

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

### **COMMUNITY FACILITIES PRESCRIBED GENERAL COMMITTEE**

Members: Councillor K McKay (Presiding Member), Mayor Trainer,  
Councillors: R Haese, G Vlahos, R Dua, S Rypp, G Demetriou, S Tsiaparis.

**of the**

### **CITY OF WEST TORRENS**

will be held in the Mayor's Reception Room, Civic Centre  
165 Sir Donald Bradman Drive, Hilton

**on**

**TUESDAY, 26 JULY 2016  
at 6.00 PM**

**Terry Buss  
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 Committee recommendations may be altered or changed by the Council in the process of making the formal Council decision.

## **I N D E X**

|            |  |           |
|------------|--|-----------|
| <b>1.</b>  | <b>MEETING OPENED.....</b>   | <b>1</b>  |
| 1.1        | Evacuation Procedure.....  | 1         |
| <b>2.</b>  | <b>PRESENT.....</b>  | <b>1</b>  |
| <b>3.</b>  | <b>APOLOGIES.....</b>  | <b>1</b>  |
| <b>4.</b>  | <b>DISCLOSURE STATEMENTS.....</b>  | <b>1</b>  |
| <b>5.</b>  | <b>CONFIRMATION OF MINUTES .....</b>   | <b>1</b>  |
| <b>6.</b>  | <b>COMMUNICATIONS BY THE CHAIRPERSON.....</b>  | <b>1</b>  |
| <b>7.</b>  | <b>REPORTS OF THE CHIEF EXECUTIVE OFFICER.....</b>   | <b>2</b>  |
| 7.1        | Lockleys Oval / Apex Park - Masterplan Update.....   | 2         |
| 7.2        | Weigall Oval - Masterplan Update.....  | 6         |
| 7.3        | Camden Oval - Masterplan Update.....   | 7         |
| 7.4        | Thebarton Oval Complex Update - Torrensville Bowling Club /<br>South Australian Amateur Football League (SAAFL)..... | 12        |
| <b>8.</b>  | <b>OUTSTANDING REPORTS/ACTIONS.....</b>  | <b>21</b> |
| <b>9.</b>  | <b>OTHER BUSINESS .....</b>  | <b>21</b> |
| <b>10.</b> | <b>NEXT MEETING .....</b>  | <b>21</b> |
| <b>11.</b> | <b>MEETING CLOSE .....</b>   | <b>21</b> |

**1. MEETING OPENED**

**1.1 Evacuation Procedure**

**2. PRESENT**

**3. APOLOGIES**

**Leave of Absence**

Cr Dua

**4. DISCLOSURE STATEMENTS**

The following information should be considered by Committee Members prior to a meeting:

1. Consider Section 73 of the Local Government Act 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 75 of the Local Government Act 1999.

**5. CONFIRMATION OF MINUTES**

**RECOMMENDATION**

That the Minutes of the meeting of the Community Facilities General Committee held on 24 May 2016 be confirmed as a true and correct record.

**6. COMMUNICATIONS BY THE CHAIRPERSON**

## **7. REPORTS OF THE CHIEF EXECUTIVE OFFICER**

### **7.1 Lockleys Oval / Apex Park - Masterplan Update**

#### **Brief**

This report provides Members with an update in relation to the activities that have been undertaken regarding the Lockleys Oval and Apex Park Masterplans.

#### **RECOMMENDATION(S)**

The Committee recommends to Council that the report be noted.

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#### **Introduction**

At its meeting of 24 May 2016 the Committee was advised that the Administration had conducted an open tender process for the development of detailed design plans for both Lockleys Oval and Apex Park and, following evaluation of the tenders received, appointed Walter Brooke to undertake this exercise.

#### **Discussion**

Subsequent to the appointment of Walter Brooke the Administration has held a start-up/induction meeting with Walter Brooke and provided a brief update to the lessees/licensees of the respective facilities.

The Administration has also:

- met with Walter Brooke and representatives of the Lockleys Riding Club to further clarify the riding club's requirements and to formally discuss the change in location of the riding arena;
- held an initial joint meeting with Walter Brooke and Design Flow/TCL (who have principally been engaged to provide a consultancy service with regard to the upgrade of the wetland facility);
- met with representatives from the City of Charles Sturt following enquiries received from Charles Sturt residents living on the western side of Apex Park relating to the upgrade project;
- held the initial meeting (immediately prior to this meeting) of the Project Advisory Group, which is comprised of representatives from the Administration, relevant Ward Councillors and the Chair of this Committee.

As both the riding club and Guides group currently located at Lockleys Oval are required to relocate to Apex Park, this phase of the project is taking precedence over the development of detailed design plans for Lockleys Oval. It is hoped that initial draft plans for Apex Park may be able to be considered by the Committee at its next meeting.

Members may also recall, as part of the lead up to the recent Federal Election, that the Liberal/National Party Government indicated that:

*"A re-elected Turnbull Coalition Government will help drive jobs and growth in Hindmarsh with the upgrade of a significant sporting facility at the Lockleys Oval.*

*Federal Member for Hindmarsh, Matt Williams who was joined by Deputy Liberal Leader, the Hon Julie Bishop, said Lockleys Oval will receive \$3.25 million for an upgrade."*

#### **(Attachment 1)**

In view of the above, and following the re-election of the government, the Administration will write to the Turnbull Federal Government seeking confirmation that this pre-election commitment will be honoured.

### **Conclusion**

Following the conduct of an open tender process Walter Brooke has been engaged to develop detailed design plans for Apex Park and Lockleys Oval. Development of the plans has commenced, with precedence being given to the plans for Apex Park. The Project Advisory Group, which held its initial meeting immediately prior to this Committee meeting, will continue to meet to provide advice and guidance throughout this phase of the project.

ATTACHMENT 1



**THE HON JULIE BISHOP MP  
DEPUTY LEADER OF THE LIBERAL PARTY  
MINISTER FOR FOREIGN AFFAIRS**

**MR MATT WILLIAMS MP  
FEDERAL MEMBER FOR HINDMARSH**

---

22 June 2016

**LOCKLEYS OVAL UPGRADE**

A re-elected Turnbull Coalition Government will help drive jobs and growth in Hindmarsh with the upgrade of a significant sporting facility at the Lockleys Oval.

Federal Member for Hindmarsh, Matt Williams who was joined by Deputy Liberal Leader, the Hon Julie Bishop, said Lockleys Oval will receive \$3.25 million for an upgrade.

"The Lockleys Oval upgrade is great news for the various groups that use the Lockleys Oval area, delivering an important boost for the area," Mr Williams said.

"Lockleys Oval is a real gem in our community and the new clubrooms will provide first class facilities for the sportsmen and women who play at the Oval.

"I've regularly visited the clubs who use the Oval, who work really hard to provide a very welcoming, family atmosphere at the games that can only be enhanced by the new facilities.

"This news will also provide long term security for the members of the Mellor Park Tennis Club who have been working hard to develop a new home.

"I will keep working with local residents and the sporting groups to ensure that the new facilities meet their expectations and any issues are addressed quickly."

Minister Bishop joined Mr Williams to announce this project, which is one of a number that a re-elected Turnbull Government will deliver to support jobs, growth and build stronger communities.

"This upgrade is a very significant project for Adelaide's sporting landscape that will help to promote a healthy lifestyle for junior players in Hindmarsh," Minister Bishop said.

**Coalition Campaign Headquarters: T. (02) 6110 1615 E. [coalitionmedia@chq.liberal.org.au](mailto:coalitionmedia@chq.liberal.org.au)**



“Matt Williams has been a vocal advocate for this project, regularly highlighting the benefits that this new facility will provide for the numerous clubs who will use the new clubrooms.”

**Media Contact:**            **Phoebe Nolan (Minister Bishop) 0408 275 340**  
                                     **Daniel Forbes (Mr Williams) 0447 476 497**

**Coalition Campaign Headquarters:** T. (02) 6110 1615 E. [coalitionmedia@chq.liberal.org.au](mailto:coalitionmedia@chq.liberal.org.au)

Authorised and printed by T. Nutt, Cnr Blackall and Macquarie Streets, Barton ACT 2600.

## **7.2 Weigall Oval - Masterplan Update**

### **Brief**

This report provides a brief update to Members in regard to the Weigall Oval project.

### **RECOMMENDATION(S)**

The Committee recommends to Council that the report be noted.

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### **Introduction**

At its meeting of 24 May 2016 the Committee was advised that, as a result of Council's decision to provide initial funding of \$1M to progress the implementation of the Weigall Oval Masterplan, the Administration sought a quote from consultants JPE Design Studio (who were involved in the development of the Masterplan document) to undertake detailed design works.

The Committee was further advised that a full topographic survey of the site had been requested and that, given recent enquiries following the announcement of the funding, information regarding the masterplan would be reinstated on Council's webpage.

### **Discussion**

Subsequent to the previous meeting of this Committee the Administration has:

- Formally engaged JPE Design Studio to prepare the detailed design plans for the building and site and undertaken the initial/start-up meeting with JPE;
- Received the full topographic survey of the site; and
- Republished information regarding the Weigall Oval Masterplan on Council's website and also placed hardcopies of the Masterplan document at the front counter of the Civic Centre building and in the Hamra Centre Library.

It is anticipated that a first draft of the detailed design plans will be received prior, and thus be presented, to the next meeting of this Committee for its consideration.

### **Conclusion**

JPE Design Studio has been engaged to undertake detailed design plans for the Weigall Oval complex following Council's decision to provide initial funding for the Weigall Oval Masterplan.



### 7.3 Camden Oval - Masterplan Update

#### Brief

This report provides Committee Members with an update in regard to the Masterplan which is currently being undertaken in regard to Camden Oval.

#### RECOMMENDATION(S)

The Committee recommends to Council that:

1. The report be noted;
2. The draft landscape Masterplan developed by JPE Design Studio for the Camden Oval facility be endorsed for stakeholder consultation;
3. Following consultation, the Administration be authorised to appoint a consultant to proceed with the development of detailed design plans for the complex;
4. A working party comprising the relevant Ward Councillors, Administration officers and the Chair of this committee be established to oversee the detailed design process; and
5. A further report be provided to this Committee following the completion of detailed design plans.

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#### Introduction

At its meeting of 24 May 2016 the Committee was advised that the Administration had engaged JPE Design Studio to provide a landscape masterplan for the Camden Oval site and that it was expected that the plan would be completed by late July 2016.

#### Discussion

As previously advised the Administration engaged JPE Design Studio to undertake a landscape Master planning exercise at the Camden Oval complex with the aim of:

- utilising/maximising the available space within the complex;
- addressing vehicular traffic and safety concerns; and
- addressing and, where possible, accommodating the desires of the various sporting groups which use the facility.

Throughout this process it was noted that the existing layout of the facility contains a number of dead pockets/underutilised areas and "hotch potch" spaces e.g. underutilised space at the south-eastern corner of the football oval and a number of carparking areas (both formal and informal) throughout the site. Also, as previously indicated, the existing arrangement whereby vehicular traffic passes on the northern side of the "PHOS" clubroom buildings between the buildings and the oval is not ideal as it lends itself to potential conflict between players entering or leaving the oval and those vehicles.

The Administration met with the consultant on a number of occasions and also met with the principal key users (particularly at the eastern end of the complex, namely WT Birkalla Soccer Club and Plympton High School Old Scholars (PHOS) & Camden Sports and Social Club). Additionally, initial discussions in regard to the proposal have been conducted with a representative from the Glenelg District Cricket Club.

The draft landscape masterplan (**Attachment 1**) which has been developed incorporates a number of significant changes from the plans which have previously been considered by the Committee.

Principally:

- The new clubroom building and change room facilities are now proposed to be relocated toward the northern side of the ground, effectively on the western wing of the oval;
- carparking within the site is now consolidated into two locations;
- additional off site "cut in" carparking is proposed to be provided at the northern end of the site (on Saratoga Drive); and
- the proposed additional footbridge has now been deleted.

Other initiatives that have been previously considered and retained within the updated plan are:

- the provision of an additional tennis/netball court on the western side of, and adjacent to, the existing tennis courts;
- provision of a weatherproof shelter or similar structure in the vicinity of the upgraded netball/tennis courts.
- increasing the size of, and updating the playground; and
- provision of a futsal court.

Whilst a number of alternatives were considered for the new clubroom building (including retention and upgrade of the existing clubroom and change room buildings) these alternatives did not, and would not, provide a better outcome than that which is now proposed. The condition of the existing building (particularly the clubroom building) is poor and considerable expenditure would be likely to be required to address compliance issues - which would only deliver a building that met required conditions and would not address other concerns or matters raised.

The proposed location of the building addresses the safety concerns identified above, provides a superior viewing experience for persons attending the facility for all sports which utilise the oval, allows carparking throughout the site to be rationalised and, being more centralised, allows use of toilet and other facilities by lessee/licensee groups using the netball/tennis courts.

The planned additional footbridge has been removed from the upgrade plan as it is considered that its existence would not provide any significant contribution to the amenity or flexibility of the site. Funds that had been dedicated to it could be better utilised for other initiatives within the site.

Although not specifically part of the consultant's brief, JPE has also provided a preliminary baseline concept plan for a new clubroom building (**Attachment 2**). The proposed building footprint will not impact on, or require the removal of, any olive trees from this location. Retention of the olive grove will however result in the building footprint appearing to be relatively long and narrow (approximate dimensions being 46m long by 12m wide).

Should the Committee recommend to Council (and Council subsequently agree) to endorse the draft landscape plan, the Administration would engage a consultant to develop detailed design plans for the buildings and site. It is also suggested that if this occurs a working party comprising relevant Ward Councillors, members of the Administration and the Chair of this Committee, be established to oversee the process.

Members may also be aware that the main soccer pitch, used by the West Torrens Birkalla Football Club, has been identified for a synthetic pitch upgrade by Football Federation SA (FFSA). As the existing main pitch does not meet full international pitch requirements the opportunity will be taken to address this matter by lengthening the pitch at its northern end by approximately five (5) metres.

At the time of preparation of this report the Administration was seeking to meet with the Chief Executive Officer of FFSA to determine the manner in which the pitch upgrade will be achieved and matters relating to its provision e.g. which party will project manage the additional installation, responsibilities for (and required) maintenance, pitch replacement etc. It is envisaged that this meeting will occur prior to the Committee meeting and that a verbal update will be able to be provided to the Committee.

In addition, the Glenlea Tennis Club has sought grant funding from the Office of Recreation and Sport to replace the perimeter tennis court fencing. Should the club not be successful in this regard it is suggested that consideration be given by Council to assist with funding of the replacement - the source of this funding could originate from the savings realised from the additional pedestrian bridge should the Committee and Council determine that that initiative not proceed. (Members may recall that the tennis court perimeter fencing was damaged during a recent storm event.)

### **Conclusion**

Following its appointment, JPE Design Studio has produced a draft masterplan for the Camden Oval complex which has been provided to the Committee for endorsement. The principal difference between the plans previously considered and that provided by JPE relates to the relocation of the clubroom building (and associated change room building) from its current location to the western wing of the oval.

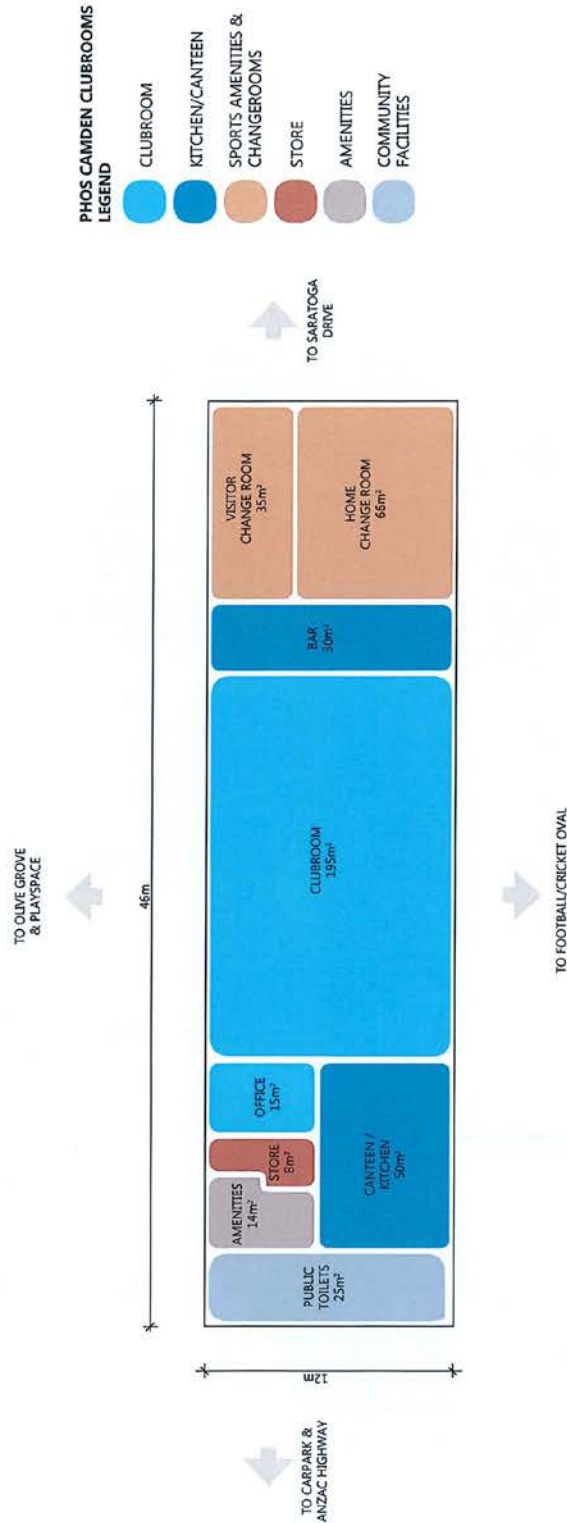
The Committee is also advised that the Football Federation of SA has earmarked the WT Birkalla pitch for upgrade to a synthetic surface.

ATTACHMENT 1



ATTACHMENT 2

INDICATIVE CAMDEN CLUBROOM BUILDING  
GROUND LEVEL CONCEPT PLAN - SCALE 1:200



KEY COMPONENTS

- 2 change rooms
- Clubroom Facilities (club room 195m², bar, kitchen, store, office, amenities)
- Public Facilities (toilets)

## **7.4 Thebarton Oval Complex Update - Torrensville Bowling Club / South Australian Amateur Football League (SAAFL)**

### **Brief**

This report provides Committee members with updated information in regard to the projects that are in play or contemplated at the Thebarton Oval complex.

### **RECOMMENDATION(S)**

The Committee recommends to Council that:

1. The report be noted;
2. The options presented by the club's consultant (other than the area identified as "indicative carparking extension (by Council)") be approved in principle and that the Torrensville Bowling Club be advised of this.
3. The Administration be authorised to enter into negotiations with the SAAFL to vary (reduce) the land currently occupied by the SAAFL and that, subject to satisfactory negotiations, a Deed of Variation be prepared at the cost of the Torrensville Bowling Club, to give effect to the reduction in land to be occupied by the SAAFL for execution by the SAAFL and Council. Further, that the Mayor and Chief Executive Officer be authorised to sign and seal the Deed of Variation.
4. Providing the SAAFL agrees to relinquish the additional land sought by the Torrensville Bowling Club on terms satisfactory to Council, and executes a Deed of Variation giving effect to this, the Administration be authorised to enter into negotiations with the Torrensville Bowling Club for the grant of a new long term lease over the land proposed to be occupied by the Torrensville Bowling Club.
5. A further report be provided to Council on completion of satisfactory negotiations between the Administration and the Torrensville Bowling Club outlining the proposed terms and conditions of the new lease, prior to necessary public consultation of the proposed grant of lease, to the Torrensville Bowling Club.

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### **Introduction**

At its meeting of 24 May 2016 the Committee received an update report which advised that the Administration continued to express concerns regarding the proposed club development, particularly in regard to the "pinch point" which was likely to eventuate given the desire of the club to expand its lease area in the north-western corner of its existing premises.

Further, at the Council meeting of 21 June 2016, the Council received a deputation from the Chief Executive Officer of the SAAFL and considered a report in relation to a clubroom facility (Associations House) which is proposed to be constructed at the south-eastern corner of the Thebarton Oval. Following its consideration of the matter the Council:

- noted that the proposed building is sited within the SAAFL's existing lease area;
- noted that the proposed carpark lies wholly/predominantly outside of the SAAFL's existing lease area; and
- resolved to grant its in principle support to the SAAFL's proposal.

## Discussion

The Administration met with the consultants acting at this time principally for the Torrensville Bowling Club (and also to a "lesser degree" at this time the SAAFL) subsequent to the previous Committee meeting of 24 May, and prior to the Council meeting of 21 June, to further consider the manner in which the concerns which had been expressed could be addressed.

As a result of this meeting, and the discussions which occurred, the consultants have provided two alternate options which may be considered by Council. Both options satisfactorily address the pinch point issue identified - the difference between the two being that Option 1 presumes that the SAAFL building will be built in the location identified at Council's meeting of 21 June, whereas Option 2 is premised on the fact that the building may not be built, or alternatively, may be sited in a different location within the complex (**Attachments 1 & 2**).

The consultants have also provided a letter detailing background information relating to the proposal and a brief precis of matters relating to the project (**Attachment 3**).

The indicative carpark extension identified in the consultant's plan (on the northern side of the bowling club) cannot proceed in this location as this space will be required for a collection/catchment area for drainage, as buffer storage for irrigation and also as a permanent entrance statement water feature.

Consultants acting on behalf of Council have suggested that any additional carparking allocation or requirement could be accommodated on the southern side of the oval. The consultants and the Administration will continue to investigate alternate locations on this portion of the site for additional carparking.

However, it is noted that the pinch point issue is satisfactorily resolved by a further encroachment within the mound/terraced area on the eastern side of the Thebarton Oval currently leased to the SAAFL.

Whilst the club's consultants have advised that they have received verbal advice from the SAAFL that the SAAFL consents to a reduction in the extent of its leased premises (to enable the bowling club project to proceed) the Administration has requested that written confirmation be obtained from the SAAFL. It is hoped that this will be provided prior to, and can thus be tabled at, the Committee meeting.

As previously foreshadowed, and in accordance with the updated plans provided by consultants acting on behalf of both the Torrensville Bowling Club and SAAFL, and the letter provided by the consultants, it will be necessary to vary the existing lease/licence areas of both sporting groups to recognise:

- a) the increased area sought by the bowling club (over both Council land and land currently held under lease by the SAAFL); and
- b) the consequent reduction in area to be occupied by the SAAFL.

It is anticipated that this will be achieved via the grant of a new long term lease to the bowling club (to recognise the significant capital contribution that it proposes to make) and by a Deed of Variation of the new lease recently granted to the SAAFL. It is further suggested that the proposed grant of new lease to the Torrensville Bowling Club be considered separately by Council. (Please also note that the existing term of the bowling club agreement expires on 3 September 2017 and that any proposed grant of lease to the bowling club in excess of five (5) years will require that public consultation occur in accordance with the relevant provisions of the Local Government Act and Council policy.) As the bowling club is seeking to encroach upon land currently occupied by the SAAFL, the Deed of Variation with the SAAFL will need to be executed prior to the grant of a new lease to the Torrensville Bowling Club.

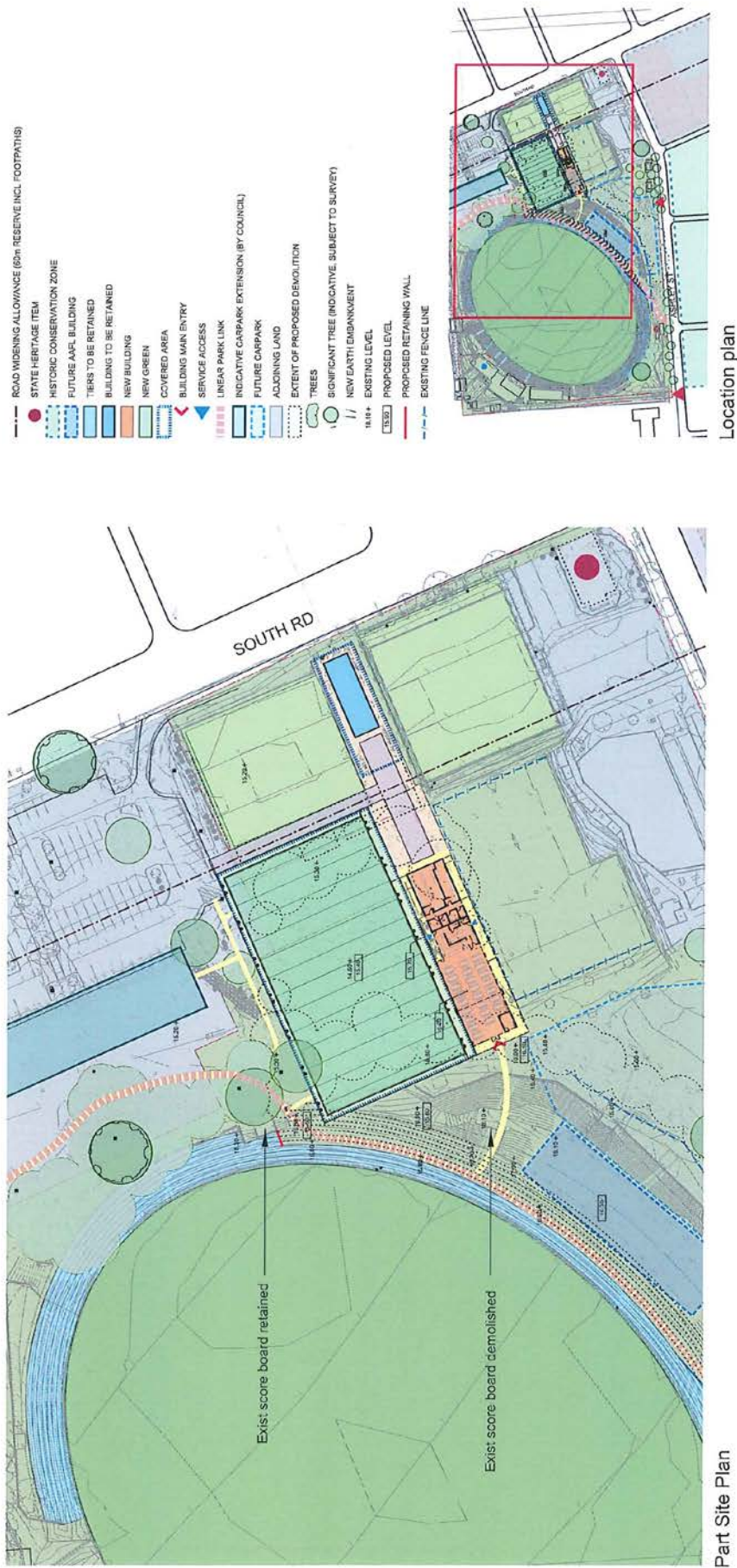
Members may also recall that the Federal Labor Government had provided a commitment for project funding of some \$6.6 million to the SAAFL should a Labor Government be elected. Whilst this did not eventuate, as intimated in the report considered by Council at its meeting of 21 June 2016, the SAAFL had sought a matching contribution from the Liberal Coalition Government. The Administration has been advised that the SAAFL continues to negotiate with the Federal Liberal Government in an endeavour to shore up a contribution for the project from them.

### **Conclusion**

Following further discussions with consultants acting on behalf of the Torrensville Bowling Club the Committee is now able to consider two alternate options provided for the club's proposed development which addresses concerns principally relating to a pinch point which would be created should the development proceed. Additionally, and contingent upon the SAAFL agreeing to relinquish portion of its leased area (which is sought by the Club for the proposed development), the Administration is able to enter into negotiations for the grant of a new long term lease to the Torrensville Bowling Club.



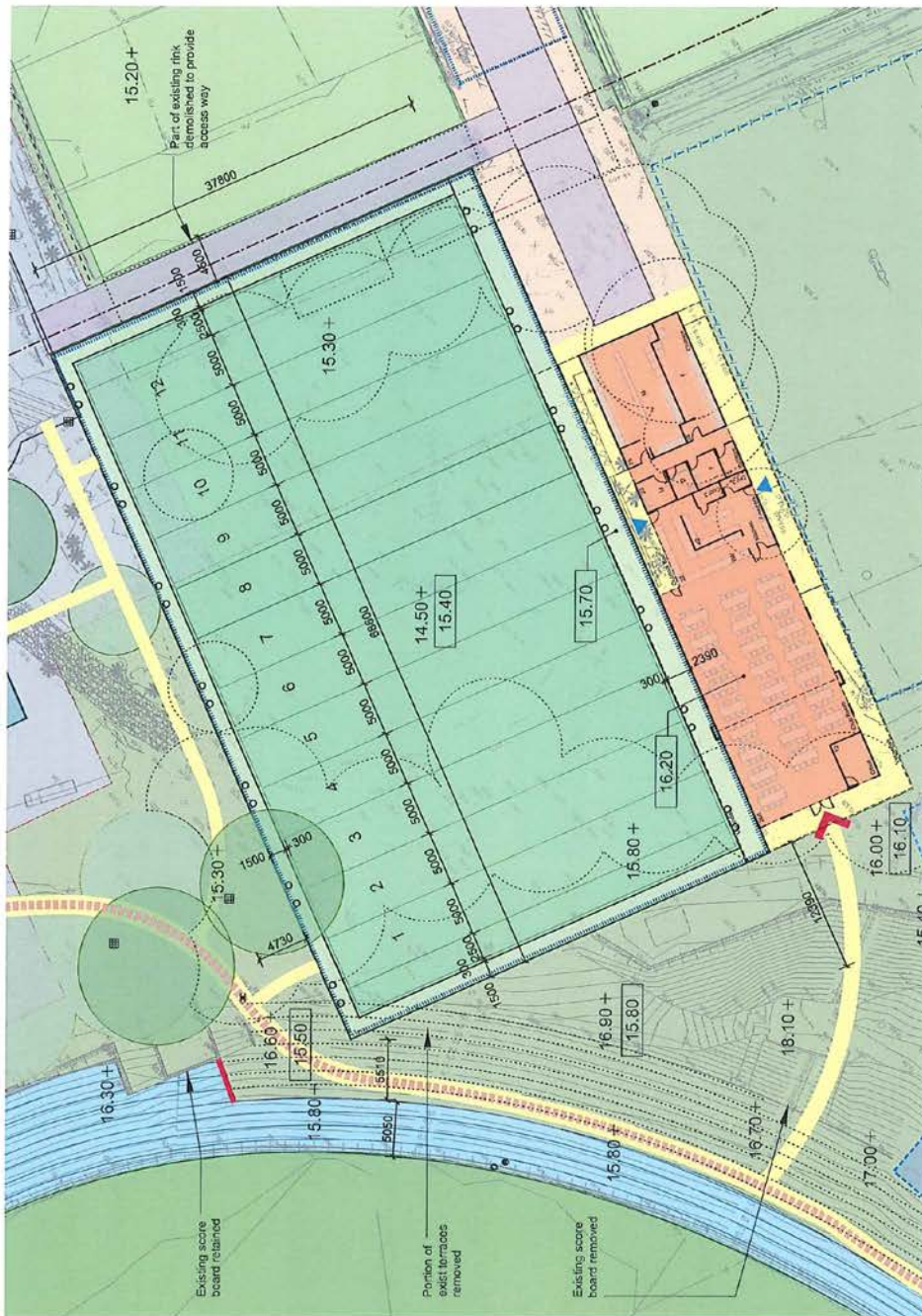
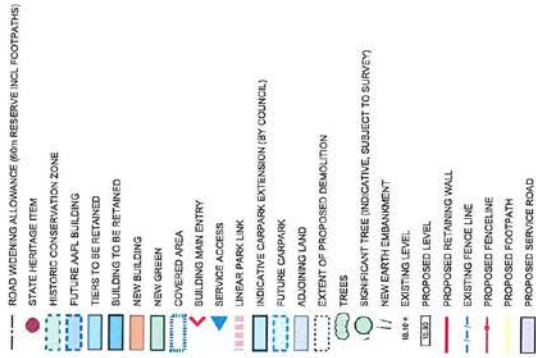
# ATTACHMENT 1



14.07.16  
15263 SK 33

**Concept Site Plan**  
**Torrensville Bowling Club**

244 GLEBEY ST, MELBOURNE SA 5000 TEL (08) 8212 2079 FAX (08) 8212 3162 mail@swanburypenglase.com www.swanburypenglase.com



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## Concept Site Plan Torrensville Bowling Club

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14.07.16

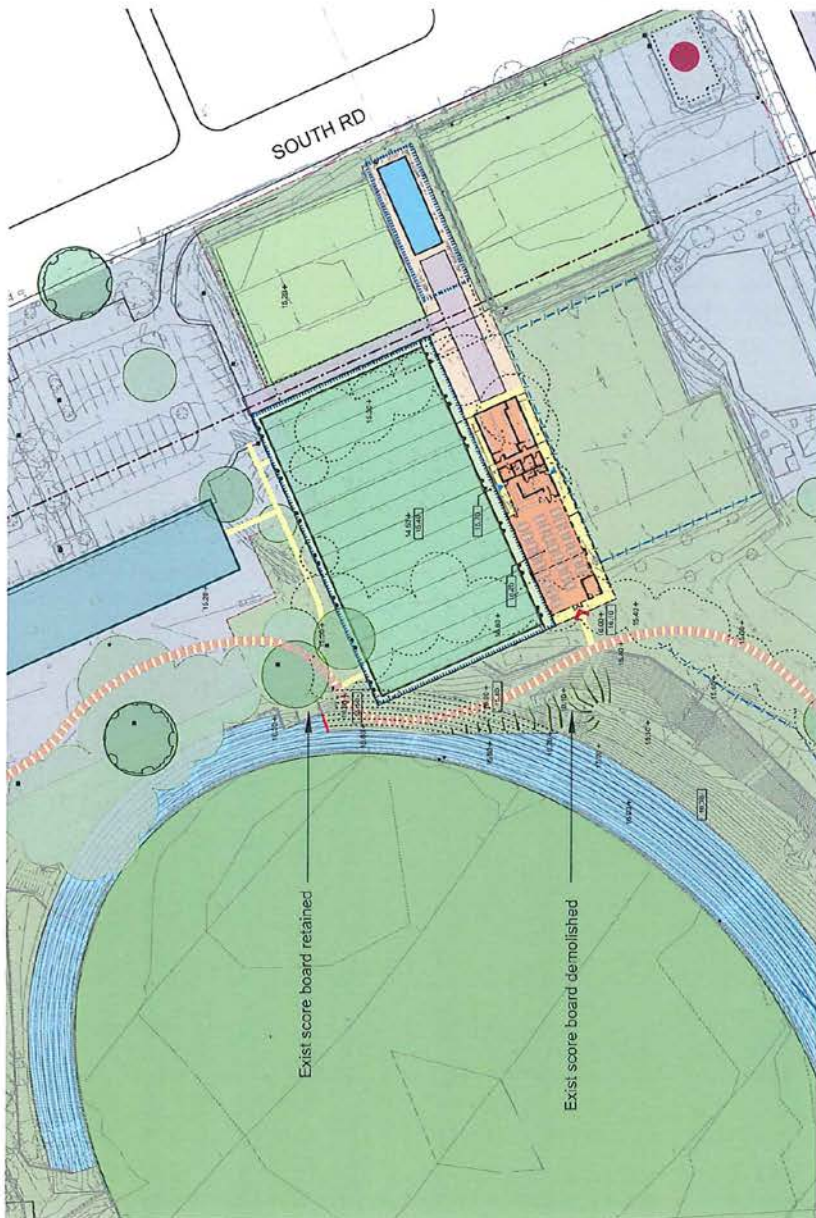
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## ATTACHMENT 2



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15263 SK 35



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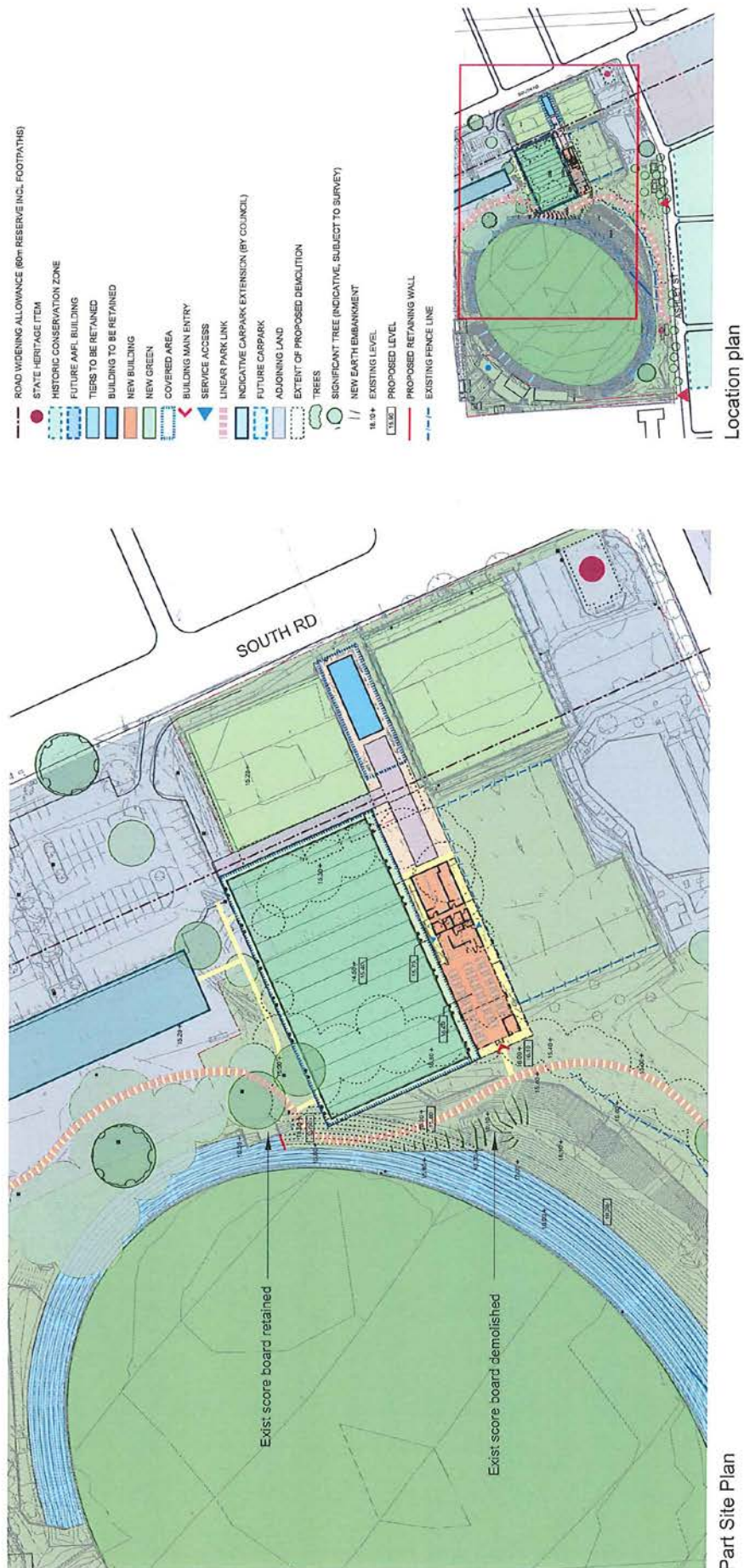
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Concept Site Plan  
Torrensvalle Bowling Club

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# **Concept Site Plan** **Torrensville Bowling Club**

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18.07.16  
**15263 SK 35**



## ATTACHMENT 3



4049MIL012 Torrensville Bowls Club Proposal.docx  
HK: HK

19 July 2016

City of West Torrens  
165 Sir Donald Bradman Drive  
Hilton SA 5033

Attention: Steve Watson  
Senior Property Assets Advisor

Dear Steve,

### **TORRESVILLE BOWLS CLUB REDEVELOPMENT** REQUEST FOR APPROVAL TO PROCEED WITH PLANNING APPLICATION AND LEASE NEGOTIATIONS

#### **1.00 INTRODUCTION**

We request that the current proposal of the redevelopment of Torrensville Bowling Club is provided in principle support from West Torrens City Council (WTCC) to proceed with the planning application and lease negotiation phase.

The intent is to develop the first and only under-cover bowling facility in Adelaide metropolitan area, which will be used year-round in any weather event. There will be many benefits to the community including potential Bowls SA Centre of Excellence, aged groups, schools, etc. as the centre will be available to use every day of the year

#### **2.00 DEVELOPMENT OF CONCEPT**

The proposed facility will include undercover bowls green with 12 rinks and new clubrooms (including bar, toilets, changing rooms, function space housed within) to service the green. In addition to the green and clubrooms, it is likely a new car parking area will need to be constructed to satisfy the increased car parking demand. The existing 2 outdoor grass greens will remain, making the finished facilities one of the largest in South Australia and with the potential to host major bowls events.

The new green is to be design and constructed to international standards. Due to the international size guidelines of the new 12 rink bowling green, the footprint encroaches into part of the Thebarton Oval boundary. This has been discussed with South Australian Amateur Football Leagues (SAAFL). Further details are available in section 3.00 – Amateur League Endorsement of Lease Line Change below.

Over the period of design, the WTCC has been involved in the progress. On two occasions the design has been considered at the Community Facilities Committee meetings. Based on the feedback from these meetings we have amended certain design and planning aspects to appease any concern raised.

Refer to attachment A. We currently are presenting two options. The variance between the two options is based on the SAAFL proposed office (Sports Association House):

1. Option 1 shows the floor plan, path, and oval interface showing the Sports Association House sitting on the oval boundary.
2. Option 2 shows the proposed plan without the Sports Association House (should it not go ahead / be located in an alternative position).

The current design best resolves the interface between the bowling green structure, the oval tiers, and the public path.

The plan carries sufficient detail to proceed with the lease negotiations.



### 3.00 AMATEUR LEAGUE ENDORSEMENT OF LEASE LINE CHANGE

The new bowls facility currently encroaches into the South Australian Amateur Football Leagues (SAAFL) ground lease.

SAAFL has provided verbal advice that it provides it's in principle support to the proposal submitted by Torrensville Bowling Club and would thus allow use of the identified land by Torrensville Bowling Club.

### 4.00 NEXT STEP / PROGRAM

Once WTCC agrees (in principle) with the proposal, Torrensville Bowling Club wishes to proceed with a number of discussions including:

- Revised ground lease agreement
- Detailed design and development
- Planning Approval

### 5.00 CONCLUSION AND REQUEST FOR APPROVAL

We request endorsement from West Torrens City Council for the proposed redevelopment of the Torrensville Bowling Club.

Should we receive endorsement, we will request time to discuss the new ground lease for the site and develop our planning application.

Yours sincerely,  
RCP

A handwritten signature in blue ink, appearing to read 'Hayden Kiss', is written over a light blue horizontal line.

**HAYDEN KISS**  
PROJECT MANAGER

Att:                   A                   Concept Plans -option A  
                          B                   Concept Plans -option B

Copy:               Richard Little               RCP

**8. OUTSTANDING REPORTS/ACTIONS**

**9. OTHER BUSINESS**

**10. NEXT MEETING**

27 September 2016, 6.00pm in the Mayor's Reception Room.

**11. MEETING CLOSE**