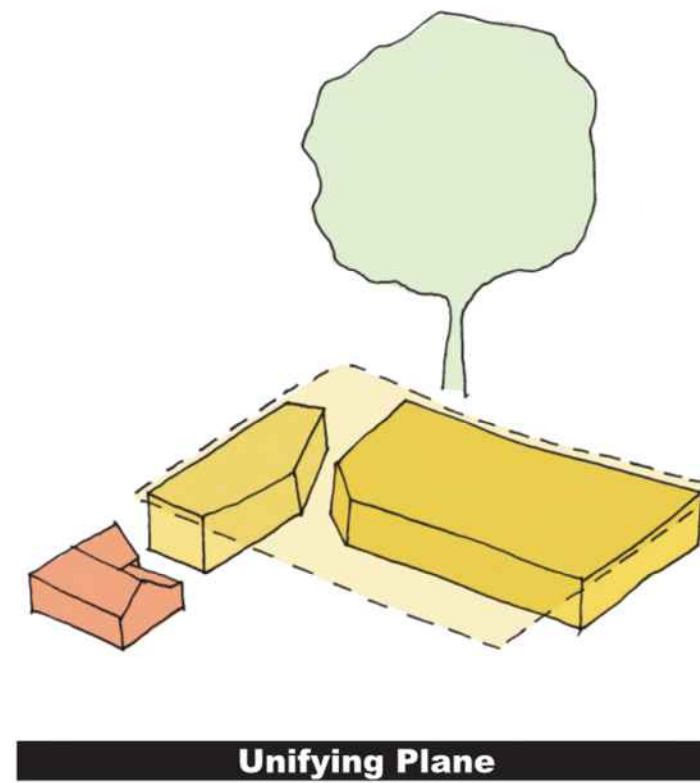
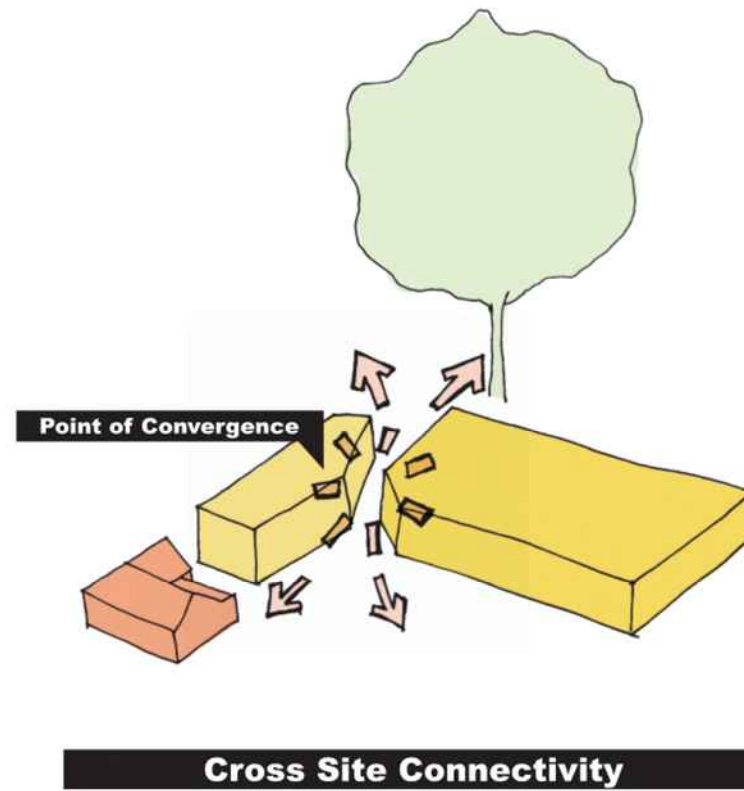
Key Moves

Siting & Connectivity



Key Moves

Siting & Connectivity



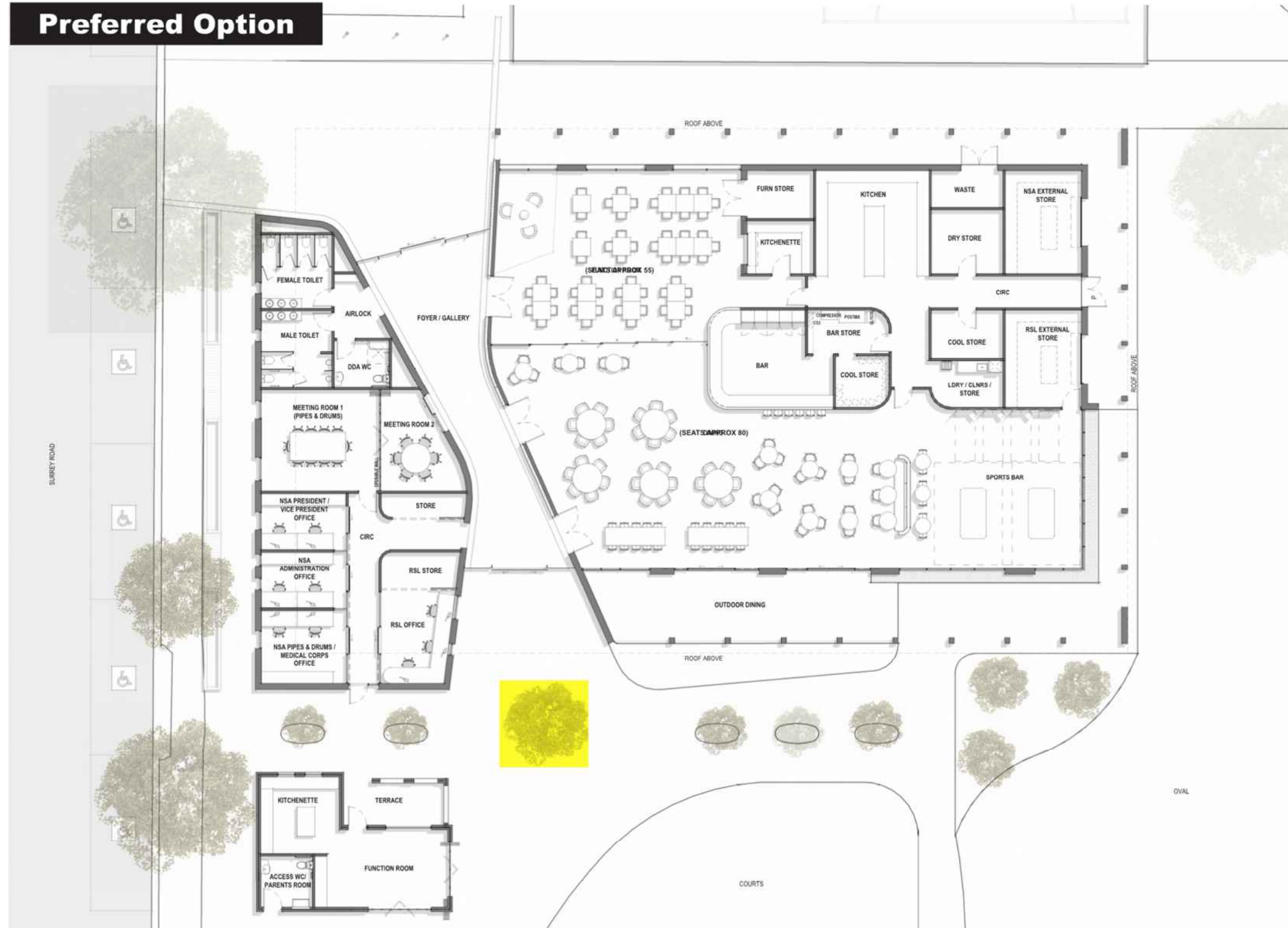
Concept Plan

Access



Concept Plan

Preferred Option



Area Schedule	
Rooms	Net Areas
Entry	71m ²
Function Room	111m ²
Dining Room	183m ²
Sports Bar	71m ²
Bar	27m ²
Bar Stores (x2)	15m ²
Waste	7m ²
Kitchen	47m ²
Kitchen Stores (x2) Dry Store & Cool Store	20m ²
Kitchen / BOH Circulation	12m ²
Kitchenette (NSA)	9m ²
Function Room Store	8m ²
Meeting Room 1	30m ²
Meeting Room 2	17m ²
NSA President / Vice President Office	12m ²
NSA Administration Office	12m ²
NSA Pipes & Drums / Medical Corps Office	16m ²
RSL Office & Store	23m ²
Circ Store	5m ²
Meeting Room / Office Circulation	22m ²
NSA External Store	20m ²
RSL External Store	19m ²
Laundry/Clnrs Store	8m ²
Male Toilets	14m ²
Female Toilets	13m ²
DDA WC	7m ²
Toilet Airlock	6m ²
Outdoor Dining	Approx 55m ²
TOTAL (excl. Outdoor Dining)	805m²



1:200 @ A3



Design Language

Material Palette



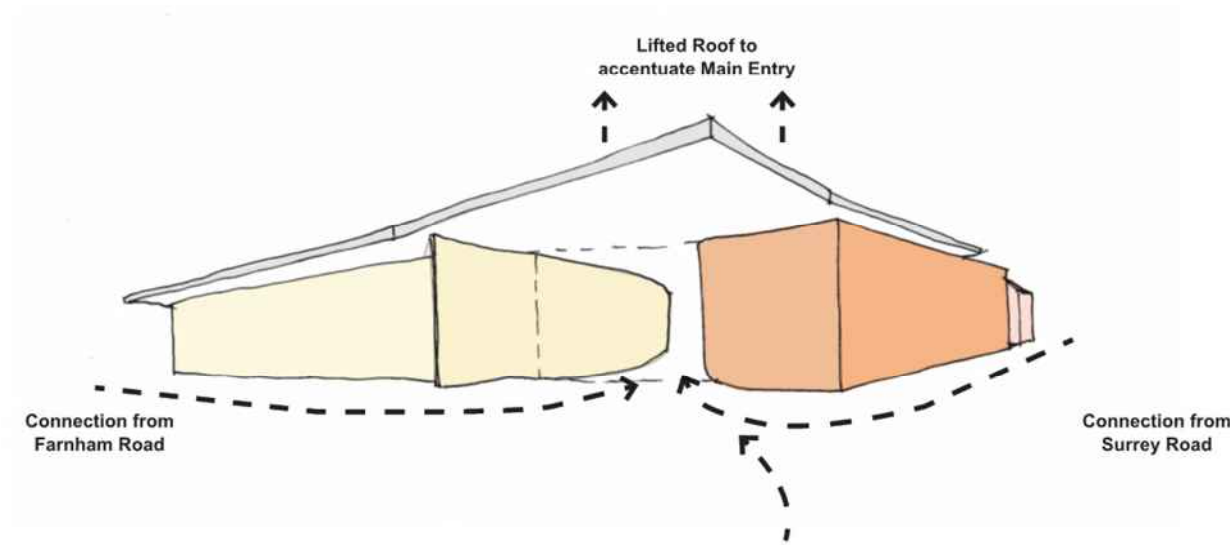
Exterior



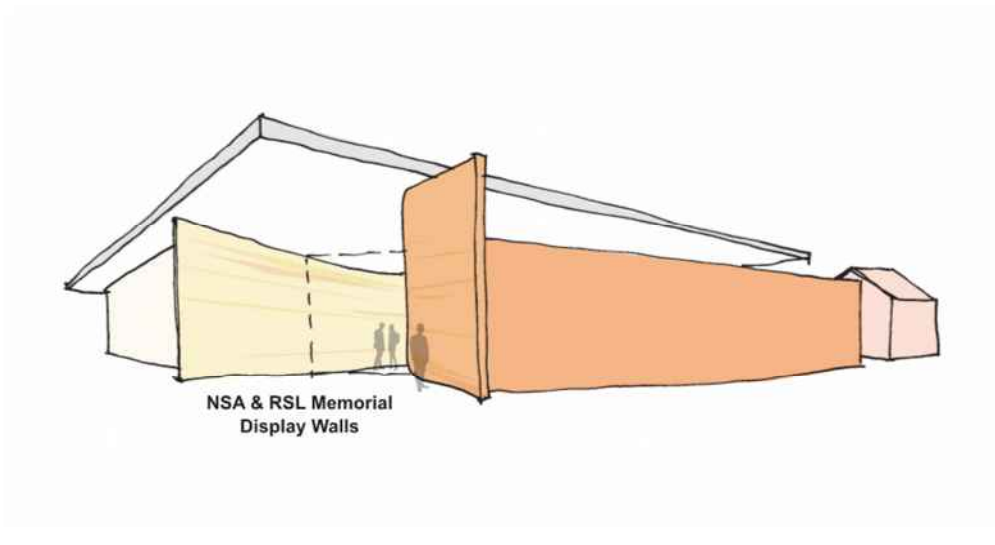
Interior

Building Form

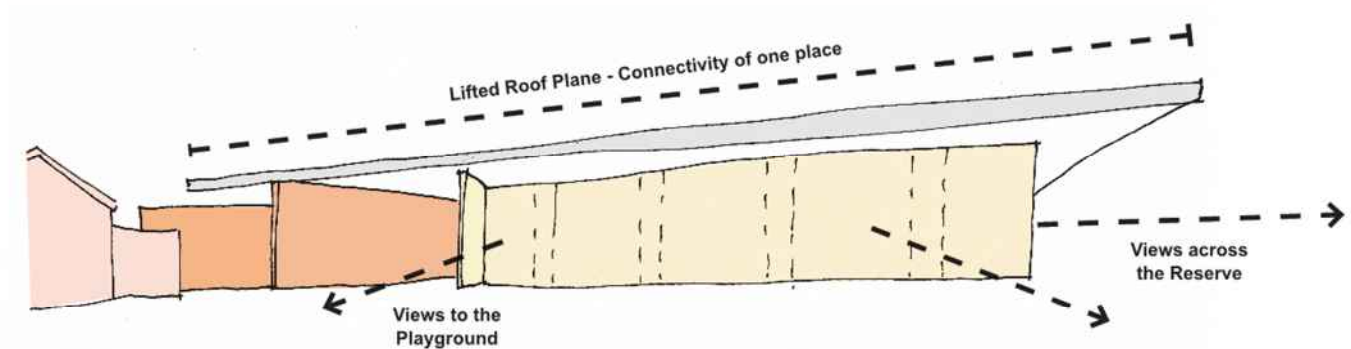
Concept Sketches



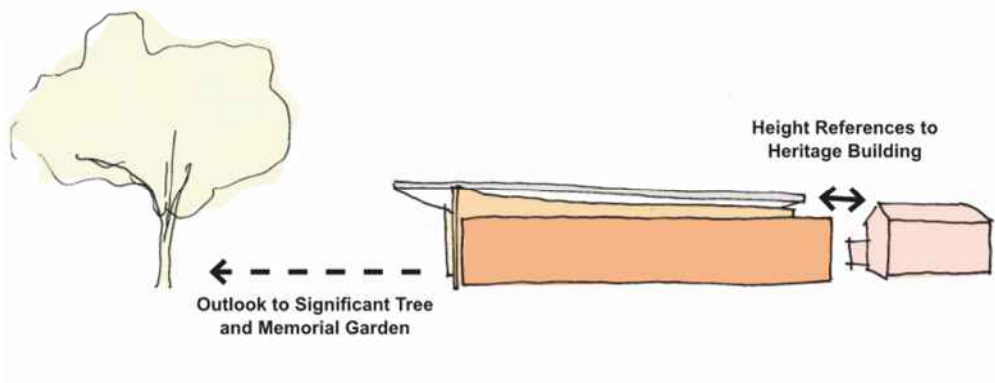
Cross Site Connectivity



Memorial Display



Outlook to the Park and Playground



Connection to Heritage

3D Visualisation

Surrey Road Entry



3D Visualisation

Reserve View



9 OTHER BUSINESS

10 CONFIDENTIAL

10.1 Torrens to Darlington (T2D) Project update and Impacts to Council Facilities (Thebarton Oval and Kings Reserve Precinct)

Reason for Confidentiality

The Committee is satisfied that, pursuant to Section 90(3)(b)(i),(d)(i) and (j)(i) 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.
- (d)(i) commercial information of a confidential nature (not being a trade secret) the disclosure of which - could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party.
- (j)(i) information the disclosure of which - would divulge information provided on a confidential basis by or to a Minister of the Crown, or another public authority or official (not being an employee of the Council, or a person engaged by the Council).

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 - Torrens to Darlington (T2D) Project update and Impacts to Council Facilities (Thebarton Oval and Kings Reserve Precinct), attachments and any associated documentation submitted by the Chief Executive Officer, specifically on the basis of the provisions of Section 90(3)(b)(i),(d)(i) and (j)(i) because it may prejudice the commercial position of the Council and lead to Council not obtaining or securing the best possible outcome for the benefit of the Council and the community in regard to matters dealing with the Torrens to Darlington (T2D) Project. Council will also be considering information the disclosure of which could reasonably be expected to breach duty of confidence owed to the Department of Infrastructure and Transport. Therefore, Council is satisfied that the principle of the meeting being conducted in a place open to the public has been outweighed in this circumstance.
2. At the completion of the confidential session the meeting be re-opened to the public.

11 NEXT MEETING

24 May 2022, 6.00pm in the George Robertson Room.

12 MEETING CLOSE