

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 GENERAL COMMITTEE MEETING

Members: Councillor K McKay (Presiding Member), Mayor J Trainer,
Councillors: R Haese, G Vlahos, J Woodward, G Demetriou, S Tsiaparis, G Nitschke

of the

CITY OF WEST TORRENS

will be held in the Council Chambers, Civic Centre
165 Sir Donald Bradman Drive, Hilton

on

**TUESDAY, 26 SEPTEMBER 2017
at 6.00pm**

**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.

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1 MEETING OPENED**1.1 Evacuation Procedures****2 PRESENT****3 APOLOGIES****4 DISCLOSURE STATEMENTS**

Committee Members are required to:

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

5 CONFIRMATION OF MINUTES**RECOMMENDATION**

That the Minutes of the meeting of the Community Facilities General Committee held on 25 July 2017 be confirmed as a true and correct record.

6 COMMUNICATION BY THE CHAIRPERSON**7 PRESENTATIONS****7.1 Hilton RSL Premises**

8 REPORTS OF THE CHIEF EXECUTIVE OFFICER

8.1 Hilton RSL - Update

Brief

This report updates Committee Members in relation to the current status of the Hilton RSL.

RECOMMENDATION

The Committee recommends to Council that the report be received.

Introduction

At its meeting of 28 March 2017 the Committee considered a report which included information (including a building condition audit of the RSL's leased premises at 147 Sir Donald Bradman Drive, Hilton) provided by an independent consultant engaged by Council.

A copy of the report is attached for the benefit of Members. As outlined within the report, costs of approximately \$920,000 had been identified to address and rectify the poor condition of the building.

As further indicated within the report these estimated costs **do not include** any allowance for:

- Escalation
- Design and construction contingency
- Consultant and professional fees
- Council/certification
- CITB fees
- Loose furniture, window treatments, fitments, curtains and equipment
- Tenancy fit out or equipment
- Latent conditions, site access difficulties and after hours work
- Asbestos and hazardous materials removal (if required)

A copy of the report is provided as **Attachment 1**.

Following consideration of the report the Committee recommended that:

1. ***The Future Options Study report proceed to be developed as a further report detailing a recommendation to be provided back to the Community Facilities General Committee.***
2. ***The budget funding required to deliver the scope of works for Works Phase 1 be referred to the 2017/2018 budget process.***

Further, the identified expenditure does not result in any improvement to the building, it merely addresses the general condition identified from compliance and structural perspectives.

Discussion

In accordance with the recommendation and the resolution, the Administration has engaged a consultant to undertake a future options study for the Hilton site for the Committee's consideration.

This future options building study is generally considering:

- Full refurbishment of the current building
- Adaptation with refurbishment or additions
- Possible replacement/modifications/demolishing of the current building that considers the adjoining Star Theatre Complex

Prior to receipt of this document and given the anticipated costs associated with necessary/identified compliance building works of the RSL's existing building, the Administration met with representatives from the Hilton RSL in early August. The principal reasons for organising this visit were to:

- enable the RSL representatives to view the bluestone cottage and the function/community space within the former Royal Life Saving Society Association (RLSSA) building on the corner of Sir Donald Bradman Drive and Brooker Terrace, and thus
- allow the representatives to determine whether these alternate facilities may be suitable for the RSL's future use.

The Administration acknowledges that, prior to any occupation of either (or both) of these premises by the RSL, and if indeed they are deemed suitable, there would be necessary modifications that would be required. For example, and as indicated by the RSL during the inspection, amongst other things a wet bar would need to be provided. To date there has been no firm budget costing for this, however, an indicative cost for the provision of a wet bar is in the order of \$8,000-\$9,000 per linear metre.

Whilst any long term use of either (or both) of these buildings by the RSL will/may impact the potential wider community use of (either or both of) them, the outcome that would be achieved from this initiative would seem to offer benefits to both the Council and the RSL.

From the RSL's perspective they could be relocating into newly refurbished facilities that are closer to the Memorial Gardens (which would appear to be beneficial for significant occasions e.g. Anzac Day and Remembrance Day). From Council's perspective it would appear to be more preferable to commit expenditure to further modify the recently upgraded space (on the corner of Brooker Terrace and Sir Donald Bradman Drive) rather than utilise funds to merely address compliance matters within the existing RSL building.

The Administration also extended an invitation to the RSL to provide a deputation to this meeting of the Committee, which has been accepted. This deputation will allow the RSL to present the Club's views and desires in regard to a possible relocation and will also allow the Committee to seek further clarification and information from the RSL.

The Administration and representatives from the Hilton RSL inspected the bluestone cottage and "community" space within the former RLSSA building in early August to determine whether these facilities may be suitable for use by the RSL. An invitation has been extended to Hilton RSL representatives to address the Committee in relation to this proposal.

Conclusion

Representatives from the RSL have been provided with an opportunity to view the buildings acquired from the RLSSA on the south-western corner of Brooker Terrace and Sir Donald Bradman Drive and has indicated that the building(s) may be suitable on the proviso that renovations/refurbishment occur. This report seeks direction from the Committee as to whether this alternative should be pursued.

Attachments

1. Hilton RSL Report 28 March 2017

8.12 Hilton RSL - Condition Assessment and Future Works Plan

Brief

This report provides Members with a current condition assessment and a proposal for development of a forward works plan for the RSL Hilton building.

RECOMMENDATION(S)

The Committee recommends to Council that:

1. The Future Options Study report proceed to be developed and a further report detailing a recommendation be provided back to the Community Facilities General Committee.
2. The budget funding required to deliver the scope of works for *Works Phase 1* be referred to the 2017 / 2018 budget process.

Introduction

This report provides Members' with a current condition assessment and a proposal for development of a future works plan for the RSL Hilton building located at 147 Sir Donald Bradman Drive, Hilton.

Background

The assessment and condition report for the RSL Hilton was commissioned following the budgetary approvals for the delivery of the ten (10) year forward works plan for the Star Theatre Complex.

The two buildings share a common boundary through the adjoining laneway and a common wall for the laundry / storeroom (RSL Hilton) and theatre one (Star Theatre).

The building assessment report for the RSL Hilton was developed as follows:

1. To identify and suggest the minimum work required to achieve a secure, water-tight building;
2. To identify and prioritise other recommended upgrade works to satisfy compliance for the current use, including services requirements, structural systems and Building Code.

This report also considered the recommendations of the Star Theatre Complex Forward Works Plan and Building Condition Audit (November 2015).

Discussion

A copy of the report for the RSL Hilton is attached for Members' (**Attachment 1**).

The report includes an Executive Summary that provides information on the approach taken by the Administration (on advice from consultants) with the recommendation for a staged implementation program for the building.

The assessment report adopts the following methodology:

1. Non-invasive, visual inspections by architect, structural engineer, services engineer and building certifier;
2. Drawn and/or photograph mark-up of site observations, including dilapidation;
3. Consideration of 'base-building' maintenance and upgrade works;
4. Compilation and distillation of specialist and technical advice to provide a prioritised scope of works for repair and upgrade; and,
5. Preliminary order of probable cost for associated works.

The assessment report provides a recommendation for Members to consider:

1. Works Phase 1: Resolve water ingress and prepare a more detailed repair scope in conjunction with investigating a strategy for resolving Title alignments;
2. Undertake a Future Options Study concurrently with Phase 1;
3. *HOLD and consider the outcomes in a further report to Committee / Council;*
4. Works Phase 2: High Priority Works;
5. Works Phase 2: Medium Priority Works.

The estimate building costs can be summarised as follows:

	Report Estimate	Proposed Budget Estimate
Works Phase 1	\$80,200	\$105,000
<i>Future Options Summary Report</i>	<i>\$14,490</i>	<i>\$14,490</i>
Works Phase 2 (High Priority)	\$317,400	\$412,620
Works Phase 2 (Medium Priority)	\$314,700	\$409,110

The proposed budget estimate is based on the following assumptions:

1. No Escalation.
2. An allowance for design and construction contingency, consultant, professional, council/certification and CITB fees, (total allowance of 30%):
 - a. *Design - 10%*
 - b. *Project Delivery - 10%*
 - c. *Contingency - 10%*
3. No Loose furniture, window treatments, fitments, curtains and equipment.
4. No Tenancy fit-out and equipment (incl. specific elements to suit tenant functions, soft furnishings, fixtures, fittings & equipment).
5. Any latent conditions, site access difficulties and out of hours work.
6. No property acquisition, legal, financing and associated costs.
7. No asbestos and hazardous materials removal (if required).
8. No site contamination, removal of contaminated spoil & remediation, archaeology and interpretation (if required).

Conclusion

This report provides Members with a current condition assessment and a proposal for development of a future works plan for the RSL Hilton building located at 147 Sir Donald Bradman Drive.

The Administration recommendations to immediately proceed with the commissioning of the Future Options Study and refer the Works Phase 1 to the 2017 / 2018 budget deliberations. The study as scoped in the Executive Summary, would consider the likely cost to implement the recommended works and association disruptions and consider a holistic approach to the building and site, with the possible replacement, considering the current work in development for the Star Theatre Complex.

Attachments

1. **Hilton RSL Condition Assessment and Forward Works Advice December 2016**

8.2 Management Model Options - Proposed Lockleys Oval and Apex Park Clubroom Buildings

Brief

This report discusses broad alternatives for the management of the new shared clubroom facilities at the northern end of Lockleys Oval and at Apex Park (and Weigall Oval) and seeks the Committee's input in regard to its preferred model.

RECOMMENDATION

The Committee recommends to Council that:

1. The report be noted.
2. That discussion regarding this proposal occur with the stakeholder clubs and a future report be provided to this Committee following that discussion.

Introduction

Whilst this matter has not been previously discussed within this forum to any significant degree, there has been passing mention of the types of management model and leasing arrangements that can be utilised for the proposed new shared clubroom facilities. For example, the Administration has advised this Committee and the lessee/licensee users of the proposed shared clubroom facility/ies that, as a general rule, a user pays system or philosophy is likely to be implemented, whereby it can be assumed that:

- the larger the area occupied; and/or
- the greater the time an area is occupied (i.e. the more exclusive the use),

the higher the rental or licence fee is likely to be.

The user pays principle would also extend to any separately charged or shared use charges that are able to be determined such as power, water, gas, telephone and building insurance on a time used/space occupied basis.

Discussion

Apex Park and Lockleys Oval will feature areas within each facility that are dedicated or designated for specific/individual club(s) use on a 24/7/365 basis. These spaces are essentially club office and/or storage spaces.

There are, however, other areas within the proposed clubroom buildings that are designated shared use areas, e.g. function space areas, change room spaces, canteen spaces and meeting room spaces.

It is primarily the use and degree of control of these shared areas that this report seeks to address.

The use of shared areas is sometimes governed by the seasonal nature of the sport, e.g. there will be little or no demand for use of change and function spaces by cricket during the winter months.

Apart from such seasonal usage, there are two alternate models that essentially lie at opposite ends of the spectrum that may be considered:

- (a) Where Council would be wholly responsible for the management of the shared use components of the facility; or
- (b) Where a designated user (or group of users) self manages and thus controls use of the facility.

For example, at Lockleys, under the first alternative the lease/licence agreements for the tenants would or could be structured to provide access to e.g. the oval/pitch, change rooms and (portion of) the upstairs function room space on training and match days on a licence (i.e. non-exclusive) basis.

As indicated above, under this scenario the rental or licence fee would be calculated to acknowledge the amount of exclusive space occupied and then an additional rental or charge would be determined based on the usage of the shared component of the building.

In the circumstance where Council was seeking to achieve a rental “target” for the new facility, any bookings taken outside of these times could effectively “subsidise” the overall rental that the Council may seek to achieve from the facility/ies. Such subsidy would, however, not need to be purely financial in nature – “credit” could also be given or applied where other Council strategic or community aspirations are met (e.g. use of the facility by disadvantaged groups).

Under the second broad alternative the lessee/licensee would effectively be the controlling authority. Clearly this latter alternative is much more “hands off” and more typical of a “traditional” lease arrangement and one where use of the facility outside of the lessee’s *required* use is at the general discretion of the lessee. Retention of revenue under this arrangement would traditionally vest in the lessee.

Whilst two alternate and divergent models have been presented, along the continuum of this spectrum lies an amalgam of alternate models of varying control that may also be considered. For example, under the second alternative discussed above, the lease/licence agreement could *seek* to require the lessee/licensee to make the shared function space available for hire and for the use of the wider public or community at times when not required by it. Additionally, and particularly if the Committee determines a preference for control of the shared space to vest in a lessee(s)/licensee(s), consideration could or should be given to the inclusion of clauses similar to those that are currently included within the SAAFL and Torrensville Bowling Club leases which permit Council to use the (shared) facilities for a number of days (3) per year at no charge (subject to availability etc).

Although the Administration has attempted to present a balanced view in its discussion to this point in time, it is suggested that there may be some merit in Council managing or assuming greater control of the shared areas within the facility/ies, at least in the initial year(s) of operation for the following reasons:

- a) Council would be better placed to address and deal with any building issues that may arise during the defects period if it has a greater role in management of the facility;
- b) Council would better understand and be able to manage maintenance and general upkeep of the facility/ies and thus minimise any deterioration of, or damage to, the asset; and
- c) Council would gain a greater appreciation of the actual usage and demand for the (shared areas within the) facility by the sitting tenants. This may be useful if Council is seeking to promote wider community utilisation of the facility or consider (structured/formal) use of it (or portions of it) by other party/ies and thus maximise utilisation of the facility/ies.

The “cost” to Council of such an initiative would be the requirement for Council to provide the resource(s) for this to occur.

Subsequent to this initial period management of the facility could transition or revert to a designated user(s) (should Council so determine).

The question of applicable rental or licence fees for use of these facilities has to this time not been fully considered and is to be the subject of a future report. (It is, however, noted that the financial assumptions within the prudential report(s) have been predicated on the basis of little or no change to the existing rentals.) Prior to this occurring, the general management model which is to be applied across the facility/ies needs to be determined and confirmed.

Conclusion

Two broad, alternative management models for the new shared clubroom buildings at Lockleys Oval and Apex Park have been presented for consideration by Committee Members. Once a management model has been determined, further consideration can be accorded to the determination of rentals for the proposed sitting tenants.

Attachments

Nil

8.3 Lockleys Oval, Apex Park and Mellor Park Update

Brief

This report updates Committee Members in regard to the status of the Lockleys Oval, Apex Park and Mellor Park projects.

RECOMMENDATION(S)

The Committee recommends to Council that the report be noted.

Introduction

At its meeting of 25 July 2017 the Committee was advised that:

- (a) Confirmation of the Federal grant funding (of up to \$3.25M GST exclusive) under the Community Developments Grant programme for the Lockleys Oval, Apex Park and Mellor Park projects had been received;
- (b) Stage 1 works for Apex Park were out to tender; and
- (c) Council's consultants had produced an amended design (essentially on the same footprint) for the proposed new shared clubroom facility at the northern end of the Lockleys Oval Complex. The amended design resulted in a number of improvements as it addressed perceived maintenance issues and also sought to reduce the building operating costs. On the proviso that the Committee supported the proposed changes the Administration indicated that it would seek feedback from the user clubs to the updated design.

Discussion

Lockleys Oval

As foreshadowed above, a meeting was convened by the Administration with representatives from the sporting clubs to update them in regard to recent design works and also with the express intention of confirming the design of the new shared clubroom building. This presentation provided background information regarding the project and briefly updated representatives in relation to the Apex Park component of the overall project.

The meeting was held on Tuesday 12 September 2017 and was attended by Cr McKay (in his capacity as Chair of the Community Facilities General Committee); and representatives from:

- Lockleys Football Club;
- Mellor Park Tennis Club;
- West Beach Soccer Club; and
- West Torrens Baseball Club.

Unfortunately the designated representative from the Goodwood Cricket Club was unable to attend due to illness.

Copies of the plans which were provided to the previous meeting of the Committee are attached. (**Attachments 1 - 11**) for the benefit of Members. These updated plans were also provided to the clubs approximately 2 weeks prior to the meeting to enable them to be displayed and to enable informed and final comment to be provided at the meeting (with the intent of reaching an agreed position at the meeting). There are also additional plans attached (**Attachments 12 and 13**) which address some issues that have been previously raised and which also seek to enhance the building design (principally to allow greater flexibility for the soccer club space and to allow the canteen to be opened toward the soccer pitch and swap the position of the public toilets and medical room). **Attachment 14** formalises the sketch previously provided to the Committee in regard to the design/layout of the tennis courts at the northern end of the complex.

Whilst the club representatives were generally supportive of the building design and concept there were some elements or matters that were raised that would appear to deserve further consideration for inclusion within, and/or amendment of, the building design. These are briefly discussed below (with the Administration's comments in italics). The Administration has met with the architects to briefly discuss these matters but has not provided any formal direction to the architects at this time pending the outcome of this meeting.

Building cladding etc. should be able to withstand baseballs and cricket balls striking the building – *materials chosen/specified by the architects are cognisant of this requirement.*

Retrieval of balls from the roof – At present errant balls generally simply roll/fall/bounce off the roof. As the new roof is "hidden" behind a parapet wall there will be a need to consider how this can be addressed. *The Administration has raised this matter with the architects.*

The "void" at the eastern end of the balcony – There was general consensus from the baseball and football club representatives in particular that the amended design (which reduces the area of balcony space on the eastern face of the building) will result in a reduction/diminution of functionality and spectator experience for their members and visitors. Both clubs indicated that the maximisation of balcony space, especially on the eastern aspect, should be sought. There was also concern expressed by representatives from these clubs that the building orientation (and placement of meeting rooms at the northern end of the balcony) may restrict viewing opportunities to the northern end of the football oval and the baseball diamond. *The Administration has met with the architects to seek an understanding in regard to the need for the void and whether there is any opportunity to slightly rotate the building on its axis (and thus provide better orientation/viewing to the northern end of the football oval/baseball diamond.). The principal reason for including the void within the design was to "breakup/soften" the form of the building from the eastern aspect. This void can be returned to the balcony, and by removing the meeting storage room which is currently located in the north-eastern corner of the building and "shifting down" the meeting rooms and furniture storage room, additional balcony space can be "gained". It is unlikely that any rotation of the building on its axis could be considered.*

Alternate location of meeting/furniture storage rooms? – This suggestion relates to the discussion/request to extend the balcony viewing space. *Relocation of these rooms would provide additional space on the balcony. The "offset" of this would be a consequent overall reduction in the area of the function room(s) and also a reduction in the vista/views to the linear park land at the rear, or to the southern aspect (depending on where these rooms are relocated). Also refer comment above which will result in greater balcony area on the eastern building aspect.*

Amenity/privacy screens inside change-room doors – The clubs raised an issue that persons within the change-rooms could be seen if the external doors were opened. *Amenity/privacy screens are to be included at the detailed design stage to address this concern.*

Use of Medical Room on match days – There was discussion as to the possible need or requirement for an additional medical room facility to supplement the single room which is provided within the existing design (particularly when the complex is being used by both football and soccer). *Further discussion during the meeting confirmed that there are no issues in regard to shared use of this room (as generally the medical room would not be required by football on Sundays – when required for senior soccer matches – as this is a designated junior grade day). There is also a first aid room to the north of the change rooms that can be used as a secondary medical room.*

Canteen – The baseball and cricket clubs indicated that there may be insufficient space (between the building and the playing fields) in the vicinity of the (northern) canteen and that patrons may congregate around this and make it difficult for others to traverse this space. *This is to be further investigated by the Administration and architects but may be able to be addressed by the use of corrals to direct queueing patrons to the north of the building.* The baseball club also indicated that it sought a separate area within the downstairs (northern) canteen to allow for the sale of alcohol. *This request can be accommodated during the detailed design process.*

Other matters that were raised (not specifically related to the building) are listed hereunder:

Batting tunnels and pitching practice area (baseball) – The tunnels are currently sited behind the existing building but will need to be relocated to an alternate position. The baseball club has expressed a desire for the tunnels to be covered (similar to those at Port Adelaide and Findon (Woodville Senators)). The pitching practice area should be able to be retained in its current position. *Further investigation is to occur to identify appropriate alternative locations for the tunnels.*

Requirement for additional public toilets? – A number of representatives raised an issue with the number of public toilets (a total of 2 – both of which will be unisex and disability friendly) which are proposed to be provided at ground level. *Consideration could be given to the provision of additional toilet facilities. If it is deemed necessary to provide additional toilet facilities, these could perhaps be located between the tennis courts and the new building, thus addressing the concern raised by the tennis club representatives. This matter does require further investigation.*

Patron/visitor safety during baseball practice and games – The baseball club expressed concern for other users of the facility during its activities, citing examples of damage to property and other near misses at various locations throughout the complex. The club representatives suggested that these concerns may be addressed or ameliorated by the strategic placement of safety netting, e.g. around the proposed new playground area. *These issues can be addressed and accommodated through the detailed design process.*

There was also some brief discussion in regard to the **management model** which will be used (this is the subject of a separate report) and the necessity of providing separate space for the **cricket club**. *The Administration indicated that, as with all facilities proposed to be provided, the planning had been undertaken on the basis of providing for the activity, not necessarily a specific sporting club.*

The **tennis club** representatives raised issues regarding the distance of their designated hub space (on the northern side of the building) from the tennis courts and again expressed a desire to be accommodated within the existing Guides building, even if this would result in the loss of some of the additional court facilities that are proposed to be constructed (i.e. additional 4 courts and 2 hot shot courts) at the complex. Its principal reasons for this suggestion are as follows:

- (a) The use of the proposed clubroom space for viewing is problematic given the distance between it, and its orientation to, the courts.
- (b) The club perceives that its revenue from bar and canteen takings will decrease (again given the distance between the clubroom and the courts).
- (c) There are concerns for children who may need to access toilet facilities (in terms of distance from the courts and also the requirement to cross a (shared) roadway and/or carpark).

The Administration does seek the Committee's and Council's direction in this regard but does also offer the following comments.

Firstly, the principal intent of the proposal (as previously expressed to the Committee and as nominated in the grant application) is the consolidation of facilities into a single shared hub facility in accordance with Council's Asset Management Policy (AMP) and Masterplan. Any variance from this proposition is contrary to the principal intent of the project Masterplan and AMP and may also jeopardise or result in a reduction of (at least some of) the Federal grant funding which has been allocated to this project.

Secondly, the retention of the existing Guides building is likely to result in the requirement for upgrade of that building at a future point in time (and certainly prior to any significant planned maintenance that would be required to be undertaken on the new building). The Building Condition Audit report for the Guides building undertaken in 2013 identifies expenditure of \$123,500 over the 10 year time horizon from 2013 until 2023. This estimate comes with the caveat that the inspections undertaken, principally for asset management purposes, are not invasive and therefore are likely to be conservative in nature.

Thirdly, the new building has been designed to be "energy and maintenance friendly" e.g. by:

- (re)designing the roof structure to accommodate the maximum number of solar panels;*
- minimising heat load during the summer months and also taking advantage of the winter sun to minimise heating requirements; and*
- (re)designing the roof structure to place the box gutter on the western extremity (and thus minimise opportunities for water ingress into the building.*

Implementing similar initiatives for the Guides building would require retrofitting, which is usually less cost efficient and often (albeit not always) problematic (e.g. roof trusses may not be designed to accommodate air conditioning equipment or solar panels).

It should also be noted that this request was previously reported to, and considered by, the Committee at its meeting of 28 March 2017.

Further, the existing plans do provide for a shelter to be constructed to the west of the competition, and north of the hot shot, tennis courts. This structure could be expanded and/or upgraded, or a secondary structure be built, to accommodate or provide some of the additional functionality the tennis club is seeking (e.g. power, water, some additional space e.g. undercover decking), albeit it would be unlikely to provide a "conventional" clubroom facility. Should additional "external" space be provided for the tennis club it may be possible to re-allocate some of its "internal" space to other user(s) of the building.

The excision of the tennis club space from the current building (and provision of additional "clubroom" space and facilities closer to the courts) would entail additional design works and increase the cost of the project and impact the project timeline.

It is also worth noting that one of the principal reasons for utilising the existing clubroom footprint for the new clubroom building was to maintain the buffer between the new clubroom building and the adjacent residential properties (and thus minimise noise transmission and disturbance to those residential properties), and that all clubs executed a MOU document acknowledging the plans which has been developed by the architects and recording their agreement to the development concept of the proposed new clubroom facility.

Apex Park

Tenders for the Apex Park upgrade works closed on 4 September 2017. The tenders are currently being evaluated, however, the tender pricing range, principally for the landscape component of the works is above the allocated budget (the tender submission ranges from approximately \$5M to \$8M). Consequently, the Administration and consultants propose to meet with the short-listed tenderer(s) to ascertain whether there is any opportunity to reduce the costing (e.g. by staging the works or substituting materials for alternates with similar functionality/characteristics) and/or the scope of works.

Members should also note that there are stormwater drainage works that are scheduled to occur to the southern (Burbridge Road) end of the park, (but after the October school holiday break) that are preliminary to the project works. These works are to ostensibly occur on the roadway leading into the park and thus vehicular access to the park will not be available during this time. As the sewer line lies under this roadway, it is also likely that toilet facilities will be unavailable for the duration of these works. The anticipated duration of the works is four to six weeks. The public will be advised of these works via project notification signage to be erected on the Burbridge Road frontage of the site and also via Council's webpage and social media platforms. The Scouts SA have also been advised of the need to use alternate facilities during this time.

Mellor Park

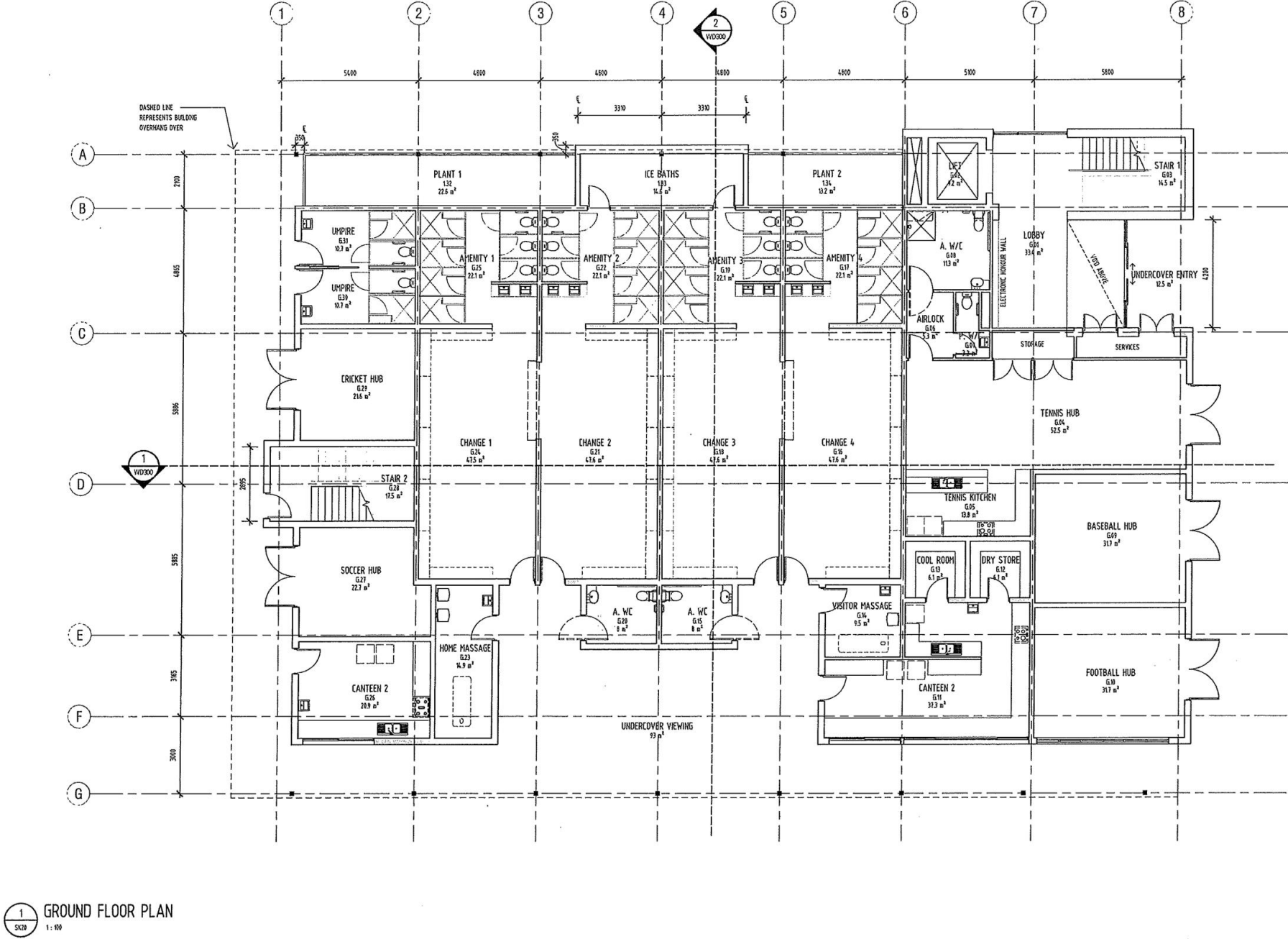
Members may be aware that there are ongoing discussions in regard to the movie posters which are affixed to the internal walls of the former Windsor Theatre premises. These discussions are seeking alternative options for the preservation or retention (in some form, e.g. photographic record) of these posters.

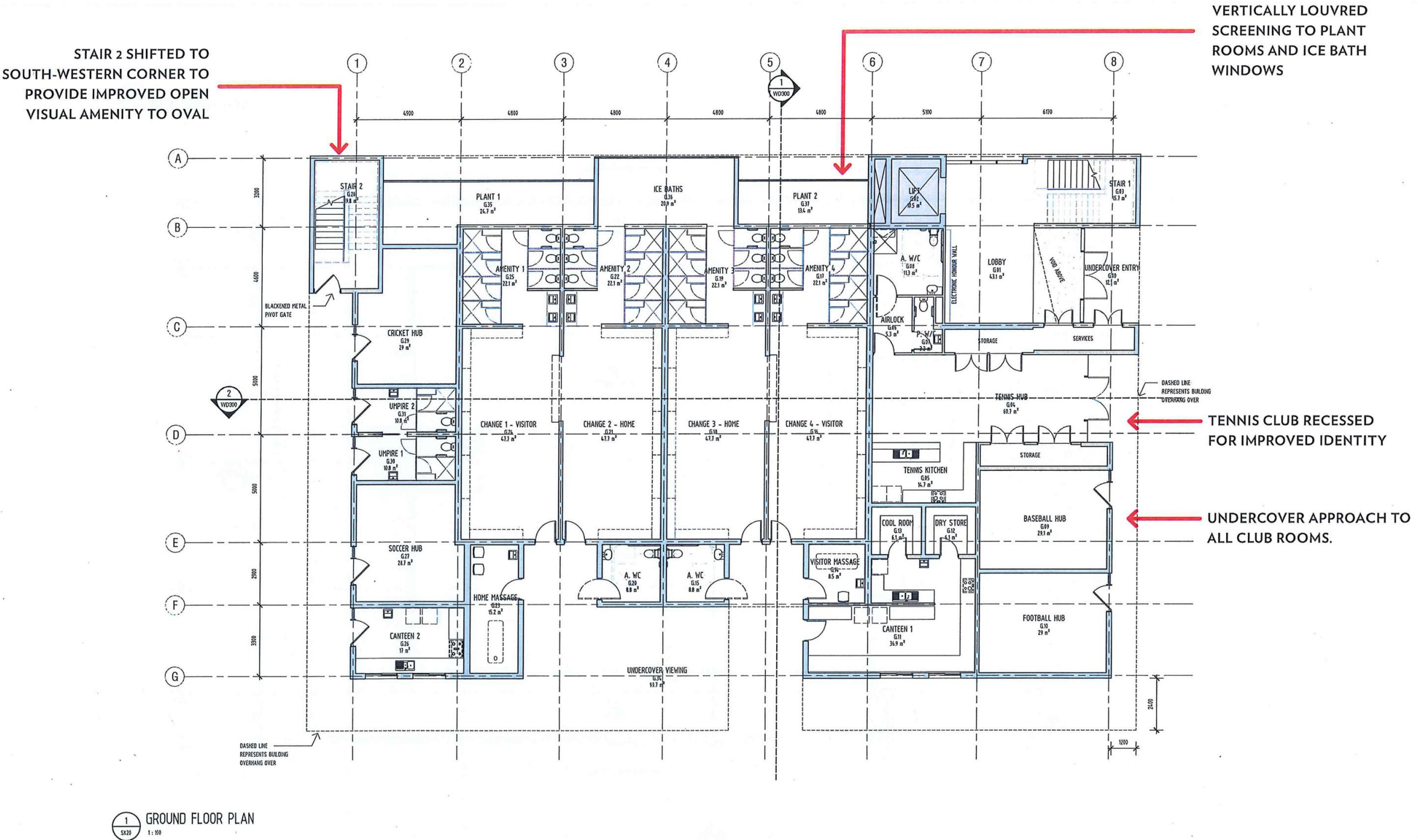
Conclusion

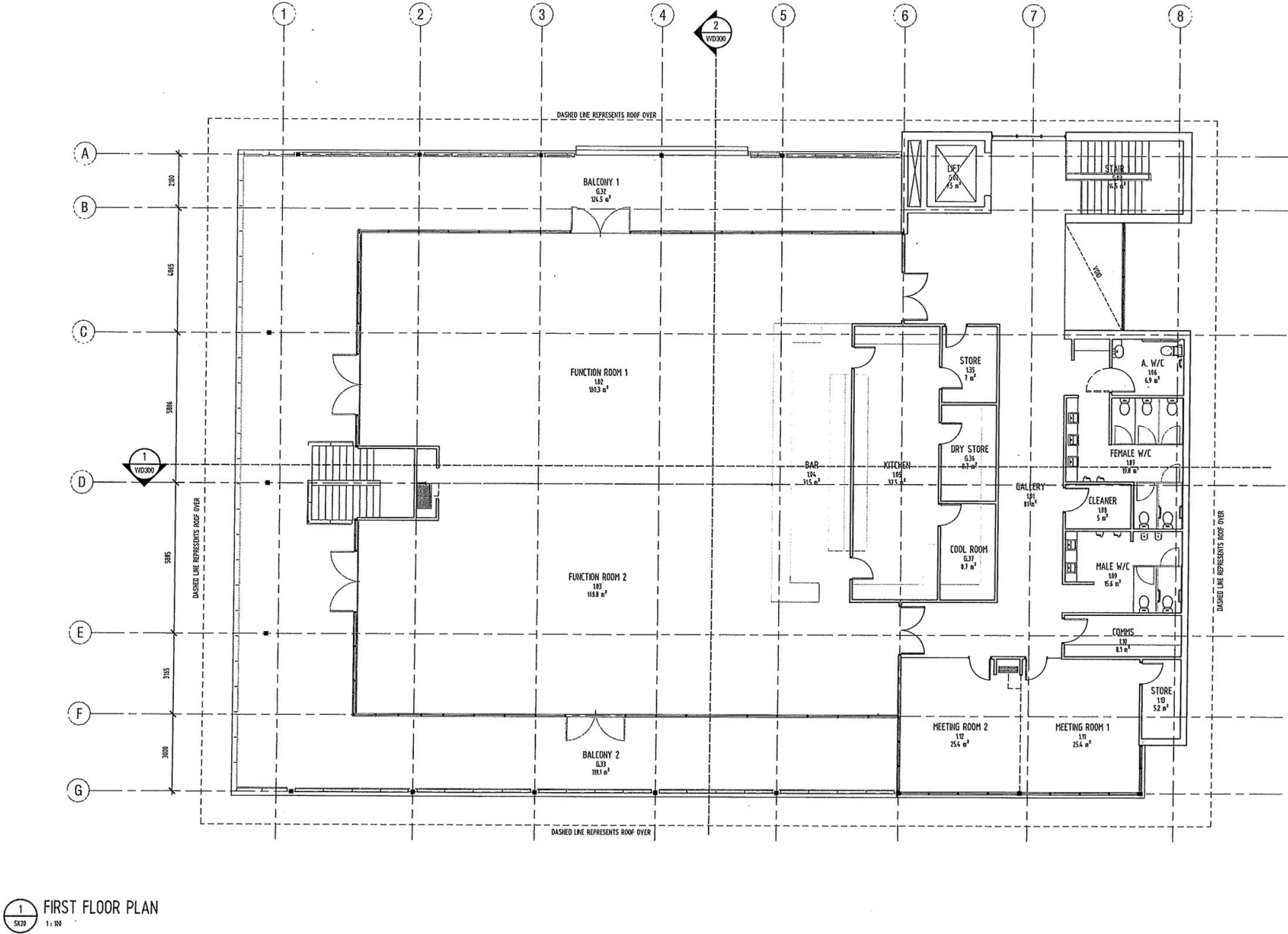
The meeting held by the Administration on 12 September 2017, attended by club representatives, regarding the design of the new shared clubroom building at the northern end of the Lockleys Oval complex has raised some matters that will require further investigation and/or clarification prior to proceeding to the detailed design and documentation project phase. The Administration also seeks the Committee and Council to reaffirm that the tennis clubroom facilities be retained within the proposed new shared clubroom building.

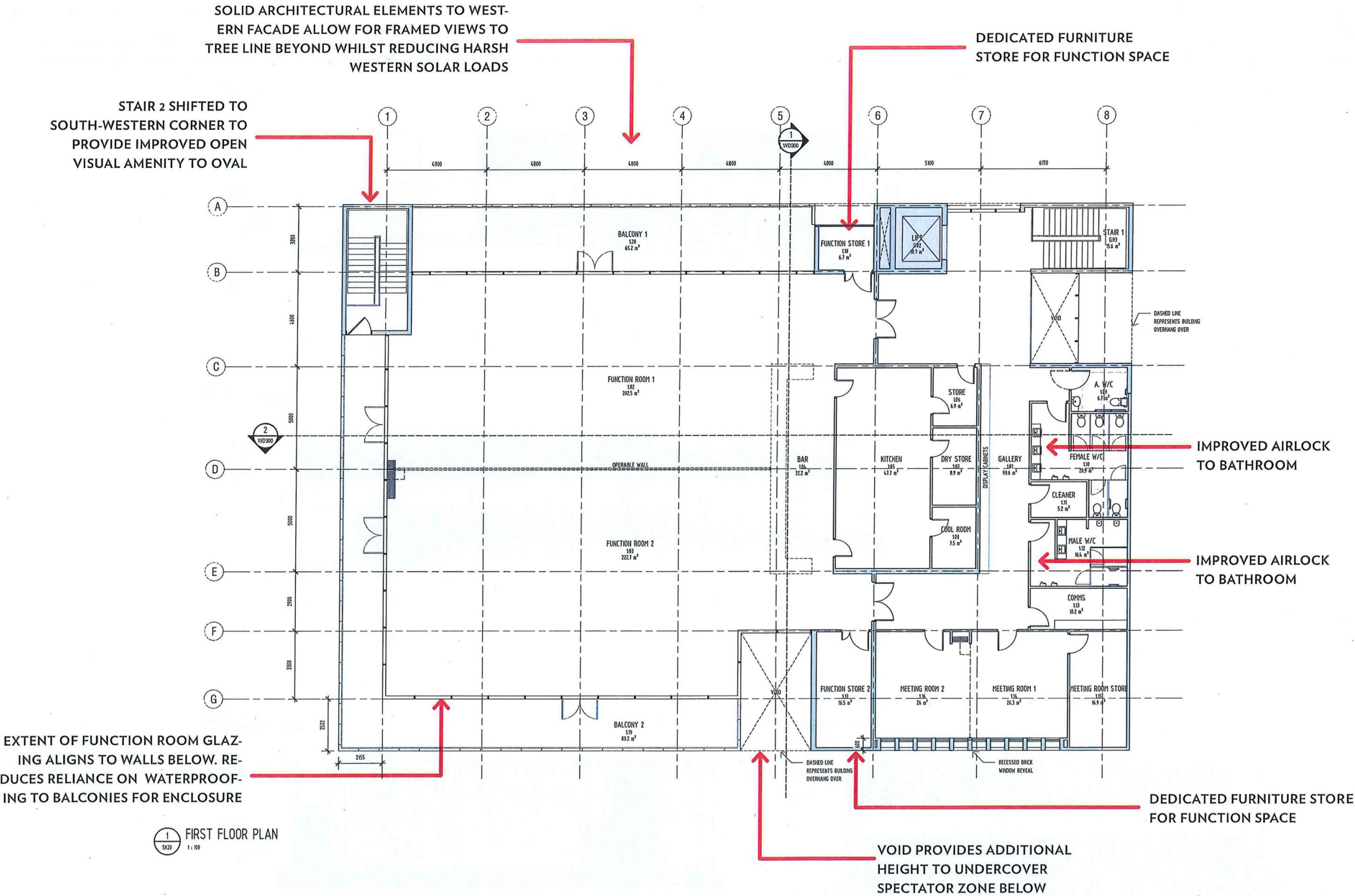
Attachments

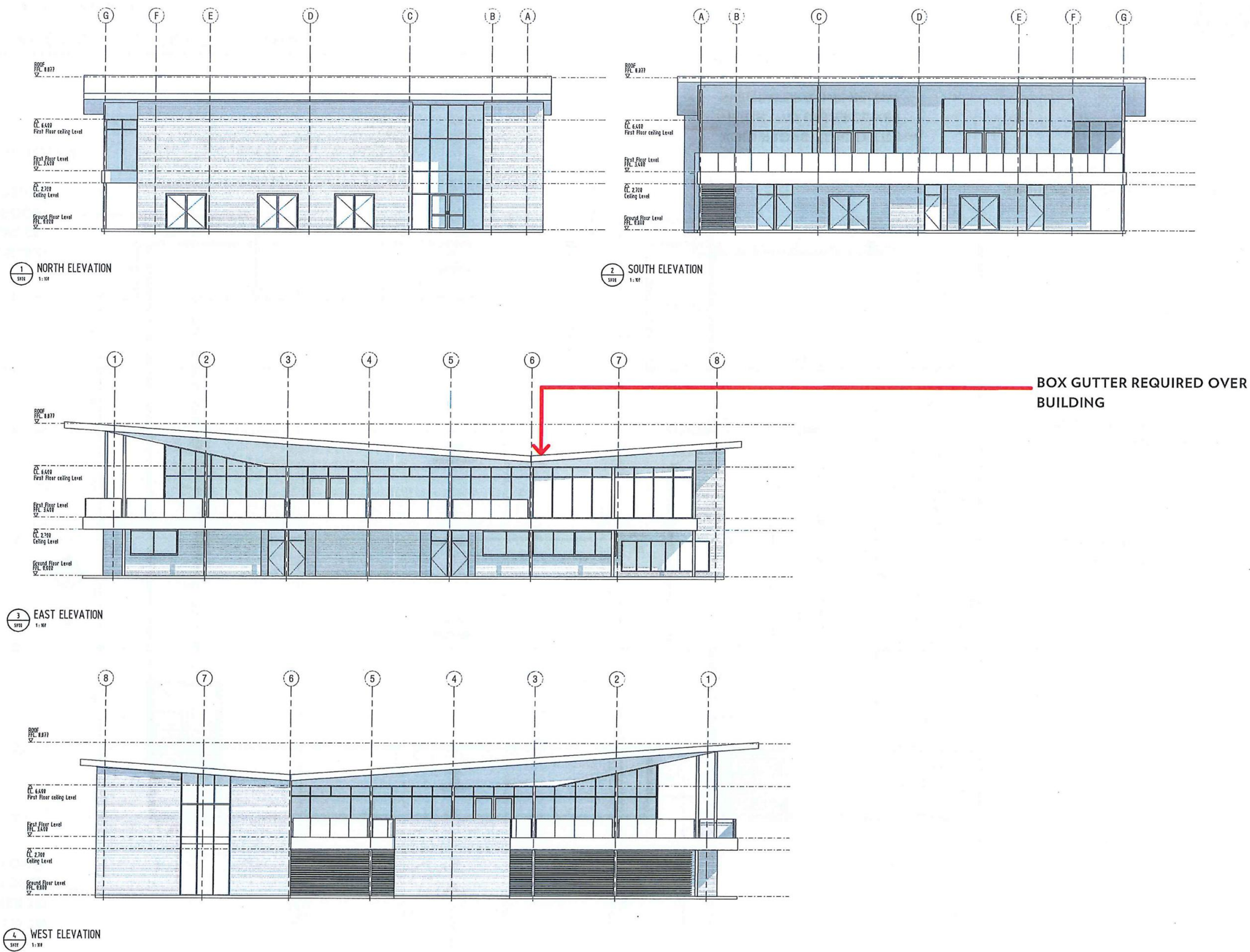
1. Old Ground Floor Plan
2. Revised Ground Floor Plan
3. Old First Floor Plan
4. Revised First Floor Plan
5. Old Elevations
6. Revised Elevations
7. Old Sections
8. Revised Sections
9. Perspectives (1)
10. Perspectives (2)
11. Materials
12. Updated Revised Ground Floor Plan
13. Detailed Updated Revised Ground Floor Plan
14. Tennis Court Layout







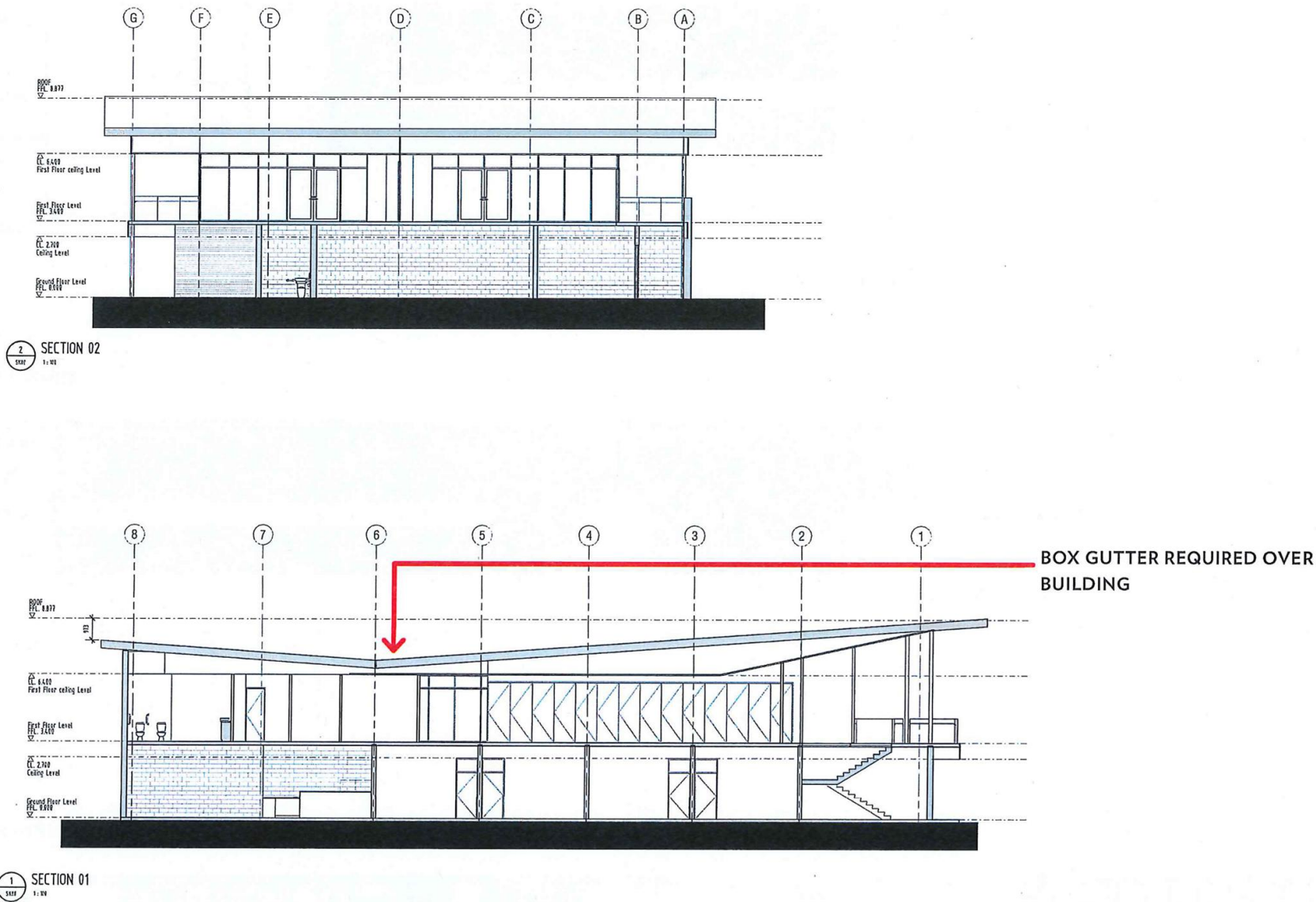




CITY OF WEST TORRENS | LOCKLEYS OVAL
OLD ELEVATIONS

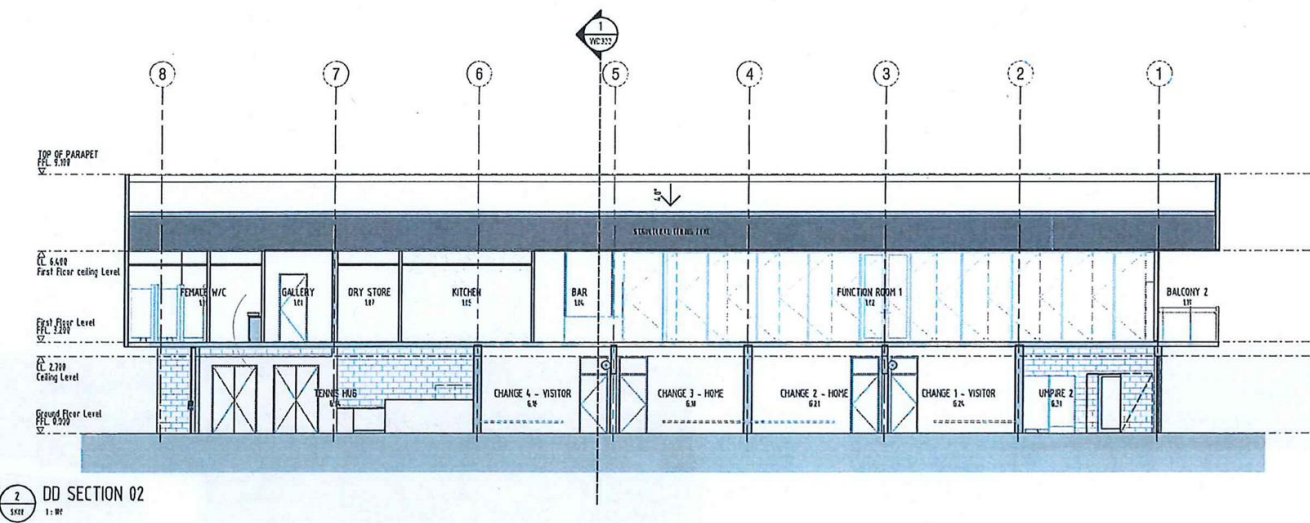
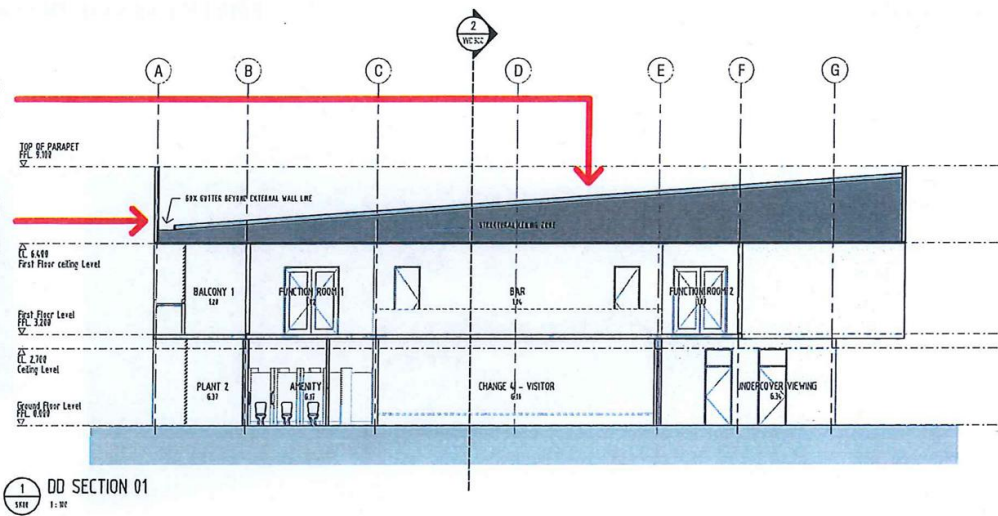
WALTER
BROOKE



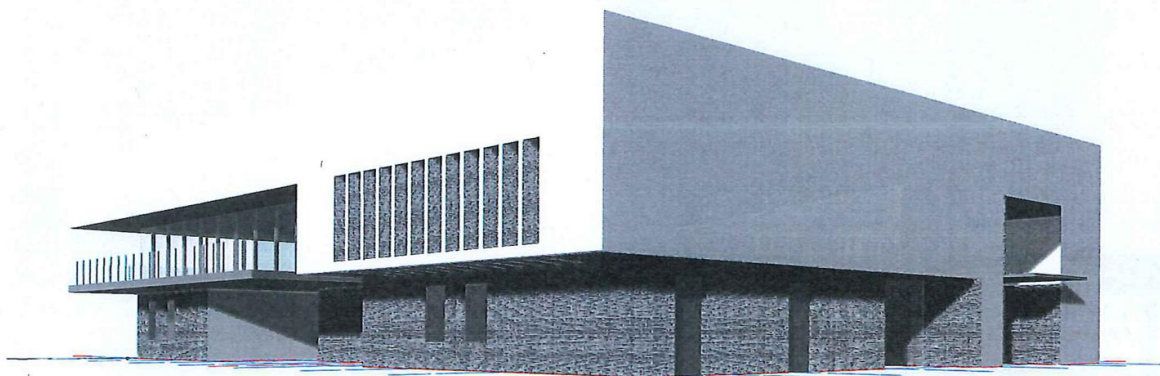


SIMPLIFIED SINGLE-PITCHED
ROOF CONCEALED BY PARAPET

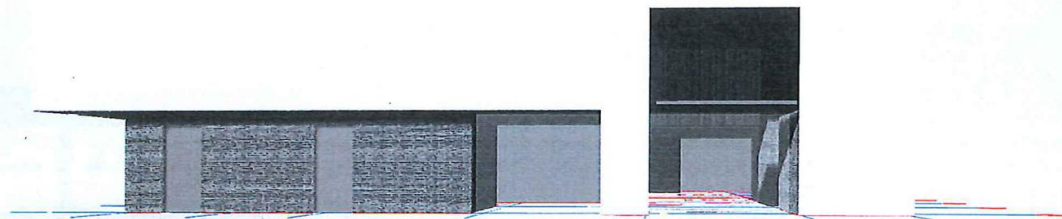
CONCEALED BOX GUTTER SITS
BEYOND EXTERNAL WALL LINE



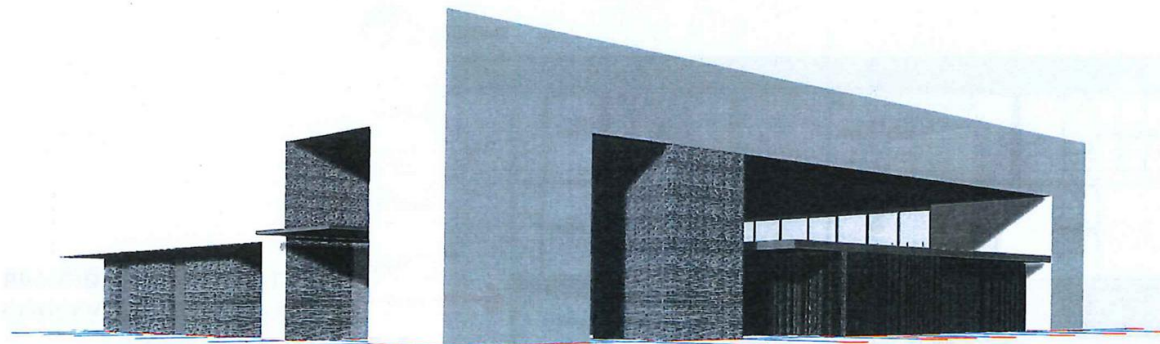
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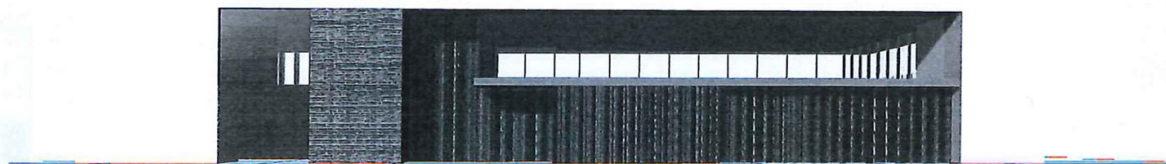
NORTH-EAST CORNER



NORTHERN FACADE ENTRIES



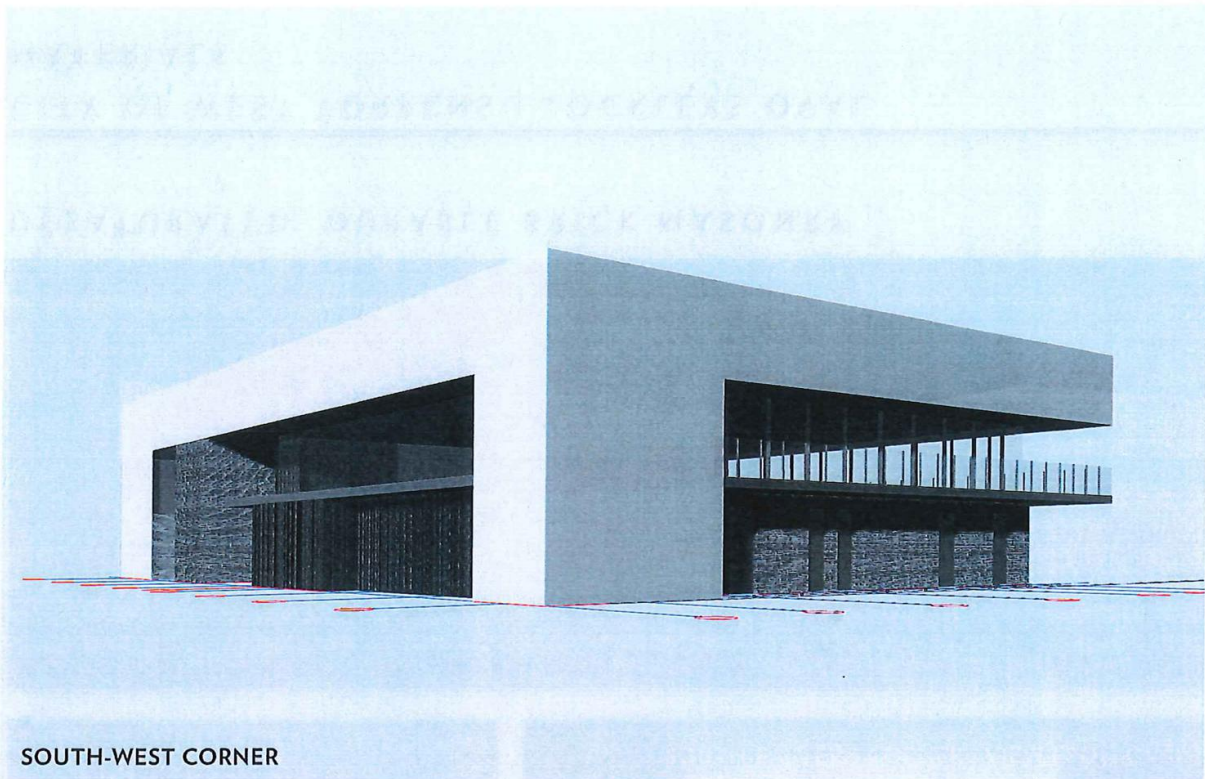
NORTH-WEST CORNER - BRICK REVEAL TO KEY ENTRIES



WESTERN FACADE - VERTICAL LOUVRES SCREEN PLANT ROOMS

CITY OF WEST TORRENS | LOCKLEYS OVAL
PERSPECTIVES

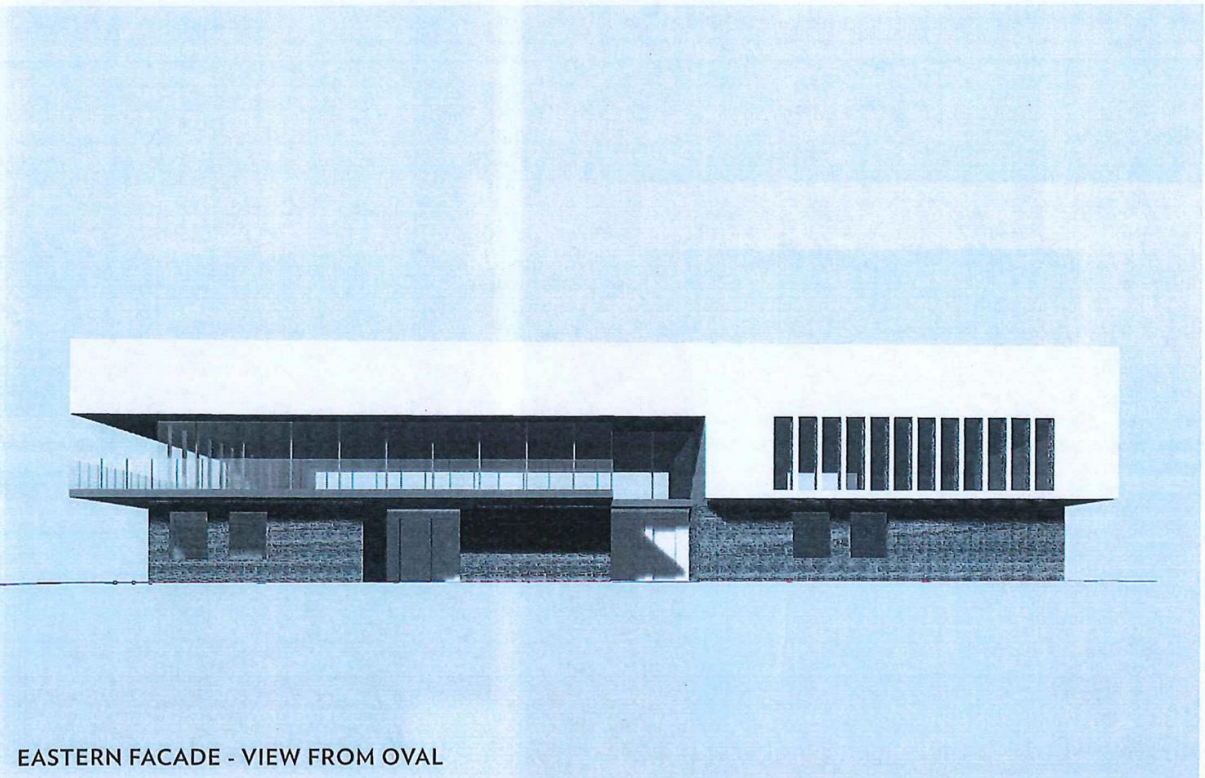
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BROOKE



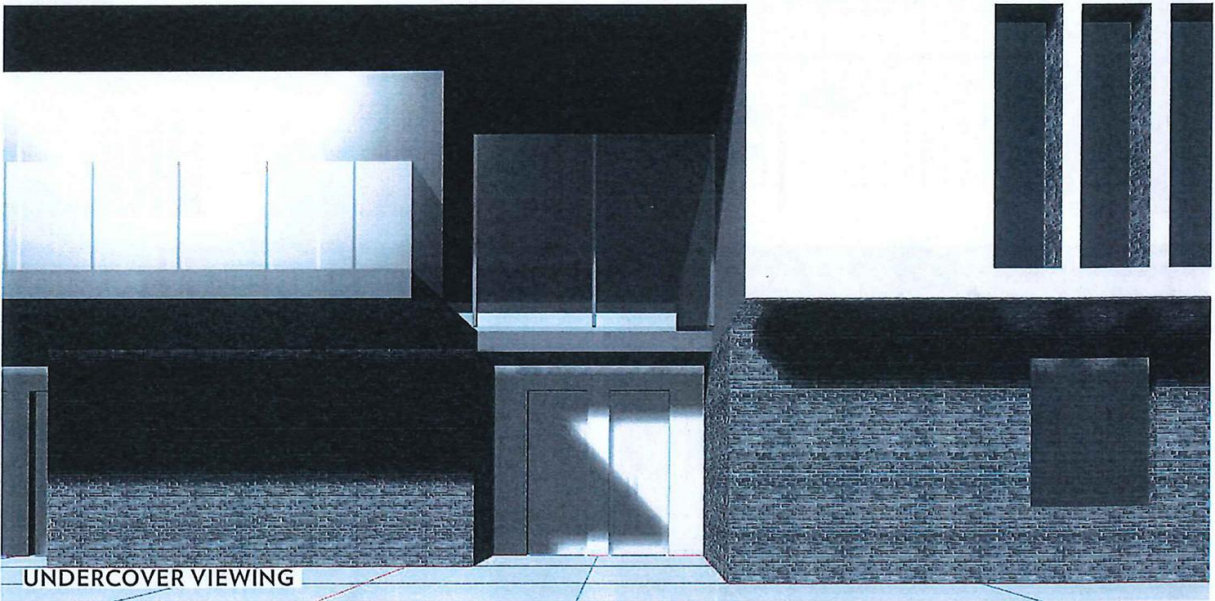
SOUTH-WEST CORNER



SOUTH-EASTERN CORNER - VIEW FROM OVAL



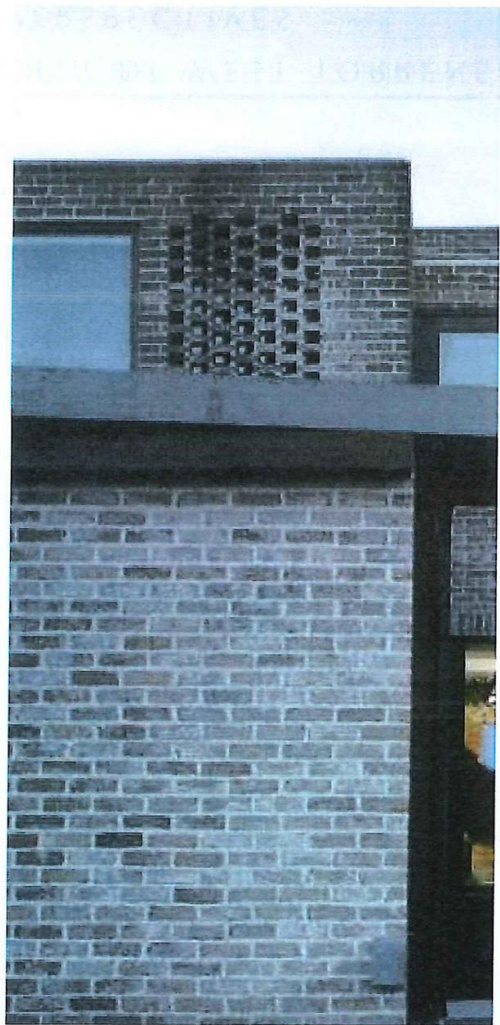
EASTERN FACADE - VIEW FROM OVAL



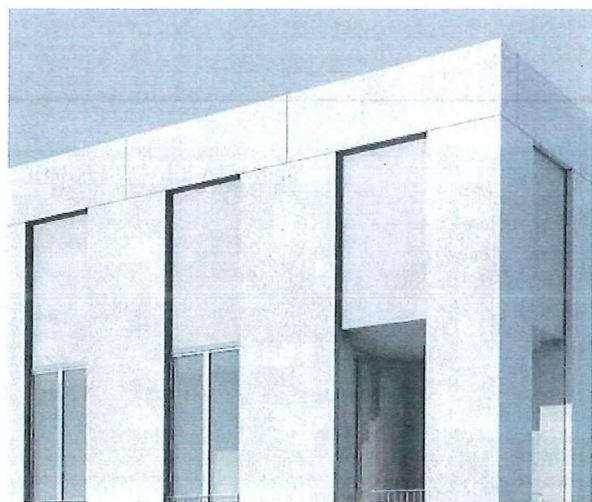
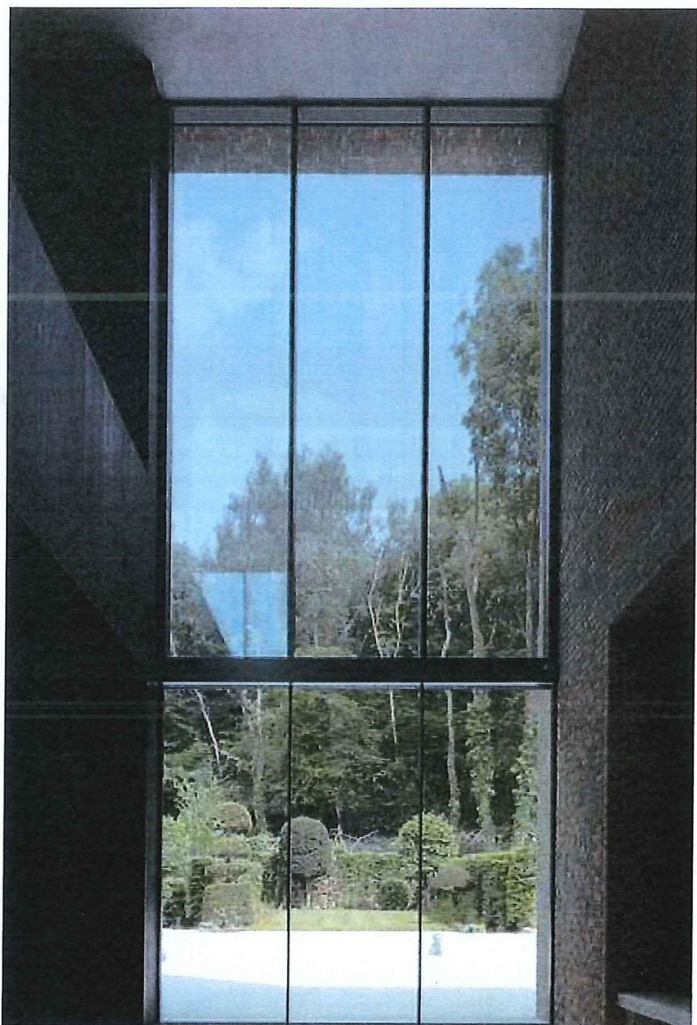
UNDERCOVER VIEWING

CITY OF WEST TORRENS | LOCKLEYS OVAL
PERSPECTIVES

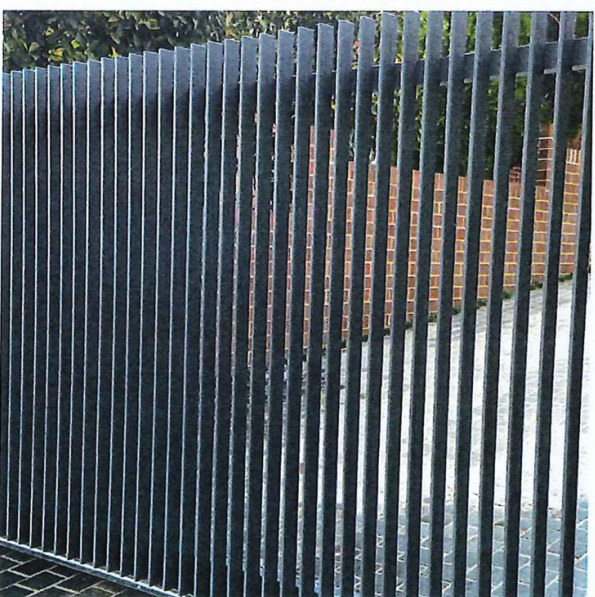
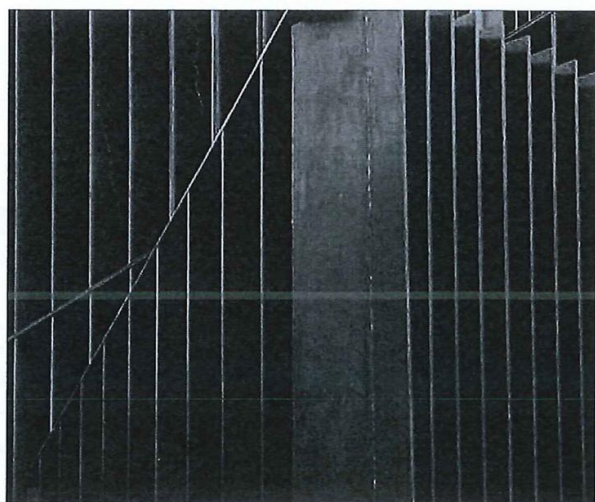
WALTER
BROOKE



DESATURATED, DURABLE BRICK MASONRY



LIGHTWEIGHT, WHITE
RENDERED CLADDING



VERTICAL METAL LOUVRES,
BALUSTERS + MULLIONS

CITY OF WEST TORRENS | LOCKLEYS OVAL
MATERIALS

WALTER
BROOKE

[illegible]

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

WALTERBROOKE

LOCKLEYS OVAL
REDEVELOPMENT

CITY OF WEST TORRENS
RUTLAND AVENUE, LOCKLEYS,
SA

GROUND FLOOR PLAN - OVERALL

scale	1 : 100@ A1
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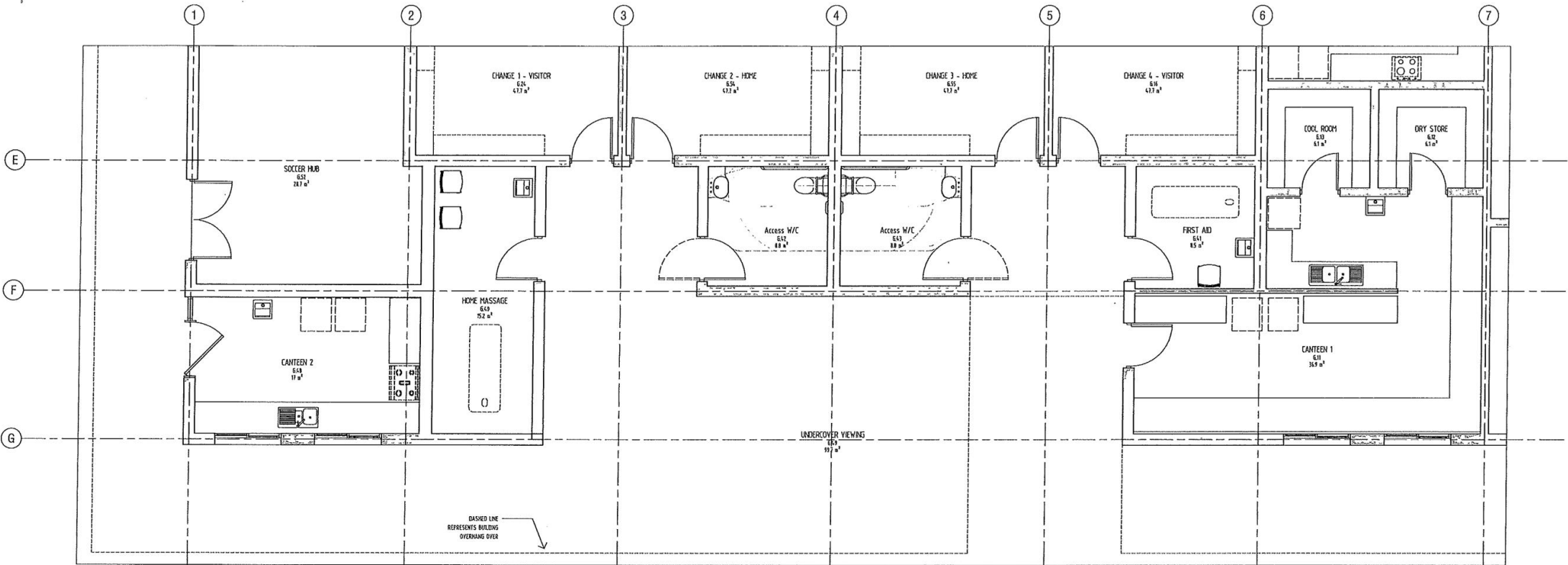
PRELIMINARY

date:	11/09/2017
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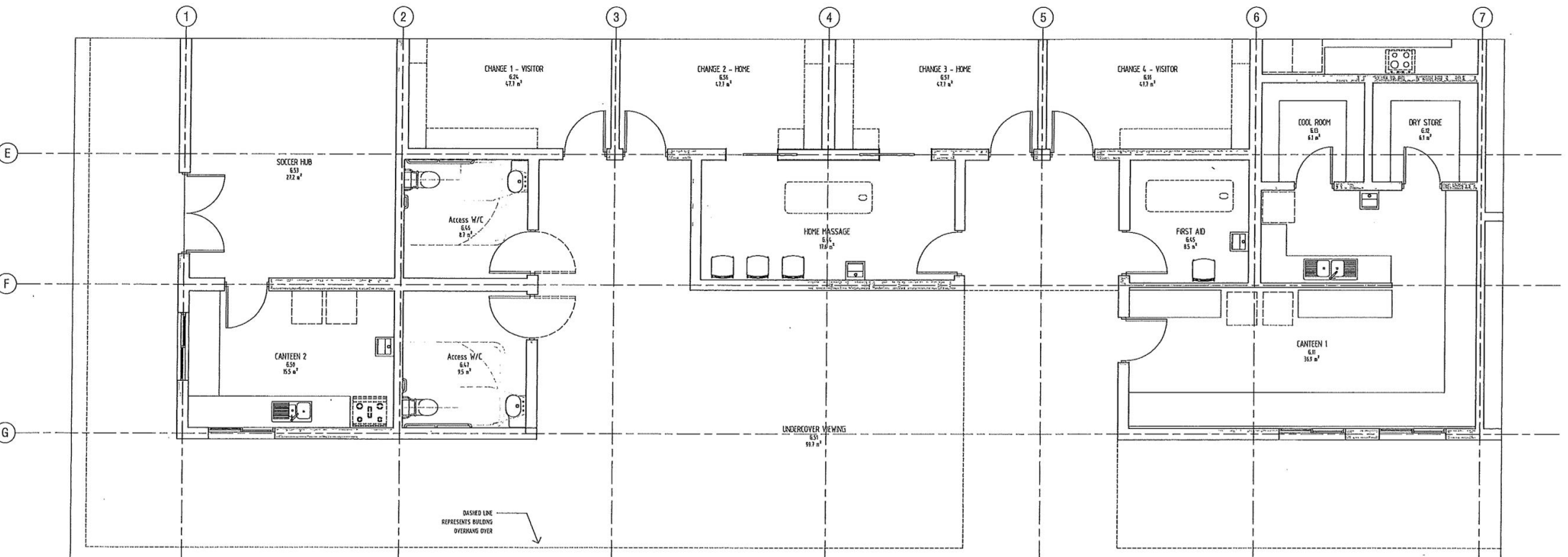
drawn:	Author
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sheet no:	WD100	rev
project no:	14-5103A	

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level 9 25 franklin st Adelaide SA 5000
telephone 8 8272 4166
email info@waltenbrooke.com.au
www.waltenbrooke.com.au
ABN 42 009 918 514



1 GROUND FLOOR AMENITIES - OPTION 01
1:50



2 GROUND FLOOR AMENITIES - OPTION 02
1:50

ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

Revision	Reason for Issue	App
3	FOR DISCUSSION	

FOR DISCUSSION

LOCKLEYS OVAL REDEVELOPMENT
CITY OF WEST TORRENS

05/07/2017
Ground Amenity Options
1:50

drawing:SK100
revision:A
@A1 job: 14-5103A
plot: 15/08/2017 4:08:38 PM

WALTERBROOKE



Project no: 14-5103A

file: C:\Users\toddh\Documents\14-5103A_Lockkey's Oval (Building)_ToddH.rvt

8.4 Torrensville Bowling Club - Update

Brief

This report updates Members in regard to the Torrensville Bowling Club project.

RECOMMENDATION

The Committee recommends to Council that the report be noted.

Introduction

At its meeting of 25 July 2017 the Committee was advised that the required public consultation period in relation to the proposed grant of long term lease (of 21 years) to the Torrensville Bowling Club had concluded and that no comments or representations were received from the public during this time.

On this basis, and given the prior agreement of the SAAFL to relinquish portion of the land held under its lease which is required for the bowling club redevelopment to proceed, there was no significant impediment to the grant of lease (albeit the Administration has been awaiting provision of a final plan from the bowling club to define the lease area and variation of lease area for the SAAFL tenancy).

A question was also raised from the floor during the meeting of 25 July which sought clarification as to whether the lease term (of 21 years) would prevail in the event that the Club did not proceed with the proposed redevelopment of the facility. Whilst an answer was provided at the time of the meeting the Administration takes this opportunity to further clarify the position. The lease agreement contains clauses relating to (and which also identify) the lessee's/club's proposed upgrade works at the facility. These work obligations are deemed to be essential terms under the lease. If the club does not undertake the works in accordance with the relevant clauses the club will have breached an essential term under the lease. In such circumstances the lease may be rescinded (i.e. terminated) by the Council.

Discussion

Representatives from the Administration recently met with a representative of the bowling club and its project management consultant to discuss and confirm the current status of the project.

The bowling club representative advised that the Club had not been successful in seeking grant funding from the State Government to allow construction of the proposed new clubroom building (west of the existing building). Given this, the Club has determined that it will seek funding for other aspects of the project (which may then permit construction of the building to be brought forward) but in the intervening period (which is anticipated to be 5-10 years) will undertake preliminary site works to the land upon which the new clubroom building is proposed to be built. (Whilst this change does not impact on the funding that Council has allocated toward the project, it will require a minor amendment to the lease agreement.)

The Administration has arranged for the amendment to the lease and anticipates providing final copies of the agreement to the Club, and the Deed of Variation to SAAFL in the near future.

Further, the delayed construction of the new clubroom building is likely to result in the need for the Club and/or Council to address some issues that are evident in the existing clubroom building.

The Administration has also now finalised the design of the new water feature/drainage detention pond as detailed within the draft masterplan. The procurement process is currently underway and anticipates being in a position where it may shortly award the works.

The bowling club is continuing to progress the design and ancillary planning/programming of the facility.

Conclusion

The Torrensville Bowling Club and the Administration have continued to progress matters associated with the redevelopment of the Club. Recent advice received from the State Government has resulted in the need for the Club to rethink the way, and timing, in which certain aspects of the project will/are proposed to be delivered.

Attachments

Nil

8.5 Camden Oval - Update

Brief

This report provides Committee Members with an update in regard to the current status of the Camden Oval project.

RECOMMENDATION

The Committee recommends to Council that:

1. The updated plans for the West Torrens Birkalla Soccer Club clubrooms be endorsed and the architect be instructed to produce detailed design/tender drawings.
2. The amendments requested by the PHOS & Camden Sports and Social Club, as discussed within this report and which may be achieved within the detailed design stage, be endorsed and that the architect proceed to detailed design.
3. Other works discussed within this report (e.g. consideration of redesign of the oval, irrigation design, bore upgrade) continue to progress.

Introduction

At its meeting of 25 July 2017 the Committee was advised that discussions with PHOS and Camden Sports and Social Club and West Torrens Birkalla Soccer Club had resulted in the production of concept plans for the two clubroom buildings. The Committee was requested to endorse these concept plans and was further advised that discussions with the clubs would continue in an endeavour to allow the plans to proceed to detailed design.

Discussion

As indicated above, since the previous meeting there has been continued dialogue with representatives from both clubs and with Council's architects and other relevant sub-contractor parties.

In particular, there have been frequent and significant discussions by the Administration and with the architect in relation to the Birkalla component of the project, and given:

- the complexity of the Birkalla works and dependencies and relationship of some of the proposed works to the existing building structure;
- the club's desire to have the synthetic pitch available and operational for the commencement of the 2018 season (and consequent requirement for change-rooms etc. at this time); and
- an expectation that the allocated budget funding for these works would be likely to be significantly exceeded.

The Birkalla clubroom proposal has progressed through a number of iterations. The amended proposed scope of works will now effectively result in the construction of a separate change-rooms facility ("module") which will initially be separated from the existing building via a breezeway.

Attachments 1-4 detail the site plan, masterplan concept, floorplan and elevations for the updated Option "I".

Undertaking the works in this manner will allow the club to continue to use the existing change-rooms during the construction of the new "module" and will also mean that these works can progress without the need to be mindful of pre-existing building issues that may otherwise arise in circumstances where the works encroached within the current building footprint.

Other identified or desired works within the existing building footprint e.g. upgrading/relocating the kitchen etc. could proceed at a later period in time. Further, at such future point in time the new module can be integrated with the existing building.

The updated proposal was tabled and discussed at a meeting attended by the Administration and representatives from Birkalla in mid-September. The club representatives recognised the benefits of such an approach at this meeting and provided positive feedback and their acceptance to proceed in this manner.

In view of this, the endorsement of the Committee to this updated proposal/amended scope of works for the Birkalla component of the project is now sought.

Works have also continued to progress in regard to the synthetic pitch component of the project to such an extent that it is anticipated that these works will be tendered within the next month.

There have also been ongoing discussions relating to the "PHOS clubroom" aspect of the project with representative(s) from PHOS. Whilst the club has recently requested further amendment to a number of items, (**Attachment 5**), the Administration can confirm that the majority of these requests are of a relatively minor nature and can thus be accommodated at the detailed design stage. Further investigation is required in relation to those requests dealing specifically with the oval (e.g. cricket pitches and oval lengthening), the relocation of the service bay area and access to the medical room from change-room 2.

The club has been advised that the Council would not consider relocation of the plant to the roof (as this would then require provision of safe roof access systems and would result in additional loading/structural costs) or the provision of decking and associated infrastructure at the northern end of the clubroom, (due to impacts with the olive grove). The club has been further advised that it would need to meet the costs of a point of sale system and additional lighting and that, whilst Council would not provide power to a future electronic scoreboard or subsidiary/additional power for additional lighting, it would arrange for conduits to be laid to accommodate such upgrades at a future point in time as part of the oval upgrade and irrigation works.

On this basis, and following agreement to the majority of club requests the Administration seek the endorsement of the Committee to this updated proposal/amended scope of works for the PHOS component of the project.

Other matters which have continued to progress regarding the project include:

- continued development of the landscape design for the complex;
- ongoing design for the upgrade of all irrigation within the complex, (including the football oval and junior soccer pitch);
- ongoing discussions with the appointed turf consultant, (regarding oval profile, drainage etc.); and
- procurement to decommission and cap the existing bore and upgrade with a replacement bore. (A new bore has been deemed necessary as part of the oval upgrade. Due to licensing requirements, the existing bore needs to be decommissioned.)

The Administration is also to meet with the architect in the near future to progress design of the facility to be used by the netball club, (adjacent to the netball courts).

Conclusion

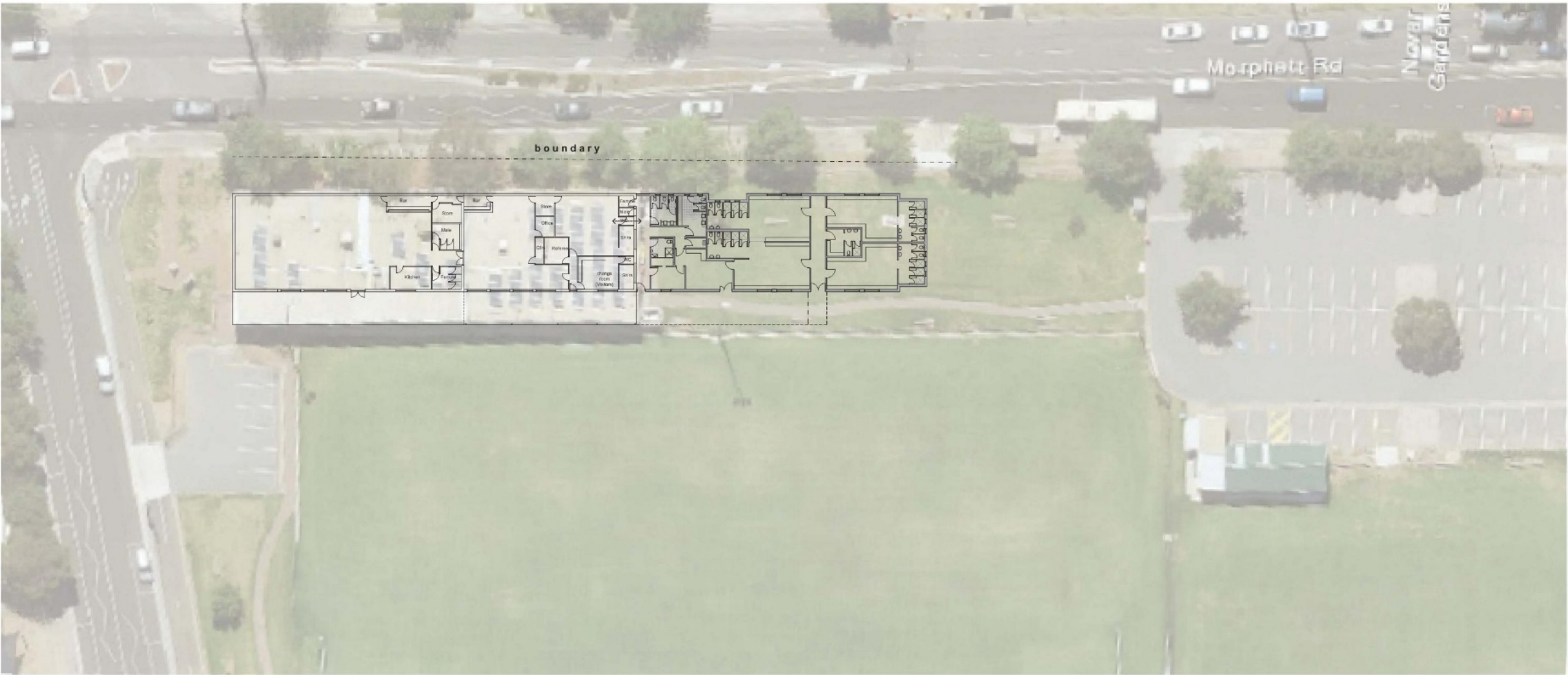
The Administration has continued to progress the concept designs of new clubroom buildings at Camden Oval for both Birkalla and PHOS with representatives from the clubs and the appointed architect. Given the clubs' agreement to these designs, the Administration believes that the architect can now be instructed to produce detailed design drawings and documentarian for tender.

It is further anticipated that the procurement process for synthetic pitch upgrade works will commence within the next month.

Other matters relating to the project are continuing to progress.

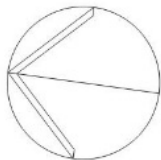
Attachments

- 1. Birkalla Clubroom - Site Plan**
- 2. Birkalla Clubrooms "Masterplan"**
- 3. Birkalla Clubrooms - Updated Concept Plan**
- 4. Birkalla Clubrooms - Elevation**
- 5. Amendments to clubroom building requested by PHOS**



SITE PLAN OPTIONS I

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scale 1:250 at A1
scale 1:500 at A3

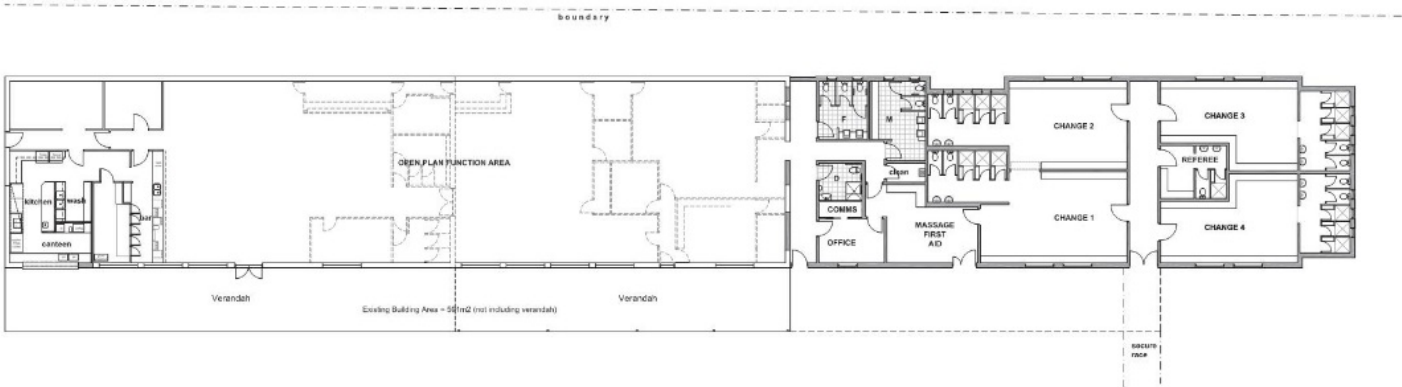


CAMDEN OVAL SPORTS CLUBROOM 2 - BIRKALLA
Anzac Highway Camden Park

30.08.17
17/JN1311/CD21/G

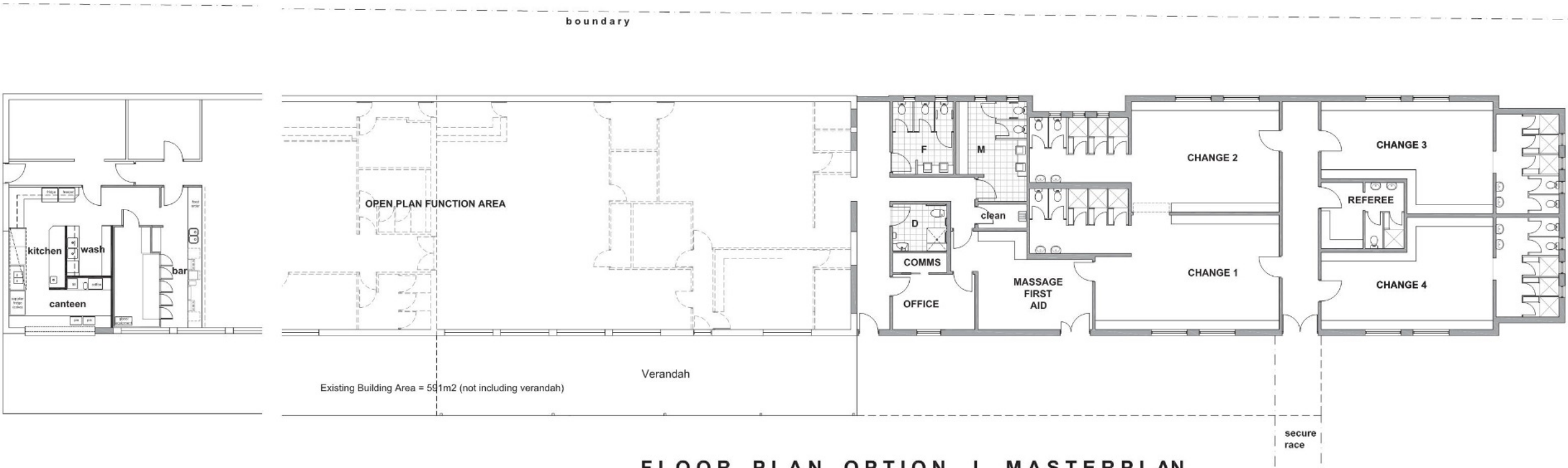
CONCEPT DESIGN

ADS Architects
93 Gilles Street Adelaide 5000 T:82232244



FLOOR PLAN OPTION 1 MASTERPLAN

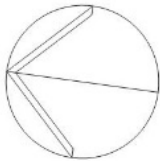
0 1 2 5 10m
Scale 1:200 at A1



FLOOR PLAN OPTION 1 MASTERPLAN

0 1 2 5 10m
Scale 1:100 at A1
1:200 at A3

EXISTING BUILDING 591m²
NEW BUILDING 425m²
KITCHEN North End 50m²
VERANDAH 92m²

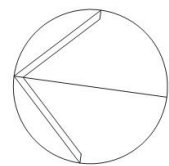


CAMDEN OVAL SPORTS CLUBROOM 2 - BIRKALLA
Anzac Highway Camden Park

30.08.17
17/JN1311/CD23/G

SKETCH DESIGN

ADS Architects
93 Gilles Street Adelaide 5000 T:82232244



Anzac Highway Camden Park

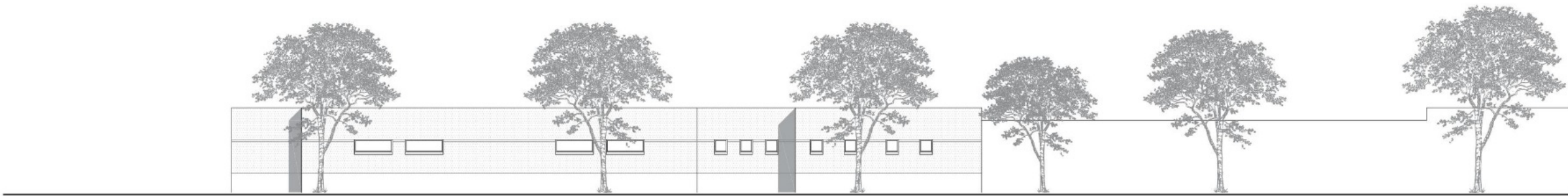
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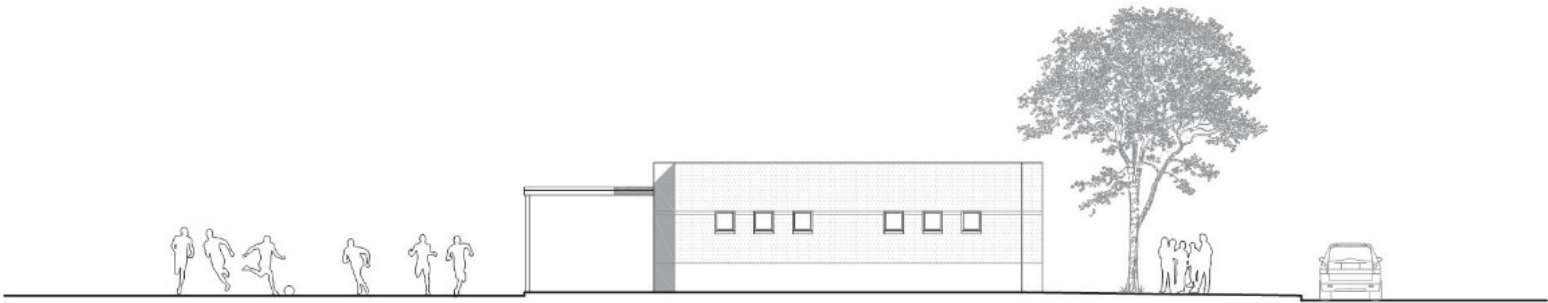
S K E T C H D E S I G N

A D S Architects

93 Gilles Street Adelaide 5000 T:82232244



EAST ELEVATION



SOUTH ELEVATION

CAMDEN OVAL SPORTS CLUBROOM 2 - BIRKALLA
Anzac Highway Camden Park

30.08.17
17/JN1311/CD24/G

SKETCH DESIGN

ADS Architects
93 Gilles Street Adelaide 5000 T:82232244

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Page 1 of 3

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[Print](#)



Email

From: Paul Williams
To: Steve Watson
Subject: new club

Sent: 11/09/2017 2:10:39 PM



Attachments may contain viruses that are harmful to your computer. Attachments may not display correctly.

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 image006.jpg (107Kb)
 image007.jpg (0Kb)
 image008.jpg (15Kb)

Message

Dear Steve,

Following the meeting, 4th September, of the Camden Oval Redevelopment Committee, please see below our alteration request response.

Service Bay Area

Relocate Services Bay Area to behind Home Change Room 1. Toilets, will be closer to kitchen/club – is there any way to get rear access from club to easier access to bin area? This is quite a large space which we think could be better utilised by extending the medical room particularly to cater for any serious injury the additional area in the medical room would allow for privacy and access for doctors/specialists/ambulance access

Medical Room

Medical Room Extended into relocated Services area, allowing more storage & Ambulance Access.

Door Access to the medical room from the change room two

Water & Hand Basin into Medical Area for Sanitation

Plant Area

Relocate Plant (presume A/C & Cool room plant etc.) to rooftop or combine an area with the service bay so that the area under main roof is maximised this would allow additional storage adjacent Home Change Rooms. Maybe a small Gym

Cool room

Alter Store Room adjacent meeting room to *Cool room* to allow additional storage for all foods etc (allows separation of food & drinks).

Proportion part of this as freezer?

Office/ Meeting Area

Reduce office by 900mm & increase meeting room 900mm, to allow Meeting Area to be used as a Board/Committee Room.

Windows in office half height and make the first panel in from the door a solid wall

Passage Door

Add door to Passage Southern end to allow “locking off” of Club area - end of the passage near Store and kitchen. (allows locking of club if only oval/toilets are required).

Clubroom Area

Step out glazing 1m east for Improved vision to both goals from within club. Allows timekeeper to see the entire oval.

Removal sliding doors on the entry wall N/W corner and make solid. (to allow more wall space & this corner may become stage/presentation area)? Also better security

Remove one small window northern wall same area to allow additional wall space.

External deck & Shades Sails at the northern end with outside kitchen/BBQ, Sink ,hot and cold water power.

Provision on front external viewing area for gas heating.

Provision of *AV Backbone cabling* for future PA. (we can provide an AV single line diagram as a guide if required).

<http://aftermail/ViewMessage.aspx?Checksum=228d2fe2-bbc6-27a0-e943-7d2e213d...> 19/09/2017

8.6 Weigall Oval Redevelopment Update

Brief

This report provides an update on the current status of the Weigall Oval Masterplan.

RECOMMENDATION

The Committee recommends to Council that:

1. The report be noted.
2. The Council provide in principle support for the continued use of JPE Design Studio to provide professional services for the remainder of the Weigall Oval project.

Introduction

At the Community Facilities Committee (the Committee) meeting held on 25 July 2017, the Committee was advised that the detailed design phase was complete and the procurement process had commence for the Stage 1 works.

The package of works tendered for Stage 1 works include landscaping works to the western side of Weigall Oval and the provision of a new "nature play" playground facility. Additional nominated works in the south-western corner of the complex were also included in the package of works including the relocation (and reduction in the number) of the existing tennis courts (from 5 to 4) and a new car parking area.

The Committee was also provided with an update regarding the State Local Government Infrastructure Partnership Funding (SLGIP) for Weigall Oval Masterplan Upgrade and were reminded that the for Council to accept the \$1.2M successful funding offer, it must allocate a further \$3.3M of its own funds to deliver on the scope of the project applied for under the SLGIP fund.

A further report was provided to Council at its meeting held 15 August 2017 after receiving the final funding agreement for the SLGIP funding. Members were advised that in order to receive the grant funding of \$1.2M, Council must commence construction of the project by no later than 31 December 2017 and complete the Masterplan project in its entirety, which in addition to the above Stage 1 works package, includes:

- the demolition of the existing shared baseball and soccer clubroom building;
- construction of a new two storey centrally located shared clubroom building (approx. 500 m²);
- remediation and upgrade of the playing surface (including removal of the trotting track and conversion of this into green space/playing surface; and
- provision of separate playing field areas for both senior soccer and baseball, (the project will also result in the creation of a new shared junior playing zone).

At the meeting held 15 August 2017, Council resolved:

1. to accept the funding offer of \$1.2M made available under the SLGIP funding deed to proceed with the remaining components of the Weigall Oval Masterplan including construction of a new shared clubroom facility, and remediation and upgrade of the playing surface.
2. That having resolved to accept the funding offer as per point 1 above, Council authorises the CEO to commence preparation of a Prudential Review Report for completion of the Weigall Oval Masterplan upgrade and such Prudential Review Report be presented to Council for consideration as per S.48 of the Local Government Act 1999 at its earliest opportunity.

3. Additional funding of \$3.3M required to proceed with the remaining components of the Weigall Oval Masterplan upgrade be addressed by Council when it further considers the Prudential Review report referred to in point 2 above.
4. That additional landscaping and beautification of the verge along Oval Terrace, James Street and Urrbrae Terrace be included in Phase 1.

Discussion

Since the Council's meeting held on 15 August 2017, the Administration has commissioned the development of a Prudential Review Report for the Weigall Oval Masterplan upgrade. Once the report has been completed, it will be presented to Council for its consideration.

Tenders closed for the Stage 1 Works of Weigall Oval on 24 August 2017, and three tenders were received. The tenders ranged approximately in price from \$2.1M to \$2.5M, all of which fall within the allocated budget.

The total project cost for the Weigall Oval redevelopment is \$7.0M, and includes:

- Stage 1 Works = \$2.5M
- Stage 2 and 3 Works = \$4.5M

Currently the tenders are being evaluated by JPE Design Studio (architects) and a recommendation will be provided shortly to the Administration. It is anticipated that the successful tenderer will be appointed by the early October in order for works to begin by the 31 December 2017, (as stipulated in the SGLIP funding deed).

A further report will be brought back to this Committee before the end of the year, advising members of the successful tenderer and confirming the program of works for Stage 1.

The appointment of consultants is now required to progress Stages 2 and 3 of the project from the Masterplan concepts to detailed design and documentation. It should be noted that Council previously undertook a competitive tender process to select a preferred consultant to provide architectural services to initially undertake the delivery of the masterplan and concept design of the Weigall Oval Complex. The same consultant has also successfully undertaken the concept design to detailed design and documentation for the Stage 1 component of the project. They will continue to be engaged to assist the Administration in the delivery of the stage 1 project.

The Administration will now retain the existing consultants to complete the detailed design and documentation for Stage 2 and 3, and believes there will be cost and time savings as JPE Design Studio have a significant background and understanding of the project from the initial delivery of the Masterplan. The fee offer for the detailed design and documentation for Stage 2 and 3 will be benchmarked against industry guidelines and the project budget prior to award.

Conclusion

This report provides Members with background information and a general update on the current status of the three stage project in delivering the Weigall Oval Complex Masterplan project.

Attachments

Nil

9 OUTSTANDING REPORTS / ACTIONS

Nil

10 OTHER BUSINESS

11 CONFIDENTIAL

Nil

12 NEXT MEETING

28 November 2017, 6.00pm in the Mayor's Reception Room.

13 MEETING CLOSE