

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

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, 24 JULY 2018
at 6.00pm**

**Terry Buss PSM
Chief Executive Officer**

City of West Torrens Disclaimer

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

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1 MEETING OPENED**1.1 Evacuation Procedures****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 22 May 2018 be confirmed as a true and correct record.

6 COMMUNICATION BY THE CHAIRPERSON**7 PRESENTATIONS**

Nil

8 OUTSTANDING REPORTS / ACTIONS

Nil

9 REPORTS OF THE CHIEF EXECUTIVE OFFICER

9.1 Thebarton Community Centre - Update of Works Plan

Brief

This report provides an update to Members in relation to building improvements and associated works at the Thebarton Community Centre.

RECOMMENDATION

The Committee recommends to Council that the report be noted.

Introduction

A *Draft Issues Paper* relating to the Thebarton Community Centre (TCC) was presented to Elected Members at the workshop held on 27 September 2016. The *Issues Paper* was an overall summary listing the various building issues identified either by the users (hirers) and the Administration since the opening of the TCC in April 2013.

Further, at its meeting of 28 March 2017, the Committee was advised that:

- The Administration engaged the original building design architects to develop concept designs in response to the *Issues Paper* and to improve and develop the community centre into a function centre;
- The main upgrades identified were:
 - increase public toilets;
 - include a staff toilet;
 - improve the kitchen;
 - add an additional kitchen facility;
 - increase storage;
 - include a dedicated BBQ area and (waste) bin area; and
 - investigate the expansion of the existing area for mechanical plant services.
- The projected budget estimate for these works was identified as \$820,000.
- A further report would be provided back to this Committee once detailed design and technical design processes were complete and the project was ready for the procurement stage.

Discussion

A number of consultants were engaged to undertake detailed design documentation for the Thebarton Community Centre Upgrade. The consultants included the original architectural consultants and additional specialist consultants with project (building) management, mechanical and electrical services expertise. The *Draft Issues Paper* formed the basis for the design, and the main aim of the upgrade was identified as improving the functionality of the TCC to suit its current usage.

A stakeholder engagement process ensued in order to confirm the proposed upgrades would meet the needs of the Administration as well as the user groups. As a result, the following elements were added to the proposed upgrade list for detailed design:

- Additional toilets for Hall 2;
- Provision of a staff lunch room/amenities room;
- Enclosing the "Green Room"; and
- Construction of a purpose built specific Café/Gallery area to the centre's entrance foyer area.

Consultants investigated each element thoroughly, and subsequently provided the Administration with a recommended list of upgrades based on their desirability by the majority of stakeholders and their cost effectiveness.

As a result, works estimated to be in the vicinity of \$1.4M are proposed, and can be summarised (staged) as follows:

1. \$820,000 to upgrade current toilets, duplicate (commercial) kitchens; construct new store; provide air conditioning platform and air handling plant modifications, to improve the air conditioning capacity of the building and make it suitable for use as a function centre;
2. \$235,000 to provide new staff amenities (and replacement store);
3. \$295,000 to upgrade the Café/Gallery/Green Room.

In addition, investigations are currently being undertaken to relocate the power transformer behind the current back of house access gate. Once relocated, this will provide the opportunity to formalise the centre's existing BBQ/outdoor kitchen area for users. Design works in relocating the transformer from the back of house area will provide a more economical solution than constructing a new BBQ/outdoor kitchen facility at the northern end of the centre.

Constructing new toilets for the Meeting Hall 2 was discounted by the architectural and services consultants based on value management principles as the design would have a significant impact on the 'front of house' operation. However it is proposed that the toilet capacity be improved as part of the upgrade to the existing toilets, this will exceed necessary building compliance requirements.

Minor works modifications and further testing/commissioning have been undertaken to the existing mechanical (air conditioning) services, and overall, the Centre's performance has improved to cope with the warmer to hotter temperatures, (i.e. up to approx. 38 degrees Celsius) to the halls. Additional modifications and improvements are still proposed as part of the building works in order to increase the centre's performance for higher temperatures. New Signage has also been erected on the Building.

The upgrade of the Centre can be staged, however Stage 1 of the project will require the centre to close for a period of between 3 - 6 months. (Bearing in mind forward bookings already taken for the centre). The remaining works, (i.e. staff amenities and Café/Green Room) can be undertaken while the centre remains open albeit with some inconvenience to users.

The current budget funding available (from the 2017/2018 budget year) is \$825,000, less current consultancy and design costs. The timing of the proposed works and the need for additional project funds could be considered by Members in a future budget cycle (possibly 2019/2020) once development approvals have been obtained.

A presentation of the proposed works will be provided by the Administration during this meeting.

Conclusion

Consultants were engaged to complete detailed design and documentation for a staged upgrade to the Thebarton Community Centre. The proposed improvements will transform the centre to a significantly improved Function Centre.

Attachments

Nil

9.2 Hilton RSL - Update on Relocation

Brief

This report provides Committee Members with an update in relation to matters associated with the potential relocation of the Hilton RSL from the current location of 145 Sir Donald Bradman Drive to 173-187 Sir Donald Bradman Drive, Hilton.

RECOMMENDATION

The Committee recommends to Council that the report be noted.

Introduction

The Committee previously considered at its Meeting of 28 March 2017, a building and condition audit report of the Hilton RSL's currently leased premises at 147 Sir Donald Bradman Drive, Hilton. The report outlined required costs of approximately \$920,000 (March 2017) to address and rectify the poor condition of the building. The expenditure would not result in any improvement to the building, it would merely address the general condition identified from compliance and structural perspectives.

At its meeting on 28 November 2017, the Committee was advised that:

- the Administration organised a viewing of the two civic buildings location at 173-187 Sir Donald Bradman Drive (i.e. also known as the "bluestone cottage" and the community hall space) which was attended on 10 November 2017 by Mayor Trainer, members of the Hilton RSL (and representatives from other invited allied groups) in order to ascertain whether they may seek to relocate/co-locate to these premises;
- the purpose of the visit was to enable a wider audience (RSL members and allied groups) to view the premises and:
 - initially determine whether the premises would satisfy or meet their future needs, and if so,
 - to provide a "wish list" to the Administration that would form the basis for the development of concept plan(s) and budget costing that would subsequently allow the Council to make an informed decision in regard to the relocation proposal.
- the Administration provided a number of copies of the floor plans for both the buildings to the RSL representatives to assist with their planning;
- initial verbal feedback received from the attendees during the viewing was positive. Subsequent to the meeting, the RSL provided some initial written feedback to the Administration on 22 November 2017. Essentially the written feedback provided, suggested that the RSL has a preference for utilisation of the entire former RLSS Building but that it may consider an arrangement whereby it uses the bluestone cottage as its base and uses the hall for those activities that require additional space etc.; and;
- the Administration was continuing to progress matters in relation to the possible relocation of the Hilton RSL, from its existing premises at 147 Sir Donald Bradman Drive to those at 173-187 Sir Donald Bradman Drive.

The Committee was further advised at its meeting held 27 March 2018 that the State RSL representative Mr Steve Larkins and new President of the Hilton RSL Mr Ian Gardiner will provide discussion points to Council in order to progress the proposed relocation.

Discussion

A meeting was held between members of the Administration and representatives from the Hilton RSL, including the President, and State RSL representative Steve Larkins on 29 June 2018.

Hilton RSL representatives were provided a summary of recent discussions regarding the condition of the current RSL premises and the availability of 173-187 Sir Donald Bradman Drive, Hilton ('bluestone cottage' and 'community hall'). The representatives were advised that significant works would be required to address the issues in the current premises, however this funding would not provide a better/updated facility, but merely address the existing compliance and other building related issues. Alternatively, the Sub-branch could relocate to the 'bluestone cottage' and 'community hall' and funding be made available in order to refit/redesign these buildings to make them fit for purpose. It should also be further considered by this Committee that the works (if they proceed) required at the current premises will require the temporary relocation to another venue of the Sub-branch members.

The President of the Hilton RSL advised the Administration that the Sub-branch currently has 109 members, with a potential increase in the near future. They offer a range of community based activities for their members and wider community. Due to the decline of the existing facility, relocation seems favourable and although many members are not opposed to relocating to the new premises, there were concerns that the alternate premises are too small. The current hall is hired out 5 days per week principally to community groups, and the hire fees provide a significant source of revenue for the Sub-branch.

The President also expressed concerns over the structure (set-up) of their operation should a relocation go ahead, (i.e. two liquor licence areas and two sets of charges for services such as electricity and gas).

The Administration has confirmed that a facilitator/architect could work with the RSL representatives regarding the investigation, design and fitout of the proposed premises to ensure they meet the needs of the Sub-branch. Funding is available in the current budget to undertake the investigation and design works required for the potential relocation. It is anticipated that the 'bluestone cottage' would be available to the Sub-branch on a 24/7/365 basis, and the 'Community Hall' would be available when required. It is further expected that the Hilton RSL Sub-branch would manage the 'community hall' space on the proviso that community access is available at 'fair and reasonable' hire terms/conditions/rates.

Whilst the Administration indicated to the RSL representatives that it sought the RSL to provide a Letter of Intent (or similar document) to enable the Administration to be able to further progress the matter with some degree of confidence, unfortunately at the time of preparation of this report that document has not been forthcoming. The Administration will nevertheless continue to pursue this matter with the RSL representatives and hopes to be in a position to provide either it, or alternatively a positive verbal update, to the meeting of 24 July 2018.

Conclusion

The Administration recently met with representatives from the Hilton RSL in an endeavour to progress the possible relocation of the Hilton RSL to alternative facilities. Whilst the Administration was hopeful that the RSL may have provided a Letter of Intent (or similar) prior to the meeting of this Committee, no advice had been received from the RSL at the time of preparation of the report. Given the positive nature of the discussions which occurred the Administration is nevertheless hopeful that this may be secured prior to the meeting.

Attachments

Nil

9.3 Peake Gardens Riverside Tennis Club - Lease and Clubroom Upgrade

Brief

This report updates Committee Members in regard to the proposed lease to, and proposed upgrade of facilities for, the Peake Gardens Riverside Tennis Club.

RECOMMENDATION

The Committee recommends to Council that:

1. It note and endorse the updated plans for redevelopment/upgrade of the Peake Gardens Riverside Tennis Club clubroom building and associated facilities.
2. It provide its endorsement of the following clause which is proposed to be inserted within the lease agreement and which will provide public access to the courts:

"The Club agrees to allow the public to use free/nominated tennis courts when the courts are not required for club use and when a club representative is present. Club use includes organised competition matches and finals, tournaments, social tennis, club/team practice, coaching and other activities which may be agreed from time to time by the Council and the Club. In recognition of, and to facilitate, public use of the courts the Council will arrange to erect signage on the court perimeter and will provide and maintain nets for the nominated tennis courts."

Introduction

At its meeting of 22 May 2018, the Committee was advised that:

- *The reduction in the allocation of funding within the draft budget (from \$1.4M sought to \$450,000) for the upgrade of the clubroom facilities would clearly impact the project deliverables; and*
- *Negotiations with the Peake Gardens Riverside Tennis Club had been finalised and that, subject to necessary (and favourable) public consultation, the Committee could consider the grant of a new 5+5+5+5 lease to the Club.*

The Committee indicated that it sought further public usage of the facility before agreeing to proceed with the grant of lease and requested that the Administration address this matter with the Club.

There was further discussion and consideration of the matter of public access to, and usage of, the courts at Peake Gardens Reserve at Council's meeting of 5 June 2018. Subsequent to that discussion the Council resolved as follows:

That:

1. *The comments in relation to the proposed redevelopment and upgrade of the tennis clubroom and associated facilities at Peake Gardens Reserve be noted.*
2. *Subject to a public access clause being included in the lease and necessary public consultation the Peake Gardens Riverside Tennis Club be granted a new long term lease of 5+5+5+5 years from 1 July 2018 over the tennis courts and facilities at Peake Gardens Reserve. The commencing rental for the new lease (which is estimated to be approximately \$4,900 pa plus GST) be confirmed following release of the June 2018 quarter of the Adelaide (All Groups) Consumer Price Index.*

3. *On the condition that there are no negative comments that arise during the public consultation process the Mayor and Chief Executive Officer be authorised to sign and/or seal any documentation in relation to the grant of the new long term lease to the Peake Gardens Riverside Tennis Club.*

CARRIED

Discussion

Facility upgrade Project

Although there was a significant reduction in the funding allocated to the upgrade of the clubroom facilities at Peake Gardens Reserve, the Administration continued with progression of the planning documentation and has now lodged the development application for the project. At this time, the Administration is (subject to development approval) considering which aspects of the development may be able to proceed as part of an initial/early works package (e.g. new court shelters).

A copy of the updated plans is attached for the information of Committee members (**Attachments 1 and 2**).

No major works will be undertaken or are contemplated without Council consent or endorsement however, proceeding with the development application will allow both the Club and the Council to pursue any funding opportunities that may arise (noting that many of these opportunities require projects to be advanced or "spade ready").

Lease Agreement

Since the Committee meeting, the Administration has met with the Club President and canvassed a number of different options regarding additional public use of the courts. Whilst the President indicated that the Club was not averse to greater public use of the courts, (noting that there were significant social participants - albeit generally on Tuesday nights) the Club still expressed some reservations regarding unsupervised public usage (given prior incidents and damage to infrastructure).

It was hoped that the attendance by the President at a recent meeting (in late June 2018) convened by Tennis SA/Tennis Australia, at which the "Book a Court" system was demonstrated, may assist in facilitating the additional public usage sought by Council and the "security" sought by the Club.

Essentially this system allows controlled (and remote) booking and access to nominated courts within a facility. Provision and installation of necessary infrastructure and software is undertaken by contractors associated with, under the direction of, Tennis Australia. Nominated clubs are able to receive grant funding for a percentage (approximately 60%) of the upfront costs from Tennis Australia. Subsequent to installation, a monthly "maintenance" fee is charged and a percentage (currently 3%) of fees collected from hire is also charged. As part of the package, Tennis Australia (and/or its contractors) also provide banners which may be erected on the entry gates and which cover portion of the nets and clearly identify the public/"hire" courts. Please also note that there is a lead time of approximately 3 months from date of order before the system can be activated.

However, the Club confirmed that it was not amenable to proceed with this initiative. Nevertheless, the Club has reaffirmed its commitment that it would allow supervised public use of the courts when not required for Club purposes. The following clause is thus proposed to be included within the draft lease agreement:

"The Club agrees to allow the public to use free/nominated tennis courts when the courts are not required for club use and when a club representative is present. Club use includes organised competition matches and finals, tournaments, social tennis, club/team practice, coaching and other activities which may be agreed from time to time by the Council and the Club. In recognition of, and to facilitate, public use of the courts the Council will arrange to erect signage on the court perimeter and will provide and maintain nets for the nominated tennis courts."

Should the Committee determine that this alternative adequately addresses its concerns, the Administration will seek to finalise the lease documentation on this basis. In the event that the Committee determines that the proposed clause does not adequately address the concerns raised regarding public access to the courts an alternate clause or proposition may be considered. However, such alternate may result in the need for structural modifications to the facility.

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

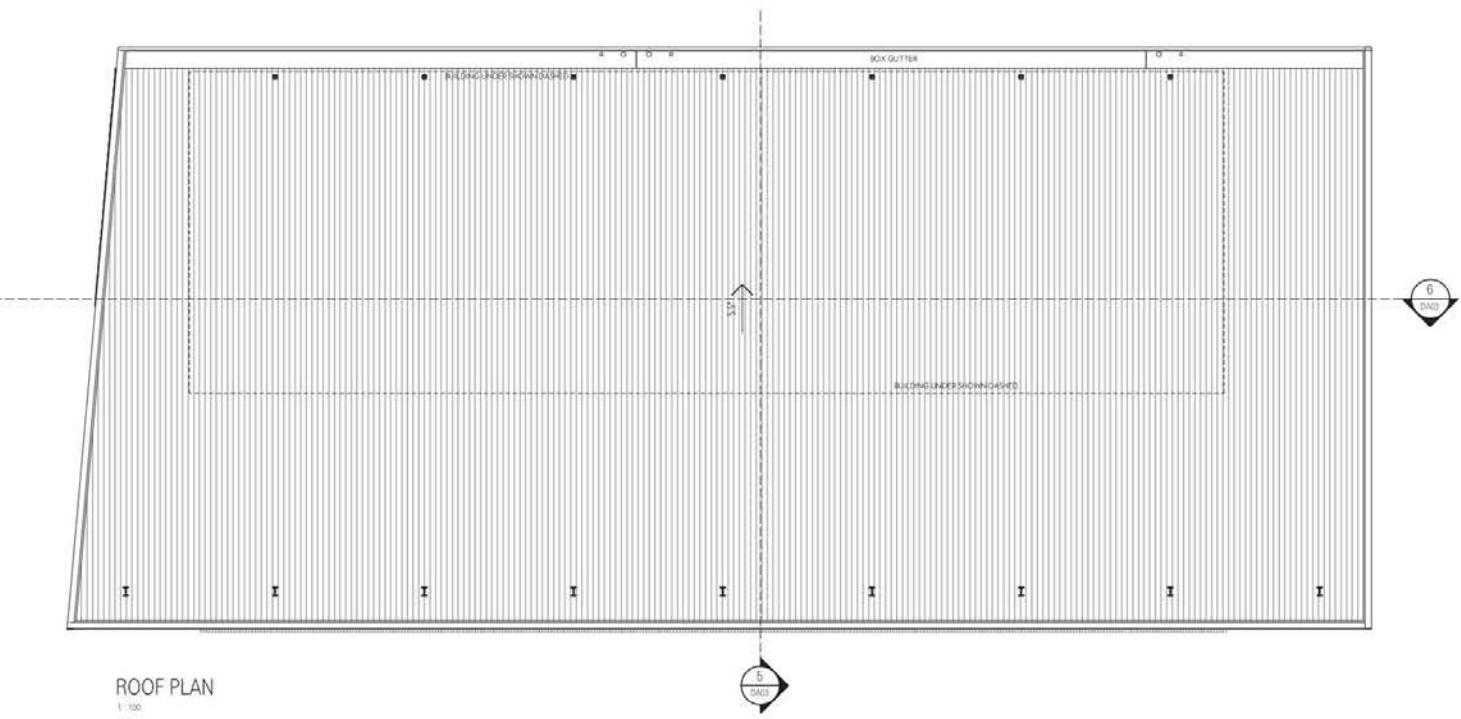
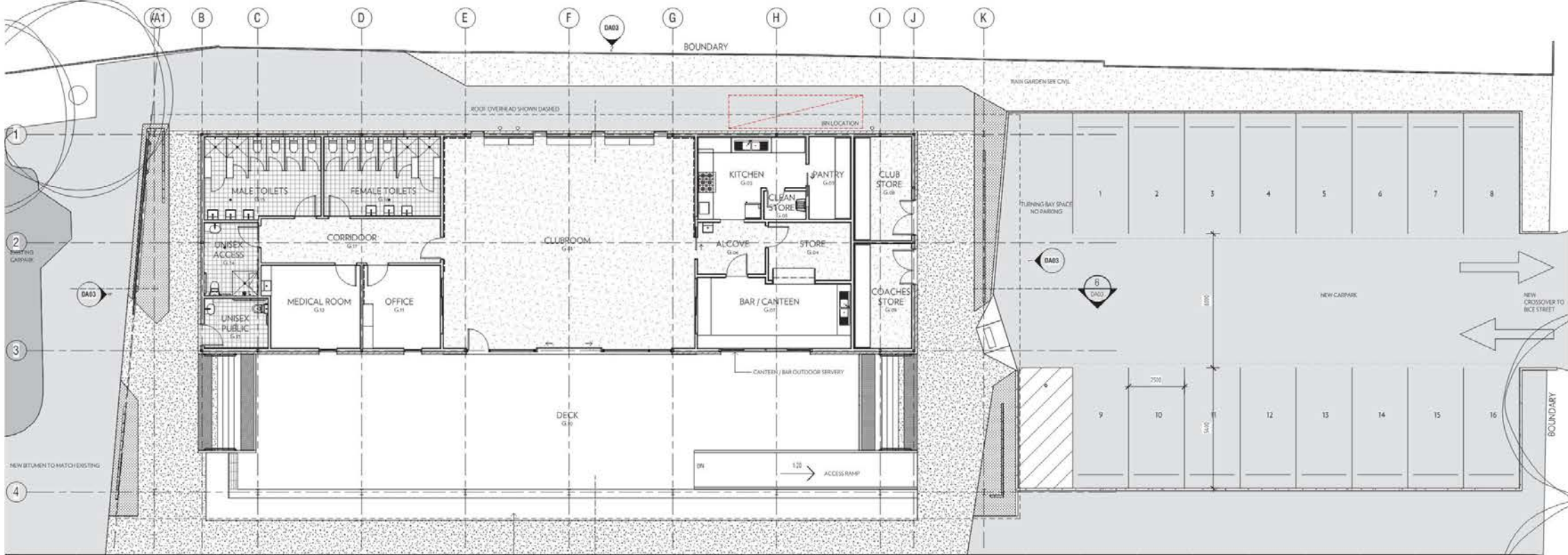
The Administration further notes that the new (4) tennis courts at Weigall Oval will be online (and lit) in the not too distant future (given favourable weather conditions), that they are only some 2 kms from Peake Gardens and that they will be solely for public use. In addition, greater public use of the courts at Kesmond Reserve (which is approximately 550 metres from Peake Gardens) could be sought as part of the new lease/licence arrangements for that facility.

Conclusion

Following the Committee meeting of 22 May 2018, the Administration has progressed matters relating to the provision of new clubroom (and other associated) facilities at Peake Gardens and has also further negotiated with the Club in an endeavour to secure additional public use of the tennis courts.

Attachments

- 1. Peake Gardens Riverside Tennis Club - preliminary clubroom floorplan**
- 2. Peake Gardens Riverside Tennis Club - preliminary elevations & sections**



ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

Revision:
2 Development Application RPI Reason for issue:
App

Peake Gardens Tennis Centre
City Of West Torrens

PRELIMINARY



MAY 2018
FLOOR PLAN + ROOF
PLAN 1:100
drawing DA02
revision: A
@A1 job: 16-5385
gva: 5/07/2018 11:09:51 AM

WALTERBROOKE

File: C:\Bris Local Files\151006 Peake Gardens Complex 2018 map\WB1.vla



ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

Revision:	1	Reason for issue:	App
2	Development Application RFI		

PRELIMINARY

1 2 3

Peake Gardens Tennis Centre
City Of West Torrens

MAY 2018
ELEVATIONS + SECTIONS
1:100

drawing: DA03
revision: A
@A1
job: 16-5385
gva: 5/07/2018 11:10:23 AM

WALTERBROOKE

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9.4 Apex Park, Lockleys Oval and Mellor Park Masterplan and Facilities - Update

Brief

This report updates Committee Members in relation to the Apex Park, Lockleys Oval and Mellor Park Masterplan and Facility development.

RECOMMENDATION

The Committee recommends to Council that the report be noted.

Introduction

The Lockleys Oval, Apex Park and Mellor Park redevelopment and facility projects have a capital cost of \$10,820,000 which is funded by a combination of direct Council sources (\$7,570,000) and a Federal Government grant (\$3,250,000). The terms of the funding require the completion of all three redevelopments by 30 June 2019.

The Prudential Report dated 25 November 2016 for the Lockleys Oval, Apex and Mellor Park Redevelopment Projects was adopted by Council on 4 April 2017.

The budget for each component of the three-site redevelopment is summarised as follows:

- Apex Park Works = \$2.1M
- Lockleys Oval Works = \$7.5M
- Mellor Park Works = \$1.22M

At its meeting of 22 May 2018 the Committee was advised that:

- The Apex Parks site was closed whilst preliminary stormwater works took place and will remain closed until the redevelopment is completed;
- The Development Application for Apex Park was currently being assessed under delegation;
- Tender evaluation for the Apex Park upgrade works were complete and will be awarded, subject to Development Approval being granted;
- The procurement process was underway for the Lockleys Oval upgrade works;
- Eight (8) tenders were received and were within budget and the evaluation process was being undertaken;
- The Administration was awaiting a site licence from SA Water as the new facility will encroach on Crown Land at Lockleys Oval;
- The final design of the Mellor Park upgrade was underway in order to meet Commonwealth funding agreement milestones;
- The Administration was continuing to investigate the preservation of the Windsor Theatre Movie Posters and will report back to this Committee with options at a future date.

Discussion

Apex Park

The contract has been awarded for the Apex Park component of the project. Mobilisation of the site will begin in late July, and construction work will commence on the front area of the park, (i.e. the community building). The construction of riding arena/building, wetland, duck pond, playground and tennis courts will follow after the commencement of the construction of the community facility. The construction timeframe for the total project is approximately 11 months, with the building works having the longest construction timeline.

A further (resident) letter will be provided to the local residents with an update on the progress of the project. Project information will also be updated on the Council website and with new signage installed on site. Although the playground is currently open to the public, car parking around the site is restricted, the contractor will make every effort to allow access to the playground by residents during the redevelopment, however there will be times that its closure will be required for the safety of users during the construction of various elements in the vicinity of the playground and when the playground is to be upgraded.

Lockleys Oval

The Administration has selected a successful contractor and issued a Letter of Intent for the Lockleys Oval redevelopment works. The project deliverables are within the allocated project budget.

The Administration continues to update and modify the building location due the land encroachment onto the linear park. It has now been revealed that obtaining a site licence for Crown Land can potentially be a lengthy and difficult process, especially as the facility will be a licensed premises. This now contravenes earlier advice provided by the department during the preliminary stages of the building design. At the time of preparation of this report the Administration continues to investigate options. A verbal update on progress will be provided to this Committee Meeting on 24 July 2018.

The Development Application for this component of the project is at the assessment stage and it is anticipated that work will begin on site in September/October 2018.

As indicated above the development application process has now been separated into 2 components. The demolition of existing buildings, and construction of the new clubroom building, will be assessed as one application, and the remaining site works (i.e. carparking, tennis courts, lighting and impacts on regulated and significant trees) will be assessed as another. It is anticipated that the second application will be lodged shortly.

The following stakeholders have been contacted and been given two months formal notice of termination of respective lease/licence agreements (termination will take effect on 31 August 2018):

- Lockleys Football Club
- West Torrens Baseball Club
- West Beach Soccer Club
- Lockleys Riding Club
- Lockleys Guides
- Goodwood Cricket Club
- Mellor Park Tennis Club
- West Torrens Homing Pigeon Club (Tenancy at Will)

All Clubs (with the exception of the WT Homing Pigeon Club) have been advised that a storage container will be made available in order to store equipment and memorabilia whilst construction works take place. The Administration is also working with the Clubs to source alternative playing fields/courts/meeting rooms (where possible and if required) whilst works are being undertaken.

Meetings will be held with the Guides and Tennis, Football, Soccer, Baseball, Cricket, and Riding Clubs to provide an update and to discuss concerns the clubs may have regarding the project. The meetings will take place during the week beginning 16 July and a verbal summary of the discussions will be given to Members of this Committee at its meeting to be held on 24 July 2018.

The Clubs have been advised that negotiations will commence shortly for new agreements to allow for their use of the new facilities upon project completion/handover.

Mellor Park

Consultants have progressed the design for the Mellor Park Reserve (**Attachment 1 and 2**) to meet the funding requirements of the Commonwealth Grant. At this stage, the works at Mellor Park will be scheduled to commence in February 2019 after a procurement process beginning late this calendar year.

The sale and transfer of ownership of the Lockleys RSL has been completed and discussions are continuing regarding the design of a suitable RSL Memorial for installation at Mellor Park.

Federal Government Funding

As part of the successful funding application through the Federal Community Development Grants program, the first Milestone Report was due at the 30 June 2018.

The Administration has provided the following information in order to achieve the first Milestone:

- evidence that final designs have been achieved for Apex Park, Lockleys Oval and Mellor Park; and
- evidence of final project costs for the entire project.

The next Milestone report is due at the end of October 2018 where 30% of the total project is required to be completed.

Conclusion

The Apex Park upgrade will commence shortly with the construction of the Community Building to be the first phase of works, followed by the wetland, riding arena, etc.

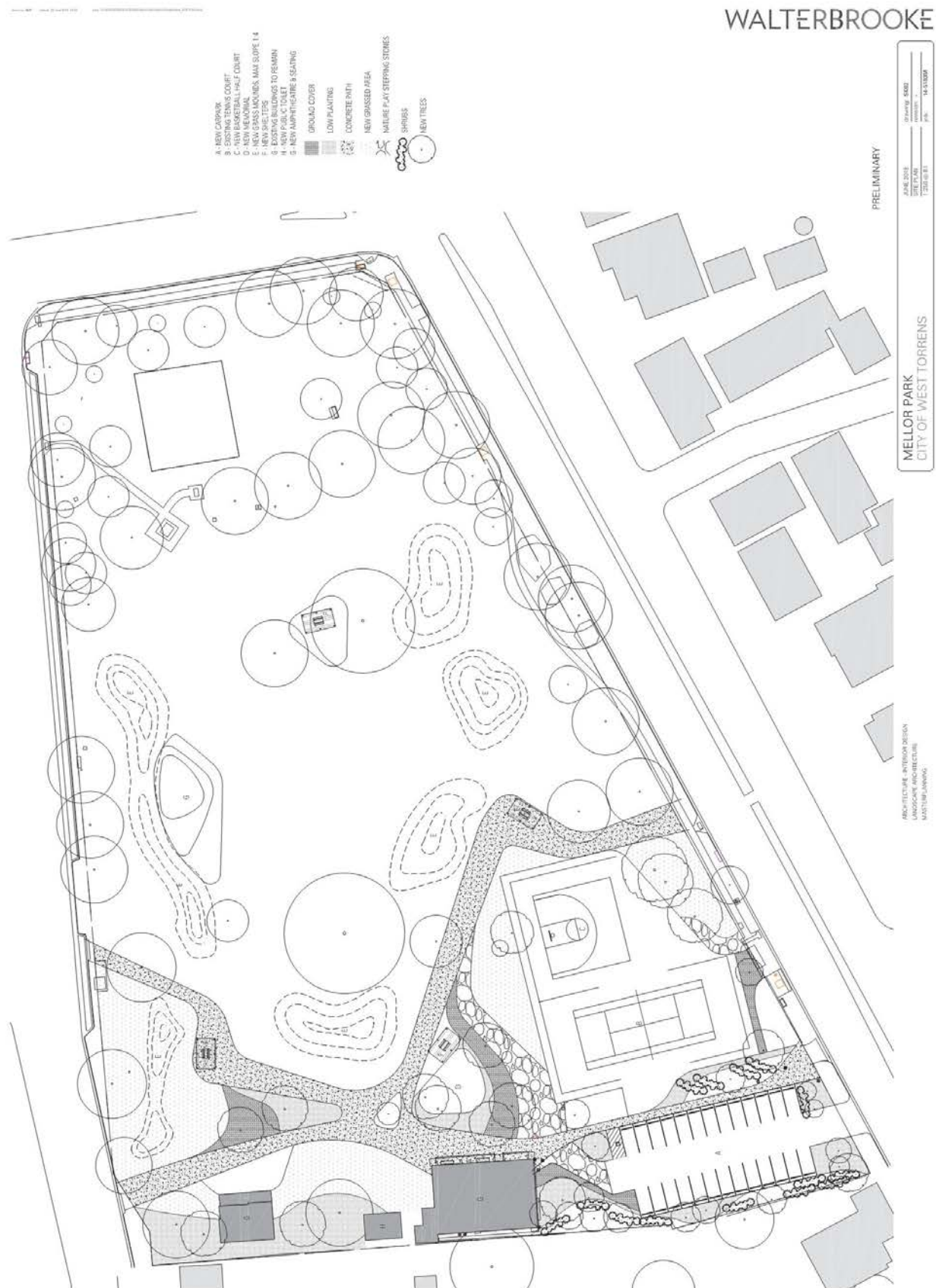
The tender for Lockleys Oval redevelopment has been awarded and minor alterations are being investigated regarding the location of the Clubroom Building. Stakeholders have been communicated with regarding the termination of leases/licences and the Administration continues to meet with representatives to ensure the smooth transition of vacating the premises on site.

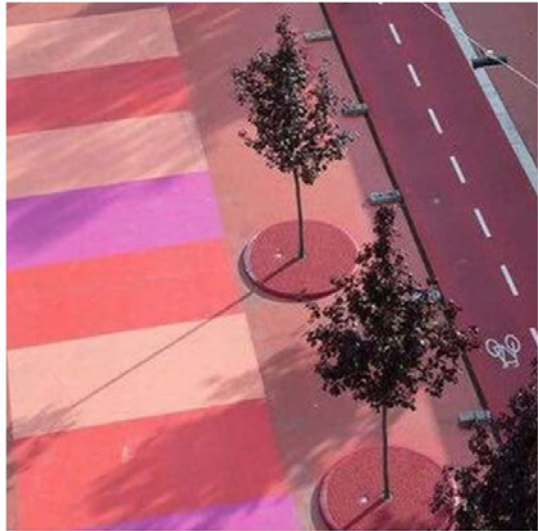
A final design has been completed from Mellor Park Reserve and it is anticipated that works will begin early in 2019.

The first Milestone report has been provided to the Federal Government regarding the Community Development grant received by Council for the three projects.

Attachments

1. **Mellor Park - Site Plan**
2. **Mellor Park - Concept Plans**





GENERAL PAVEMENT FINISH
STAINED CONCRETE

The images above represent the concept of stained concrete which will age over time. The proposed colour is a green / ochre similar to the tone in the image below.

GENERAL FENCE
TUBULAR STEEL WITH BLACK CHAIN MESH INFILL

The proposed blue frame colour with black chain mesh utilises a standard material in a creative manner.

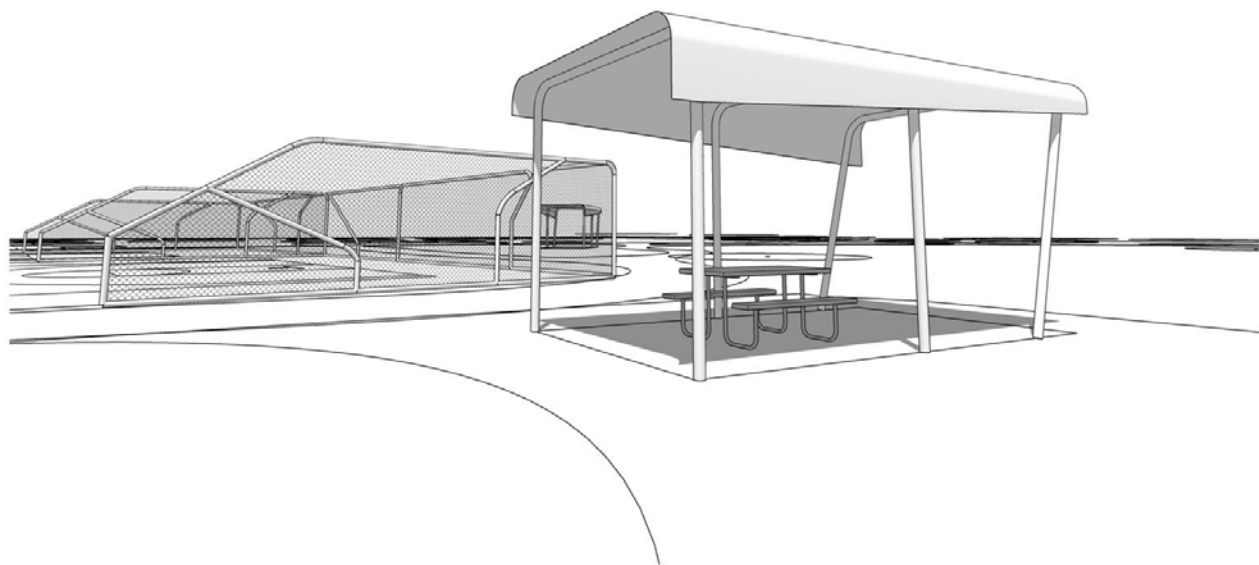
NATURE PLAY
STEPPING STONES AND TIMBER

A unique nature play experience as well as a secondary path formed from crazy pave. The image below shows a slate crazy pave this could be laid with gravel or mulch between.

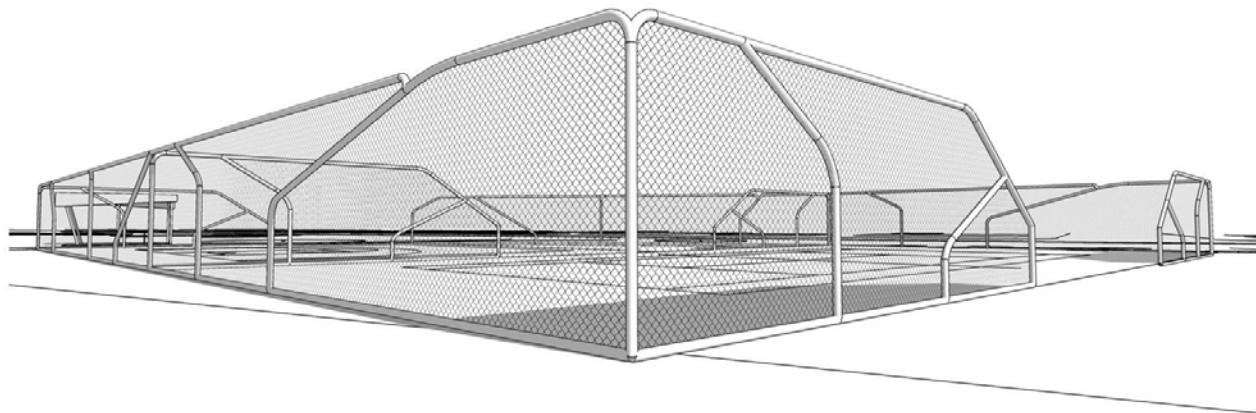
STEPPED SEATING EDGE AND STAGE
STAINED CONCRETE

The images above represent the concept of stained concrete which will age over time. The proposed colour is a green / ochre similar to the tone in the image below.





SEATING SHELTER
STEEL FRAME WITH METAL ROOFING



GENERAL FENCE TO TENNIS COURT
STEEL FRAME WITH CHAIN MESH INFILL

9.5 Weigall Oval Complex Masterplan and Facilities - Update

Brief

This report provides Committee Members' with an update in regard to the Weigall Oval Complex Masterplan and Facilities Project.

RECOMMENDATION

The Committee recommends to Council that the report be noted.

Introduction

At its meeting of 22 May 2018, the Committee was advised that:

- Stage 1 works were underway with demolition and preparatory site works completed and civil works commencing;
- Stage 1 works expected completion date was end of June 2018;
- A second consultation meeting had been undertaken with Adelaide Angels Baseball and Adelaide Cobras Soccer Clubs regarding the concept plans for Stage 2 and Stage 3 works;
- Overall consensus was reached with the Clubs over the concept plans with the exception of the kitchen (Clubs requested their own separate kitchen areas) and the storage area (larger area required, especially for soccer);
- The procurement process for Stages 2 and 3 was expected to begin in July/August 2018.
- Stages 1-3 are to be completed by December 2019 in order to meet State / Local Government Infrastructure Partnership grant conditions.

Discussion

Stage 1 works

The Stage 1 works for the Weigall Oval Masterplan Upgrade are well underway, however due to the inclement weather experienced at times during May and mid-June, it is now evident that there is delay in completing the works.

Due to the wet weather, the ground surface of the site has been extremely wet and boggy and has not stabilised (dried) adequately to allow for the pouring of concrete and asphalt for the courts, kerbing and paths. This has had a flow-on effect for other project components with delays with related works such as fencing, furniture and play equipment installation and lighting. It is anticipated that by the end of July, the concrete and asphalt works will be completed, making way for the installation of the final components, final plantings and demobilisation of the site in late August/early September.

Stage 2 and 3 works

Following completion of Stage 1 works, the project will move into its subsequent phase(s). This will involve the construction of a new shared clubroom facility for the baseball and soccer clubs, provision of separate senior playing facilities for these Clubs and a shared junior playing and community space (**Attachment 1**).

Detailed design and documentation for this work has been nearly finalised and the Development Application has been lodged (**Attachment 2**). It is anticipated that the procurement process will begin in August/September. It is envisaged that the project will be tendered in two components (one for sports fields/turf works and the other for civil and building works). At this stage, it is expected that the playground and the shelter in the south-eastern corner of the Weigall Oval site will remain in place for the duration of these works and until such a time replacement/upgrade is required.

Correspondence have been sent to the Adelaide Cobras Soccer Club; the Adelaide Angels Baseball Club and the Weigall Oval Trainers' Association (WOTA) in order to provide an update of the project. The letter outlined the upcoming unavailability of the site due to construction works and the requirement to vacate Weigall Oval by mid-October (and to be confirmed once procurement/development approval process is completed). The correspondence also confirmed the works will require the removal of the trotting/training track which therefore will result in no further use of Weigall Oval by the WOTA.

The WOTA were also advised that a Farewell Function or similar will be arranged over the coming months and a monument/memorial will be installed within the site that will feature a photograph (perforated photograph/picture) of the venue in its "heyday" so that the memory of the Trainers' use of the site will not be lost to future visitors to Weigall Oval (**Attachment 3**).

Lease of new clubroom facility

A meeting has been held with members of the Soccer and Baseball Clubs to begin discussions around new tenancy arrangements once Stage 2 and 3 works have been completed.

Given the nature of the proposed new operation at the oval, it has been agreed to date with the Cubs that:

- An amalgam of lease and licence will be arranged. A lease of the dedicated baseball and soccer fields and kitchen areas and nominated change rooms to the respective cubs on a 24/7/365 basis. Licence of the function/clubroom space (i.e. no exclusive use) and the shared/seasonal junior playing space.
- There may be instances where the clubs will/may desire sole use of the function space (for e.g. major presentation nights etc.), or where one club may require use of 4 change rooms, (although such usage is currently not envisaged by the parties).

The Club representatives were also made aware that the new lease/licence agreements would be for a period of 5 years as a greater term would only be recommended should the club/organisation be contributing significant capital to the facility, which is not the case in this instance.

Other key areas regarding terms of the lease/licence, to be discussed further with the clubs include:

- Council to retain "control" of the facility during the latent defects period;
- Given the significant investment in a new facility by Council, Council will be looking for access to the facilities (especially function space) for use by the community;
- Council would further expect/require that fees for use/hire to CWT Community Groups would be at nominal levels, (commercial rates can apply for use by commercial entities etc.).

Conclusion

Stage 1 works have been delayed due to inclement weather, however it is anticipated that works will be completed within the third quarter.

Stage 2 and 3 works will be procured during August/September and it is anticipated that works will commence on approval of the development application.

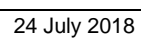
The user groups of Weigall Oval have been informed of the requirement to vacate the premises by mid-October (to be confirmed once procurement process complete) and the WOTA have been advised a farewell function will be held to celebrate the Trotters' long-standing relationship with the Oval.

Preliminary discussions surrounding tenancy arrangements have taken place with the Baseball and Soccer Clubs and will continue over coming months.

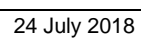
Attachments

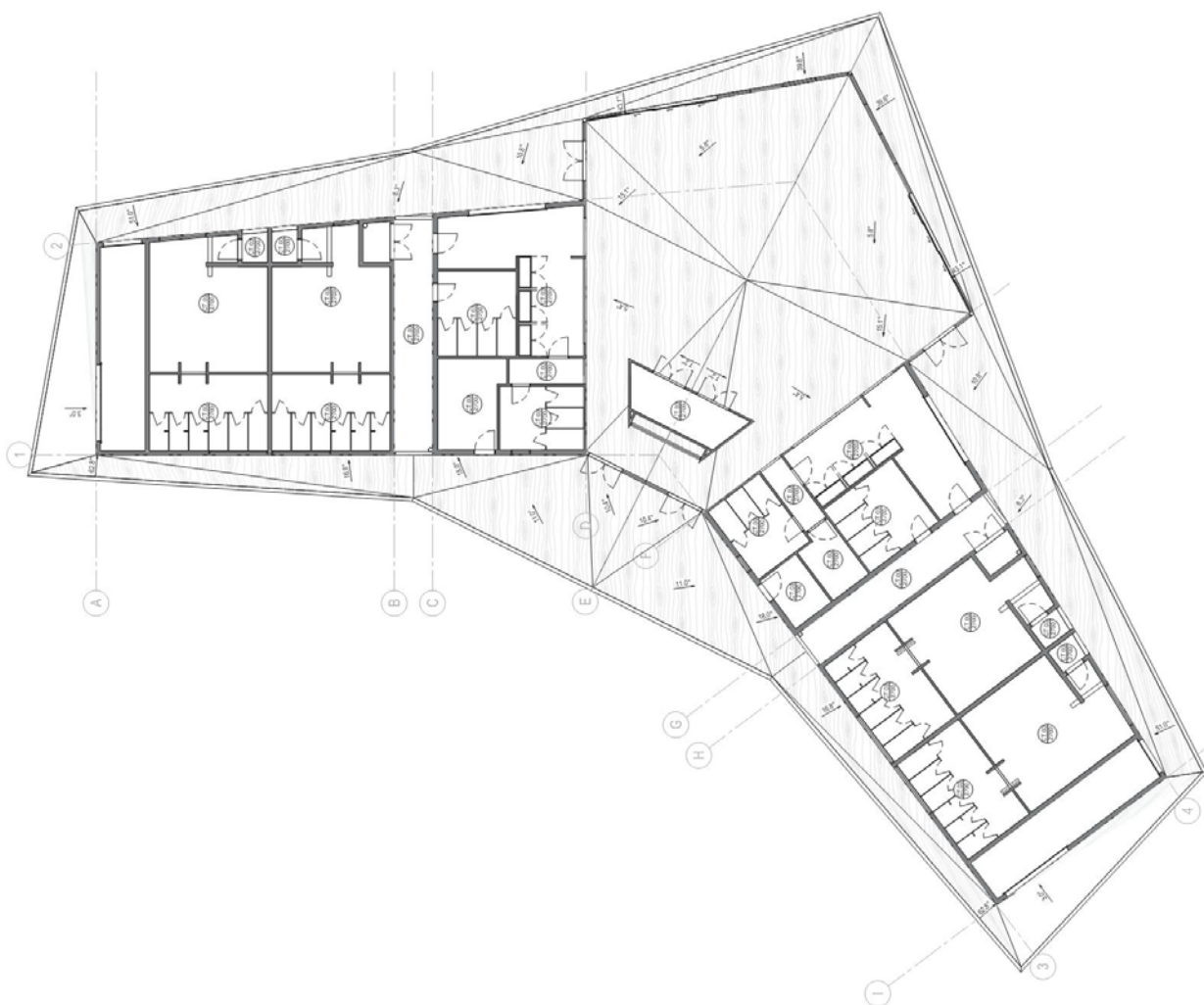
1. **Masterplan Overview of Weigall Oval**
2. **Preliminary Site and Building Plans**
3. **Memorial for Trotters at Weigall Oval**

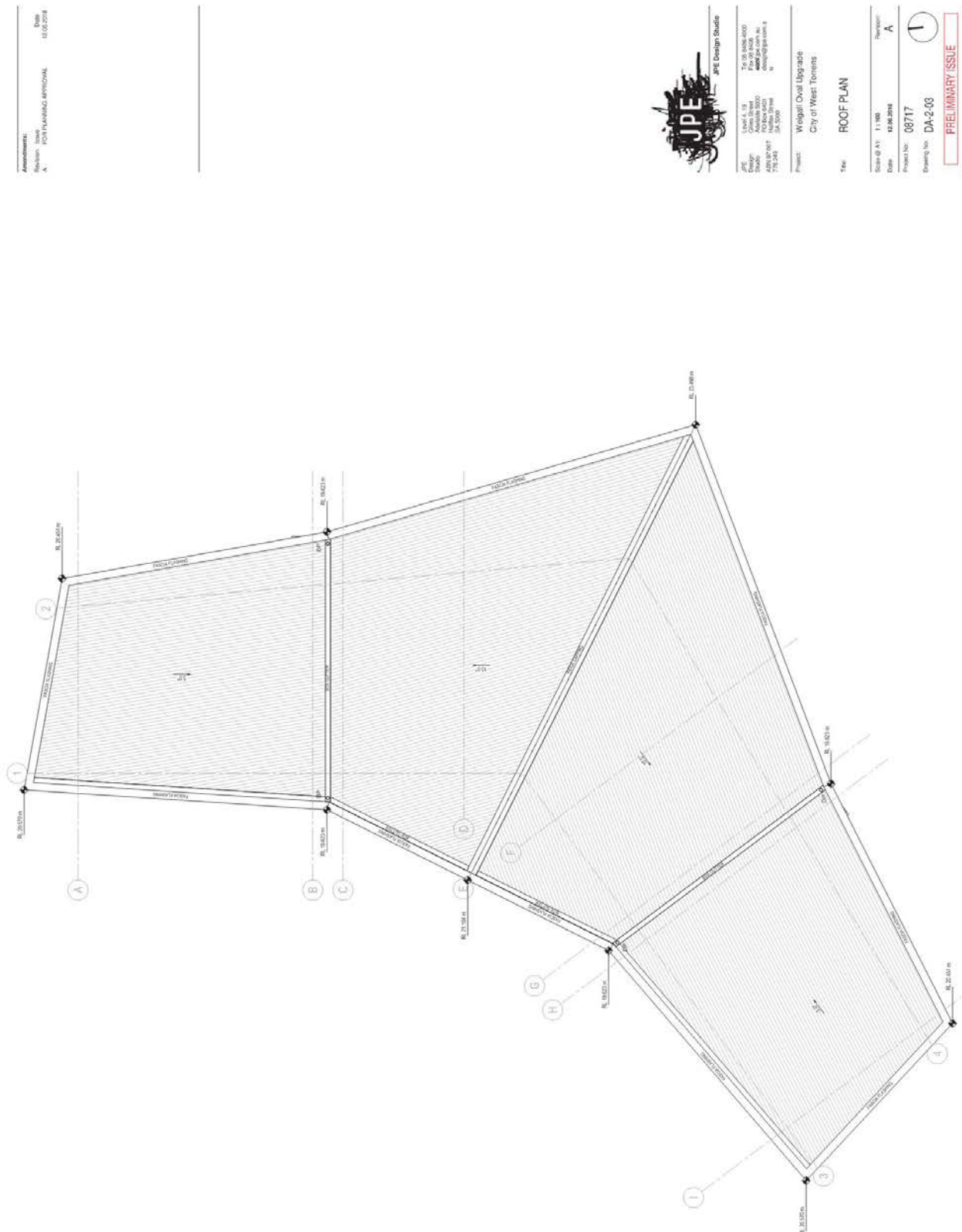


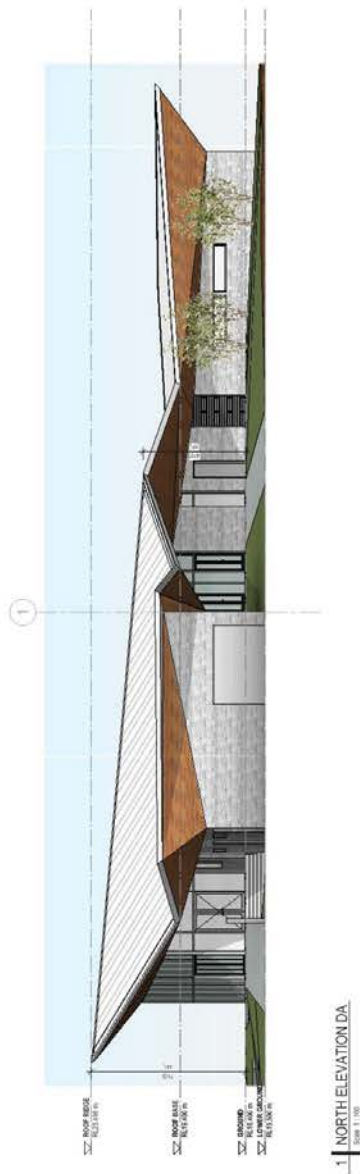












1 | NORTH ELEVATION DA



2 | EAST ELEVATION DA



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City of West Torrens

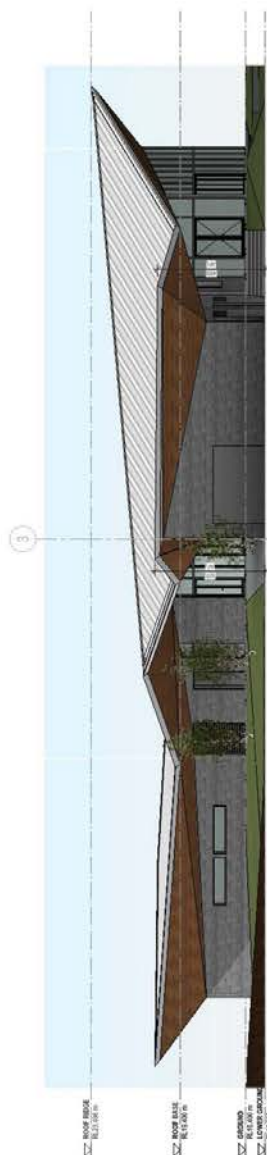
ELEVATIONS

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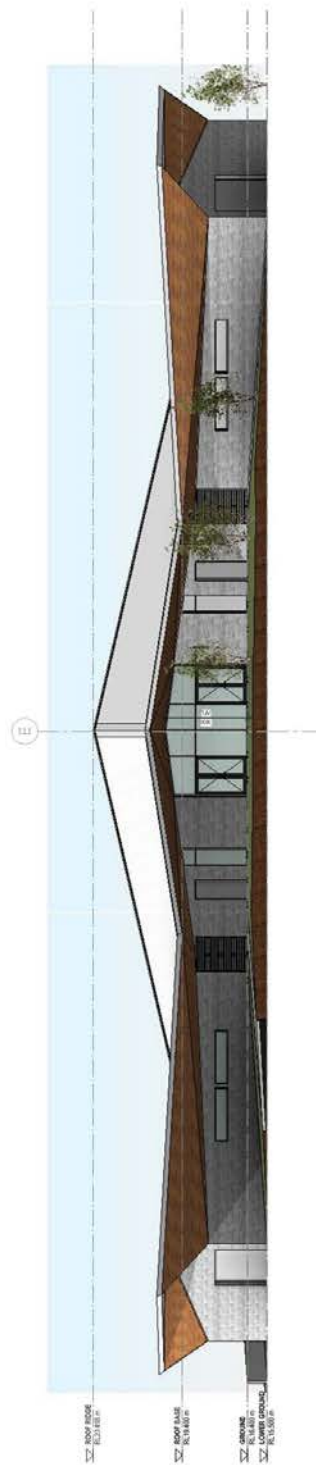
Project No: 08717
Drawing No: DA-3-01

PRELIMINARY ISSUE

Approval: _____
 Revision: _____
 Date: 10/22/2018



1 | SOUTH ELEVATION DA
 Scale 1/8" = 1'-0"



2 | WEST ELEVATION DA
 Scale 1/8" = 1'-0"



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 City of West Tonsina

Title: ELEVATIONS

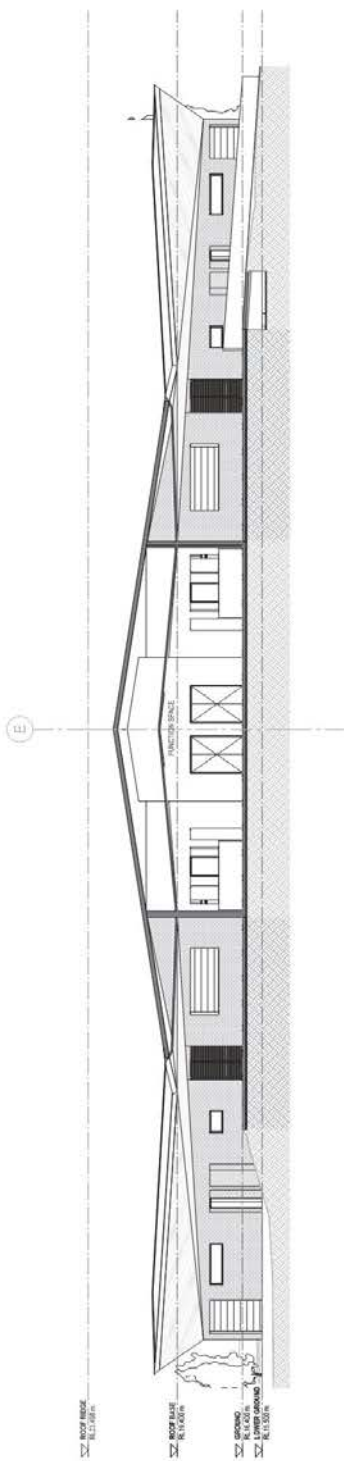
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 Revision: A

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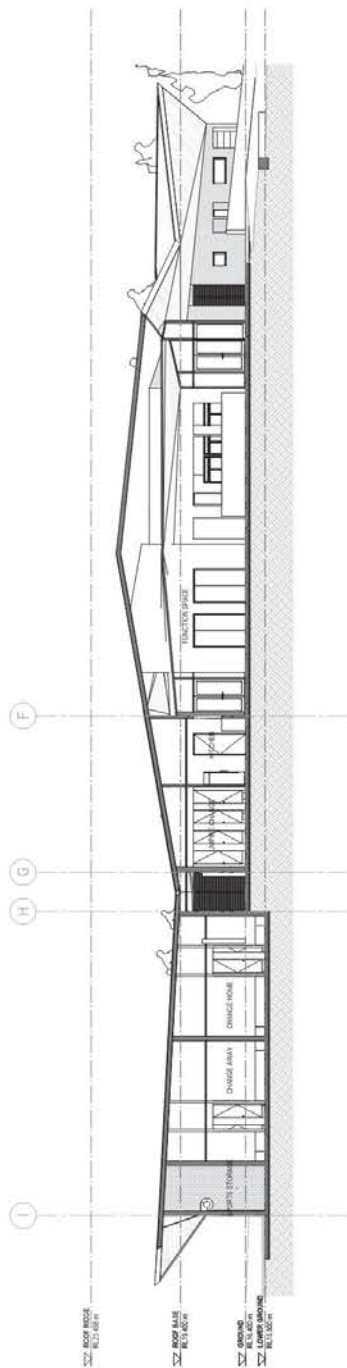
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PRELIMINARY ISSUE

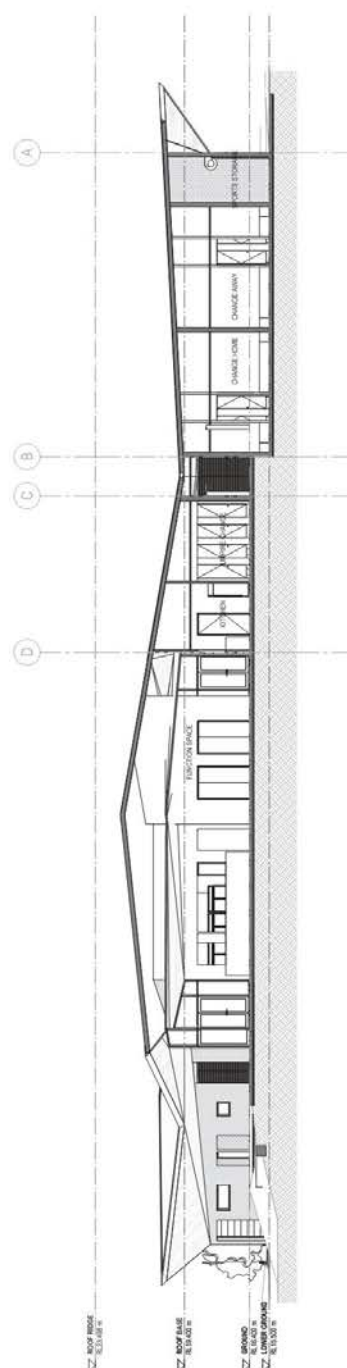
Approval:
 Decision: **FOR PLANNING APPROVAL**
 Date:
 10.02.2018



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2 | SECTION 2 DA
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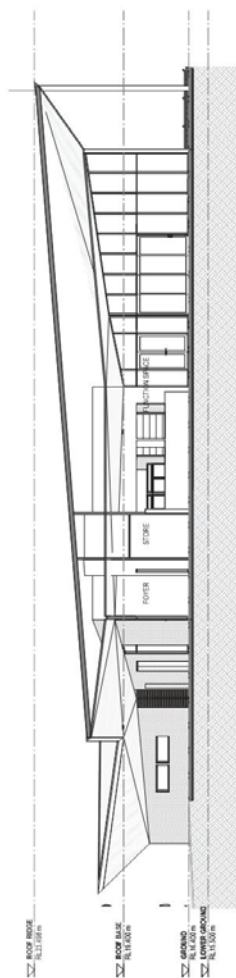


3 | SECTION 3 DA
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Approval: _____
 Revision: _____
 Date: 12/26/2018



1 | SECTION 4 DA
 Scale: 1/4" = 1'-0"



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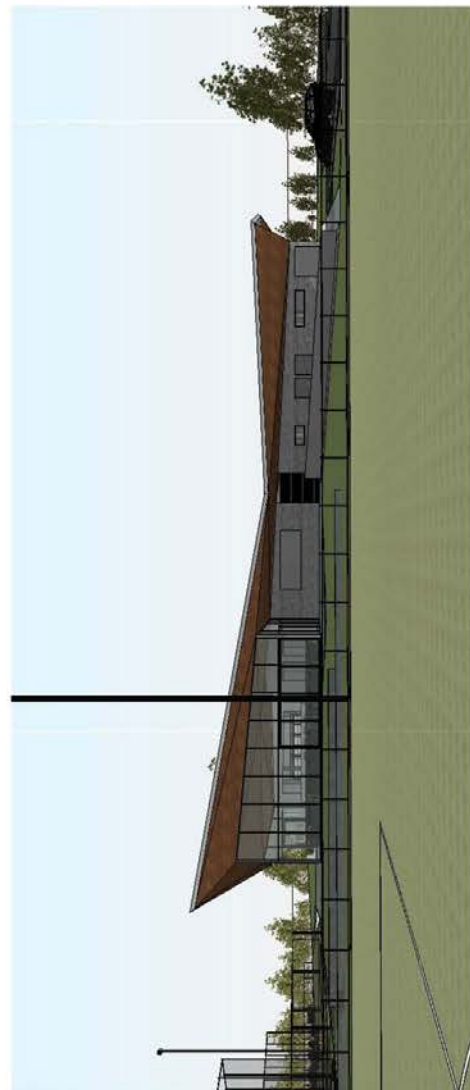
Project: Weigall Oval Upgrade
 City of West Toronto

Title: BUILDING SECTIONS

Scale: 1/4" = 1'-0"
 Date: 12-26-2018
 Revision: A

Project No: 08717
 Drawing No: DA-4-02

PRELIMINARY ISSUE



Approval: _____
 Revision: _____
 Date: 12.02.2018



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Project: Wrigall Oval Upgrade
 City of West Torrens

Title: 3D VIEWS

Scale: A1
 Date: 12.02.2018

Project No: 08717

Drawing No: DA-5-01

PRELIMINARY ISSUE



Approved: _____
 Date: 12.02.2018
 For: FOR PLANNING APPROVAL



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Project: Wrigley Oval Upgrade
 City of West Torrens

Title: 3D VIEWS

Scale: A1
 Date: 12.02.2018

Project No: 08717

Drawing No: DA-5-02

PRELIMINARY ISSUE



Approved: _____
 Date: 12.02.2018
 For Planning Approval



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 30, 3000

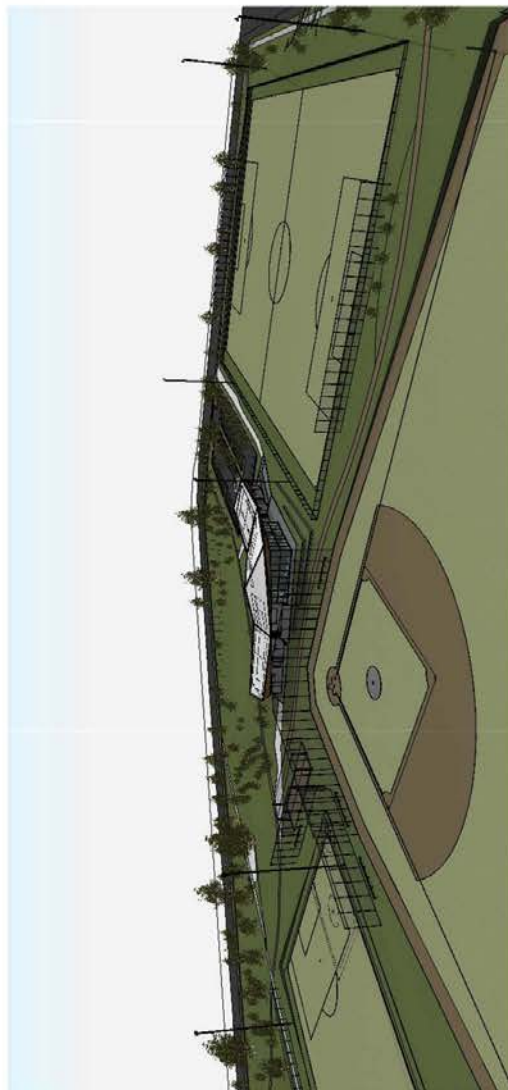
Project: Wrigal Oval Upgrade
 City of West Torrens

Title: 3D VIEWS

Scale: A1
 Date: 12.02.2018
 Revision: A

Project No: 08717
 Drawing No: DA-5-03

PRELIMINARY ISSUE



Approval: _____
 Revision: _____
 Date: 10/22/2018



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Project: Wrigley Oval Upgrade
 City of West Toronto

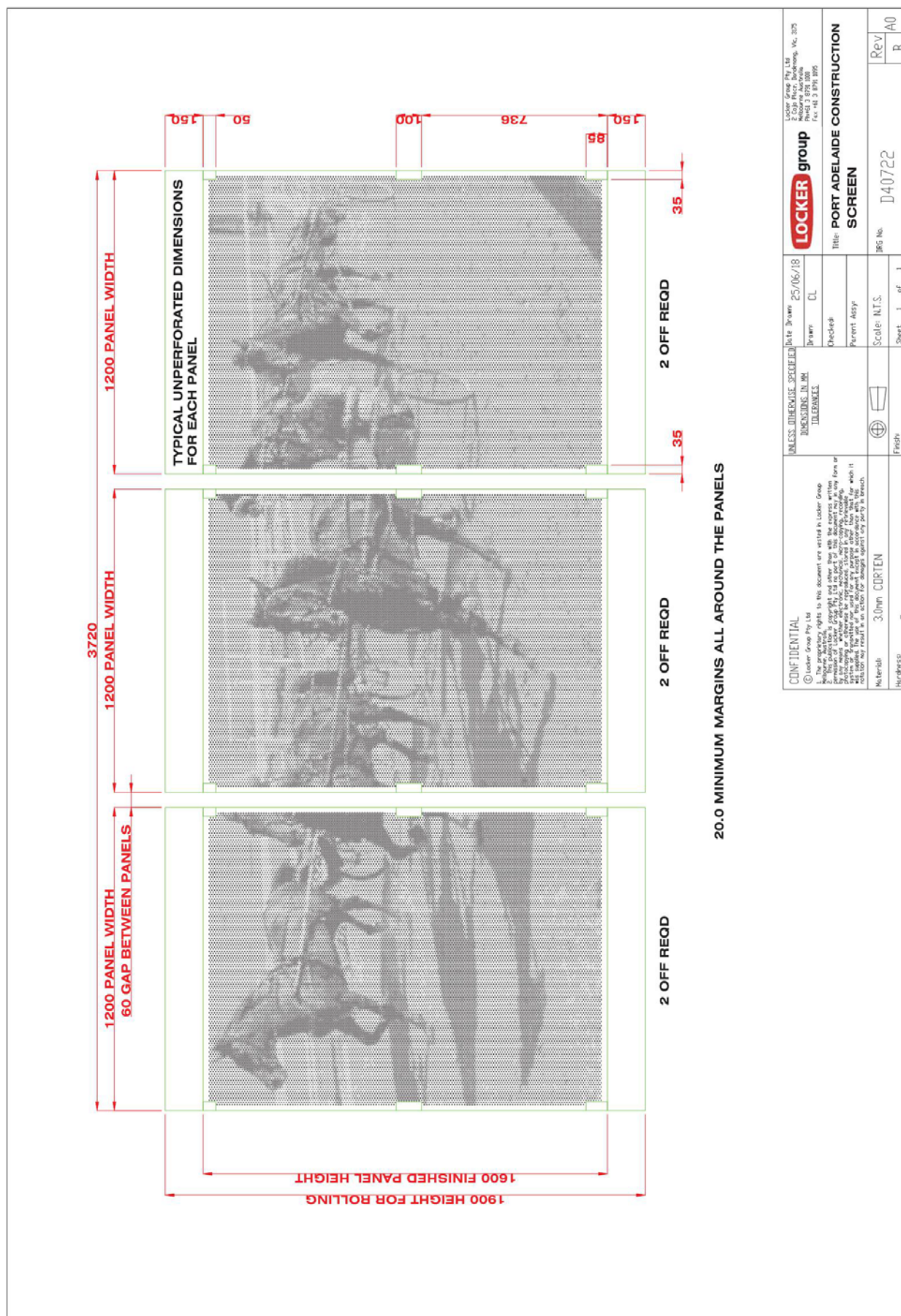
Title: 3D VIEWS

Scale: 1/8" = 1'-0"
 Date: 10/22/2018
 Revision: A

Project No: 08717

Drawing No: DA-5-04

PRELIMINARY ISSUE



9.6 Camden Oval Complex Masterplan and Facilities - Update

Brief

This report updates Committee Members on information relating to the Camden Oval Complex Masterplan and Facilities project.

RECOMMENDATION

The Committee recommends to Council that the report be noted.

Introduction

At its meeting of 22 May 2018, the Committee was provided with an update regarding the progress of the Camden Oval Masterplan upgrade and was advised that:

- Stage 1 works (provision of a synthetic soccer pitch for the West Torrens Birkalla Soccer Club) were tracking in accordance with the project timeline and was expected to be completed by the end of the 2017/2018 financial year, and
- As a result of the value of the tender submissions received, the scope of works for the Stage 2 component of the upgrade would be reduced in order to meet the available budget.

Members' were further advised that the following components will not be achieved as part of Stage 2 works:

- The football oval upgrade, including turf, irrigation and drainage to the oval;
- Upgrade to the junior soccer pitch;
- Recreational components and landscaping for the greater complex (only limited landscaping and paths around the two building components included);
- Netball court upgrade (including the provision of an additional court) and associated infrastructure;
- Car parking (the proposal is the deletion of the northern side car parking from Saratoga Avenue and reduced car parking around football clubrooms).

In addition, Members' were advised that a request for financial support, to enable the replacement and upgrade of lighting infrastructure and other upgrades of the facility at Camden Oval, was received from the West Torrens Birkalla Soccer Club. Council endorsed the Committee's recommendation on 5 June 2018 to, in its capacity of landlord, assume responsibility for undertaking the infrastructure works sought by the Club (subject to any necessary development approval(s)). Following the completion of works, a payment plan will be structured based on actual expenditure.

Discussion

Stage 1 works

The Stage 1 works (the replacement of the existing natural turf soccer pitch with a synthetic surface) has continued to proceed. The projected completion date of end of June 2018 has now been extended due to a required upgrade to stormwater infrastructure surrounding the pitch. Following due diligence processes and an updated risk assessment the Football Federation of South Australia (the project principal) determined to not proceed with the completion project until such time as the stormwater works have been completed. This supplementary work is regarded as more critical due to unprecedented flooding issues which have arisen whilst construction of the pitch was taking place. Members' of the West Torrens Birkalla Soccer Club continue to be consulted and informed at all stages and are in agreement that attention should be focussed on the stormwater upgrade. It is anticipated the soccer synthetic pitch will be complete in the third quarter of 2018. The funding for the new lighting upgrade approved by Council in June is progressing well, with a Development Application lodged for the new lighting infrastructure.

The Administration is also progressing the necessary funding documentation regarding the provision of new floodlighting and other associated infrastructure sought by the Club.

Stage 2 works

A contract has been awarded for Stage 2 works and initial discussions have taken place, confirming the reduced scope of works and the project time frames. PHOS Camden Football Club have been informed of the progress and are currently in the process of arranging to vacate the existing clubrooms to make way for demolition of the club rooms. Other user groups of Camden Football Oval have also been advised of how the project is progressing, and informed that due to the reduced scope required to meet budget constraints, the Oval will be available for cricket and athletics over the summer.

It is now anticipated that mobilisation of the site by the contractor will commence in late July 2018, with the initial site establishment works and the commencement of the site drainage for the project. This will continue to the demolition of the club rooms and the commencement of the WT Birkalla Soccer Clubrooms shortly thereafter.

Arrangements (as part of the development approvals for the project) have been made by the Administration for a suitably qualified contractor to remove the required olive trees to make way for the new building, and replant them into the gaps in the existing olive grove south of the playground. This will strengthen the 'grove' feature of these heritage olives. In addition, a management plan has been developed in order to better care for the grove to ensure its continued health and presence on site.

Conclusion

Stage 1 works have currently been delayed due to the site stormwater upgrade required after unprecedented flooding on site. A Development Application has been lodged for new lighting and towers for the soccer pitch.

Stage 2 works will commence late in July 2018 with mobilisation of the site by the successful contractor and site works commencing on the installation of the drainage systems for the project.

A Management Plan has been developed to ensure the ongoing health security of the heritage olive grove and a contractor has been appointed to remove olive plants required for the development of the new football facility, and replant them within the existing grove.

Attachments

Nil

9.7 Torrensville Bowling Club - Update

Brief

This report updates Committee Members in regard to the Torrensville Bowling Club (The Club) redevelopment.

RECOMMENDATION

The Committee recommends to Council that the report be noted.

Introduction

At its meeting of 27 March 2018 the Committee was advised that two significant events had occurred since the previous meeting. Specifically, Development Approval for the project was granted (subject to the satisfaction of a number of conditions) and the new long term lease for the use of the land upon which the club and the new (extended) synthetic bowling green had been executed.

In addition to the above the Committee was further advised that:

- The Club's procurement process had concluded and tenders were being evaluated;
- The wetland project works were anticipated to be completed in late May/early June; and
- Remedial works (principally to the roof of the existing clubroom building) were scheduled to commence early in the new (2018/19) financial year.

Discussion

Subsequent to the previous meeting, matters relating to the redevelopment continued to be progressed by both Council Administration and the Club, and the Administration is now able to advise that:

- The Club has awarded the tender for the civil works component of its project and works are due to commence in early August;
- The total project timeline, including the civil works, the new bowling rink and shade canopy is currently estimated at approx. 12 month;
- The wetland project works have been completed; and
- The project has been awarded and works are scheduled to undertake the necessary remediation and structural roof works to the clubroom building. These works are due to commence at the time of preparation of this report.

Conclusion

The redevelopment of the Torrensville Bowling Club facility is continuing to progress. The Club's civil works are to commence shortly and it is anticipated that Council's works to the clubroom building will have commenced prior to the Committee meeting.

Attachments

Nil

9.8 Community Facilities Project Summary

Brief

This report provides Committee Members with a summary project plan on the currently scheduled community facilities projects.

RECOMMENDATION

The Committee recommends to Council that the report be noted.

Introduction

The following report provides a further update to the Committee Members with a summary project plan on the currently scheduled community facilities projects.

Discussion

Through the Community Facilities Committee, the Administration is currently advancing a number of redevelopments and upgrades to facilities and building projects within the City.

These projects include:

- Apex Park
- Lockleys Oval
- Mellor Park
- Weigall Oval
- Camden Oval

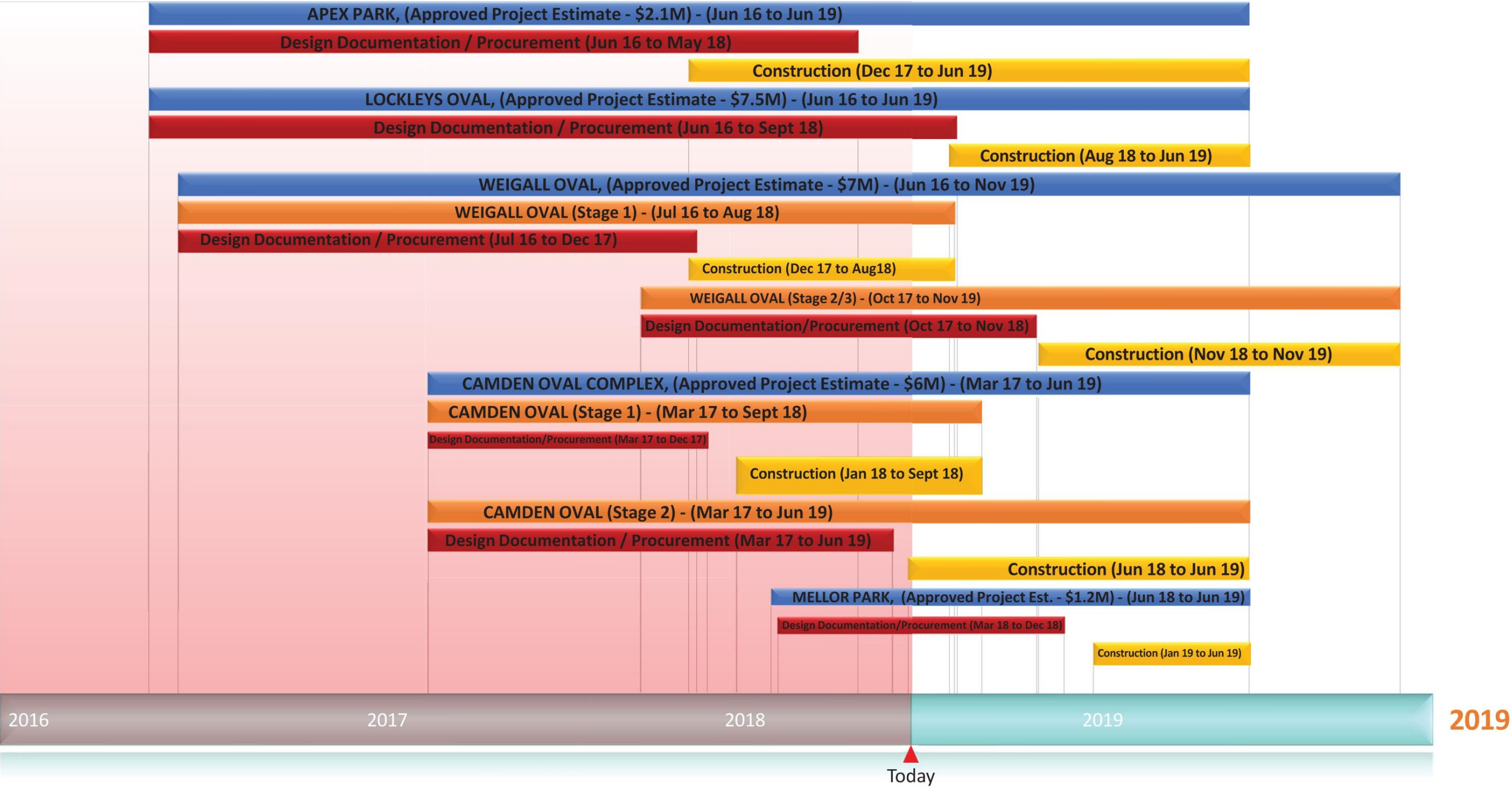
The attached Project Plan (**Attachment 1**) provides members with a summary of timeframes and project estimates associated with these nominated projects.

Conclusion

A summary project plan outlining the Community Facility projects currently scheduled with associated timeframes has been prepared and provided to Members for their information.

Attachments

1. Summary Project Plan - 24 July 2018



10 OTHER BUSINESS

11 CONFIDENTIAL

Nil

12 NEXT MEETING

25 September 2018, 6.00pm in the Mayor's Reception Room.

13 MEETING CLOSE