

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'Rielley, 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, 24 MAY 2022**  
**at 6.00pm**

**Terry Buss PSM**  
**Chief Executive Officer**

#### **City of West Torrens Disclaimer**

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

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**1 MEETING OPENED**

**1.1 Evacuation Procedures**

**1.2 Electronic Platform Meeting**

**2 PRESENT**

**3 APOLOGIES**

**Apologies**

**Leave of Absence**

Mayor Michael Coxon

**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 22 March 2022 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 Proposed Road Closure at Arthur Lemon Avenue/Witty Court, Underdale - Update

#### Brief

This report provides Members with an update in regard to the proposed closure of a portion of the road (verge) on the south-western corner of Arthur Lemon Avenue & Witty Court at Underdale.

#### RECOMMENDATION

The Committee recommends to Council that:

1. The Council advise the Surveyor General that it has conducted a necessary public consultation process to determine whether any parties wished to raise any comments or concerns regarding, or had any objections to, the proposed closure of the identified portion of Arthur Lemon Avenue/Witty Court at Underdale.
2. Given that of the three objections received, one has been withdrawn, and on the basis that the other two objections will be withdrawn providing payment is made (for relocation of gas infrastructure) and the requested easement granted (to SAPN), the Council resolve to proceed with closure of the (identified portion of the) road.
3. A further update report be provided to Council following the receipt of advice from the Surveyor General if that advice indicates that the (identified portion of the) road is not to be closed.

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#### Introduction

At its meeting of 22 September 2020 Council's City Facilities and Waste Recovery General Committee considered an initial report which advised that the owners of 1 Witty Court, Underdale sought to purchase a portion of the verge land adjacent to, and on the eastern side of, their property.

Following its consideration of the matter the Committee resolved to recommend to Council:

*That the applicants be advised that Council is not prepared to sell the verge land or enter into a permit agreement for its use by the applicants.*

Subsequent to the Committee meeting of 22 September 2020, the residents contacted the Administration and relevant Ward Councillors and clarified their intentions with regard to the land sought. As a result of that further communication, the matter was deferred at Council's meeting of 6 October 2020 and, at its meeting of 8 December 2020, the Committee recommended to Council and (at the same meeting/on the same day) the Council resolved as follows:

*That the verge land be offered to Ms Lisa Thomas & Mr Brad Stevens on the condition that they meet all costs associated with necessary actions which are required to be undertaken under the Roads (Opening and Closing) Act, for the closure and sale of the identified road verge on the side (eastern) boundary of their residential property at 1 Witty Court, Underdale, subject to public consultation and all necessary approvals being sought and obtained from the relevant authorities;*

- a) *The applicants and Council enter into a satisfactory Land Management Agreement for the subject land.*
- b) *The necessary processes to give effect to the eventual sale of the verge land, for an anticipated consideration of approximately \$30,000-40,000 plus all associated costs and any applicable GST (but subject to a formal valuation), under the Roads (Opening and Closing) Act be commenced;*

- c) *Should Council and the Surveyor-General provide their consent to the road closure process the land be excluded from the classification of community land;*
- d) *The Mayor and Chief Executive Officer be authorised to sign and, where applicable, seal any documentation to give effect to this resolution; and*
- e) *Further update reports be provided to Council following public consultation and confirmation that the portion of road has been closed by the Surveyor-General.*

At its meeting of 6 July 2021 the Council was advised that the residents wished to increase the area of verge land (road) by approximately 45m<sup>2</sup> and they sought the Council's approval of this request. The Council agreed to the request following its consideration of the matter.

## **Discussion**

The necessary documentation and plans were prepared by Council's surveyors and public consultation in regard to the proposed closure of (portion of) the road commenced on 3 February 2022 and concluded on 3 March 2022.

Three objections were received from utility providers during the consultation period - from APA (gas), SA Power Networks and SA Water.

The residents were aware that an objection from APA was likely to be received as they had already agreed a price with APA to relocate infrastructure. Whilst APA initially advised the residents that it would withdraw its objection on the basis that payment to relocate its infrastructure is received, negotiations between the parties have also proceeded on the basis that an easement be granted. The Administration is now able to report that terms have been agreed between the resident and APA that the infrastructure will be relocated and APA will withdraw its objection once the payment for this work has been made by the resident.

SA Power Networks' objection relates to a low voltage underground power line that passes through the portion of road. SAPN has advised that it seeks an easement of 4 metres width (2 metres either side of the power line) running along the length of the line. Whilst the resident entered into negotiations with SAPN (to ascertain whether SAPN would consider relocating the underground cable - at the resident's cost) the parties have now reached an agreed position. SAPN has confirmed that it will withdraw its objection to the proposed road closure on proviso that the easement sought by it will be granted in its favour.

SA Water initially lodged an objection to the proposed closure (on the basis that a meter which lays within the identified portion of the road that is proposed to be closed is required to be relocated). However, following further investigations undertaken by SA Water, it has withdrawn its objection (as the meter location has been determined to not be where it was indicated on its records).

Accordingly, the Administration suggests, as there are no impediments to proceeding with the proposed road closure (given the two remaining objections will be withdrawn conditional upon the grant of easement and payment of monies to relocate infrastructure) the Council confirm its intent to proceed with the road closure and the matter be referred to the Surveyor General for his decision.

## **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 impacts arising as a result of consideration of this report.

**Conclusion**

Three objections were received during the public consultation period regarding the proposed closure of portion of the road (verge) at Arthur Lemon Avenue/Witty Road, Underdale. The parties which lodged objections (utility providers SA Water, SAPN and APA) have withdrawn, or agreed to withdraw, their objections on proviso that nominated actions are undertaken.

On this basis the Administration suggests that the Surveyor General be advised that, following its consideration of the matter, the Council has determined to proceed with closure of the identified portion of the road.

**Attachments**

Nil

## 8.2 Request for Deed of Variation of Licence and Grant of Sublicence - SANFL (Hoffmann Kiln Chimney)

### Brief

The South Australian National Football League Inc (SANFL) has written to Council seeking the approval for the grant of a sublicence to The South Australian Brewing Company Pty Limited to allow the display of team colours on the Hoffmann Kiln Chimney.

### RECOMMENDATION

The Committee recommends to Council that:

1. Council provides its consent for the Deed of Variation of Licence (to allow for a sublicence) and the grant of sublicence from The South Australian National Football League Inc (SANFL) to The South Australian Brewing Company Pty Limited to allow the display of SANFL Premier and runner up team colours on the Hoffmann Kiln chimney for the period 1 October 2021 until 30 September 2022 (or such lesser time should the licence be determined prior to 30 September 2022).
2. The Mayor and Chief Executive Officer be authorised to sign and seal any documentation giving effect to the Deed of Variation of Licence and grant of sublicence.

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### Introduction

The South Australian National Football League Inc (SANFL) has recently written to Council seeking the Council consent for the grant of a sublicence to The South Australian Brewing Company Pty Limited (SA Brewing) in relation to the display of premier and runner up colours (and the necessary supporting infrastructure for the display) on the Hoffmann Kiln Chimney, **(Attachment 1)**.

A copy of the draft sublicence agreement **(Attachment 2)** and a proposed deed of variation of licence **(Attachment 3)** is attached for the benefit of Members.

### Discussion

Members are likely to recall that Council considered a request for the display of premier and runner up colours on the Hoffmann Kiln Chimney at Council's meeting of 21 September 2021.

At that time, and following consideration of the matter, Council resolved that:

1. *A licence for a term of 5 years at a licence fee of \$10pa plus GST payable on demand, commencing on 1 October 2021 (or such other alternative commencing date as may be agreed), be granted to the South Australian National Football League Inc. to permit the display of Premier and Runner Up team colours on the Hoffmann Kiln chimney at the former Brickworks site, subject to any necessary development consents being sought and obtained.*
2. *The South Australian National Football League Inc. to be responsible for all necessary works and costs associated with the display and to make good:*
  - *any damage which may arise resulting from the display; and*
  - *at the expiry or sooner determination of the licence agreement.*
3. *The Mayor and Chief Executive Officer be authorised to sign and/or seal any documentation to give effect to the resolution.*

Shortly after notification of the Council decision to the SANFL, the SANFL foreshadowed that it would seek to enter into a sublicense agreement with SA Brewing in regard to the display of the colours on the chimney, as SA Brewing were the party that was/is responsible for the provision of the necessary infrastructure and for undertaking the works which allows the teams' colours to be displayed on the chimney.

As indicated above the proposed/draft sublicense and Deed of Variation of Licence has now been received. (NB: The Deed of Variation of Licence is a necessary precursor to the grant of any sublicense as the existing Licence Agreement does not permit the grant of sublicense).

The Administration notes that the terms and conditions of the proposed sublicense essentially mirror those of the licence agreement (other than those of the licence term itself which is reduced to one year in the draft SANFL agreement) and, on this basis, suggests that Council consent be provided for the agreement. At this time the sublicense term has been limited to one year (from the date of commencement of the licence agreement) as the SANFL has advised that it is in the process of renegotiating new arrangements with the brewing company.

### **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 impacts anticipated as a result of consideration of this matter.

### **Conclusion**

The SANFL has written to Council seeking Council consent for the variation of the existing licence agreement and the grant of a sublicense for an initial term of one year (i.e. from 1 October 2021 until 30 September 2022) between itself and The SA Brewing Company in regard to the display of premier and runner up colours on the Hoffmann Kiln chimney. The Administration is supportive of the request and notes that a request seeking Council consent for a further sublicense term(s) may be received following the completion of negotiations between SANFL and SA Brewing.

### **Attachments**

- 1. Letter from SANFL requesting grant of sublicense**
- 2. Draft/proposed sublicense between SANFL and SA Brewing - display of premier and runner up team colours on Hoffmann Kiln chimney**
- 3. Proposed deed of variation of licence**



27 April 2022

Mr Dean Otanelli  
Manager City Property  
City of West Torrens  
165 Sir Donald Bradman Drive  
HILTON SA 5033

Dear Dean

I refer to our recent discussions and correspondence in relation to the Hoffmann Kiln Chimney Licence between the South Australian National Football League (SANFL) and the City of West Torrens (COWT).

You have brought to my attention that Clause 8 of the licence does not allow for the licensee to 'sub-licence' the Structure of Premises of the Hoffmann Kiln Chimney.

During the drafting of the licence, it was SANFL's intention to have Clause 8 reworded to reflect that sublicensing of the Premises and Structure is allowed subject to prior written consent of council. Unfortunately, this amendment was omitted.

SANFL's request to sublicense parts of the Hoffmann Kiln Chimney (draft sublicense attached) is not commercial in nature and is simply to reflect the desired use of the chimney and contractual agreement between the SANFL and the South Australian Brewing Company Pty Ltd. The agreement is that the South Australian Brewing Company Pty Ltd is responsible for displaying the SANFL men's state league premier and runners up colours on the chimney.

Considering the above, please find attached draft deed of variation to allow for the sublicense of the Hoffmans Kiln Chimney, subject to prior written consent of council.

Please feel free to contact me if you require any further information and I appreciate your help and support with this request.

Yours sincerely  
**SA NATIONAL FOOTBALL LEAGUE INC**

James Bayer  
Chief Financial Officer

**SANFL**  
ABN 59 518 757 737

**Office**  
Level 2, Riverbank Stand,  
Adelaide Oval, War Memorial Drive,  
North Adelaide SA 5006

**Postal Address**  
PO Box 606 Tynite Street,  
North Adelaide SA 5006  
T 08 8424 2200  
W sanfl.com.au

**MAJOR PARTNERS**



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# THOMSON GEER

LAWYERS

Level 7, 19 Gouger Street  
Adelaide SA 5000 Australia

T +61 8 8236 1300 | F +61 8 8232 1961

## Sublicence Agreement

between

**South Australian National Football League Incorporated**  
ABN 59 518 757 737  
(Licensor)

and

**The South Australian Brewing Company Pty Limited**  
ABN 89 007 869 310  
(Licensee)

For use of part of the Hoffmann Kiln Chimney

**This deed** is made on

20

between **South Australian National Football League Incorporated** ABN 59 518 757 737 of  
PO Box 606 Tynte Street North Adelaide South Australia 5006 (**Licensor**)

and **The South Australian Brewing Company Pty Limited** ABN 89 007 869 310  
of **[insert]** (**Licensee**)

### Recitals

- A The City of West Torrens (**the Council**) is the registered proprietor of the Premises and the owner of the Structure.
- B Under a certain Licence Agreement dated on or about the date of this agreement (**Licence**), the Council granted to the Licensor a licence to use part of the Structure for the Permitted Use.
- C The Licensor has agreed to grant the Licensee a sublicense to use part of the Structure for the Permitted Use on the terms and conditions set out in this agreement.

**Now it is agreed** as follows:

### 1 Interpretation and definitions

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In this Sublicence unless the contrary intention appears:

- (a) **Council** means the City of West Torrens;
- (b) **Licence** means a certain Licence Agreement dated on or about the date of this Sublicence entered into between the Council as licensor and the Licensor as licensee, a copy of which is attached as Schedule 2 to this Sublicence;
- (c) **Licensee** means the licensee under this Sublicence;
- (d) **Licensor** means the licensor under this Sublicence;
- (e) **Premises** means the premises as described in the Licence;
- (f) **this Sublicence** mean this Sublicence; and
- (g) other terms defined in the Licence have the same meaning in this Sublicence except as otherwise provided in this Sublicence.

### 2 Grant

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- (a) The Licensor grants and the Licensee accepts a licence:
  - (i) to use that part of Structure identified in the Development Approval at all times for the Permitted Use; and
  - (ii) to use that portion or those portions of the Premises as approved by the Licensor in writing from time to time on up to 2 days per calendar year as approved in writing by the Licensor for access and installation purposes associated with the use of the Structure for the Permitted Use.
- (b) The rights conferred by this Sublicence rest in contract only and do not confer on the Licensee any tenancy, estate or interest in the Structure or the Premises. The rights of the Licensee under this licence are those of a licensee only.

### **3 Incorporation of terms of Licence**

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#### **3.1 Licence provisions incorporated**

- (a) Subject to clause 3.1(b) and except to the extent to which this Sublicence provides otherwise or to the extent required by law, either expressly or by necessary implication, the provisions of the Licence are incorporated in this Sublicence as provisions binding on the Licensor and the Licensee in all respects as if they had been repeated in full in this Sublicence, with only the modifications necessary to make them applicable to a sublicence, and as if the Licensor and the Licensee in this Sublicence were the parties respectively named as the Council and licensee in the Licence.
- (b) As between the Licensor and the Licensee but without affecting the obligations of the Licensor as licensee under the Licence, the terms of the Licence as applicable to this Sublicence are amended as set out in Schedule 1.

#### **3.2 Inconsistency**

To the extent that any provision in this Sublicence is inconsistent with the obligations imposed on either the Licensor or the Licensee by the Licence, then the provisions of this Sublicence prevail.

### **4 Termination**

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#### **4.1 Operation of Licence**

This Sublicence is subject in all respects to the subsistence, continuation and operation of the Licence.

#### **4.2 Termination of Licence**

This Sublicence will terminate either:

- (a) on the Expiry Date; or
- (b) contemporaneously with the Licence, if the Licence is terminated prior to the expiry of the term of the Licence,

and neither party will have any claim for or right to recover any damages by reason of such termination, but without prejudice to the rights of either party for any antecedent breach or default.

### **5 No breach of Licence**

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To the extent that the obligations continue throughout the Term, the Licensee:

- (a) must not do or permit to be done anything which:
- (i) causes or may cause the Licensor to breach the Licence; or
  - (ii) affects the Licensor's rights under the Licence; or
  - (iii) prejudices or gives cause for termination of the Licence; and
- (b) must permit the Council and any person having an interest in the Premises superior to or concurrent with the Council to exercise the Licensor's rights to enter and view the Premises and to carry out repairs, renovations, maintenance and other work on them and to exercise their other rights or comply with their other obligations in regard to their interests in the Premises.

### **6 Licensor's obligations**

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The Licensor must:

- (a) pay the licence fee due under the Licence and comply with the Licensor's obligations under the Licence, to the extent that they are not the Licensee's obligations under this Sublicence; and

- (b) use reasonable endeavours (but need not commence proceedings) to ensure the Council complies with its obligations under the Licence, the breach of which may affect the Licensee's use and occupation of the Premises.

## **7 Consents and approvals**

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### **7.1 Council's consent**

- (a) Any provision of this Sublicence which requires the Licensee to obtain the consent or approval of the Licensor is deemed to include an obligation on the Licensee to also obtain the consent or approval of the Council.
- (b) Where anything requires the Council's consent under the Licence, the Licensee must not do that thing without the Council's consent.

### **7.2 Licensor's consent**

- (a) The Licensor may withhold its consent or approval if for any reason the consent or approval of the Council is withheld.
- (b) The Licensor must use reasonable endeavours to procure the consent of the Council when that consent is required by the Licensee but that does not preclude the Licensor from:
  - (i) refusing the Licensor's consent to the Licensee under this Sublicence in respect of that matter; and
  - (ii) informing the Council of the Licensor's refusal of consent and the reasons for the refusal.

### **7.3 Costs**

The Licensee must pay the Licensor all costs incurred by the Licensor in connection with considering, giving or procuring any consent or approval requested by the Licensee (including any costs for obtaining any mortgagee's consent or any costs payable to the Council).

## **8 Indemnity and release**

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In addition and without prejudice to any other indemnity or release by the Licensee under this Sublicence, the Licensee:

- (a) indemnifies the Licensor and the Council from and against all claims for which the Licensor or the Council is or may become liable, whether during or after the Term, in respect of or arising from:
  - (i) any wilful or negligent act or omission;
  - (ii) any default under this Sublicence; and/or
  - (iii) the use of the Premises,
 by or on the part of the Licensee except to the extent caused by the negligence of the Licensor or the Council or their servants or agents; and
- (b) releases the Licensor and the Council from any claims for injury, death, loss or damage which may be suffered or sustained to any property or by any person on the Premises, except to the extent caused by the negligence of the Licensor or the Council or their servants or agents.

## **9 General**

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### **9.1 Costs and stamp duty**

Each party must bear their own costs of and incidental to the preparation, negotiation and engrossment of this Sublicence.

### **9.2 Governing law and jurisdiction**

- (a) This Sublicence is governed by and is to be construed in accordance with the laws applicable in South Australia.
- (b) Each party irrevocably and unconditionally submits to the non-exclusive jurisdiction of the courts of South Australia and any courts which have jurisdiction to hear appeals from any of those courts and waives any right to object to any proceedings being brought in those courts.

### **9.3 Waiver**

No waiver by the Licensor of one breach of any term of this Sublicence will operate as a waiver of another breach of that or any other term of this Sublicence.

### **9.4 Severance**

Any term of this Sublicence which is not applicable to the Premises or which is repugnant to the general interpretation of this Sublicence or which is invalid, unlawful, void or unenforceable will be capable of severance without affecting any of the other terms of this Sublicence.

### **9.5 GST**

Without limiting clause 3.1, clause 16 of the Licence is incorporated in this Sublicence as if it had been repeated in full in this Sublicence.

**Executed** as an agreement

**The common seal of South Australian National Football League Incorporated** was affixed in the presence of:

\_\_\_\_\_  
Signature of Authorised Person

\_\_\_\_\_  
Signature of Authorised Person

\_\_\_\_\_  
Name of Authorised Person (print)

\_\_\_\_\_  
Name of Authorised Person (print)

Licensors

**Executed by [insert] ABN [insert]** in accordance with section 127 of the *Corporations Act 2001* (Cth):

\_\_\_\_\_  
Director

\_\_\_\_\_  
\*Director/\*Company Secretary

\_\_\_\_\_  
Name of Director  
BLOCK LETTERS

\_\_\_\_\_  
Name of \*Director/\*Company Secretary  
BLOCK LETTERS  
\*please strike out as appropriate

Licensee

**Schedule 1****Amendments to Licence**

- 1 Schedule 1 of the Licence is deleted and replaced with the following:

**"Schedule 1**

**Item 1** The land comprised in Certificate of Title Volume 6160 Folio 354.  
Premises

**Item 2** The Hoffmann Kiln Chimney which forms part of the improvements  
Structure on the Premises and which is identified outlined in red on the plan  
in Annexure A.

**Item 3** One (1) year commencing on 1 October 2021 (**Commencement**  
Term **Date**) and expiring at midnight on 30 September 2022 (**Expiry**  
**Date**)

**Item 4** \$10 per annum (exclusive of GST)  
Licence Fee

**Item 5** The display of SANFL Premier and runner up club colours in  
Permitted Use accordance with the requirements of this licence.

**Item 6** \$20,000,000.00"  
Public risk insurance

- 2 Clause 12.2 is deleted.

**Schedule 2**

**Licence**

[insert]

**Consent**

**The City of West Torrens** as licensor under the Licence consents to this Sublicence.

**The common seal of City of West Torrens**  
was affixed in the presence of:

\_\_\_\_\_  
Signature of Mayor

\_\_\_\_\_  
Signature of Chief Executive Officer

\_\_\_\_\_  
Name of Mayor (print)

\_\_\_\_\_  
Name of Chief Executive Officer (print)

---

# THOMSON GEER

LAWYERS

Level 7, 19 Gouger Street  
Adelaide SA 5000 Australia

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## Deed of Variation

### Licence Agreement

between

**City of West Torrens  
(Council)**

and

**South Australian National Football League Incorporated  
(Licensee)**

**This deed** is made on 20

between **City of West Torrens** of 165 Sir Donald Bradman Drive Hilton South Australia 5033  
(Council)

and **South Australian National Football League Incorporated A2870** of PO Box 606  
Tynte Street North Adelaide South Australia 5006 (Licensee)

## Recitals

- A The Council is the registered proprietor of the whole of the land comprised in Certificate of Title Volume 6160 Folio 354 (**Land**) and the owner of the Hoffmann Kiln Chimney situated on the Land (**Structure**).
- B Under a certain undated but executed Licence Agreement made between the Council and the Licensee (**Licence Agreement**), the Council granted the Licensee a licence to use part of the Structure for a term of 5 years commencing on 1 October 2021 and expiring at midnight on 30 September 2026.
- C The Council and the Licensee have agreed to vary the Licence Agreement on the terms and conditions set out in this deed.

**Now the parties covenant and agree** as follows:

## 1 Variation of Licence Agreement

---

The Council and the Licensee acknowledge and agree that as and from the date of this deed, clause 8 of the Licence Agreement is deleted and replaced by the following:

'8 **ASSIGNMENT AND SUBLICENCING**

- 8.1 The Licensee must not assign or novate its interest in this licence.
- 8.2 The Licensee must not sublicense or hire out the Structure or the Premises without the prior written consent of the Council (which consent must not be unreasonably withheld).'

## 2 Balance of terms

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The parties agree that in all other respects the terms and conditions of the Licence Agreement will remain in full force and effect.

## 3 Costs

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- 3.1 Each party must bear their own costs of and incidental to the preparation, negotiation and execution of this deed.
- 3.2 The costs of and incidental to the stamping of this deed must be paid by the Licensee.

**Executed** as a deed

**The common seal of City of West Torrens**  
was affixed in the presence of:

\_\_\_\_\_  
Signature of Mayor

\_\_\_\_\_  
Signature of Chief Executive Officer

\_\_\_\_\_  
Name of Mayor (print)

\_\_\_\_\_  
Name of Chief Executive Officer (print)

Council

**The common seal of South Australian  
National Football League Inc** was affixed in  
the presence of:

\_\_\_\_\_  
Signature of Authorised Person

\_\_\_\_\_  
Signature of Authorised Person

\_\_\_\_\_  
Name of Authorised Person (print)

\_\_\_\_\_  
Name of Authorised Person (print)

Licensee

### 8.3 Request for Grant of Licence - West Torrens Concert Band

#### Brief

This report advises Committee Members that the Administration has received an approach from the West Torrens Concert Band, which has expressed an interest in securing a licence to use the former Lockleys Senior Citizen Clubroom building on the western side of the Mellor Park Reserve.

#### RECOMMENDATION

The Committee recommends to Council that:

1. The West Torrens Concert Band be advised that Council consents to its request to use the community facility on the western side of Mellor Reserve.
2. The Band be offered a licence for its use of the facility at a licence fee of \$10pa plus GST payable on demand (inclusive of outgoings), commencing on the date of practical completion/handover of the building following the proposed upgrade works. The permitted use to be for band rehearsals and storage of band instruments and associated equipment etc. The times and days of use to be Tuesday nights from 7.00pm until 9.45pm (subject to agreement with the Adelaide Village Band to vary its time of use) and on occasional weekends (as negotiated and agreed with the Administration) for workshops with school and country bands.
3. The Mayor and Chief Executive officer be authorised to sign and seal any documentation to give effect to the grant of licence.

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#### Introduction

Members may recall that, at its meeting of 22 March 2022, the Committee considered a request from the Adelaide Village Band for use of the hall on the western side of Mellor Park

Subsequent to its consideration of the matter the Committee recommended to Council as follows:

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.*

The Council resolved in accordance with the Committee's recommendations at its meeting of 5 April 2022.

At the 22 March 2022 Committee meeting, a question was raised regarding whether the Administration had also entered into any discussions for use of the hall with the West Torrens Concert Band. The Administration indicated that, whilst an approach had been received, its attempts to contact representatives of the band had been unsuccessful.

#### Discussion

Following the Committee meeting of 22 March 2022, the Administration can advise that it met with representatives from the West Torrens Concert Band (WTCB) at the Mellor Reserve Hall on 26 March 2022 and that a formal written request from the Band was received (via email) on 29 March 2022. A copy of the request is attached for the benefit of Members (**Attachment 1**).

As indicated within the Band's letter, it seeks to use the hall (for rehearsal purposes) on Tuesday nights between the hours of 7.00pm (7.30pm start) and 9.45pm.

The Administration notes that these hours (and this weekday) are essentially as specified and currently granted to the Adelaide Village Band. Under such circumstances there will need to be negotiations with, and agreement between, the parties in an endeavour to accommodate both band groups.

The WTCB has also indicated that it seeks the use of space for storage of instruments and associated gear - its storage requirements are reasonably significant (and beyond those sought by the Adelaide Village Band). Nevertheless, the Administration believes that the requirements of both parties can be met onsite, whilst still providing storage opportunities for other users - with the exception of housing the WTCB trailer at Mellor Park. An alternative may be that the trailer be housed at Council's depot - the WTCB could access this as and when required.

Members may also be aware that there are upgrades which are proposed to this building (to provide a compliant toilet for persons with a disability and to provide additional storage) and that these upgrade works are programmed to occur in the coming months. In light of these works, and given the storage requirements of the WTCB, it is proposed that the WTCB not be offered use of the building until such time as these works have been completed, (anticipated completion date is early 2023). Further updates on the progress of these works will be provided to this Committee.

It is nevertheless suggested that, upon completion of the building works, the WTCB be offered similar terms and conditions to those which have been agreed for the use of the facility by the Adelaide Village Band, namely:

- A licence fee of \$10pa plus GST payable on demand (inclusive of outgoings) - The licence fee to be "offset" by the agreement of the WTCB to perform free of charge at nominated/relevant Council functions and events;
- A licence term of 5 years (from the date of practical completion and handover of the upgraded facility);
- Use of the facility for rehearsals on Tuesday nights between the hours of 7.00pm and 9.45pm - subject to the agreement of the Adelaide Village Band to vary its nominated time of use, which currently clashes with the usage sought by the WTCB - and for storage of the WTCB's instruments and associated equipment at all times for the duration of the licence period; and
- Use of the facility for occasional weekend workshops for country and school bands to be negotiated and agreed between the WTCB and the Administration.

### **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 foreseen climate change impacts arising as a result of the consideration of this matter, (albeit the Administration acknowledges that there will be minor power usage etc. associated with the WTCB's use of the building).

### **Conclusion**

The West Torrens Concert Band (WTCB) has written to Council seeking to use the former Lockleys Senior Citizens building on the western side of Mellor Park for rehearsals and storage of band instruments and equipment.

The Administration suggests that the WTCB's request be granted, and that it be provided with a licence for its use of the facility, but that the licence not commence until the forthcoming building works have been completed, and on proviso that accommodation arrangements can be negotiated and agreed between the WTCB and the Adelaide Village Band.

### **Attachments**

#### **1. Request for use of Mellor Park Hall - West Torrens Concert Band**



PO Box 176  
Henley Beach SA 5022

29 March 2022

Dean Ottanelli  
Manager City Property  
City of West Torrens

Dear Dean,

Thank you to you and Steve for meeting with Cheree and me last Friday.

The property you showed us, the old Lockleys Senior Citizens Centre, would be absolutely perfect for the bands rehearsals and storage. The band is so happy that Mayor Coxon has kept up the search for us as we have been looking for rehearsal space within the City of West Torrens for many years.

Our rehearsals are held on a Tuesday evening, arriving at 7pm for a 7:30 start. We play until 9:45pm, usually with a short tea break. Our current rehearsals have never received any complaints from close neighbors to the centre we are currently using. We would require access on Tuesday evenings and occasionally on a weekend only to unload our gear after a concert.

The band has collaborated in the past with country and school bands, holding workshops and would love to be able to further promote music within the City of West Torrens by being able to use the hall over a weekend to hold these workshops. These are not regular events and we would apply for access well in advance.

Apart from an open hall space for the band to rehearse on Tuesday evenings, the band has an extensive music library, spare uniforms, stands, percussion equipment and a trailer that all requires quite a large storage area. Access to the kitchen area for our tea break would also be required, maybe we could have a locked cupboard within the kitchen in which we could house our tea/coffee supplies, cups, etc...?

The hall of the old senior citizens club is the perfect size for the band to set up and rehearse each week. We would set up chairs and our equipment and then pack everything away each rehearsal. This would keep the hall clear for other users.

Storage requirements include space for 10 x 4 drawer filing cabinets which house our music library and spare uniforms; an area approximately 6m x 8m to store stand boxes, timpani and shelving for percussion, spare instruments and music boxes. Our trailer, a 6'x4' plus draw bar also needs a space to be locked up and parked while not in use.

We would like for this storage to be locked and not accessible to other hirers of the hall. Currently, we have to share areas inside and in the shed with other community groups and there have been occasions where band property has been damaged or gone missing. As you can imagine, this is not an ideal situation and the current centre is dismissive of these occurrences which is not ideal for us. Especially as what seems little, like a broken drum skin, is in fact a costly repair for the band.

Please do not hesitate to contact me for any clarification or for further information.

Kind regards,

Mandy Chisholm  
President

West Torrens Concert Band  
[westtorrensband@gmail.com](mailto:westtorrensband@gmail.com)

## 8.4 Property and Facilities Projects - Update

### Brief

This report advises Committee Members of the current status of the projects at Apex Park, Kesmond Reserve, Mellor Park and Richmond Oval.

### RECOMMENDATION

The Committee recommends to Council that the report be noted.

---

### Introduction

This report provides Members with an update regarding the current status of the following projects which are underway, or shortly to commence, at Apex Park, Kesmond Reserve, Mellor Park and Richmond Oval.

### Discussion

#### *Apex Park (Stage 2)*

The initial phase of the project for the redevelopment of Apex Park (civil / bulk earthworks) has been completed on site. The site remains closed to the public in preparation for the next phase of the project.

The design / documentation for the second phase (landscaping / playspace / BMX track) of this staged project has been finalised and procurement is underway with tender submissions closing later this month, (May). It is now expected this phase of the project will commence on site in July 2022, with project completion date by December 2022.

#### *Kesmond Reserve*

Further to the report presented at the City Facilities and Waste Recovery General Committee Agenda on the 22 March 2022, and the subsequent meeting in late April - in principle support was provided by the key stakeholders. Public consultation on the *Kesmond Reserve Master Plan* commenced on 13 May 2022 - via the web platform 'Your Say'.

A copy of the Master Plan for consultation is provided with this report (**Attachment 1**) and further information on the project and the online feedback form is available at the following [web link](#).

Consultation closes on Monday 13 June 2022. A further report on the outcomes of the consultation will be provided to Members at the next City Facilities and Waste Recovery General Committee in July 2022.

#### *Mellor Park*

Representatives from the Administration met with RSL representatives (including State President - Ms Cheryl Cates and former Lockleys RSL President - Mr Lyle Tyler) and the City Facilities and Waste Recovery General Committee Presiding Member, Cr Kym McKay, onsite at Mellor Reserve in early April to identify and select a site for the proposed memorial. A site has been confirmed that is centrally located and close to the Henley Beach Road frontage, (refer page 3 of **Attachment 2**).

The Administration and consultant team are currently finalising details for the final design. A copy of the proposal as it currently stands is attached for the benefit of Members (**Attachment 2**). Please note that at this stage, the final orientation of the proposed memorial (i.e. facing either "in" or "out" to the Henley Beach Road frontage) is under review.

The Administration also takes this opportunity to provide the following additional project update for Members' information.

It is envisaged/proposed that:

- The Memorial be known as the "Lockleys and District War Memorial";
- A QR code be utilised that will direct enquirers/link to the RSL database (this database provides additional service information for over 3000 military personnel from the Virtual War Memorial);
- The middle "silent sentinel" panel will be laser cut (similar to the panels in the medium strip opposite the Keswick Army Barracks) - this to be flanked by less prominent memorial "posts" featuring the insignias of the Army, Navy, Air Force and Womens' Services;
- Consideration be given to naming the various campaigns, theatres of service along the base of the centrepiece (e.g. WW1, WW2, Malaya/Borneo, Vietnam, Afghanistan etc.);
- The Rowell family (a very significant military family who resided within the City of West Torrens) be acknowledged on the Memorial; and
- Seating associated within the park be facing the Memorial to enable contemplation.

It is the aim of the Administration that the Memorial works will be completed prior to Anzac Day 2023, which will allow an official opening/dedication on that day.

Members are reminded that all costs associated with development of the plans for the memorial, and of the memorial itself, are funded from the Local Roads and Community Infrastructure (LRCI) Program, (Phase 3).

A further report on the Memorial design will be provided to Members at the next City Facilities and Waste Recovery General Committee in July 2022.

#### *Richmond Oval*

The first stage of the Richmond Oval project is underway on site with the program expected to be completed in late 2022. Elements of this project are funded through the Local Road Community Infrastructure (LRCI) program.

Community consultation and feedback for the next stages for the Richmond Oval project concluded in January 2022. A copy of the Consultant's summary and findings from the community and stakeholders consultation process is attached for the benefit of Members, **(Attachment 3)**.

As is indicated within the report there are a number of key elements that were of a high priority for those who chose to respond, principally:

- Meeting rooms within the facility are important and currently well utilised;
- There needs to be further consideration in regard to the provision of additional carparking (to negate current issues with on-street carparking) ;
- The provision of community courts (netball/tennis) was well received;
- The provision of green space for training and recreation;
- Improved pedestrian and cycling access to the site is desired; and
- The desire for the Oval to be multi-sport use.

Consultation with the direct (current) stakeholders of the facility (i.e. the West Adelaide Football Club) has also continued. In this regard the Administration recently received correspondence from the West Adelaide Football Club following a meeting which it convened with its key personnel to consider the Masterplan. The Club has identified a number of key deliverables which it seeks to gain from the Masterplan, including:

1. A covered grandstand with wheelchair access, 2 coaches boxes, timekeeper box, commentary/media box, stats box, ground announcer box, 6 corporate boxes and seating capacity for a minimum of 700-1000 spectators.
2. A fully fenced oval - to be exclusively for football and specifically not cricket, (from a competitive sport perspective).
3. Changeroom and player facilities to AFL standard, with 2 changeroom than can be split into 4, (i.e. as has been constructed at the revamped Council facilities at Camden Oval and Lockleys Oval). These facilities to also provide plunge pool, doctor / medical rooms and team meeting, common and (2) umpires' rooms.
4. A Club Administration block comprising offices, boardroom and open space office area to accommodate approximately 12-15 staff.
5. A function area with capacity for 250 guests with views across the oval and flexible multi-purpose room(s), a bar/bistro and a main (commercial) kitchen with satellite (re)heating facilities.
6. The bar/bistro to be easily accessible on non-game day occasions and separate from the function area with a capacity of approximately 100 patrons. It should provide a merchandising shop and feature a beer garden and smoking area.

The Administration notes that there is a degree of tension regarding whether cricket should, or should not, feature as a sporting activity that is provided, and which utilises the Oval at the 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 perceived significant climate change impacts arising as a result of consideration of this report.

### **Conclusion**

Members have been updated in regard to a number of projects currently being undertaken (and/or considered) at a number of Council sporting and recreation spaces.

### **Attachments**

1. **Kesmond Reserve Master Plan (May 2022)**
2. **Updated Mellor Park Memorial Concept Design**
3. **Richmond Oval Refurbishment - Public Consultation Summary Report (Stage 2) - 20 April 2022**

# Kesmond Reserve Master Plan

The Revised Master Plan captures the feedback from the previous community engagement and includes regulated netball and tennis courts and consistent footpath widths. The further changes included deletions of the proposed community facility which is subject to future Council budget streams

- 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 Picnic tables with seating
- 7 Refurbished community courts to cater for Futsal, Tennis and Netball with lighting
- 8 Existing memorial & rose gardens retained
- 9 New shelter for scout car
- 10 Raised community garden beds
- 11 Entry plaza with National Servicemen Association artwork
- 12 Refurbished existing heritage building (redeveloped as shelter or community managed cafe to be investigated)
- 13 Nature play space
- 14 Multi-sport courts with basketball, netball goals, table tennis & seating
- 15 Existing BBQ retained
- 16 Existing outdoor gym retained
- 17 Fitness loop with pump track moguls
- 18 Future Development Centre for Remembrance (shown dashed)
- 19 National Servicemen's Association building redevelopment subject to funding



Kesmond Reserve | JPE Design Studio

# Perspective - Open Lawn



Kesmond Reserve | JPE Design Studio

# Perspective - Pedestrian Boulevard



Kesmond Reserve | JPE Design Studio

# MELLOR PARK MEMORIAL- LOCKLEYS LANDSCAPE CONCEPT PLAN\_C

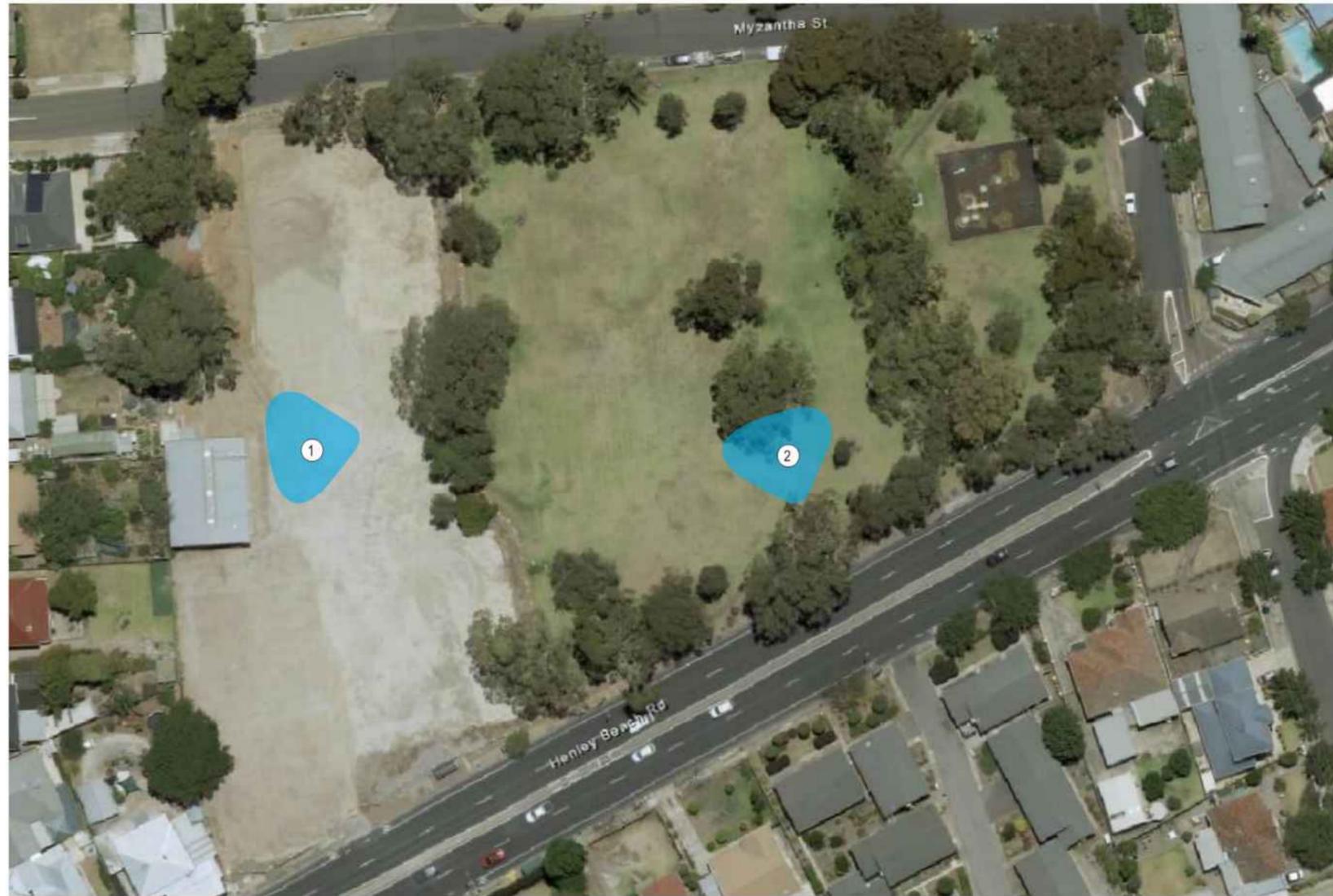
CITY OF WEST TORRENS

GREENHILL

# LANDSCAPE VISION



# PROPOSED MEMORIAL LOCATION



## LEGEND

- ① **Original Location**  
The original location has been reviewed as unsuitable following the installation of the playground, courts and new park infrastructure.
- ② **Proposed New Location**  
The memorial is proposed to be located along an axis of large established within the park. The memorial will have a beautiful park setting back drop, in an arc around the open space. The memorial is set back from the road, sitting behind an area of planted verge, with access via the existing footpath on Henley Beach Road or across the open turf. The memorial will be a prominent feature, with open views from the centre of the upgraded park and from the road.



PROJECT  
Mellor Park Memorial

DRAWING  
Location Plan

PROJECT  
21.2763

REV. DATE  
C Mar 2022

# CONCEPT PLAN



## LEGEND

- ① **Memorial Posts**  
Artistic vertical features inscribed with memorial details and placed throughout the memorial space with bespoke feature lighting.
- ② **Central Raised Platform**  
Elevated platform with stone plinth to display historical monument.
- ③ **Planting**  
Areas of formal planting to give definition to the space and provide a green backdrop to the memorial elements
- ④ **Central Feature Paving**  
Feature natural stone paved area to complement adjacent path network. Stone paving to be edged with concrete pavers that can be etched with memorial information.
- ⑤ **Paved Crossover**  
Paved narrow crossovers allow people to move between the memorial spaces while maintaining planting bands which create a sense of intimacy within the memorial space. This area also allows for walkers, wheelchairs and prams to be placed next to the seat.
- ⑥ **Seat**  
Comfortable seating with back and arm rests to assist elderly users.
- ⑦ **Flag Poles**  
Four flag poles to follow around the arc of Gallipoli Rosemary. Flag poles to be uplit with feature lighting.

# MATERIALS & PLANTING PALETTE

## TREE SPECIES



Luscious Tristaniopsis 'laurina'  
Mature size: H: 10m x W:5m  
Evergreen

## PLANT SPECIES



Viburnum odoratissimum 'Dense Fence'



Nandina domestica 'Blush'



Gazania hybrid 'Double Gold'



Gallipoli Rosemary



Liriope muscari 'Just Right'

## MATERIALS/FURNITURE PALETTE



Quartsite 'Amber Glow' Split Face Paving



Permeable Paving



Mahogany Cobblestone Clay Paver



Timber Classic Seat



## **Richmond Oval Redevelopment: Stage 2**

**Consultation Summary Report**

JPE Design Studio



**Richmond Oval**



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Prepared for City of West Torrens  
 20.04.2022

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# Introduction

To meet the growing needs of our community and provide improved, user-friendly recreational spaces, the City of West Torrens has developed a master plan focused on the redevelopment of Richmond Oval.

The Master Plan aims to provide a sustainable, high-quality public open space which is user-friendly for local residents while also offering multi-user sporting and recreational activities and opportunities.

Key features proposed for the overarching Master Plan include:

- improved accessibility
- activation of community open space including:
  - netball courts and 3-on-3 basketball court
  - new playground/activity area in the north-eastern corner
  - cricket nets plus storage
  - toilet facilities in the south-eastern corner
  - bike track/running track around the external perimeter of the oval
  - multi-use oval
  - improved pedestrian and cycling access points at Martin and Kingston Avenues
  - upgraded terrace seating
  - improved overflow car parking and recreation/training area
  - improved football club change rooms, umpire rooms and match day coaches area
  - function area and meeting room(s) for community use.

Consultation for the master plan has been undertaken in two stages.

Stage 1 was undertaken 13 May - 9 June 2021 and focused on the eastern side of the oval. Community feedback has shaped the new playspace currently under construction, location of additional toilet facilities, bike track/ running track and improved pedestrian and cycling access points.

Stage 2 which is the focus of the report was undertaken 22 Nov 2021 - 4 Jan 2022 and sought feedback on the western side of the oval. The key features included:

- upgraded grandstand
- function area
- unisex changerooms
- meeting rooms
- carparking
- netball courts.

During the process of developing the master plan for the Richmond Oval Redevelopment Stage 2, a consultation approach was developed which sought to engage with the community via;

- Community drop-in session on site
- Letterbox drop of hardcopy survey and notifying of the community drop-in session on site
- Online survey
- Written submission for stakeholders

The consultation approach aimed to gather views from a broad spectrum of user groups and demographics.

The purpose of the consultation was to gather thoughts, ideas and feelings of each user group and ultimately instilling a sense of ownership over the final outcome.

Consultation was undertaken in one round, with its goal to gather ideas prior to finalising the master plan for Stage 2 of Richmond Oval. Feedback from consultation has highlighted that the site is a valued community asset with generally positive feedback towards a redevelopment being undertaken.





## Community Drop-In

A Community Drop-in was held on-site on **Saturday, 27th November 2021 between 9:30am - 11am**. Council and JPE Design Studio representatives were in attendance.

This Community Drop-In encouraged the community to meet with the design team and Council to discuss the master plan being undertaken and voice their concerns, ideas and site knowledge. Material was prepared that prompted discussion and dialogue.

The Community drop-in drew participants with a keen interest and passion for the master plan outcome. Conversations with these participants were primarily positive.

### Key comments included:

- Meeting rooms are important and are well-used currently.
- Upgrade overflow parking - currently an issue for locals and businesses. Look at multi-storey carparks.
- Community courts (netball / tennis) is a good idea.

### The preferred four design elements were:

- Green space for training/recreation
- Improved pedestrian and cycling access to site
- Multi-use oval
- Community courts (netball/tennis)



# Community Drop-In Posters

The following includes the 5 x Community Drop-In Posters used during the Community Drop-In session.

### RICHMOND OVAL MASTER PLAN



**LEGEND**

- LANDSCAPE PLANT
- LAMPY LIGHTING ARRANGEMENT
- NEW TOILET, FUNCTION AND KITCHEN FACILITIES
- PLAYFIELD
- PATHWAY / RUNNING TRACK
- SWIMMING POOL
- FORMALISED PARKING WITH SOLID PAVING
- TRAINING TURF / UNDERLAY PARKING
- PARKING TRIP
- PROTECTIVE SPORTS NETTING
- CRICKET TRAINING WING
- SPORTS PLAZA AND GARDEN
- SWIMMING ZONE / EXERCISES IN PLAZA AREA
- MULTI-USE SWIMMING COURTS
- 100% BIODEGRADABLE COURT
- SWIMMING POOL (CLUB ROOMS)
- PUBLIC TOILET / HAIRDRESS, CHANGE & SHOWER
- IMPROVED TROPICAL SCAPING
- HEALTH AND FITNESS
- SWIMMING SWIMMING LANE & FITNESS SWIMMING 100% BIODEGRADABLE
- SWIMMING SWIMMING TRACK
- NETBALL TERRACE SEATING

**WATCH SPORT ON THE OVAL**

**ATTEND WEST ADELAIDE FOOTBALL CLUB CLUBROOM FACILITY/ RESTAURANT**

**OTHER**

**MEETING ROOMS**

**UPGRADED OVERFLOW CAR PARKING**

**IMPROVED PEDESTRIAN AND CYCLING ACCESS TO SITE**







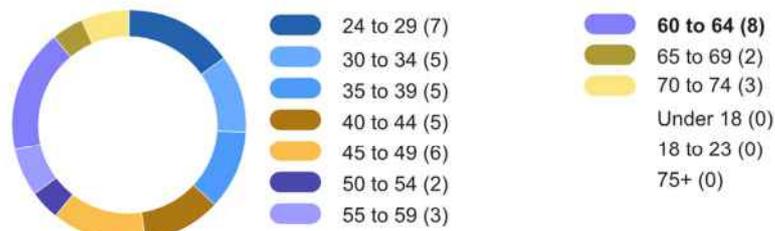

# Survey Responses

Council received **46 responses** to the online survey for Richmond Oval Redevelopment Stage 2. The message from the community was consistent between the community drop-in and survey responses. There was a large support for green space for training and recreation (33) and improved pedestrian & cycling access to site (28). The majority of people did not use Richmond Oval in its current state (23), which was followed by people watching sport on the oval (14). Key findings are below.

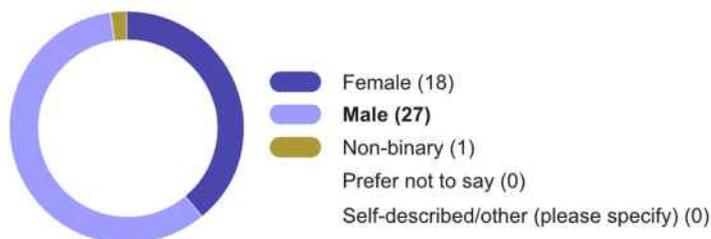
## What suburb do you live in?



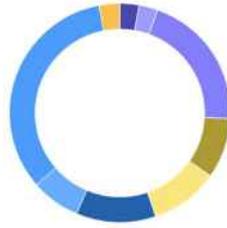
## What is your age bracket?



## What is your gender identity?

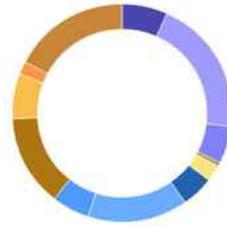


**How do you currently use Richmond Oval?**



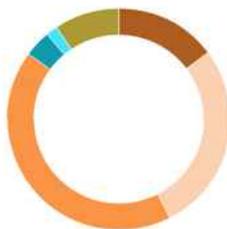
- Member of West Adelaide Football Club (2)
- Member of a non-football club/organisation that uses the site (2)
- Watch sport on the oval (14)
- Use the Premiership Park playground (6)
- Use Premiership Park for recreation (7)
- Attend West Adelaide Football Club clubroom facility/restaurant (8)
- Walk dog (5)
- I do not currently use Richmond Oval (23)**
- Other (please specify) (2)

**The Stage 2 Master Plan can possibly include a number of the below elements. Please select the four options you prefer.**



- Upgraded grandstand (11)
- Green space for training/recreation (33)**
- Unisex change room facilities (9)
- Meeting rooms (1)
- Function area (4)
- Restaurant (8)
- Multi-use oval (24)
- Upgraded overflow car parking (9)
- Community courts (netball/tennis) (22)
- Basketball area (11)
- Club gymnasium (3)
- Improved pedestrian & cycling access to site (28)

**How did you hear about this consultation? Select as many as relevant.**



- Park sign (8)
- Social Media (15)
- Your Say West Torrens (23)**
- Council website (2)
- Word of mouth (1)
- Other (please specify) (5)



# Survey Responses

**Are there any other elements you feel should be considered as part of this upgrade?**

"The condition of the playing surface of the oval is already under a lot of pressure, I'm not sure it could handle more use in winter (eg Soccer). WAFc are an important part of the local community and their requirements to be competitive in the elite SANFL competition, while developing junior players to their full potential, should be considered, along with the ultimate goal of making the ground maximally useable by the community, particularly families."

"The Oval needs more community use options, currently is used for only football and is a waste of space for most people living in the community."

"Electric bbq grills, drinking fountain, covered tables/ seats."

"100% this needs to ensure the return of 4 turf cricket pitches so it's no longer just a Football Club facility."

"On street parking problems for residents of Milner Rd eg parking too close to driveways and particularly in front of bins waiting for collection."

"All age (0-18) play space."

"Turf cricket pitches and training nets for cricket."

"Cricket would allow the oval to be used all year round."

"Running track. Make sure the site is accessible to the public."

"We need cricket pitches in that area."

"Opening the side of Westies club to premiership Park to improve visual amenity and increase local use of venue."

"A running track would be great."

"Onstreet parking in local area. At the moment the local residents suffer."

"The multi use Oval should not include a cricket pitch. The West Adelaide football teams from juniors to seniors in both male (7 teams) & female (3 teams) require access to the main Oval for both training & playing from October to September which would drastically clash with cricket season."

"Better access and more promotion for community use."

"Play area for children."

"Multiple entries."



"Making Milner Road more pedestrian friendly. I believe that accessibility of the oval and the surrounding area would be improved through the addition of traffic calming elements on Milner Road outside the oval. Drivers seem to enjoy speeding in this area and the size of modern cars combined with the raised bridge can make crossing Milner road less safe. Adding elements to make this safer for pedestrians to cross and force cars to travel slower would greatly enhance the accessibility of the oval area as well as make it more pleasant in general. For example, a raised zebra crossing over Milner road like that outside Adelaide Oval on War Memorial Drive would seem ideal."

"Keep all existing large trees and plant flora diverse areas to: balance the carbon foot print, encourage people to get out and enjoy it, act as a refuge and corridor for wildlife."

"Tennis and basketball areas would be great plus an outdoor gym."

"Please maintain premiership park as a green space rather than paved courts, it is the closest park in our area."

"1. Please restrict access to set hours (i.e., all gates to be locked) to prevent undesirable activities such as, basketball bouncing noise at 2am, homeless people camping, hoon driving and social drinking noise, graffiti, etc. 2. I am concerned that the removal of the 2 large trees within the Kingston Avenue carpark (close to the Lloyds/ AuctionBlue fence line) will affect the native rainbow lorikeets that feed on the nectar from these trees. Replacing these large trees with a smaller tree will of course be safer, as these trees are getting old, but doing so will result in another loss of food source. If these large trees must be removed, please choose native trees that will also provide a food source for the rainbow lorikeets."

"How will the lost parking spaces be replaced? Due to the Tennis, Netball shared courts and the 3x3 Basketball court? On the northern side. The Southern side Recreation / Training area carpark expansion & overflow parking as shown on your map is already in use. Kingston Ave exit. So Nothing new or expanded there. If you want to understand the lack of parking in the area may I suggest driving around on a match day when West Adelaide Football club is hosting a high profile league match."

"A well designed and accessible space for community use is desirable with shade, protection and safety prioritised"

"Nature outdoor play space."

"Four cricket nets and four cricket pitches."

"Football, cricket and Netball already get more support than all other sports combined... how about helping other sports?"

"The noise from the basketball/netball courts."



# Written Submissions

Stakeholders who use Richmond Oval on a regular basis were invited to provide written submission on the Richmond Oval Stage 2 master plan.

The stakeholders were provided with the same materials as the online survey and community drop in session to prompt discussion and dialogue.

Submissions were received from SEDA College and the West Adelaide Football Club who have a keen interest and passion for the master plan outcome. Written submission from these participants were primarily positive.

Key Comments from SEDA College and West Adelaide Football Club are provided below:

## Feedback from SEDA College

<p>“SEDA College is an independent secondary school that focuses on sport and careers in sport</p> <ul style="list-style-type: none"> <li>o There are Year 11 and 12 classes only</li> <li>o They have operated for 3 years and already have over 270 students</li> <li>o They have a focus on 5 sports including AFL, Soccer and Basketball and use the facilities available to them (i.e o Their classes at Richmond focus on AFL but could broaden to include cricket, netball etc if facilities were available)”</li> </ul>	<p>“Would like the option to have access to a gym”</p>	<p>“They also require storage. Currently they store their TV on wheels which they drag in and out as needed. If we had a communal one on the wall this wouldn’t be required. They also store basic paperwork such as lesson plans, printed worksheets etc.”</p>
<p>“They do not have a campus - they operate out of venues such as Richmond Oval, Edwardstown Oval, St Clair and South Adelaide Football Club”</p>	<p>“Require flexible meeting space. Currently use Westonians Room (upstairs Board Room) and this is too small. Can have up to 50 kids”</p>	<p>“In addition to storage for the classes held in the meeting rooms (theory lessons), they also require storage for their equipment. They use large 240L garbage bins which are full of footballs or soccer balls plus bibs, cones etc for the hands-on activities.”</p>
<p>“They operate 8.30am until 3.30pm Monday to Friday during school terms only.”</p>	<p>“If SEDA use both Westonians Room as well as the Mayors Game Day room, they can still only accommodate 30 students all together. Would really like to aim for 50-70 students”</p>	<p>“Apart from classes, they host information sessions and career evenings where they would require space for around 100 people stand-up and they do have a graduation which can include around 300 people.”</p>
<p>“The classes are hands-on - they use the oval every day”</p>	<p>“Along with meeting rooms, they require a basic kitchen (like a kitchenette) as they do offer a Breakfast Program as many students are from low socio-economic families. Basic breakfast provisions are provided to the students in case they have not eaten (eg cereal, milk, bread, coffee, tea, milo etc)”</p>	<p>“Most students travel by public transport or drive themselves so parking is important.”</p>



### Feedback from West Adelaide Football Club

"Idea for the site could include

- o Pop up bar
- o Gym facilities
- o Ninja Warrior course
- o Breakout areas (meeting rooms, outside facilities)
- o Playgrounds
- o Soft play areas
- o Piazza Space"

"Examples at other clubs:

- o South Adelaide
- o Werribee (good example)
- o North Adelaide
- o Box Hill"

"Must haves for the Grandstand:

- o Wheelchair access
- o 2 x coaches boxes
- o Timekeeper box
- o Commentary box/media box
- o Stats box
- o Ground Announcer box
- o Needs to be covered
- o Seating for min 700 - 1,000
- o Brian Faehse Stand
- o Fold up chairs – makes it easier to keep clean
- o Branding, recognition that this is the West Adelaide Football Club
- o External F&B
- o Bathrooms – easy access
- o Corporate boxes (6)
- o Lighting across the ground"

"Must haves for the Club Admin Block

- o CEO Office
- o Boardroom and meeting room
- o 2 private offices
- o (get Werribee layout – a good standard)
- o 1 open space
- o 12/15 max
- o List of personnel (CW)
- o All staff together"

"Must haves for the Function Area

- o Looks over the ground (oval views)
- o Lift
- o Multi Use Function Room (Past player and official rooms, Westonians, Board Function) – flexible
- o Sized for regular use functions
- o Max = 250
- o Branding
- o AV
- o 1 main kitchen plus separate area for heating food
- o Bar"

"Must haves for the Community Courts (Netball/ Tennis)

- o Multi use courts with lights
- o Accessible even on match days
- o Permanent fencing as much as possible
- o Clarity around the use of the courts
- o Toilets
- o Mustn't impact our footy club negatively"

"Must haves for the Multi-use oval

- o Exclusively for footy
- o We control the playing surface
- o Can we get more information on what multi use oval means for Council
- o We must be anchor tenant
- o NO CRICKET
- o Nets behind both goals
- o Fully fenced oval and ground for game day
- o Sufficient lighting for public around the perimeter
- o Oval lighting for to be SANFL standard
- o Scoreboard
- o Sponsorship signage (LED?)"

"Must haves for the Bar/ Bistro

- o Easily accessible outside of gameday
- o Separate from function area
- o Branding
- o Merchandising shop
- o Inviting – with a smoking area/ beer garden
- o Flexible – outdoor link
- o Security Doors – protect staff
- o TAB facilities
- o 100 pax
- o Look at South Adelaide example"

"Must haves for the Change Facilities/Player Facilities

- o Must be of AFL standard
- o 2 changerooms that can split into 4
- o Plunge pool (removes need for ice baths)
- o Doctor, medical, property and team meeting room
- o Common room
- o Umpires rooms x 2
- o History Group room?
- o Need storage space (water bottles etc)"





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## 8.5 Waste Management Activity Report

### Brief

This report provides information on waste management activities undertaken between March and April 2022.

### RECOMMENDATION

The Committee recommends to Council that the report be received.

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### Introduction

Information is provided in this report on waste management activities undertaken between March and April 2022.

### Discussion

#### Single Use Plastics Ban - Stage 2 - 1 March 2022

Stage 2 of the *Single-Use and Other Plastic Products (Waste Avoidance) Act 2020* came into effect on 1 March 2022. Expanded polystyrene cups, bowls, plates and clamshell containers are now prohibited from sale, supply or distribution in South Australia. In preparation for 1 March 2022, digital and printed communications were created and distributed to businesses in West Torrens to educate business owners.

#### Webinar: The Fundamentals of Energy from Waste - 1 March 2022

Waste staff attended the webinar on the fundamentals of energy from waste (EfW) which showcased EfW technologies. The webinar was hosted by the Waste Management and Resource Recovery Association of Australia (WMRR).

#### Grow It Local program meeting - 2 March 2022

South Australian Councils participating in the Grow It Local program attended a virtual meeting to review the program uptake, campaign achievements to date, upcoming events and funding opportunities. The City of West Torrens successfully obtained \$500 funding to support community composting workshops.

#### Project Meeting - Improving Source Separation in Multi-Unit Dwellings - 3 March 2022

The project group, consisting of Rawtec, East Waste and the Cities of Charles Sturt and West Torrens met to discuss intervention options aimed to improve source separation at Multi-Unit Dwellings.

#### Clean Up Australia Day - 6 March 2022

In support of Clean Up Australia Day, Council provided support to nine community groups by facilitating the collection and disposal of litter collected.

#### Election Signage Compliance Program - State Election

Regulatory Services notified State Election candidates that campaign signage within West Torrens were to be in-line with the *Local Government Association of South Australia - Election Signs: Federal Government Elections - Guidelines and General Approval for placement of election signs*. Any signage identified as a risk to public safety were removed by Authorised Officers and signage was made available for collection by the candidates. During the election period, 88 signs were removed.

#### Meeting with Monty Compost - 17 March 2022

Waste staff met with Monty Compost to assess its' suitability for Council's food waste reduction programs. Monty Compost supplies an electronic tool to monitor and analyse the health of compost systems that is designed to optimise compost production.

**Webinar: Deafblind Awareness for LG in VIC and SA - 25 March 2022**

Council staff attended an online training facilitated by Deafblind Australia. The training offered a range of resources for LGAs to support and connect effectively with the Deafblind community.

**Event waste assessments - March and April 2022**

As part of Council's ongoing program to improve resource recovery and waste behaviour at events waste staff attended festivals held in West Torrens:

- 26 March 2022 - Thai Festival
- 1 April 2022 - April Forks Day
- 3 April 2022 - Fire & Spice

**Waste Education - Ashbrook Apartments - 29 March 2022**

Waste staff delivered waste education to 36 residents at Ashbrook Apartments. The presentation was intended to address contamination within yellow and green bins provided by Council. Each attendee received a kitchen caddy and roll of compostable bags to assist with food waste diversion.

**Performance meeting with Solo Resource Recovery - 1 April 2022**

Waste staff met with Solo Resource Recovery for a regular performance meeting.

**Citizenship ceremony - Waste promotion - 7 April 2022**

Regulatory Services staff attended the citizenship ceremony held at Thebarton Community Centre. Waste Management set up a stall to discuss and promote waste and recycling our residents. Kitchen caddies and compostable bags were offered to attendees resulting in 160 kitchen caddies and rolls of compostable bags distributed.

**Webinar - Circularity in Council - 13 April 2022**

Waste staff attended a webinar discussing how councils can implement circular economy solutions to improve resource recovery and reduce carbon emissions.

**Project Meeting - Improving Source Separation in Multi-Unit Dwellings - 13 April 2022**

The project group, consisting of Rawtec, East Waste and the Cities of Charles Sturt and West Torrens met to finalise the list of properties who will participate in the project and coordinate the next phase; the selected properties will undergo a composition waste audit to establish baseline data prior to the commencement of the project. The audit will take place in May 2022.

**Support for the Japan Festival - March to May 2022**

As part of Council's ongoing collaboration with the Japan Festival (Kodomo no Hi), Waste staff held two meetings with the Event Manager and festival committee to assist with developing an improved waste management system for the festival;

- 11 March 2022 - Initial scoping discussion
- 23 April 2022 - Committee briefing

**Waste Strategy - Community Consultation - 22 April 2022**

Waste Management and Creative Services launched the initial community consultation survey for residents and customers to provide input into the direction of Council's waste and resource recovery strategy.

**WMRR - Women of WARR Leadership Seminar - 27 April 2022**

Waste staff attended the annual SA Women of WARR Leadership Breakfast.

**Project commencement meeting RecycleSmart - 27 April 2022**

A commencement meeting was held between RecycleSmart and waste staff in preparation for implementation of the RecycleSmart Pilot in South Australia.

**LGA and Green Industries SA - Strategic planning workshop - 29 April 2022**

Waste staff attended the strategic planning workshop to explore future partnership opportunities between the LGA and GISA to support the transition of local government to circular economy through improved waste, recycling and resource recovery management.

**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 March and April 2022.

**Attachments**

1. **Waste Management Activity Report - Period Ending March 2022**



## Waste Management Activity Report    Period Ending March 2022

<p><b>New Services</b></p> <p>YTD 2021/22 840</p> <p>YTD 2020/21 1048</p>	<p style="text-align: center;"> <span style="display: inline-block; width: 10px; height: 10px; background-color: #d9ead3; border: 1px solid #ccc; margin-right: 5px;"></span> Previous    <span style="display: inline-block; width: 10px; height: 10px; background-color: #4f81bd; border: 1px solid #ccc; margin-right: 5px;"></span> Current                 </p>
	<p><b>Comments:</b> New services reduced due to seasonal fluctuations.</p>
<p><b>Cancelled Services</b></p> <p>YTD 2021/22 112</p> <p>YTD 2020/21 321</p>	<p style="text-align: center;"> <span style="display: inline-block; width: 10px; height: 10px; background-color: #d9ead3; border: 1px solid #ccc; margin-right: 5px;"></span> Previous    <span style="display: inline-block; width: 10px; height: 10px; background-color: #4f81bd; border: 1px solid #ccc; margin-right: 5px;"></span> Current                 </p>
	<p><b>Comments:</b> New Development application process for approved demolitions has resulted in reduced visibility.</p>



## Waste Management Activity Report    Period Ending March 2022

<p><b>Lost and stolen bins</b></p> <p><b>YTD 2021/22</b> 640</p> <p><b>YTD 2020/21</b> 623</p>	<p style="text-align: center;"><b>Comments:</b> No significant variance</p>
<p><b>Failure rate Repairs and replacements</b></p> <p><b>YTD 2021/22</b> 1857 (0.30%)</p> <p><b>YTD 2020/21</b> 1748 (0.29%)</p>	<p style="text-align: center;"><b>Comments:</b> No significant variance</p>



## Waste Management Activity Report    Period Ending March 2022

<p><b>Bins missed for collection</b> Missed and half emptied bins</p> <p><b>YTD 2021/22</b> 1413</p> <p><b>YTD 2020/21</b> 2021</p>	<p style="text-align: center;"> <span style="color: #808080;">■</span> Previous    <span style="color: #0000FF;">—</span> Current                 </p>	<p><b>Comments:</b> Reviews with service provider yielding improved service consistency.</p>
<p><b>Presentation issues</b> Bins left on verge, late put-out, contaminated, overfull/overweight and obstructed bins</p> <p><b>YTD 2021/22</b> 1557</p> <p><b>YTD 2020/21</b> 1502</p>	<p style="text-align: center;"> <span style="color: #0000FF;">—</span> Left on Verge    <span style="color: #FF4500;">—</span> Late Bins    <span style="color: #808080;">—</span> Contamination    <span style="color: #FFD700;">—</span> Overfull    <span style="color: #008000;">—</span> Over Weight    <span style="color: #006400;">—</span> Obstructed                 </p>	<p><b>Comments:</b> Late bins caused by changes to collection routes and times, education and promotion of Council bin reminder service scheduled.</p>



## Waste Management Activity Report    Period Ending March 2022

<p><b>Tonnages collected kerbside</b></p> <p><b>YTD 2021/22</b>                  General waste = 9010.69 t                  Recycling = 3499 t                  Organics = 6526.69 t</p> <p><b>YTD 2020/21</b>                  General waste = 9400.01 t                  Recycling = 3402.42 t                  Organics = 6308.56 t</p>	<p><b>Comments:</b>                  Weather has resulted in increased green waste volumes.</p>
<p><b>Diversion from landfill</b></p>	<p><b>Comments:</b>                  Increased garden organics has contributed to an improved diversion rate.</p>



## Waste Management Activity Report    Period Ending March 2022

<p><b>Hard waste bookings</b></p> <p><b>YTD 2021/22</b> 6931</p> <p><b>YTD 2020/21</b> 6723</p>	<p style="text-align: center;"> <span style="color: green;">■</span> Previous    <span style="color: blue;">—</span> Current         </p>
<p><b>Illegal dumping</b></p> <p><b>YTD 2021/22</b> 858</p> <p><b>YTD 2020/21</b> 761</p>	<p style="text-align: center;"> <span style="color: green;">■</span> Previous    <span style="color: blue;">—</span> Current         </p>
<p><b>Comments:</b> No significant variance</p>	<p><b>Comments:</b> Process improvement reviews have resulted in increased proactive monitoring.</p>



Waste Management Activity Report    Period Ending March 2022

<p><b>Food waste rebates</b> Worm farms, worms, accessories and compost bins</p> <p>YTD 2021/22 50</p> <p>YTD 2020/21 38</p>	
<p><b>Kitchen caddies</b></p> <p>YTD 2020/21 429</p> <p>YTD 2019/20 409</p>	<p><b>Comments:</b> Increased interest in compost bins and worm farms likely due to working from home arrangements.</p> <p style="text-align: center;"><b>Kitchen Caddies</b></p> <p><b>Comments:</b> Home delivery service for kitchen caddies promoted in November 2021.</p>

**9 OTHER BUSINESS**

**10 CONFIDENTIAL**

Nil

**11 NEXT MEETING**

26 July 2022, 6.00pm in the Mayor's Reception Room.

**12 MEETING CLOSE**