

CITY OF WEST TORRENS



Notice of Committee Meeting

NOTICE IS HEREBY GIVEN in accordance with Sections 87 and 88 of the *Local Government Act 1999*, that a meeting of the

CITY FACILITIES AND WASTE RECOVERY GENERAL COMMITTEE

Members: Councillor K McKay (Presiding Member), Mayor M Coxon,
Councillors: D Mugavin, G Vlahos, B Reynolds, J Woodward, S Pal, A McKay

of the

CITY OF WEST TORRENS

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

on

**TUESDAY, 22 SEPTEMBER 2020
at 6.00pm**

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

**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.

INDEX

1	Meeting Opened	1
	1.1 Evacuation Procedures	
	1.2 Electronic Platform Meeting	
2	Present	1
3	Apologies	1
4	Disclosure Statements	1
5	Confirmation of Minutes	1
6	Communication by the Chairperson	1
7	Outstanding Reports / Actions	1
8	Reports of the Chief Executive Officer	2
	8.1 Partnering Opportunity in Recycling	2
	8.2 Waste Management Activities Report.....	3
	8.3 Thebarton Community Centre Fees and Charges update	12
	8.4 Brand identity and signage for Council-owned facilities	16
	8.5 Apex Park, Lockleys Oval and Mellor Park - Update Report.....	21
	8.6 Weigall Oval - Update and Grant of New Short Term Licence Agreements	27
	8.7 Richmond Lions - Grant of Lease.....	31
	8.8 Request to purchase portion of the road reserve - corner of Arthur Lemon Avenue & Witty Court, Underdale.....	34
	8.9 Request for Council to enter into new Licence Agreement - Department of Education and Child Development (Cowandilla Primary School).....	38
	8.10 West Torrens Birkalla Soccer Club - New Short Term Lease	40
	8.11 Peake Gardens Riverside Tennis Club - Update	43
	8.12 Kesmond Reserve, Keswick - Update	50
	8.13 South Australian National Football League - Request for Lease Renewal.....	53
9	Other Business	56
10	Confidential	56
	10.1 Richmond Oval and West Adelaide Football Club - Update on Master Planning, Request for Variation of Lease and Acquisition	56
11	Next Meeting	56
12	Meeting Close	56

1 MEETING OPENED

1.1 Evacuation Procedures

1.2 Electronic Platform Meeting

2 PRESENT

3 APOLOGIES

4 DISCLOSURE STATEMENTS

Committee Members are required to:

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

5 CONFIRMATION OF MINUTES

RECOMMENDATION

That the Minutes of the meeting of the City Facilities and Waste Recovery General Committee held on 26 November 2019 be confirmed as a true and correct record.

6 COMMUNICATION BY THE CHAIRPERSON

7 OUTSTANDING REPORTS / ACTIONS

Nil

8 REPORTS OF THE CHIEF EXECUTIVE OFFICER

8.1 Partnering Opportunity in Recycling

Brief

Information is provided in this report on an approach by the Central Adelaide Waste and Recycling Authority (CAWRA) to explore partnering opportunities in a new recycling initiative of the Cities of Charles Sturt and Port Adelaide Enfield.

RECOMMENDATION

The Committee recommends to Council that the report be received.

Discussion

CAWRA is a regional subsidiary established under Local Government Act provisions by Charles Sturt and Port Adelaide Enfield Councils to establish and operate a new materials recovery facility (MRF) at Kilburn. We have been advised by CAWRA that:

"By building and operating a Local Government owned Materials Recovery Facility (MRF), CAWRA is taking back control of our community's recyclable material. CAWRA's core mission is to grow the recycling sector in the Central Adelaide region, re-establish a stable basis for the continued provision of kerbside recycling services to our communities and meaningfully support a smart, innovative, recycling based circular economy."

Planning approval for a new facility was granted earlier this year, and with construction underway, the facility is expected to be operational in mid-2021.

City of West Torrens (CWT) has been approached by the Board Chair of CAWRA to explore opportunities to be a part of this new initiative. To date this has included:

- A high level briefing of key local government CEOs on 14 August 2020; and
- A more detailed briefing on 14 September 2020 of key local government managers and waste practitioners.

Much of the detail on the operation of the new MRF remains to be determined, but CWT is intending to remain involved with the initiative as it develops and explore further options to be involved.

Committee members may see value in a briefing by CAWRA later in the calendar year.

Conclusion

Information is provided in this report on an approach by the Central Adelaide Waste and Recycling Authority (CAWRA) to explore partnering opportunities on a new recycling initiative of the Cities of Charles Sturt and Port Adelaide Enfield.

Attachments

Nil

8.2 Waste Management Activities Report

Brief

This report provides information on waste management activities undertaken between March and July 2020.

RECOMMENDATION

The Committee recommends to Council that the report be received.

Introduction

Information is provided in this report on waste management activities undertaken between March and July 2020.

Discussion

These activities include the following:

- **Internal waste systems - City of West Torrens Depot, March**

Waste and depot staff worked to enhance existing waste management systems. Improvements included the provision of desktop bins for general and organic waste, kitchen caddies, and signage for kitchens. Kitchen caddies and compostable bags were also supplied to Council vehicles to capture organic waste when in the field.

- **Food waste recycling - Treetops ELC, March**

Waste staff worked with Treetops Early Learning Centre to promote food waste recycling to staff and residents of West Torrens.

- **Food waste recycling - St John Bosco School, April**

Waste staff worked with St John Bosco School to promote food waste recycling to staff and residents of West Torrens.

- **Trial of compostable dog waste bags, April**

Waste staff assisted Horticulture Services with the support of Creative Services to develop a trial program for compostable dog waste bags at the West Torrens Dog Park. The trial included the provision of organic bins and commenced on 5 June.

- **Support to GISA, May**

Waste staff provided support to Green Industries SA during the review of GISA's food waste incentive program. A report was provided to detail the uptake of green waste bins, kitchen caddies and compostable bags and the education and promotional activities undertaken by CWT to encourage food waste minimisation and recycling.

- **Weekly FOGO Trials meeting, 26 May**

Council staff participated in a virtual meeting facilitated by RAWTEC to discuss the various trial models proposed by the Cities of Holdfast Bay, Unley and West Torrens.

- **Grant submission to GISA, June**

CWT staff submitted and were successful in securing grant funding for GISA's Kerbside Performance Plus Food Organics Incentive Program. The program supports Council's ongoing food waste recycling program for the distribution of kitchen caddies, compostable bags and home composting systems.

- **Food waste recycling - Lockleys North Primary School, June**

Waste staff worked with Lockleys North Primary School to promote food waste recycling to staff and residents.

- **Waste management improvements - West Beach Primary School, June**

Council staff in partnership with KESAB facilitated a continual improvement workshop with Year 7 students to develop a project plan to improve waste management for the school.

- **Promotion of waste education to schools, July**

Waste staff distributed a communique to all schools in West Torrens to promote waste education services offered by Council, which included recent activities undertaken with Lockleys North Primary School. The communique is intended to allow time for teachers to plan waste reduction, resource recovery and sustainability activities for their 2021 curriculum.

- **Waste Strategy 2020-2025 workshops, July**

Waste staff facilitated a series of workshops with internal stakeholders to develop a Council response for the proposed Waste Strategy 2020-2025 and Food Waste Strategy.

- **Australasian Recycling Label update, 23 July**

The WMRR Waste Educators Group participated in a presentation to hear updates regarding the ARL system.

- **Tour of NGO sites, July**

Council staff met with Red Nose, Salvation Army, Electronics Recycling Australia and Treasure Boxes to identify waste diversion opportunities for CWT.

- **LGFSG - waste management, April to July**

Waste staff participated as a member of the Local Government Functional Support Group Waste Project Team to develop business continuity strategies for waste management in response to impact of COVID-19 in South Australia.

- **Development of new resources: March to July**

Commencing in 2019, a project to develop a full suite of graphics and update Council's information for waste management was completed in June with support from Creative Services. All flyers, postcards, booklets and user guides have been updated. The new suite of resources includes the development of banners and games to be used at future events or distributed to schools for waste education.

Example of new graphics style are as follows:



Example of waste games:



Climate Impact Considerations

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

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

Conclusion

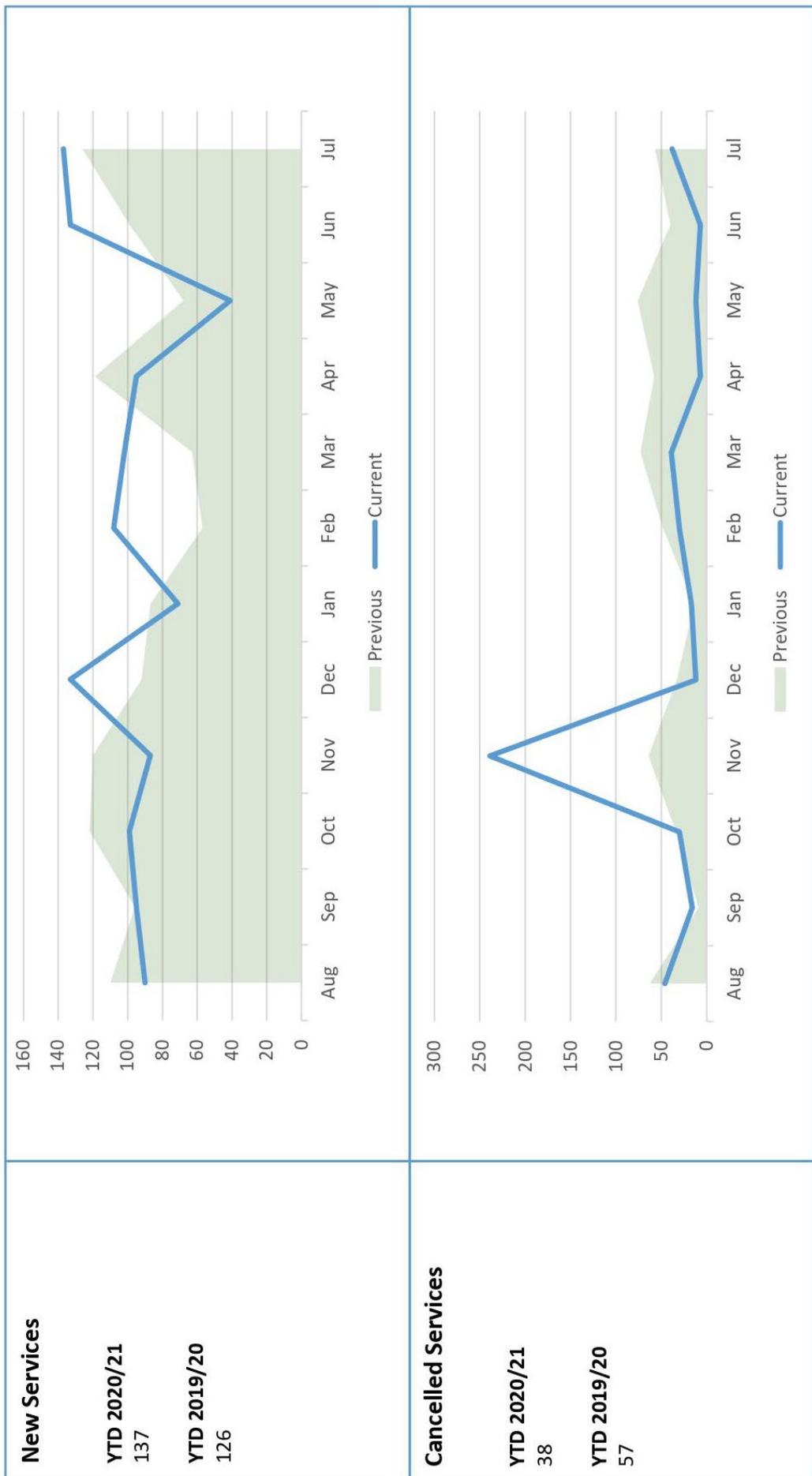
This report provides information on waste management activities between March and July 2020.

Attachments

- 1. Waste Management Activity Report July 2020**



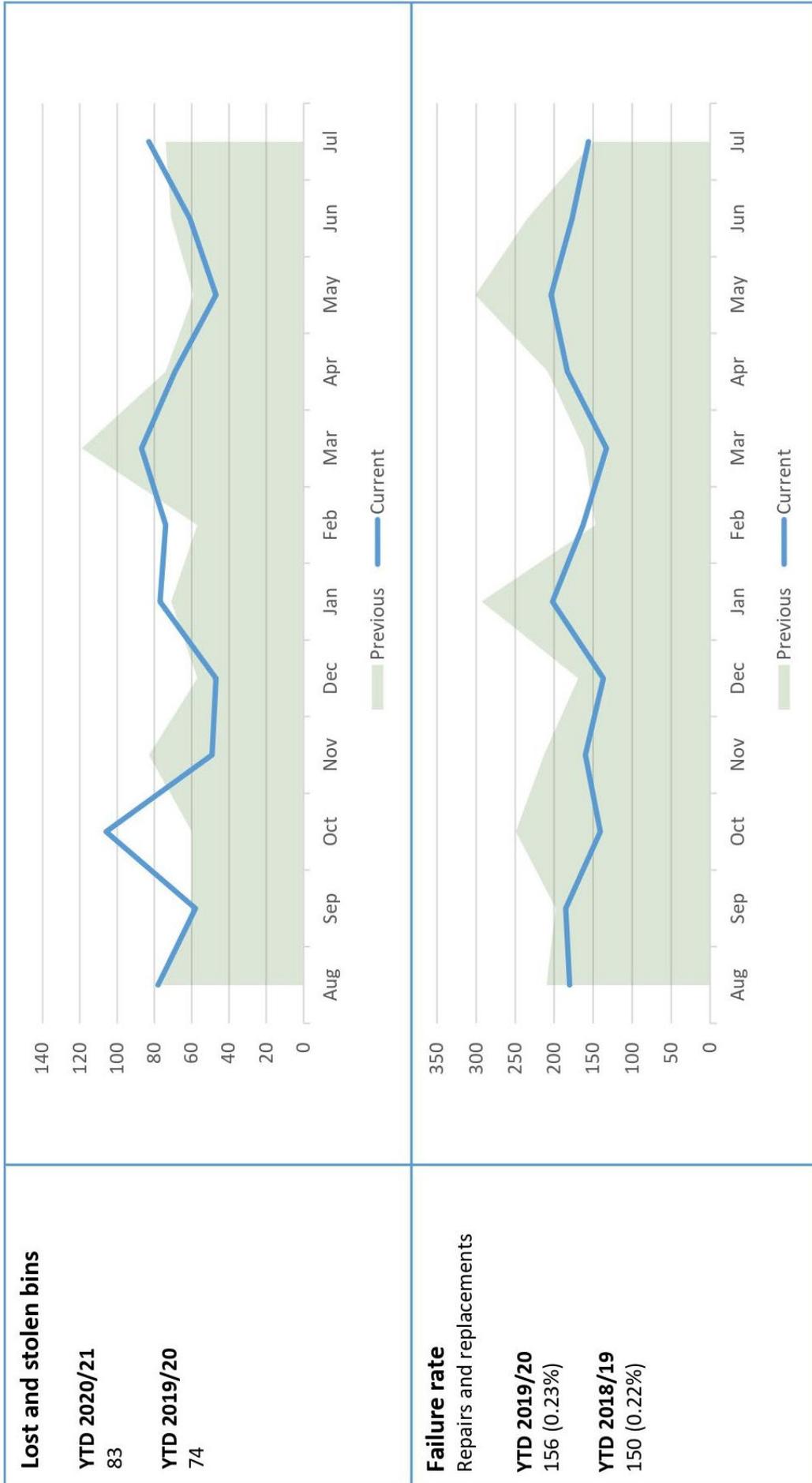
Waste Management Activity Report **July 2020**





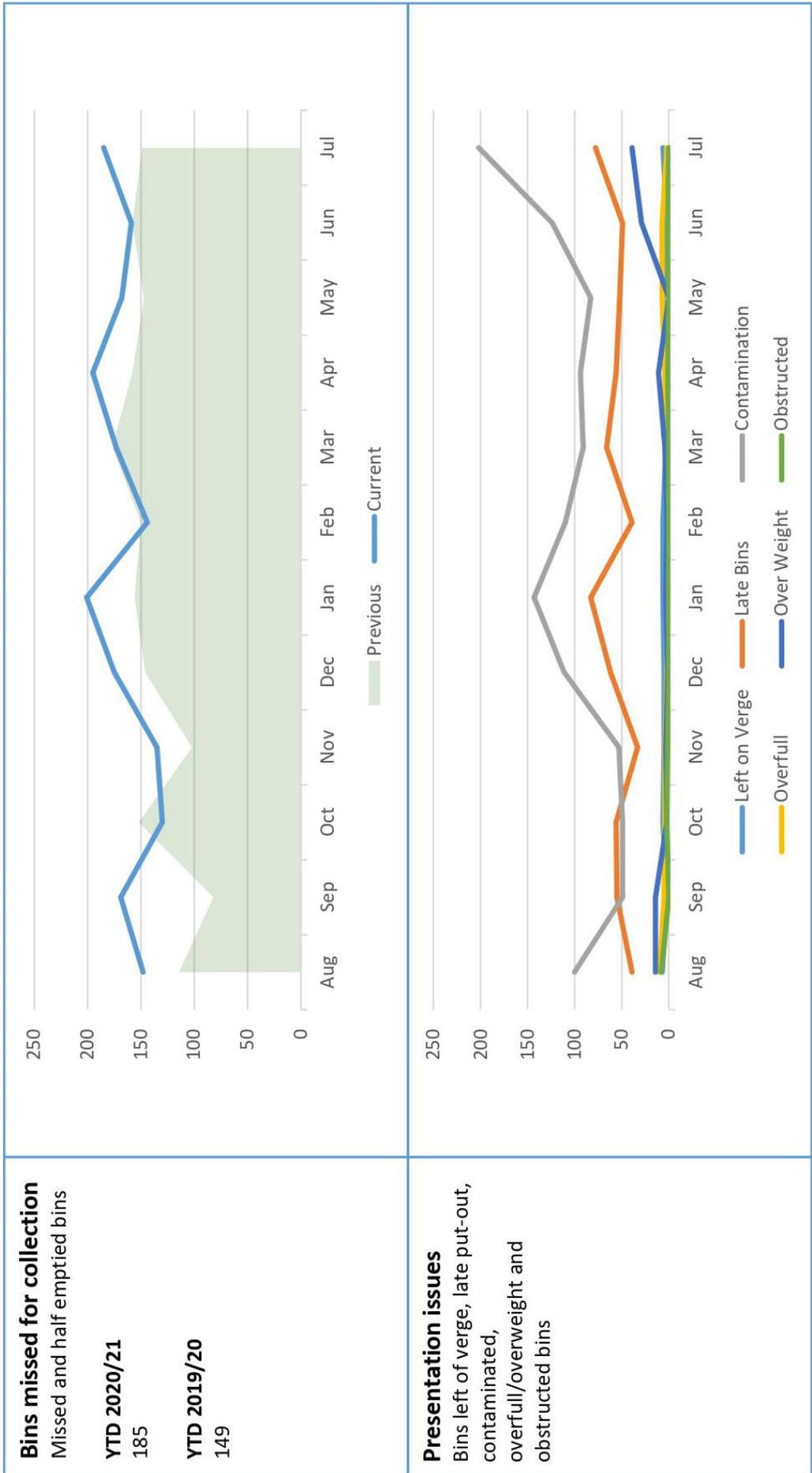
July 2020

Waste Management Activity Report





Waste Management Activity Report July 2020



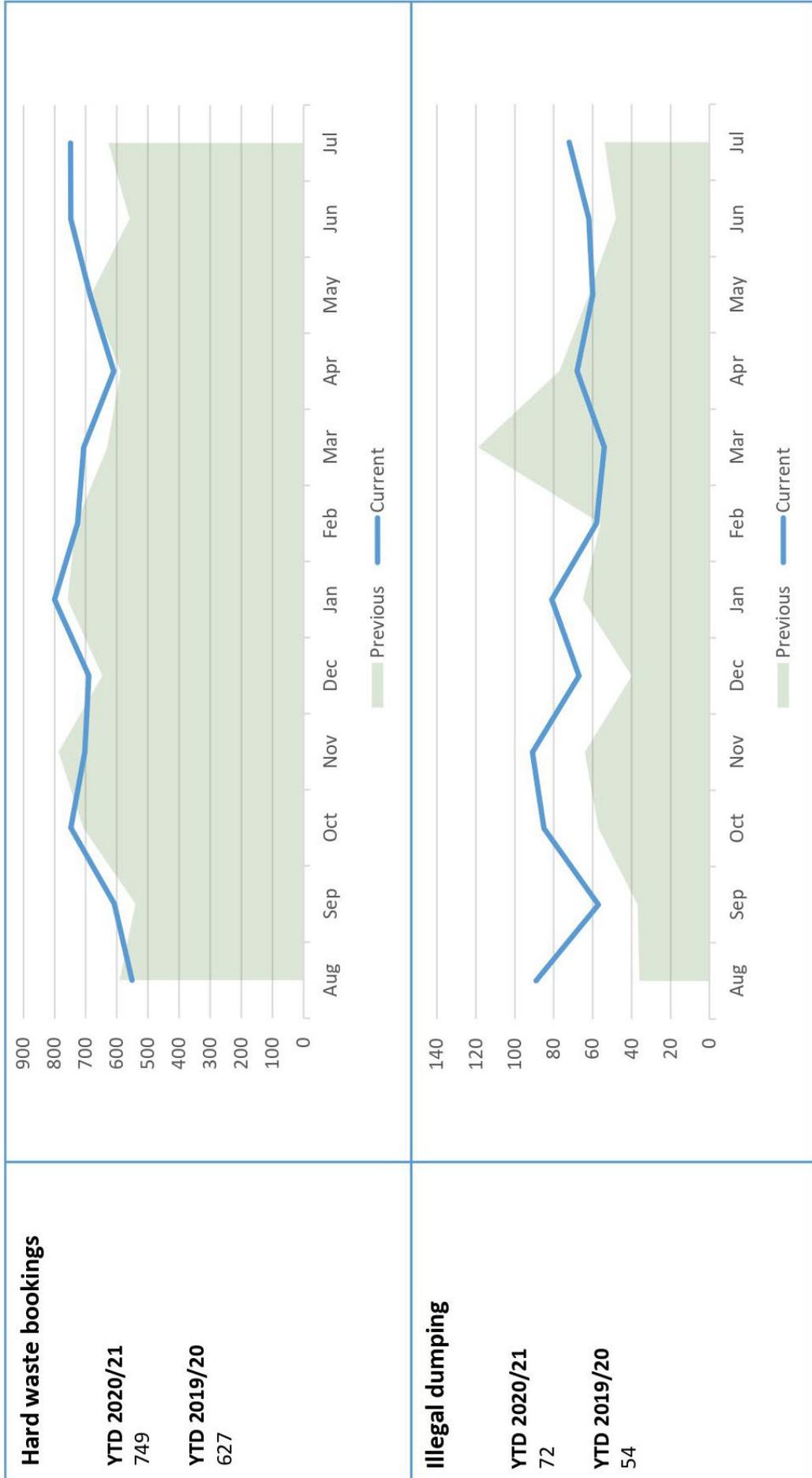


Waste Management Activity Report July 2020

<p>Tonnages collected kerbside</p> <p>YTD 2020/21 General waste = 1,087.44 t Recycling = 382.38 t Organics = 738.82 t</p> <p>YTD 2019/20 General waste = 999.22 t Recycling = 371.18 t Organics = 681.98 t</p>	
<p>Diversion from landfill</p>	

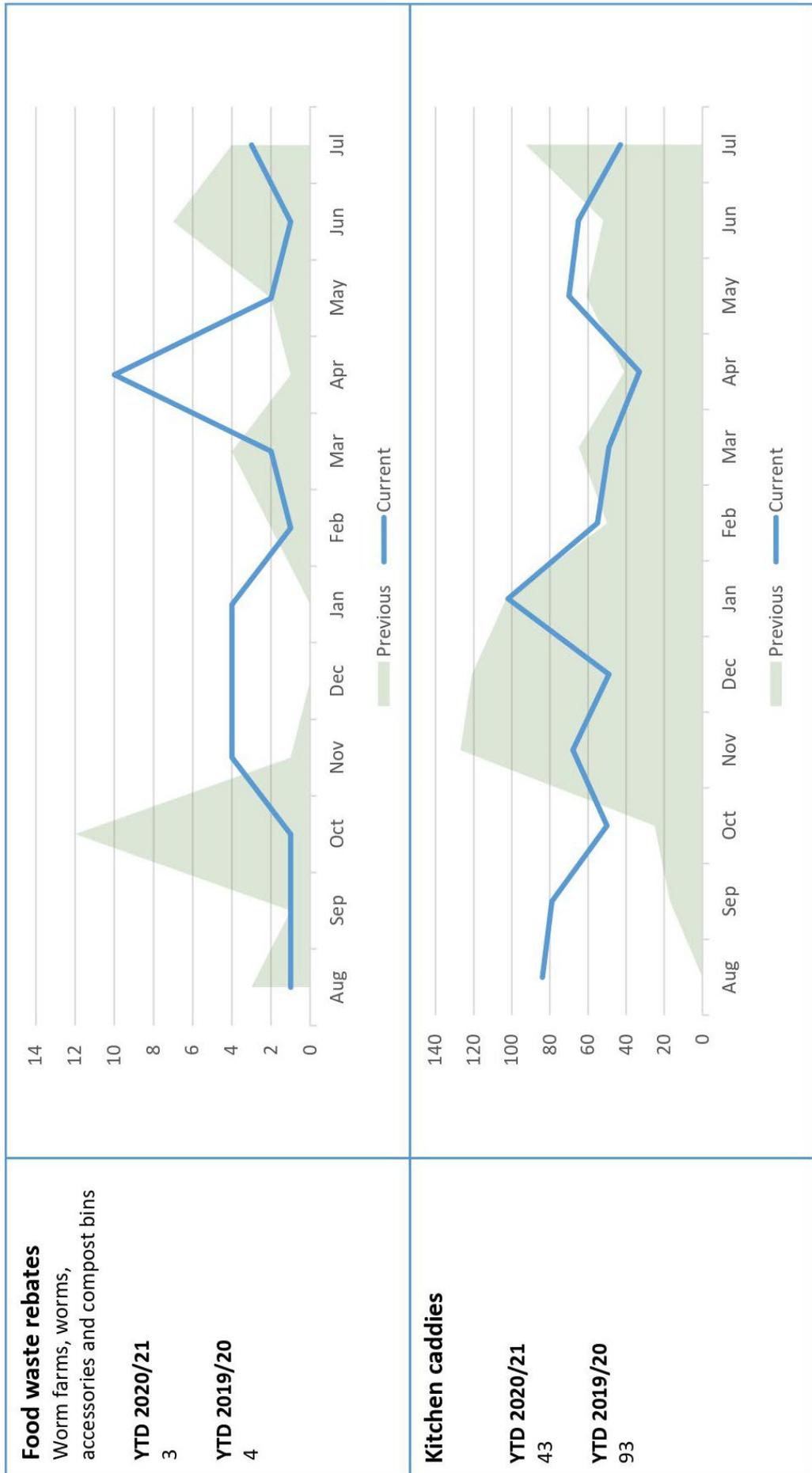


Waste Management Activity Report July 2020





Waste Management Activity Report July 2020



8.3 Thebarton Community Centre Fees and Charges update

Brief

This report seeks the approval of Council to keep the fees and charges for the Thebarton Community Centre at 2019/20 rates to make it affordable to users in light of the social and economic impacts of COVID-19.

RECOMMENDATION

The Committee recommends to Council that the 2020/21 fee structure for Thebarton Community Centre remains the same as the 2019/20 fee structure (**Attachment 1**) to enable the Centre to remain as affordable as possible for users in light of the social and economic impacts of COVID-19.

Introduction

At its 4 February 2020 meeting, Council resolved that the proposed 2020/21 fees and charges increase outlined for *Thebarton Community Centre User Category C - Corporate / Government / Private* be referred to the City Facilities and Waste Recovery Committee Meeting for further consideration.

Discussion

Since March 2020, the restrictions resulting from the COVID-19 pandemic have had significant social and economic impacts on the community. In light of these impacts, the Administration has further reviewed the fee structure for Thebarton Community Centre and is recommending that fees remain the same as the 2019/20 fee structure (**Attachment 1**) to enable the community to continue to socialise and recreate at the Centre while keeping the cost of doing so as affordable as possible.

Under this fee structure the Centre will continue to be free of charge on weekdays to City of West Torrens' community based groups or provision of services for the community with no fees or Charges. There will also continue to be a discounted rate for community groups or provision of services for the community with or without fees or charges. The Community and Sponsorship Grants are also still available to community groups in 2020/21, groups hiring the hall on weekends for community events and charity fundraisers often apply for the weekend hire fees through the grants program. This has been a very effective way to support groups and charity organisations with their events.

Unlike Thebarton Community Centre, there was not a proposal in the 2020/21 fees and charges to increase the fees and charges for Council's other community centres so they continue to remain at 2019/2020 rates.

Conclusion

As a result of the pandemic impacts, the Administration have re-reviewed the 2020/21 fee structure for Thebarton Community Centre and is recommending that fees remain the same as the 2019/20 fee structure to keep the Community Centre as affordable as possible for the community.

Attachments

1. Thebarton Community Centre Fee Schedule 2019/2020

**Thebarton Community Centre
Schedule of facilities
and hire fees 2017/18
(Schedule B)**

Civic Centre
165 Sir Donald Bradman Drive
Hilton, SA 5033
Tel: 08 8416 6333
Email: csu@wtcc.sa.gov.au
SMS: 0429 205 943
Web: westtorrens.sa.gov.au



Category of fees	
<p>A: City of West Torrens' community based groups or provision of services for the community when no fees or charges are involved.</p> <p>B: Community groups or provision of services for the community with or without fees or charges.</p> <p>C: Corporate, government or private hire.</p>	
Room 1 - Suitable for meetings/seminars	
<p>Details</p> <ul style="list-style-type: none"> • 5.5m x 6m (33m²) • Carpet tile flooring • 16 chairs • Two rectangular tables (can seat eight per table) • Capacity: <ul style="list-style-type: none"> ○ 10 lecture style ○ 16 around tables ○ 25 theatre style, requires additional chairs 	<p>Weekday hourly fee</p> <p>A: No charge B: \$10 C: \$15</p> <p>Weekend hourly fee</p> <p>C: \$15</p>
Room 2 - Suitable for meetings/seminars	
<ul style="list-style-type: none"> • 5m x 8m (40m²) • Data projector • Audio system • Carpet tile flooring • 25 chairs • Three rectangular tables (can seat eight per table) • Capacity: <ul style="list-style-type: none"> ○ 25 lecture style ○ 24 around tables ○ 30 theatre style, requires additional chairs 	<p>Weekday hourly fee</p> <p>A: No charge B: \$10 C: \$15</p> <p>Weekend hourly fee</p> <p>C: \$15</p>
Room 3 - Suitable for meetings/seminars	
<ul style="list-style-type: none"> • 9m x 8m (70m²) • Data projector • Audio system • Carpet tile flooring • 50 chairs • Five rectangular tables (can seat eight per table) • Capacity: <ul style="list-style-type: none"> ○ 30 lecture style, requires two additional tables ○ 48 around tables, requires two additional tables ○ 60 theatre style, requires 10 additional chairs ○ 25 horseshoe shape 	<p>Weekday hourly fee</p> <p>A: No charge B: \$15 C: \$25</p> <p>Weekend hourly fee</p> <p>C: \$25</p>

Room 4 - Suitable for general fitness programs, art classes, playgroups	
<ul style="list-style-type: none"> • 7m x 5.5m (40m²) • Non slip vinyl floor • 20 chairs • Two rectangular tables (can seat eight per table) • Capacity: <ul style="list-style-type: none"> ○ 15 lecture style, requires one additional table ○ 16 around tables ○ 30 theatre style, requires 10 additional chairs 	<p>Weekday hourly fee</p> <p>A: No charge B: \$10 C: \$15</p> <p>Weekend hourly fee</p> <p>C: \$15</p>
Tea Area - Preparation of light refreshments meeting room users only	
<ul style="list-style-type: none"> • 8 square metres • Exposed polished concrete floor • Under bench bar refrigerator • Under bench microwave • Single bowl sink and drainer • Vending machine • Tea area is free with room hire 	
Hall A - Suitable for functions and recreational events/activities*	
<ul style="list-style-type: none"> • 22m x 16m (350m²) • Sprung timber floor • Data projector • Audio system • 3.6m x 7.2m stage • 20 tables 1800mm diameter x 720mm (short drop) x 740mm (long drop) • 250 banquet style armless chairs • Capacity: <ul style="list-style-type: none"> ○ 180 on round tables ○ 280 standing ○ 280 theatre style 	<p>Weekday hourly fee</p> <p>A: No charge B: \$35 C: \$65</p> <p>Weekday hourly fee with use of kitchen and bar facilities</p> <p>A: No charge B: \$50 C: \$80</p> <p>Weekend hourly fee</p> <p>C: \$80</p>
Hall B - Suitable for functions and recreational events/activities*	
<ul style="list-style-type: none"> • 11.5m x 16m (185m²) • Sprung timber floor • Data projector • Audio system • Seven tables 1800mm diameter x 720mm (short drop) x 740mm (long drop) • 100 banquet style armless chairs • Capacity: <ul style="list-style-type: none"> ○ 70 around tables ○ 100 standing ○ 100 theatre style <p>*Note: Hall A and B can be opened up to accommodate approximately 350 people seated at round tables of 10.</p>	<p>Weekday hourly fee</p> <p>A: No charge B: \$25 C: \$55</p> <p>Weekday hourly fee with use of kitchen and bar facilities</p> <p>A: No charge B: \$35 C: \$65</p> <p>Weekend hourly fee</p> <p>C: \$65</p>

Kitchen/Bar - To prepare and serve meals and drinks to Halls A and B only

- 14m x 6m (92m²)
- Floor - non slip vinyl
- Stainless steel work surfaces
- Glass washer
- Combination oven (for caterers with experienced use only)
- Six burner gas stove with electric oven
- Five burner gas stove with electric oven
- Microwave
- Ice freezer - suitable for storing frozen items (bagged ice, pre-frozen food items)
- Five glass fronted refrigerators
- Boiling/filtered/chilled water unit
- Outdoor barbecue - free with hall hire (hirer to provide own gas bottles and hose). A fee will be charged if the barbecue is not cleaned after use.

Entire Centre - including both halls, meeting rooms, pre-function foyer and forecourt

You can select one space or a combination of spaces to suit your event's requirements.

Half day rate (Centre open until 3pm / 3.30pm - close)

\$1,200

Whole day rate

\$2,400

Hall event block - includes use of both Hall A and B, pre-function foyer and the main kitchen

Half day lunch (Centre open until 3pm)

\$600

Half day dinner (3.30pm - close)

\$900

Whole day (Centre open until close)

\$1,500

Bond fees

\$1,000 (security fees may apply)

Please see schedule D for high risk bookings.

Additional fees

- Additional cleaning weekday (if required at Council's discretion) - \$85 per hour
- Additional cleaning weekend (if required at Council's discretion) - \$132 per hour
- Additional cleaning public holidays (if required at Council's discretion) - \$162 per hour
- Security call out (fault of hirer) - \$85 per call out
- Emergency assistance required (not Centre fault) - \$150
- Cancellations: one off and irregular bookings - all categories will be charged a \$75 administration fee for cancellations - csu@wtcc.sa.gov.au
- Cancellations: regular hirers (at least one (1) x booking per month) - will not incur an administration fee provided notification of cancellation is provided at least 30 days prior to csu@wtcc.sa.gov.au

Notes

- All hires from 5pm Friday until 8am Monday are considered private hire.
- Weekend hire is minimum four (4) hours.
- Requests to waive fees will not be considered.
- Set-up and pack-down of equipment is the responsibility of the hirer and must be completed within your allocated time frames.
- Access to the building outside the times you have booked is not permitted.
- All spaces must be available for the entire centre to be hired.
- Fees for hire will be set by the City of West Torrens and reviewed on an annual basis in line with Council's Fees and Charges Policy.

8.4 Brand identity and signage for Council-owned facilities

Brief

This report presents brand identity guidelines for placement on Council-owned sporting and community facilities.

RECOMMENDATION(S)

The Committee recommends to Council that:

1. It approves the installation of signage on all of its facilities as detailed in Option 1 within this report.
2. Stage 1 of installation of building signage, as outlined in this report, be undertaken in this financial year, following budget review and approval.
3. Installation of decals inside new facilities be undertaken prior to the end of this calendar year.
4. It approves the adaption of the City of West Torren's logo 'tag line' to reflect that the City of West Torrens proudly supports our community by providing community facilities for them to use.
5. Stage 2, permanent building signage, be undertaken in the 2021/22 financial year, pending costings and budget approval by Council.

Introduction

The City of West Torrens owns and maintains more than 140 buildings in West Torrens including sporting, community, recreational and commercially operated facilities. Many of these buildings do not feature any recognition that they are owned by the City of West Torrens (CWT) and, as such, our community is generally unaware that Council is responsible for the maintenance and upkeep of this real estate.

During the past few years, Council has developed a number of multi-use community and sporting facilities across West Torrens. These facilities have been architecturally designed and provide our diverse community with state-of-the art amenities which will serve them now and well into the future. Efforts have been focussed on building and establishing these amenities and, as yet, they do not feature CWT branding or signage.

Discussion

Following Council's resolution on 21 July 2020 to provide a report recommending brand identity guidelines for placement on Council owned buildings, a way forward was developed that could provide the CWT with a clearly identifiable brand on buildings that it owns. Brand is different to signage in that a brand encompasses everything about the organisation (purpose, vision, mission, and values) and is the way that we communicate that message to our public; signage is for information and used for identification and education, but is part of the wider brand concept. For this report we will discuss signage and where and how it could be used on our facilities. It is worth noting that the Administration is currently reviewing the Asset Naming Policy (Policy) to give guidance with regard to the naming of sporting and community facilities. This Policy will be presented to the City Advancement and Prosperity Committee in October for its consideration and recommendation to Council.

Council has previously approved the CWT Public Realm Design Manual, which is used by staff as a reference to provide designs and materials when developing and maintaining public spaces. Signage for the CWT was flagged as one of the areas to be incorporated into this manual at a future date, and so this report to Council provides an opportunity for discussion on how building signage could look and evolve over time.

Options

Option 1

Thebarton Community Centre is Council's most prominent example of community building name signage. This encompasses name signage on two outer walls facing north-east on South Road, as well as large signage on the front of the building facing west along Ashwin Parade. In light of this, one option for community building signage could be that Council follows suit for all community buildings and place signage similar to this at each facility to provide consistency and enable the community and ratepayers to recognise that the facility is owned by the CWT. Familiarity is one way of effectively promoting a brand and can provide a sense of comfort for people that they are in the 'right place'.

Option 2

The second option is to consider each facility in isolation and design signage that complements the surrounds and architecture of the building. This can provide a sense of individualism and can, in itself, be a design feature, however ideally should be included in the original architectural design of the building. If this was the preferred option of Council then future architectural designs will include proposed signage

Proposal

For the reasons detailed above, **Option 1** is the preferred option and it is proposed it be staged as follows:

Stage 1

Council has several new community and sporting facilities that are being used by the public but have no signage stating that they are a CWT owned facility. Therefore, it is important that signage on these facilities be installed as soon as possible. This signage could emulate that which is located on the low wall of the north-east side of Thebarton Community Centre (see **Attachment 1, Figure 1**), thereby creating a sense of continuity and familiarity that people are in West Torrens. It is envisaged that this type of signage could be built on a brick wall as it is at Thebarton, or on another material, be it metal, stone, wood or any other material that is in keeping with the new location; what we wish to emulate is the corporate typeface and logo that has been used at Thebarton Community Centre.

In addition to the external signage, it is also proposed that a CWT logo wall decal (**Attachment 1, Figure 2**) or foyer decal (**Attachment 1, Figure 2a**) be installed in a suitable location on the interior of the new facilities. Ideally, this would be located near the entrance foyer, however could be placed in another location considered appropriate. A tag line such as 'Proudly supporting our community' could also feature with the logo in place of 'Between the City and the Sea', thereby reiterating that the building has been built with community purpose in mind.

Both of these options could be undertaken relatively quickly, however would be dependent on budget (costs to be established depending on sign size and material used). The wall decals could be designed and installed within 8-12 weeks and, if need be, could be removed or replaced easily at any time.

Stage 2

This stage would involve establishing more permanent signage at CWT owned facilities and would reflect the Thebarton Community Centre sign located facing west on South Road (**Attachment 1, Figure 3**). By undertaking this project in two stages, this provides time for each project to be budgeted, designed and installed. The sign that is featured in **Attachment 1, Figure 3** at Thebarton Community Centre could be affixed to other materials, such as an existing building façade or stand-alone feature; what is important is that the style should be in keeping with Thebarton Community Centre and the use of logo should be in the same location as it is at this facility. This larger signage would be installed in a staged process and budgeted for accordingly.

Many Council owned, and leased, facilities do not have any signage indicating that the facility is owned by Council and hence the community may not be aware that this is the case. As such, this stage would also see the development of 'sub-brand' signage that could be used on buildings which Council owns, but which are leased to external groups. This sub-brand would still be significant in that it would identify that the building is owned by the City of West Torrens however, depending on the type of building being leased, the statement could be smaller so as not to overshadow the details of the lessee. One of the most efficient, and unobtrusive, ways to achieve this, would be the use of a decal that would state that the building is owned by the City of West Torrens (**Attachment 1, Figure 4 and 4a**).

Conclusion

By default, ratepayers have a vested interest in community facilities given the fact that their rates help fund and maintain these facilities. As such, the establishment of signage at Council owned facilities is important to ensure that our community understands how many facilities are owned and maintained by Council and how their rates are being used. By adopting a staged approach to signage placement across West Torrens, Council can adequately budget for this as needed.

Attachments

1. Building signage

Attachment 1

Figure 1



Figure 2



Figure 2a



Figure 3



Figure 4



Figure 4a



8.5 Apex Park, Lockleys Oval and Mellor Park - Update Report

Brief

This report provides an update for Members in relation to the projects at Apex Park, Lockleys Oval and Mellor Park.

RECOMMENDATION

The Committee recommends to Council that the report be noted.

Introduction

At its meeting of 21 April 2020, Council was advised of the following updates regarding the redevelopments of Lockleys Oval, Apex Park and Mellor Park projects which are part-funded by the Commonwealth Government.

Apex Park

The redeveloped park was officially opened on 7 December 2019 by Mr Matt Cowdrey OAM MP, Member for Colton, on behalf of The Hon Simon Birmingham Minister for Trade, Tourism and Investment, Deputy Leader of the Government in the Senate, and Senator for South Australia and Mayor Coxon.

The handover to the user groups (Guides, Scouts and the Lockleys Riding Club) occurred in early January 2020. In addition to use by the Guides and Scouts there are also two separate Probus groups that are regular hirers of the new building.

As a result of the COVID-19 pandemic, and in discussions with the various user groups, use of the facility was temporarily suspended from late March 2020. The facility was reopened in July 2020 and use of the premises continues to follow the advice of, or legislation enacted by, the Federal or State Government and any relevant Council decisions or policy directives.

Lockleys Oval

Handover of the building to Council occurred in late February 2020, and whilst it was previously intended to handover the building to the user clubs from Monday 23 March 2020, the events surrounding the COVID-19 pandemic resulted in delaying this timeframe until late May 2020, with user clubs continuing to be bound by State Government restrictions regarding the use of certain parts of the facility i.e. change rooms until much later.

The Administration also sought Council's input and advice regarding the sale and consumption of alcohol on the premises and at its meeting held 2 June 2020, Council determined that the sale and consumption of alcohol be restricted to the upstairs function space and balcony as well as within the Tennis Club office space in the north-west corner on the ground floor.

Mellor Park

The Council Assessment Panel meeting on 11 February 2020 further considered the development application for the demolition of the Lockleys Soldiers Memorial Hall (former Windsor Theatre). Subsequent to its deliberations the Council Assessment Panel provided development approval for the demolition of the Hall, subject to a reserve matter and two specific (non-generic) conditions. These are listed hereunder:

Reserve Matter

A full architectural survey of the Local Heritage Place to be demolished shall be undertaken by a suitably qualified architect and/or heritage expert with the following information provided:

- A scaled drawing of the building
- A survey that identifies sequential development of the building and the physical evidence that can be reused as interpretive or entry statement material; and
- Details of landscaping that is to be provided following the demolition of the building

Conditions

- During the course of the demolition and following completion of the demolition works, the existing building fabric shall be retained and safely stored as required for reuse for the construction of the masonry walls that are approved herein.
- The masonry walls shall be constructed in a 'Flemish Bond' brickwork pattern to the satisfaction of Council

It was originally anticipated that the works at Mellor Park would have commenced in May 2020, but the COVID-19 pandemic and delays in finalising the Lockleys Oval new facility has delayed project commencement.

Discussion

Apex Park

Following the completion of the first stage of works at Apex Park, focus now concentrates on future stages of the redevelopment for the open space areas. Limited funding has been included in the capital program budget for 2020/2021 to progress the concept design of next stage of works. Consultants have been engaged to develop a concept plan for works based on the master plan originally endorsed by Council.

The concept plan will build on the Stage 1 works and will complete the wetland restoration proposed in the original masterplan. This will integrate with works currently being designed for Breakout Creek Stage 3, (for which the Cities of West Torrens and Charles Sturt received partial government funding for the project).

In addition to the wetland restoration, the next stage of works could include:

- The clearing of dense vegetation on the north side of the wetland;
- A junior nature-play area;
- A senior activity space, e.g. BMX area;
- Irrigated turf areas for an 'events' space adjacent the wetland;
- Additional public toilets; additional tree and ground cover planting.

Budget funding has been provided in 2020/2021 for additional turfed areas within the reserve and a new public toilet facility

The completion of the master plan for Apex Park will create a regional high-quality open space reserve area that caters for a wide range of activities for a spectrum of age groups.

It is expected that the concept plan will be presented to this Committee later in the year for endorsement.

Lockleys Oval

The end of September marks the end of the winter sport season and will prompt the change-over of the main licence-holders of the venue from the Lockleys Football Club and West Beach Soccer Club to the West Torrens Baseball Club and Goodwood Cricket Club, (in a lesser capacity in the facility). Tennis is played all year-round and as such, the Lockleys Tennis Club (formerly Mellor Park Tennis Club) will continue to operate from the site over the summer.

There are also a number of other matters that the Administration is continuing to implement and work through with the specific Clubs relating to the following:

- Works have commenced for the installation of the baseball (game) infrastructure (backstop, home-run fence and safety fencing) in order to meet the first game deadline scheduled for early October;
- Installation of practise batting tunnels for the baseball club;
- Storage facilities for all the clubs, (i.e. cricket roller; sports equipment - unsuitable for building storage, etc);
- Shelter(s) for the tennis courts;
- Installation of the Tennis SA "Book a Court" infrastructure for public use of the tennis courts by the end of October.

Other works currently underway include the upgrade and replacement of the irrigation system to the Oval and surrounds. These works will be followed by the landscaping to the building and oval surrounds in the next two months. The installation of the new playground and gym equipment is now scheduled for commencement later in 2020 with completion early 2021.

Mellor Park

A demolition contractor has been commissioned to undertake the required demolition works including:

- the former Mellor Park tennis clubroom building;
- the former Lockleys RSL Sub-branch building;
- the former Soldiers Memorial Hall/theatre building;
- the tennis courts and fencing and paths on the western side of the courts.

Temporary fencing was erected in late August and asbestos removal and salvage works have commenced. It is anticipated that the demolition will be complete by early October allowing the landscape contractor to then commence with the project

The concept plan for the Mellor Park upgrade includes:

- landscaping and return to green space;
- new on-site car parking off Henley Beach Road;
- reduction of the number of tennis courts from two public access and four club courts to one public access plus one 3-on-3 basketball court;
- a memorial honouring the members of the Lockleys RSL Sub-branch who served in WW1 and WW2;
- the provision of a ramp and DDA access from the reserve into the (former) Senior Citizens building (which will operate as a community centre following the reserve upgrade); and
- new public toilet facilities.

On the 15 September 2020, The Chief Executive Officer provided a statement on the Lockleys Soldier's Memorial Hall, the statement reads as follows:

There has been a lot of public comment, mostly via social media, regarding the demolition of the Lockleys Soldier's Memorial Hall (formerly Odeon/Windsor Cinema) and the calling into question the decision by Council to demolish the Hall. There have been numerous claims that Council has got this wrong for a number of reasons and the whole matter needs to be reviewed.

Some of the claims have merit and have been further investigated including:

- *The 2018 heritage assessment is flawed and contains incorrect information;*
- *The assessment that the front elevation is a new addition or extension is incorrect; and*
- *There is only a superficial refinish of the existing front façade, the remainder is original from 1925*

There have also been a number of claims that are simply not true including:

- *Council removing the Local Heritage listing of the building from its own Development Plan;*
- *Council approving the project itself including the demolition of the Hall;*
- *Elected Members not being consulted by the Administration; and*
- *A botched heritage review that was done in-house and in confidence.*

Based on the information and public comment provided, a halt was placed on demolition of the Hall during week commencing 7th September pending further investigation by the Administration. Over that week investigation work occurred including an on-site meeting with a Heritage Architect on 8th September to review the independent Heritage advice already received and relied upon thus far.

I also need to explain the basis of the independent heritage advice provided to Council on this project. Council's Assessment Manager engages Flightpath Architects, heritage and conservation architects on an ongoing basis to provide independent and specialist heritage advice on development applications involving local heritage places.

This specialist advice is used by the Assessment Manager to inform decision making on development applications by City Development staff and the Council Assessment Panel. This ensures specialist heritage advice is considered when staff undertake planning assessments against the Development Plan in Council's role as a relevant authority to determine development applications under the Development Act 1993.

I bring this to your attention as it is worth noting Flightpath Architects provided this advice on the Lockleys Memorial Hall as an independent specialist advisor to the Assessment Manager undertaking Council's role as the relevant authority to assess the application. Flightpath Architects were not engaged by Council as the 'asset owner' of the Lockleys Memorial Hall. The PDI Act requires a legal delineation between the functions of Council and Council's Assessment Manager which ensured both City Development staff and City Property staff (and applicant) maintained a separation process through the development application process. It was also for this reason the application was referred to the Council Assessment Panel, which while established by Council is an decision making body independent of Council, for decision so they may review and consider Flightpath Architects" independent heritage advice in determining the application.

Following the on-site meeting with the Heritage Architect on 8th September where certain portions of the existing front façade were 'stripped back' to reveal what actually lies underneath, the Heritage Architect subsequently provided advice including:-

"I have reviewed the Heritage Survey and the Development Plan listing in the light of the physical investigations. I have also considered the detailed submission from the concerned members of the public."

The local heritage listing in Council's Development Plan is:

Soldier's Memorial Centre (now Odeon Cinema); External form and detailing of original memorial hall, particularly the elevation to Henley Beach Road. Later extensions and additions do not form part of the listing.

It should be noted that the listing makes no mention of the Hall being used or adapted as a cinema for the majority of its life. It is the original memorial hall, particularly the elevation to Henley Beach Road that has attracted the local heritage listing.

The Heritage Architect advice continues:-

"The inspection has confirmed there are extant portions of the foyer to the original memorial hall that have changed considerably, through later extensions to the parapet walling to Henley Beach. This now modernised open space Foyer was originally two rooms to each side of a central corridor, leading from a central front door beneath a raised pediment. The evidence of the wall removal is provided through the substantial internal beams, supporting the projection room above.

Significant alterations were described in the Heritage Survey (1998).

Externally there is evidence of damaged original render beneath a 25mm thick cement render, added later. There are two panels of lightweight infill that reveal the original render, now concealed. The inspection also confirmed the significant alterations to the façade include:

- A layer of thick, flat cement render unifying the façade in one modern plane;*
- Loss of the original decorative render detailing beneath the modern render;*
- A layer of external brickwork in stack bond added as a modern layer to the modified, wide entrance;*
- Removal of symmetrical windows and central door;*
- Alterations to the proportions of one later window on the west side;*
- Significant later additions to the height of the original parapet particularly on the west side resulting in loss of symmetry;*
- A wide entrance door to the east side requiring structural intervention;*
- Entrance canopy to entire frontage, the cantilever is supported from the façade.*

The investigations confirm the Foyer portion is not a later addition to the main hall, but a significantly altered internal area and exterior of what was an original front portion of two rooms and corridor. Externally, facing Henley Beach Road, there have been additional later layers of brick and render, added height, loss or original fabric and loss of symmetry. This portion of the building, forward of the original hall has lost its legibility through later additions and alterations to the façade and interior. This portion has undergone significant and invasive change to the point, in my opinion, of being of low integrity. The elevation to Henley Beach Road does not adequately display and fulfil the commemorative value described in the Heritage Survey, which adopted Section 23(4) Criteria (a),(c) and (e)."

The independent Heritage advices support the finely balanced decision to demolish and the Heritage Architect indicated "this position to be fair and reasonable".

It is my view, as Chief Executive Officer, that the claims made have now been fully investigated and the advice from the Heritage Architect considered and it has been concluded that Council proceed with the approved Mellor Park redevelopment which includes the demolition of the Hall continuing as planned.

I also point out that the Administration is working hard to ensure that a number of historical and memorial aspects will be incorporated into the new design of Mellor Park including using the existing building fabric to construct a number of new feature walls on the Reserve using the original foundation stone and heritage history marker. A 'movie history tribute wall' will be developed to replicate the movie posters on the Hall walls and a separate RSL Memorial is being worked on with assistance from the State RSL Branch. A key feature of the new carpark area will be a visual outline (perimeter) of the original Memorial hall formed from the existing bricks.

The upgrade of Mellor Park is tied to Commonwealth funding received in 2017 through Community Development Grants of the Department of Infrastructure and Regional Development. The Mellor Park upgrade is the final stage of a larger project which included redevelopment of Lockleys Oval and Apex Park.

The combined project received \$3.25 million funding based on a total project cost of some \$10.8 million. A Social Benefit Analysis and Prudential Report were prepared by independent experts to exercise due diligence and community consultation was undertaken both at the masterplan stage and in 2018 to reconfirm that the concept continued to meet community needs and aspirations.

As demonstrated, a great deal of thought, effort and time has gone into the redevelopment of Mellor Park which will be a fabulous space for the local and wider community to utilise for many years to come.

It is anticipated that the reserve upgrade will be complete by early 2021. The RSL memorial is currently being designed and will be completed by mid-2021.

As an adjunct to this project, a playground upgrade will also occur and its completion is expected to coincide with the conclusion of the wider reserve upgrade.

Climate Impact Considerations

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

The landscaping and return to green space proposed in the Mellor Park upgrade will have a positive impact on the direct environment through heat island reductions, an increase in biodiversity and improved overall amenity.

Conclusion

The development of the new building facilities at Apex Park and Lockleys Oval are now completed. A concept plan for the next stage of open space improvement works for Apex Park is underway, and the ancillary works and improvements to the open space areas of the oval and surrounds are currently being undertaken at Lockleys Oval. The upgrade of Mellor Park has now commenced and is scheduled to be completed early in the new year.

Attachments

Nil

8.6 Weigall Oval - Update and Grant of New Short Term Licence Agreements

Brief

This report advises Members of a proposal to grant new short term licence agreements to the Adelaide Angels Baseball Club and Adelaide Cobras Soccer Club for their use of portion of the new clubroom building and playing fields at Weigall Oval, Plympton.

RECOMMENDATION(S)

The Committee recommends to Council that:

1. The report be noted.
2. A licence for the period from a date to be determined by the Administration (following handover of the facility to Council, with the necessary Certificate of Practical Completion / Certificate of Occupancy documents) until 30 September 2021 be granted to the Adelaide Angels Baseball Club Inc. and the Adelaide Cobras Soccer Club Inc. at a licence fee of \$1,750 plus GST, inclusive of all outgoings, to each club for use of portions of the Weigall Oval Complex.
3. The Mayor and the Chief Executive Officer be authorised to sign and/or seal any necessary documentation to give effect to the grant of licences to the two clubs.

Introduction

Committee Members will be aware that the construction works at Weigall Oval are nearing completion. Given this, it is prudent to consider the grant of new licence agreements to the two identified sporting users of the complex, the Adelaide Angels Baseball Club and the Adelaide Cobras Soccer Club.

Discussion

At its meeting of 26 November 2019 Committee Members were advised that the Administration had been required to address a number of issues including the need:

- to relocate some of the site drainage (stormwater) pits and revise the stormwater design following confirmation that the nominated external connection points needed to be relocated to address site and adjacent topography issues
- to revise the building drawings to compartmentalise the building "wings"
- to consider the installation of a header/storage tank to supplement/increase the water supply pressure to the building generally (and to the showers in particular).
- to remove a buried water pipe of asbestos containing material which ran some 160 lineal metres underground on the eastern side of the site
- for a redesign of the junior baseball field to address valid concerns raised by the baseball club
- to revisit (and provide) a solar panel system on the roof of the building

Nevertheless works at the site had proceeded with the following milestones having been reached (or expected to be completed shortly after the meeting):

- The grease trap had been installed;
- Structural steel framework has been erected to the southern (baseball) wing and it was anticipated that the northern and central wing would be erected prior to the meeting;
- The demolition of the former clubroom building was scheduled to commence in late November 2019;
- The subbase for the new carpark in the north-western corner of the site has been completed; and
- The senior soccer field was at subbase level and works to the senior baseball diamond had commenced, (and were anticipated to be at subbase level at the time of the meeting.)

As would be expected, given the time that has elapsed since the previous report (November 2019) and the consideration of this report there has been significant progress in the (building, civil and turf / landscaping) works at Weigall Oval. It is anticipated that during October, Council will receive the necessary handover documentation (Practical Completion documentation of the new facility of sports fields / Certificates of Occupancy). The building will be handed over to the Clubs at this time.

The Administration does however acknowledge that there has been slippage in the delivery of this project and notes the disappointment and frustration expressed by the future users of the facility as a result of these delays. Weather and COVID-19 have certainly played a significant part in the delays that have been experienced. However, the current delays can also be attributed to issues with turf preparation and management. There continues to be issues with the turf not "knitting" along join lines and small depressions in the turf. Until these have been satisfactorily addressed and rectified the final top dressing of the turf cannot occur. Furthermore, active (sporting) use of the fields cannot be permitted until four weeks after the top dressing has occurred, or significant growth of the turf through the top dressing material.

Given the project's status, it is nevertheless pertinent to consider the grant of licences to the two clubs.

In line with Council's other recently completed projects it is intended that:

- A licence term of approximately 12 months be offered in the initial instance. A term of this duration corresponds to the building defects period. Whilst both clubs have access to their senior playing fields on a year round basis, given that there is a seasonal changeover of the junior field on 1 October each year, both clubs have agreed that it is appropriate to use 30 September 2021 as the expiry date of the initial term.
- An all up licence fee be applicable for the duration of the initial licence term. The negotiated and recommended fee is \$1750 per annum (pa) plus GST. As with other recently completed projects, this fee acknowledges the inability of the clubs to have generated revenue streams during the period of building works and also further recognises the impact that the COVID-19 pandemic has had (and will continue to have) on club operations (for at least the immediately foreseeable future). The Administration further notes that the Council considered and adopted the recommendations of a report to provide further assistance to its sporting, community and theatre tenants at its meeting of 15 September 2020.
- As has been foreshadowed in the report of 21 July 2020 a booking portal is currently being created to handle bookings for the function space in this building, and the other newly completed Council buildings at Apex Park, Camden Oval and Lockleys Oval.

Specifically in regard to these premises it is now suggested by the Administration that the hours of club operations for the bar, kitchen, canteen and function spaces be restricted to 3pm until 11pm on weekdays and 7:30am until 11pm on weekends (with the caveat that Friday and Saturday night closing hours will be varied to allow trading until 12 Midnight should the amended development application be approved). This will allow community use of the function space within the building during daytime hours on weekdays.

As indicated above, Members should note that at the time of preparation of this report, and at the request of the clubs, the Administration has lodged an amended development application which seeks a variation (extension) of the hours of operation of the bar, kitchen and function area to permit closure at 12 midnight on Friday and Saturday nights (the current approval requires closure of these areas at 11pm on all nights of the week). This matter has been determined to be a Category 3 matter and an advertisement has been placed in the Advertiser and adjacent residents and property owners have been notified on 7 September 2020. Parties have 14 business days to provide any objections or comments relating to the proposal.

The Cobras have recently approached Council's Administration seeking access to the kitchen and (portion of) the shared function space between the hours of 7:30am and 3:00pm each day of the week to enable food and coffee to be provided/served to the wider public at these times. The Club acknowledges that, should Council provide its consent to such an arrangement this may result in an increased licence fee which is payable by the Club (**Attachment 1**).

However, given that one of the deliverables sought as part of the new developments was the provision of community access to the facilities at times when not required by the Clubs for activities associated with their sporting use, the Administration is reluctant to agree to such a proposal at this time. Should the anticipated demand for the space not materialise this matter could be revisited at a later date.

The Administration also notes that such an arrangement is likely to require the consent of the other licensee and that there may be implications regarding the development approval which has been granted for use of the facility (as the original development envisaged that use of the commercial kitchen and canteen would be ancillary to the sporting use and not that it would be subservient to it).

As is intimated within the above paragraphs, the Administration has met and corresponded with the baseball and soccer clubs throughout the duration of this project in an endeavour to address any real or perceived problems prior to or as they may arise (and most recently on 9 September 2020). This methodology has allowed a number of concerns to be addressed and has allowed and fostered a good and close working relationship between the club representatives and the Administration. In a similar fashion to the protocols that have been established with the user group clubs at Lockleys it is envisaged that this process will continue throughout the building defect (initial short term licence) period.

Conclusion

The Weigall Oval project is nearing completion with handover of the facility to Council expected to occur in October 2020.

On this basis it is suggested that a licence for use of portions of the facility be granted to Adelaide Angels Baseball Club and Adelaide Cobras Soccer Club for the period from October 2020 or such later date as determined by the Council until 30 September 2021 at a licence fee of \$1750 plus GST inclusive of all outgoings.

Attachments

- 1. Email from Adelaide Cobras re kitchen and function space use**

From: Simon Panayi
Sent: Thursday, 10 September 2020 3:29 PM
To: Steve Watson
Subject: Weigall Oval

Hi Steve

Yes it was good to catch up and thank you for the opportunity to present an open letter for councils weekday discussion.

Cheers!

With an estimated resident population of approximately 59,000, the overall picture of West Torrens is of a culturally diverse community with a higher proportion of older residents who are now entering the frail elderly stage. Approximately 30 percent of the population of the City of West Torrens was born overseas with the largest groups being those born in the United Kingdom, India, Greece, China and Italy. We know that the community is also undergoing population renewal, with increasing numbers of younger people (predominantly young adults in the 20 - 34 year age group) moving into the area. Therefore, if a partnership between the Adelaide Cobras and the West Torrens Council exists on the shared vision of being the best place to live, work and enjoy life, the Adelaide Cobras would like to make a proposal to the West Torrens Council.

The Adelaide Cobras pride themselves as a community interfacing club with the vision of 'One Club, One Family'. The Adelaide Cobras have recently approached Council's Administration seeking access to the kitchen and (portion of) the shared function space between the hours of 7:30am and 3:00pm each day of the week.

The purpose of the request is to enable the kitchen and shared function space to become a 'community food and wellbeing bowl'(a place to meet, eat, and drink) for the West Torrens residents to be provided to the wider public at these times. Given COVID challenges, the ability for infrastructure such as this, which aims to realise the vision of live, work and enjoy life will also support Premier Marshall's vision of keeping SA strong and safe, safe in terms of mental wellbeing.

The Club acknowledges that should Council provide its consent to such an arrangement and most importantly a collaborative relationship, this may result in an increased licence fee which is payable by the Club.

However, given that the one of the deliverables sought as part of the new development was the provision of community access to the facilities, at times when not required by the Clubs, the Adelaide Cobras believes that the ability for a 'food bowl facility' further enhances the original purpose of the oval redevelopment and delivers exactly that. A place for our community to meet, eat and drink!

Simon Panayi

8.7 Richmond Lions - Grant of Lease

Brief

This report is to seek approval from Members that, following discussions between the parties, the Council is able to consider the grant of a new lease to the Lions Club of Richmond Inc. for their use of the Council owned property on Penong Avenue, Richmond.

RECOMMENDATION(S)

The Committee recommends to Council that:

1. The Lions Club of Richmond Inc. be granted a new 5 year lease commencing on 1 October 2020 and expiring on 30 September 2025 at a commencing rental of \$3,600 pa plus GST. The Club to meet all user charges other than reimburse the cost of insurance premiums (which have now been factored into the commencing rental). Rental to increase each year on the anniversary of commencement by \$100 plus GST.
2. The Mayor and Chief Executive Officer be authorised to sign and seal any documentation giving effect to the above resolution.
3. Further, the Club be advised that Council provides its consent in its capacity as landlord, for the Club to install a solar panel system on the roof of the premises (subject to any necessary development consents being sought and obtained).

Introduction

The current 5 year lease held by the Lions Club of Richmond Inc. over the former Camden Gymnasium on the northern side of Penong Avenue at Camden Park expired on 31 December 2017. Since that time, the lease has been operating on a holding over basis, due to amongst other things a change in management structure of the Club and COVID-19 impacts.

The current rental paid by the Club is \$657.43 per annum (pa) plus GST.

In addition to the rent the Club reimburses Council the cost of insurance premiums (approximately \$2,600 pa plus GST) and meets all other user costs i.e. power, water, telephone etc.

The location of the property and the proposed new lease area is shown in the attached aerial plan. (**Attachment 1**).

Background

Lions Club of Richmond Inc. have occupied the current premises at Penong Avenue Camden Park since 2002, when a fire destroyed the previous premises at Deeds Road North Plympton. The Club has continued to use the premises as an Opportunity Shop and Second Hand Goods Store to sell donated items (i.e. furniture, bric-a-brac, etc.) for the purposes of raising funds for the Community. Over the many years the Council has received donated funds from the Club for the former St Martin's Nursing Home, community events and in 2005 received a donation in the amount of \$50,000 for the purchase of a 12 seat community bus. Recently in 2016 the club has also donated funding to purchase nine defibrillators for local community facilities.

Discussion

Following negotiations the parties have established the terms for a new agreement.

The proposed new lease is for a term of 5 years from 1 October 2020 and expiring on 30 September 2025. Commencing rental under the proposed new lease is \$3,600 pa plus GST. Whilst the commencing rental appears to be a significant increase over the previous rental, the parties have agreed that the reimbursement of insurance premiums be "absorbed" into the commencing rental. This allows the Club to more easily budget its expenditure. Further, the lease payments will now be spread over 4 equal quarterly instalments each year. Additionally, the Club has now agreed to arrange for the provision and collection of rubbish skips under the new lease arrangements (this function being previously, in part, undertaken by Council.)

In addition to the above, the leased area of the premises is proposed to be reduced marginally to exclude the small portion of the detention pond located at the rear of the property which was previously included within the lease area. Further, unrestricted Council access to the rear land (and detention pond/basin) is provided within the proposed lease agreement.

During the currency of the proposed lease term the Club has also indicated that it desires to seek grant funding to allow it to install a solar panel system on the roof of the premises to assist it in reducing the cost of power. Accordingly the Club seeks Council's consent in its capacity as landlord for this initiative (subject to any necessary development consents being sought and obtained). The Administration supports this proposed initiative of the Club.

Conclusion

The Lions Club of Richmond Inc. and the Administration have negotiated draft terms and conditions for the grant of a new 5 year lease to the Club. The proposed lease is to commence on 1 October 2020 and expiring on 30 September 2025 at a commencing rental of \$3,600 pa plus GST.

In addition, the Club has advised that it desires to seek grant funding to enable a solar panel system to be purchased and installed on the roof of the premises. Council's consent, in its capacity as landlord, is sought for this proposal.

Attachments

1. Lions Club Of Richmond - Proposed Lease Area

LIONS CLUB OF RICHMOND - PROPOSED LEASE AREA



8.8 Request to purchase portion of the road reserve - corner of Arthur Lemon Avenue & Witty Court, Underdale

Brief

Owners of the property on the south-western corner of Arthur Lemon Avenue & Witty Court, Underdale, have approached Council seeking to purchase a portion of the road reserve adjacent their property on a portion of its eastern boundary.

RECOMMENDATION(S)

The Committee recommends to Council that:

1. The verge land be offered to Ms Lisa Thomas & Mr Brad Stevens on the condition that they meet all costs associated with necessary actions which are required to be undertaken under the *Roads (Opening and Closing) Act*, for the closure and sale of the identified road verge on the side (eastern) boundary of their residential property at 1 Witty Court, Underdale, subject to public consultation and all necessary approvals being sought and obtained from the relevant authorities;
2. The necessary processes to give effect to the eventual sale of the verge land, for an anticipated consideration of approximately \$30,000-40,000 plus all associated costs and any applicable GST (but subject to a formal valuation), under the *Roads (Opening and Closing) Act* be commenced;
3. Should Council and the Surveyor-General provide their consent to the road closure process the land be excluded from the classification of community land;
4. The Mayor and Chief Executive Officer be authorised to sign and, where applicable, seal any documentation to give effect to this resolution; and
5. Further update reports be provided to Council following public consultation and confirmation that the portion of road has been closed by the Surveyor-General.

OR

6. The verge land be offered to Ms Lisa Thomas & Mr Brad Stevens under a permit arrangement for a period of 5 years at a cost of \$500 pa to the applicant.

OR

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

Introduction

An approach has been made by the owners of property at 1 Witty Court, Underdale (which lies on the south-west corner of Arthur Lemon Avenue and Witty Court), who seek to purchase an irregularly shaped portion of the road reserve (of some 70 m²) which abuts the eastern boundary of their property.

The attached location plan (**Attachment 1**) and aerial plan (**Attachment 2**) identify the land in question.

Discussion

The applicants (Ms Lisa Thomas & Mr Brad Stevens) submitted an initial enquiry to Council approximately 12 months ago seeking an indication as to whether Council may consider sale of the land in question on the eastern boundary of their property. In recent times they have "reactivated" such approach in a more considered fashion. Ms Thomas and Mr Stevens have been advised that there are a number of processes that need to occur in regard to a proposed road closure and the likely costs of these processes (approximately \$8,000) and have agreed to meet those costs.

Comment has been sought from Council's property consultant in regard to an indicative range of values for the verge land in question to enable the applicant to further consider whether purchase of the verge land may be feasible. Whilst the consultant's comment placed the land in question within a suggested range of \$30,000-\$40,000, the applicants are aware that a formal valuation will still be required. Nevertheless, the applicants have confirmed that this range falls within their expectations. Should there be any significant variance to this indicative range following receipt of a formal valuation the Administration will provide a further report to Council seeking confirmation of its direction.

In considering the applicant's request for possible purchase of the land, the Administration has been mindful of the following factors:

- Council does not require, and has no intention of utilising the verge land for its purposes;
- the land possesses little or no value to the Council, although it can be argued that there are holding costs associated with this land which are borne by Council, e.g. maintenance, these costs are minimal. Therefore, there is unlikely to be any significant reduction in Council's operational maintenance expenditure should the parcel be disposed of - there may nevertheless be an expectation that rates revenue would marginally increase;
- it will resolve an irregularity in the survey for that area and the owners are prepared to undertake this rectification on Council's behalf at no cost to Council;
- the verge land will add value to the applicant's property; and
- there is no alternative purchaser of the land.

It is also noted that acceptance of this proposal will not adversely impact motorist sight lines.

There is an alternate proposal which may be considered in the event that the Council does not wish to dispose of the verge land. Whilst the owners of the adjacent residential property have indicated their preference to purchase the verge land, they have indicated that they would be amenable to take it under a grant of permit (for the maximum period of 5 years allowed under the Local Government Act). There are precedents for such an arrangement within Council. Generally there is a small permit fee applicable, and the owners enter into such an arrangement with the knowledge that any improvements to the land (e.g. new boundary fencing) will/may need to be removed at the end of permit period. Additionally, the applicant is required to provide evidence of public liability coverage for the land and further acknowledges that access to the land may be required for the purpose of maintaining any Council or third party infrastructure which may be located within the permit area.

Conclusion

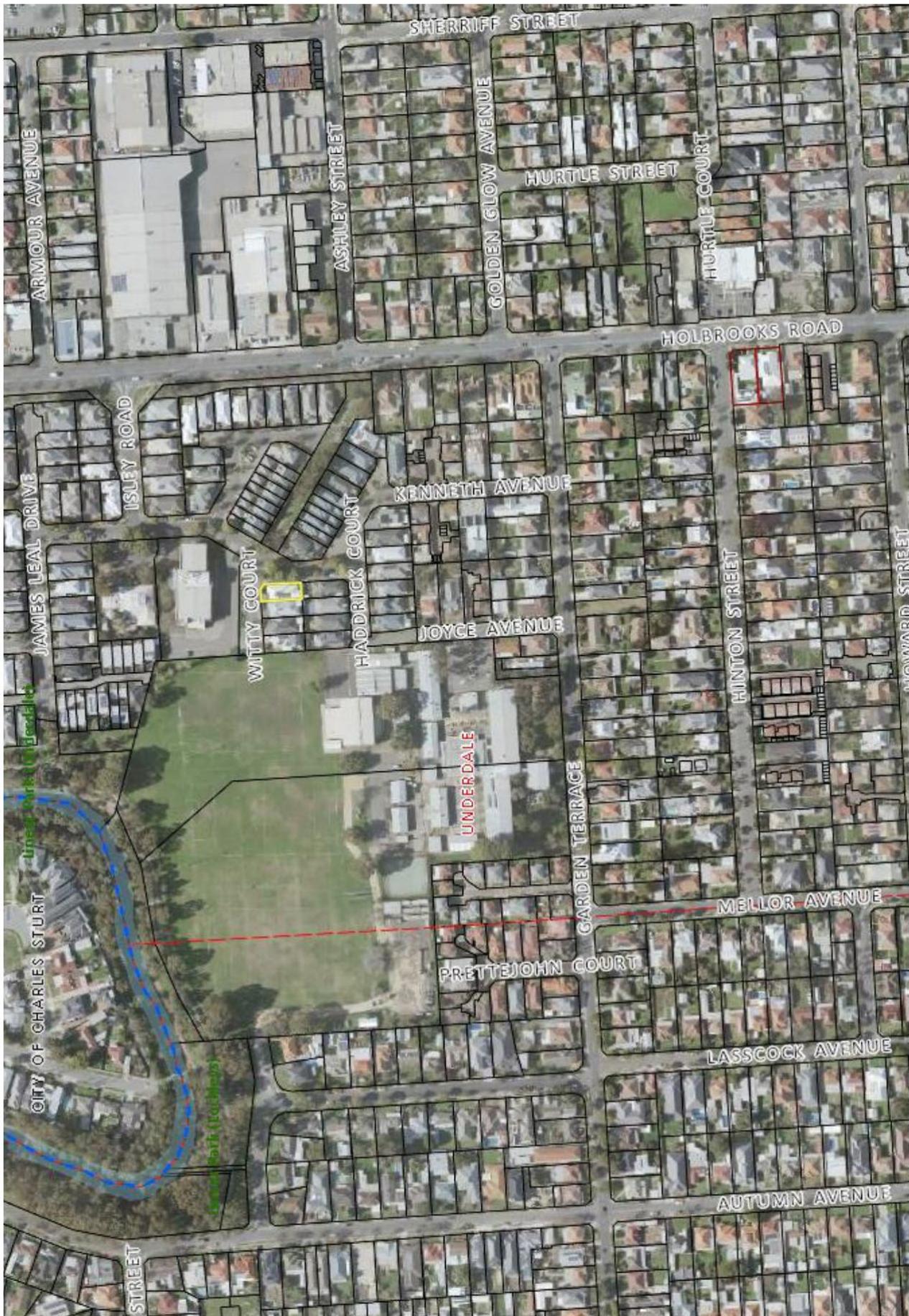
Ms Thomas and Mr Stevens, who reside at 1 Witty Court, Underdale, have written to Council seeking to acquire the verge land on the eastern boundary of their residential property. The request is supported on the proviso that all necessary processes under the *Roads (Opening and Closing) Act* are undertaken and that they meet the necessary costs associated with those road closure procedures and accept the formal valuation of the land as provided by Council's property consultant (which is anticipated to fall within a range of \$30,000-\$40,000).

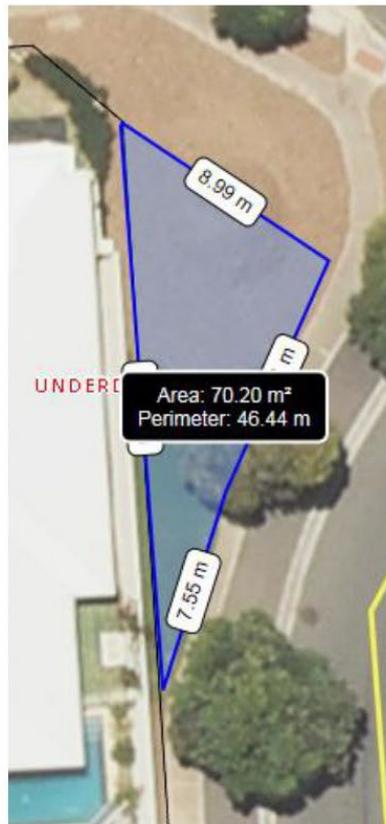
Alternatively, should Council not wish to dispose of the land, the grant of a permit for it could be considered.

There will be no adverse impacts on motorist sight lines should either proposal be accepted.

Attachments

- 1. Location Plan**
- 2. Aerial Plan**





8.9 Request for Council to enter into new Licence Agreement - Department of Education and Child Development (Cowandilla Primary School)

Brief

This report advises Committee Members that Council has received email correspondence from the Department of Education and Child Development (DECD) seeking an indication as to whether Council wishes to enter into a new agreement for out of school hours public access to the Cowandilla Primary School oval.

RECOMMENDATION(S)

The Committee recommends to Council that:

1. Council advise the Department of Education and Child Development (DECD) that it agrees to enter into a new licence agreement for use of the Cowandilla Primary School Oval and surrounds, when not required by the School, for a term of 5 years at a commencing licence fee of \$21,460.67 per annum (pa) plus GST. The licence fee to increase on each anniversary of the date of commencement during the term by Adelaide All Groups CPI (or similar should that index cease to exist).
2. The Mayor and Chief Executive Officer be authorised to sign and/or seal any necessary documentation to give effect to the grant of licence.

Introduction

The Department of Education and Child Development (DECD) has contacted Council seeking an indication as to whether Council wishes to extend the licence agreement which allows use of the Cowandilla Primary School oval outside of school hours.

The existing 5 year licence commenced on 8 July 2015 and expired on 7 July 2020. At the date of expiry the licence fee paid by Council to the school was \$21,292.13 pa plus GST. (The commencing licence fee of \$20,000 pa plus GST was escalated each year on the anniversary of the commencement date by Adelaide (All Groups) CPI.)

Discussion

The parties determined to enter into the agreement for the following principal reasons:

- a) the Council sought an opportunity to address the significant shortfall of recreational open space available to the local community in this neighbourhood; and
- b) the School sought an assured "income" stream to address issues relating to the (poor) condition of the oval and to facilitate necessary maintenance expenditure to allow ongoing use by external local sporting clubs for weekend cricket and soccer matches.

Prior to the commencement of the previous agreement the school sought Council funding on an "ad hoc" basis to address issues as they arose or to deliver specific project outcomes. That modus operandi resulted in a number of requests from the school and reports to Council and was not conducive to, and did not promote the development of, strategic planning.

It is apparent that these criteria are still applicable to the circumstances that both parties still find themselves in and accordingly it is suggested that the Council provides advice to DECD that it desires to enter into a new licence agreement for a further 5 year period from 8 July 2020.

DECD has indicated that they are agreeable to the commencing rental at the start of a new 5 year term being determined by escalation using Adelaide All Groups CPI. This results in the commencing rental being \$21,460.17 plus GST. Funding for this licence agreement has been included in the 2020 / 2021 operational budget.

Conclusion

The Department of Education and Child Development (DECD) has contacted Council to determine whether it wishes to enter into a new licence agreement for a term of a further 5 years commencing on 8 July 2020 to allow public access to the Cowandilla Primary School oval outside of the hours that it is required by the School. Given the paucity of recreational/sporting space within the immediate area it is suggested that the Council avail itself of this offer. The commencing licence fee is \$21,460.17 plus GST.

Attachments

Nil

8.10 West Torrens Birkalla Soccer Club - New Short Term Lease

Brief

This report advises Members that the lease held by the West Torrens Birkalla (W.T.B.) Soccer Club for its use of portion of the Camden Oval Complex expires on 13 November 2020 and that the grant of a new short term lease is suggested.

RECOMMENDATION(S)

The Committee recommends to Council that:

1. W.T.B. Soccer Club Inc be granted a new short term lease for the period 14 November 2020 until 30 June 2021 at a rental of \$4,000 per annum (pa) plus GST and outgoings. The new lease include provisions regarding the loan funding that has been advanced to the Club.
2. The Mayor and Chief Executive Officer be authorised to sign and seal any necessary documentation to give effect to the grant of lease.
3. During the term of this agreement the Club and Administration enter into negotiations for the grant of a new long term lease. A further report be provided to this Committee following the finalisation of these negotiations.

Introduction

The current lease held by West Torrens Birkalla (Birkalla) for the Council owned facilities on the eastern (Morphett Road) frontage of the Camden Oval complex expires on 13 November 2020. The current rental paid under the lease is \$3,809.23 pa plus GST.

At its meeting of 22 May 2018 the Community Facilities General Committee considered a request from the Club for loan funding to assist in the upgrade of infrastructure (principally new LED floodlighting and a new electronic scoreboard) associated with the upgrade of the turf pitch to an artificial pitch. The Committee was provided with four suggested options to deal with such a request and following its consideration of the matter the Committee recommended to Council that:

"Council assumes responsibility for undertaking the infrastructure works sought by the West Torrens Birkalla Soccer Club (as outlined in their letter dated 18 April 2018). Once works are completed, a payment plan will be structured based on actual costs. The payment plan could be divided over a twenty (20) year period or less, dependent upon the final cost of works. CPI could be added to the advance repayment amount each year should Council so wish."

The Council endorsed the resolution of the Community Facilities General Committee at its meeting of 5 June 2018.

Subsequent to the adoption of the Committee's recommendation by the Council, the Administration engaged its solicitors to prepare the necessary loan agreement.

Discussion

At this time the Administration is suggesting that the Council provide its consent for the grant of a short term lease until 30 June 2021 to the Soccer club, for its use of portion of the Camden Oval complex. The reasons for this are discussed hereunder.

Loan funding was used by the Club to provide the following items/components (and infrastructure and labour costs to erect/install those items):

- New floodlighting to the senior artificial soccer pitch at Camden Oval (Jack Smith Park)
- New floodlighting to the junior soccer pitch at Camden Oval, and
- A new LED scoreboard for the senior soccer pitch at Camden Oval.

The final component of the works, which were completed in September 202, and the total costing of those works has now been confirmed as \$263,214 ex GST.

The loan agreement acknowledges the existence of the current lease agreement held by the Club (W.T.B. Soccer Club Inc) and the term of that lease. Accordingly, and as it stands, the loan agreement requires that the loan monies be repaid in full by the later of:

- The expiry date of the (current) Lease (i.e. 13 November 2020); or
- The expiry date of any subsequent lease entered into between the Club and the Council for the Club premises, if any.

Although the final costing for the Club's works has only recently been confirmed (which will now allow the preparation of a payment plan), given the existence and expected quantum of the works (to be) undertaken and the subsequent loan advanced to Birkalla by Council, the Administration's intention was to negotiate a new long term agreement with Birkalla which would make provision for repayment of the loan over the duration of a "long term" lease period (this is why the loan agreement foreshadows the possibility of a further lease being entered into between the parties). As the land is community land, the proposed grant of any lease in excess of 5 years (as is envisaged in this case) would be subject to prior public consultation, and the consideration of any matters raised during that consultation by the Council.

However, and as with the recent report considered by Council at its meeting of 7 July 2020 (regarding the grant of new licence agreements for clubs using Camden [football] Oval), the consideration of a grant of a new long term lease to Birkalla is at this time premature as a result of the impacts, to date and perhaps in the future, of COVID-19.

There is no doubt that COVID-19 has impacted the majority of businesses within the country and Council's sporting and community clubs have not been immune to these impacts. Council has provided a generous assistance package for its sporting and community clubs (waiver of rental and outgoings) which has been gratefully received and acknowledged by these Council tenants. Whilst this assistance package has addressed the expenditure side of the equation, the greater impact for many businesses and clubs, especially those with limited reserves which may be drawn upon, has been the downturn experienced to their incomes resulting from COVID-19. Due to the timing of the outbreak in (South) Australia, clubs with (predominantly) winter seasonal operations have (to this time) borne the brunt of these impacts due to facility closures and then a gradual, incremental return to "normal".

Given this, and prior to the commencement of negotiations for the grant of a new long term lease, it is suggested that a new short term lease, for the period 14 November 2020 until 30 June 2021 be provided. This will (hopefully) exceed the period of any further COVID-19 restrictions which may be necessary and enable the Club's financial position to be determined with greater clarity. The new lease to also include necessary clauses/incorporate documentation relating to the grant of loan.

It is suggested that the following obligations be included within any future long term lease which may be provided to the Club by Council:

1. the lease fee - it is proposed that the commencing fee under the new lease be \$4,000 pa plus GST (whilst this commencing rental is only marginally above the previous rental it is difficult to recommend a larger increase given the other expenses which it is suggested the club be required to meet), and pay a percentage of hire fees OR rental @ \$10,000 pa;
2. reimbursement of the cost of insurance premiums for the improvements within the premises (the cost of this is \$6,721.52 plus GST for the 2020/2021 financial year - of which \$3,797.46 plus GST relates to the pitch, floodlights and electronic scoreboard);
3. repayment of the loan over the duration of the long term lease;
4. outgoings related to the Club's use of the premises; and either:
 - a) a sinking fund contribution toward the cost of replacement of the synthetic pitch surface (it is suggested that the Club establish this, that no withdrawals from this fund be permitted without Council's consent and that evidence be provided each year confirming that the required amount has been paid into the fund; OR
 - b) ongoing maintenance of the pitch, (approximately \$1000 pcm i.e. \$12,000 pa).

The Club is aware of its requirement to meet these obligations.

The Administration acknowledges that the rental and outgoings would/will be waived for a nominated period should there be any extension to the COVID-19 assistance measures provided by Council (Council Meeting 15 September 2020).

Anecdotally, the Administration is also aware that the synthetic pitch is currently being hired to a number of clubs for their soccer matches, including at least one club within the City of West Torrens. In view of the costs which are suggested to be met by the Club it is apparent that the income stream which is generated by this activity is/will be an essential element of the Club's revenue raising activities. Nevertheless, given Council's contribution to the project it is suggested that hire of the pitch to any club which is based within the CWT be capped at a figure to be determined (in much the same way that Council hiring fees are capped for use of the function spaces within the new facilities that have been/are being constructed on the western side of Camden Oval, at Lockleys Oval and at Weigall Oval).

Climate Impact Considerations

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

There are no climate change impacts associated with this matter.

Conclusion

The existing 5+5 year lease which West Torrens Birkalla holds over portion of the Camden Oval complex expires on 13 November 2020. Given impacts arising as a result of COVID-19 it is suggested that a new short term lease from 14 November 2020 until 30 June 2021 at a rental of \$4,000 pa plus GST be granted to the Club. It is hoped that this short term lease will extend beyond any future restrictions which may be necessary arising as a result of COVID-19. During this short lease term, negotiations will occur between the Administration and the Club regarding the grant of a new long term lease (subject to necessary public consultation).

Attachments

Nil

8.11 Peake Gardens Riverside Tennis Club - Update

Brief

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

RECOMMENDATION(S)

The Committee recommends to Council that:

1. The report be noted.
2. Council provide its consent for the demolition of the coaches building which is currently located in the north-eastern corner of the Peake Gardens Reserve, Marleston (and which is currently leased by the Peake Gardens Riverside Tennis Club), subject to any necessary development consents being sought and obtained.

Introduction

Committee Members will be aware that the Administration, in consultation with the Peake Gardens Riverside Tennis Club (PGRTC) and consultants engaged by Council and the Club embarked on a Master planning process to develop a concept plan, and subsequently documents that could be utilised to lodge a development application for a new clubroom building for the tennis facility.

Background

The Council's 2017/2018 budget allocated funding of \$50,000 for the ongoing development of a building and facility masterplan and the detailed design documentation to upgrade or replace the existing main clubroom building for the PGRTC. This project also included rationalisation of the remaining site building used by the tennis club.

Following the appointment of consultants, discussions with Tennis SA and negotiations and discussions with Club representatives during late 2017 and early 2018, an agreed position was reached between the Club and Administration. Essentially the proposal envisaged demolition of the easternmost building (which is currently used by club coaches and in a very poor condition) and consolidation of all facilities into a single centralised clubroom building (whilst larger, ostensibly on the site of the exiting main clubroom building) (**Attachment 1**).

Detailed design drawings and a costing for these works was obtained. Based on the costing advice, a bid of \$1,400,000 was presented to Council during the 2018/2019 budget deliberations period to allow these upgrade works to proceed.

The draft budget for 2018/2019 reduced the funds dedicated to the Peake Gardens Riverside Tennis clubroom upgrade project to an amount of \$450,000. Even though it was noted that the reduction would significantly impact the nature and extent of the site works that could be undertaken, the Administration continued with progression of the planning documentation and lodged a development application for the project (**Attachments 2 and 3**).

Details of the proposed development were provided to the adjacent property owners as part of the application process. Although two representations were received (one of which was subsequently withdrawn) the application itself was withdrawn by the Administration prior to being considered by the (then) Development Assessment Panel.

Discussion

Whilst there are insufficient funds to proceed with a redevelopment of the facility on the scale envisaged by the plans which were produced, it has become increasingly apparent following a recent inspection and auditing undertaken as part of its due diligence processes that the condition of the "coaches" building in the north-eastern corner of the site has deteriorated to such an extent that it is necessary to bring forward its demolition.

As previously indicated the demolition of this building and collocation of the uses it provides have been envisaged within the master plan, and thus the proposed works to bring forward the commencement of the agreed masterplan (and the costs associated with this work are thus not "sunk" costs). Furthermore, the provision of an interim facility whilst works to provide a new clubhouse were also contemplated. What was not specifically contemplated during the development of the Masterplan was the need to undertake these works separate from delivery of the new clubroom.

At this time it is envisaged that a temporary storage hut or similar will be provided for the Club's use and located adjacent to, and on the eastern side of the existing clubroom building. The Club has been advised of these proposed works, subject to the relevant approvals, (Council and Development Approval) for the demolition.

The Administration recently met again with a representative from Tennis SA in an endeavour to confirm the standing of the facility in Tennis SA's eyes. Tennis SA has confirmed that the Peake Gardens Facility meets the requirements of a "district" facility. This allows it to host local club competitions and events, Association, State & Australian Masters Tennis events and tournaments. Construction of a new and extended clubhouse to provide better player facilities would further confirm this rating and the venue's standing as a district facility. (Elevation to a higher level; [Regional] facility would require the construction/presence of a show court with adequate seating capacity or the ability to for the club to provide temporarily such seating for a show court.)

Since the previous report to this Committee, the Administration has been monitoring grant funding opportunities to assist with implementation and delivery of this project. However, recent grant funding rounds have been targeted at only Australian Rules Football, cricket and netball through the Grassroots program. The Administration has previously lodged applications for projects at Camden Oval under this scheme.

The Administration now notes that the Office of Recreation Sport and Racing has announced a new funding round of the Community Recreation and Sporting Facilities Program and it will lodge an application seeking grant funding under this program to enable further progression of the defined Masterplan works. At this time it is anticipated that successful applicants are likely to be advised in April 2021.

In the interim, as indicated above and subject to Council's consent, the Administration proposes to proceed with demolition of the coaches building and provide temporary accommodation/storage. Allocated project budget funds will be used and brought out from Council's Financial Reserves Fund at the September 2020 Budget Review to undertake this work.

The Administration has also commenced a program to do a general clean and tidy of the (non-leased) area at the southern end of the courts.

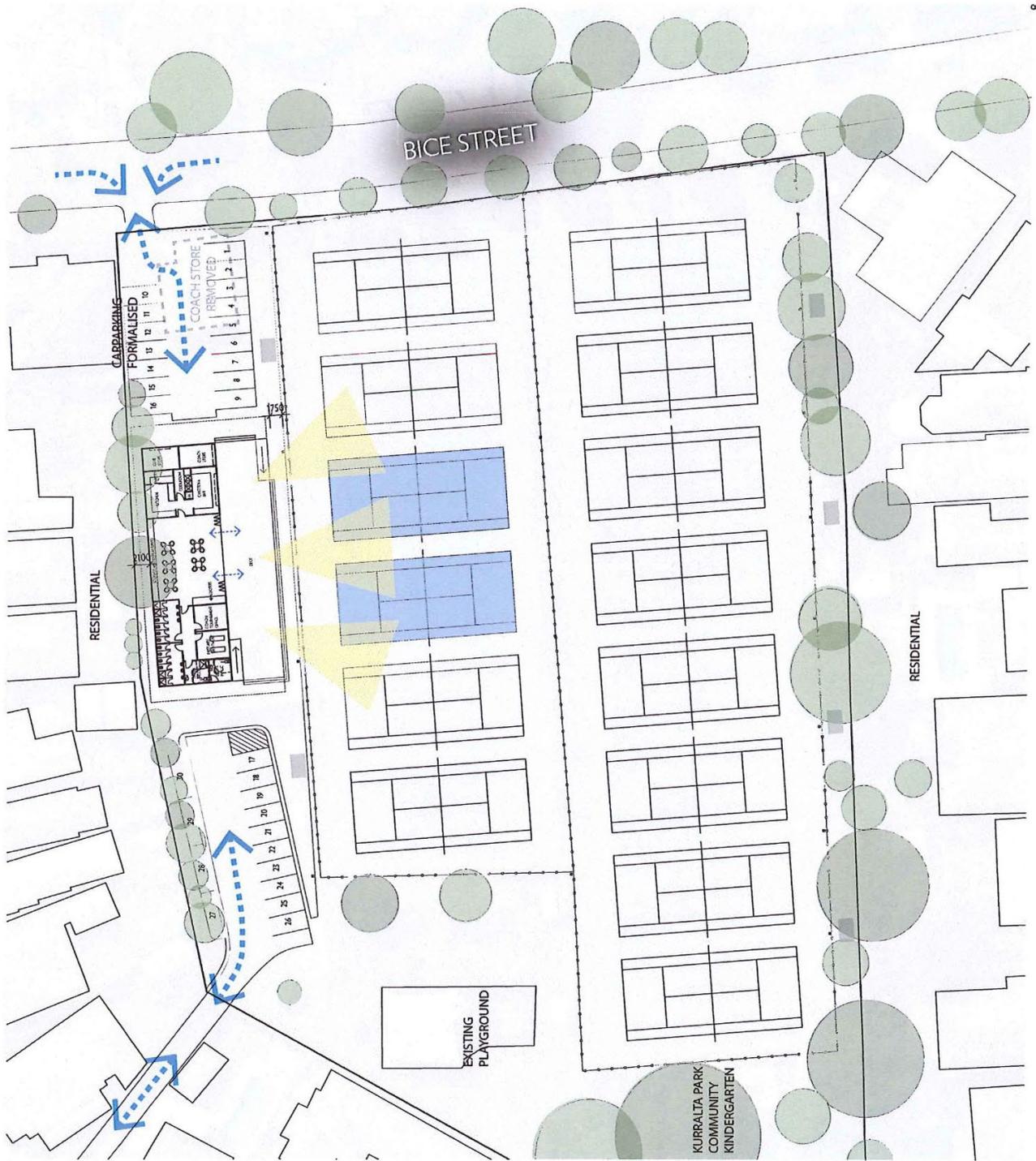
Conclusion

Due to further deterioration of the coaches/storage building in the north-eastern corner of the Peake Gardens Riverside Tennis Club demolition of this building is necessary. Temporary accommodation will be arranged to accommodate the coaches and items to be stored.

The Administration also proposes to submit a grant application in the forthcoming Community Recreation and Sporting Facilities Program funding round seeking grant funding to further progress the redevelopment of a new clubroom building for the club.

Attachments

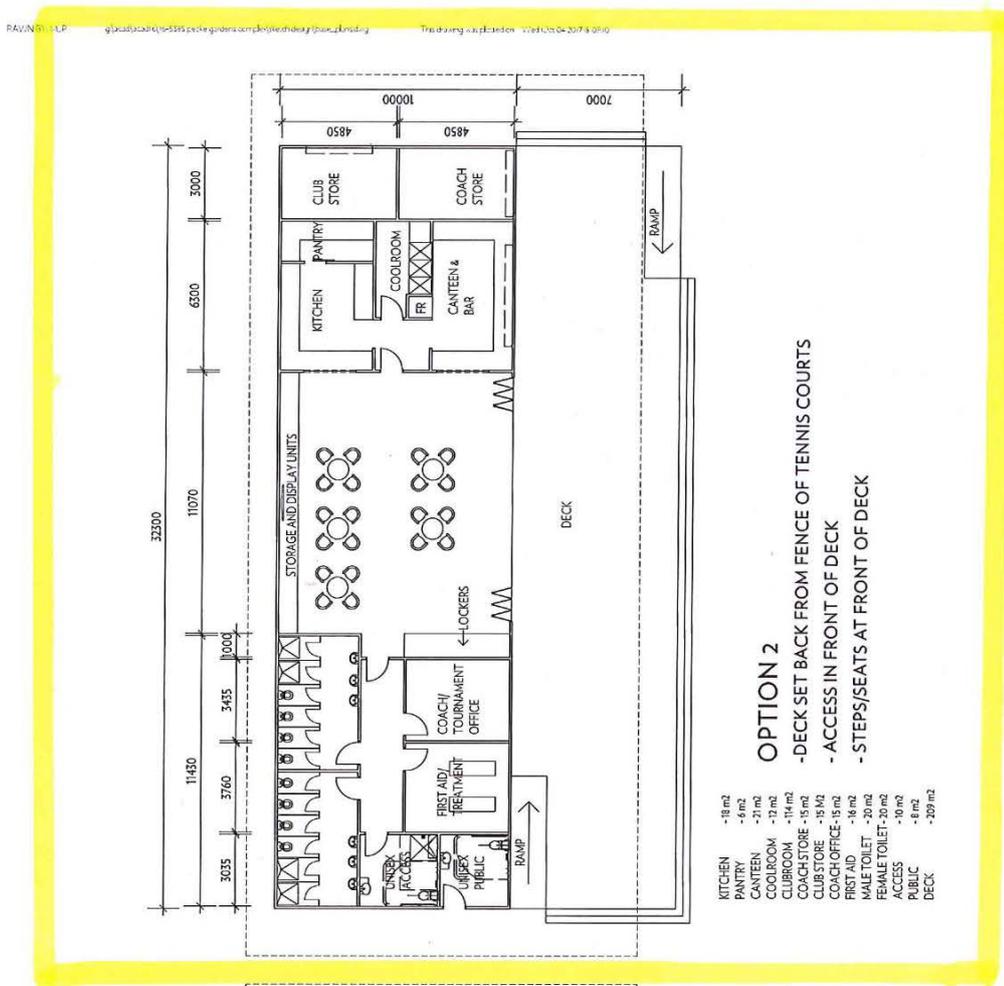
- 1. Concept Plan - Peake Gardens Riverside Tennis Club upgrade proposal**
- 2. Peake Gardens Riverside Tennis Club - proposed update - Floor plan**
- 3. Peake Gardens Riverside Tennis Club - proposed update - proposed Elevations**



3.2

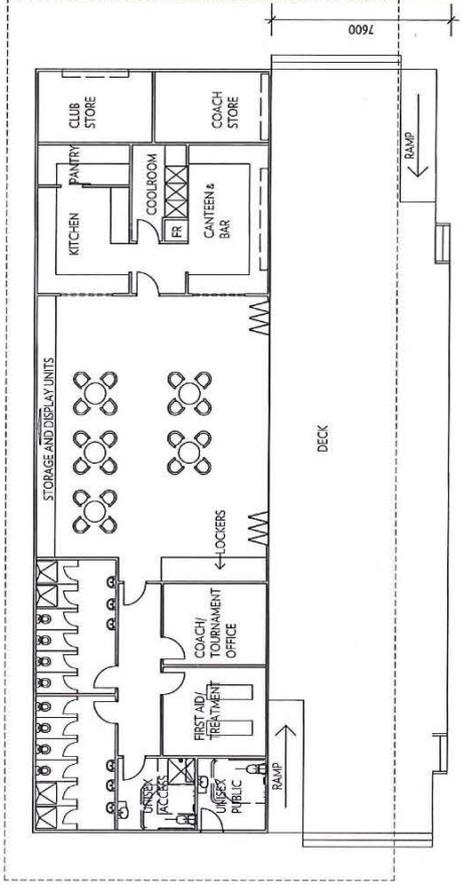
OPTION 2





OPTION 2
 -DECK SET BACK FROM FENCE OF TENNIS COURTS
 - ACCESS IN FRONT OF DECK
 - STEPS/SEATS AT FRONT OF DECK

KITCHEN	- 18 m ²
PANTRY	- 6 m ²
CANTEEN	- 21 m ²
COOLROOM	- 12 m ²
CLUBROOM	- 114 m ²
COACH STORE	- 15 m ²
CLUB STORE	- 15 m ²
COACH OFFICE	- 15 m ²
FIRST AID	- 16 m ²
MALE TOILET	- 20 m ²
FEMALE TOILET	- 20 m ²
ACCESS	- 10 m ²
PUBLIC	- 8 m ²
DECK	- 229 m ²



OPTION 1
 -DECK GOES UP TO FENCE OF TENNIS COURT
 - RAMP ACCESS FROM BOTH SIDES

KITCHEN	- 18 m ²
PANTRY	- 6 m ²
CANTEEN	- 21 m ²
COOLROOM	- 12 m ²
CLUBROOM	- 114 m ²
COACH STORE	- 15 m ²
CLUB STORE	- 15 m ²
COACH OFFICE	- 15 m ²
FIRST AID	- 16 m ²
MALE TOILET	- 20 m ²
FEMALE TOILET	- 20 m ²
ACCESS	- 10 m ²
PUBLIC	- 8 m ²
DECK	- 221 m ²

3.3

PEAKE GARDENS TENNIS CENTRE
 CITY OF WEST TORRENES

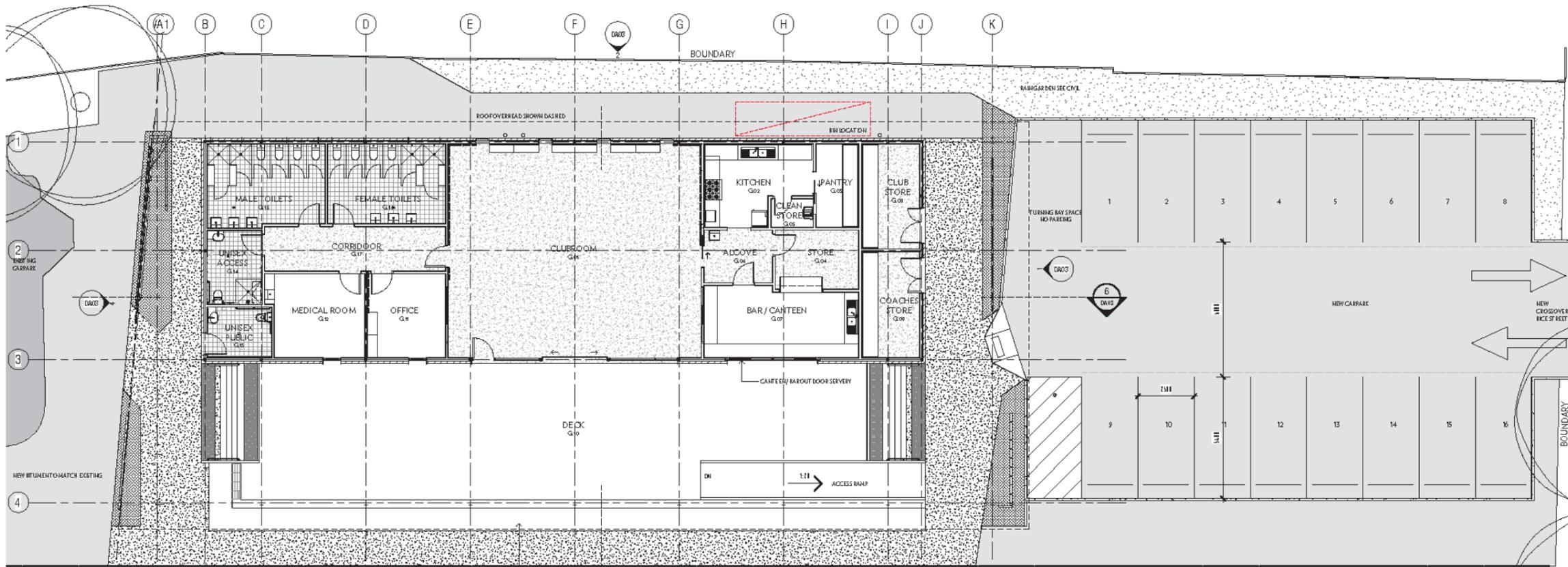
WALTER BROOKE
 ARCHITECTURE
 INTERIOR DESIGN
 LANDSCAPE ARCHITECTURE
 MASTER PLANNING

CLUBROOM PLANS
 OCTOBER 2017
 1:200 @ A3

DRAWING
 REVISION
 PROJECT

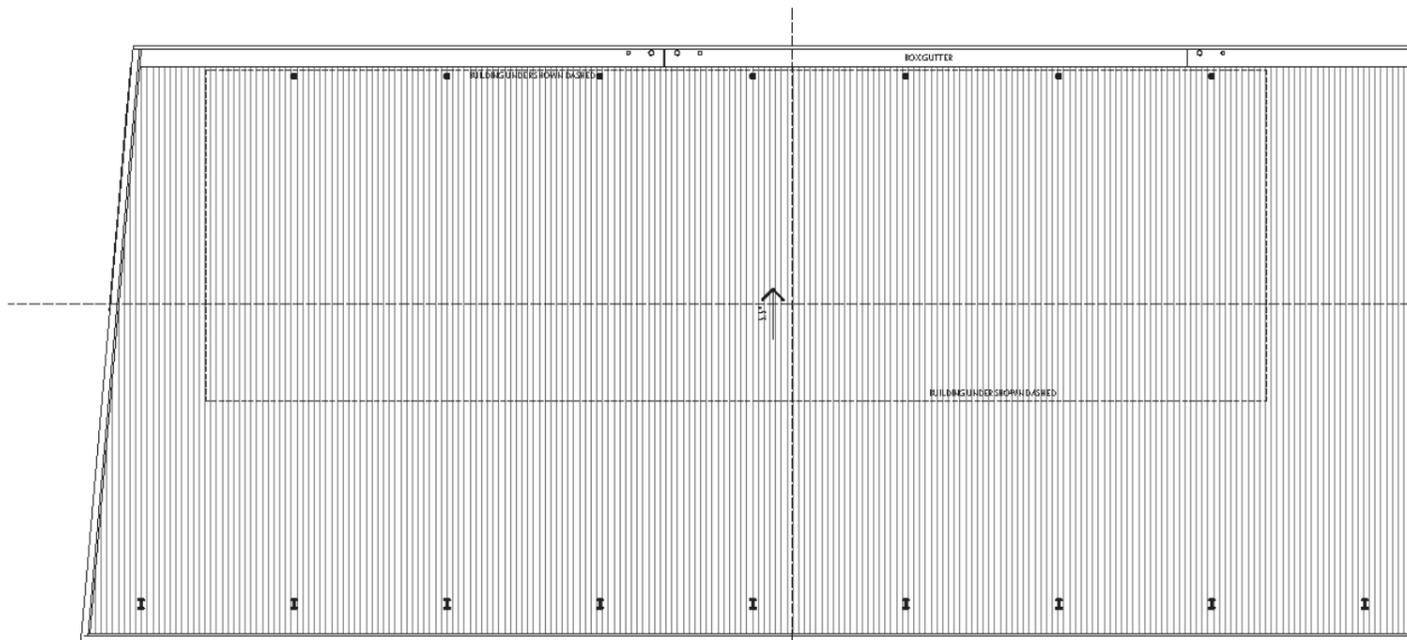


5.1



GROUND FLOOR
1:100

EXISTING TENNIS COURTS



ROOF PLAN
1:100



ARCHITECTURE - INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
MASTERPLANNING

Revisio	Reason for Issue	App
2	Development Application RFI	

Peake Gardens Tennis Centre
City Of West Torrens

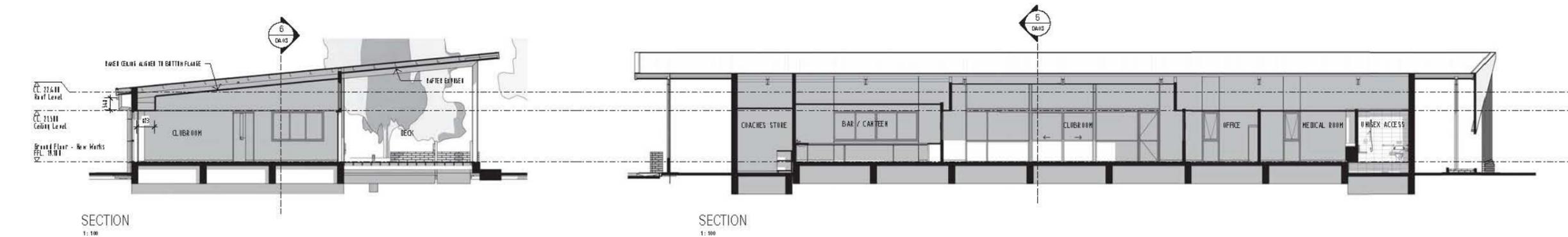
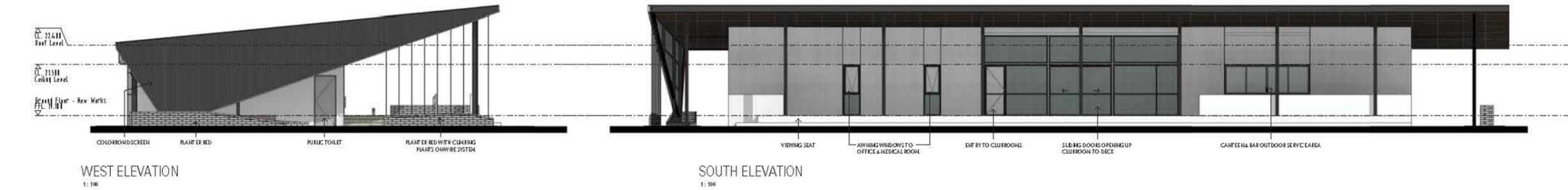
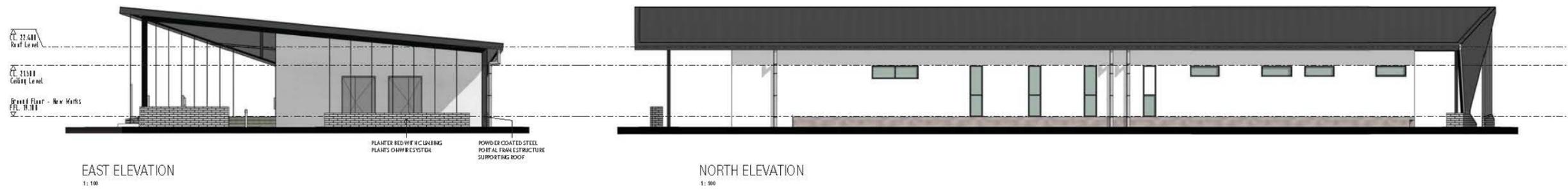
PRELIMINARY

MAY 2018
FLOOR PLAN + ROOF
PLAN 100

drawing DA02
revision: A
@A1 job: 18-5365
plot: 5/072018 11:09:51 AM

WALTERBROOKE

file: C:\Work\Local Files\18-5365_Peake Gardens Complex_2018.mxd\wpb1.v4



ARCHITECTURE - INTERIOR DESIGN
 LANDSCAPE ARCHITECTURE
 MASTERPLANNING

Revision	Reason for Issue	App
2	Development Application RFI	

Peake Gardens Tennis Centre
 City Of West Torrens

PRELIMINARY

MAY 2018	drawing: DA03
ELEVATIONS + SECTIONS	revision: A
1:100	@A1 job: 16-5365
	plot: 9/2/2018 11:10:28 AM

WALTERBROOKE

file: C:\Work\Local\West\16-5365_Peake Gardens Complex_2018.mxd

8.12 Kesmond Reserve, Keswick - Update

Brief

This report advises Members of matters relating to the facilities and the utilisation of the open space located on the Kesmond Reserve, Keswick.

RECOMMENDATION

The Committee recommends to Council that the report be noted.

Introduction

Budget funding of \$25,000 to commence/undertake a Master planning exercise for Kesmond Reserve Keswick was sought and approved in the 2020/2021 budget process. Subsequent to the approval, the Administration has engaged external consultants to assist in the facilitation, preparation and delivery of a Master plan document.

Background

Kesmond Reserve at Keswick is bounded by Surrey Road to the west, Everard Avenue to the south and Farnham Road to the east. An aerial map of the reserve is attached for the benefit of Committee Members (**Attachment 1**).

As shown within the attachment, the reserve is currently comprised of 4 tennis courts and an associated centrally located (tennis) clubroom building, the National Servicemen's Association (NSA) clubroom building and the former (now vacant and local heritage listed) former Child and Family Health Service (CAFHS) building on the western side of the Reserve.

A 3-on-3 basketball court is located between the NSA and former CAFHS buildings. A playground (erected in late 2016) is located in the south-western corner of the Reserve - the shade structure above the play equipment was installed in June 2020. There is limited off street parking (25 carparks) within the reserve.

The reserve has an area of approximately 10,560 m² and is bordered by mixed residential and commercial uses. The Richmond Primary School is located approximately 250 metres to the north of the reserve and Richmond Road approximately 400 metres to the north of the reserve.

The other notable items of mention within the reserve are associated with the NSA - a memorial, rose garden (portion of which involved a collaboration with students from the Richmond Primary School) and ferret scout vehicle (armoured fighting vehicle) - these are located in the north-western corner of the reserve.

There are currently two lessee/licensee groups that operate within the reserve.

The current five year lease of the NSA building commenced on 1 January 2016 and expires on 31 December 2020 and the Kesmond Tennis Club is currently in holding over arrangements. Given the Master Planning process the Administration confirms that it will not enter into any negotiations for new long term leases or licences for facilities within the Reserve until the process has been completed.

Discussion

Consultants have been appointed to assist with the facilitation and preparation of the Masterplan.

At the date of preparation of this report, the Administration and the consultants have met with representatives from the National Servicemen's Association, Richmond Primary School and Richmond Baptist Church to gain an understanding and appreciation of their current (and potential future) use of the building/reserve and any desired outcomes that they would like to achieve from the review. A session was also held with Council's Community Development team (as managers of Council's Community Centres). This exercise was facilitated using essentially a "blank canvas" approach. It is also envisaged that the group will meet with representatives from Kesmond Tennis Club shortly.

Following these initial discussions with the principal stakeholder (tenant and user) groups, the Administration and its consultants will develop some preliminary high level concept plans and at that stage will meet with, and seek the input of, the Ward Councillors followed by all Elected Members. It is expected community consultation will take place in person at a "drop-in" session, as well as online via Council's Your Say webpage. It is envisaged that the latter will occur early next year.

As indicated, the group has yet to meet with representatives from the Kesmond Tennis Club, however the use of the tennis courts for competitive tennis would appear to be insignificant. This observation led to the Administration advising the Club that the courts would be open for public use (when not required by the Club) early in this calendar year.

It is also proposed that a building condition audit of the existing buildings be undertaken in association with the Masterplan. New Committee Members are unlikely to be aware that:

- Significant works to the NSA clubroom building were undertaken approximately 8 years ago to address concerns regarding the structural integrity of the building, (underpinning of the footings occurred at that time); and
- Council has previously considered reports regarding possible demolition, or alternatively upgrade and redevelopment options, of the local heritage listed former CAFHS building.

Further, the provision of car parking within the Reserve will also be considered, particularly as the Council considered a request from Richmond Primary School for the provision of 5 reserved car park spaces within the Reserve at its meeting of 18 August 2020. Time restrictions of the existing carparks within the Reserve were necessary to ensure access to these carparks by the NSA and Tennis Club lessee/licensee users.

Climate Impact Considerations

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

The development of the masterplan for Kesmond Reserve will consider best practises to reduce the climate / environmental impact for the development of the new facilities and improve the open space areas on the reserve.

Conclusion

A Master planning exercise for Kesmond Reserve, Keswick has commenced following the provision of funding within the 2020/2021 budget. At the date of preparation of this report meetings have been held with the Administration and consultants, and representatives from the NSA, Richmond Primary School and Richmond Baptist Church. It is envisaged that a meeting will be held with representatives from the Kesmond Tennis Club within the next week or so and, following this, the Ward Councillors, prior to consulting with the wider community.

Attachments

1. Kesmond Reserve - Aerial Plan



8.13 South Australian National Football League - Request for Lease Renewal

Brief

This report advises Members that the South Australian National Football League (SANFL) wishes to exercise the first right of renewal that is provided within the lease agreement it holds over portion of the Thebarton Oval complex.

RECOMMENDATION(S)

The Committee recommends to Council that:

1. The first renewal term (of 5 years from 1 March 2021 until 28 February 2026) provided within the existing lease for portion of the Thebarton Oval complex be granted to the South Australian National Football league (SANFL).
2. Rental at commencement of the first renewal term be determined by using the Adelaide All Groups CPI following release of the December 2020 quarter CPI.
3. The balance of any required qualifying capital expenditure from the initial rental term be determined at the end of that term and be added to that of the first renewal term.
4. The Mayor and Chief Executive officer be authorised to sign and/or seal any necessary documentation to give effect to the grant of the renewal term.

Introduction

The South Australian National Football League (SANFL) has written to Council seeking to activate the first renewal term (of 5 years) that is provided within the lease they hold over portion of the Thebarton Oval complex (**Attachment 1**).

Discussion

Members will recall that the lease was assigned from the Adelaide Footy League/South Australian Amateur Football League (AdFL/SA AFL) to the South Australian National Football league (SANFL) following a request from the AdFL/SA AFL and subsequent to the resolution of Council at its meeting of 5 November 2019. The lease commenced on 1 March 2016 and the current rental payable is \$52,698.97, pa plus GST and outgoings.

In addition to the initial 5 year term, the lease provides for two renewals, each of 5 years duration. Each request for renewal needs to be received by Council no more than 12 months, and no less than 6 months prior to expiry of the operative term (i.e. in respect of the current term, no earlier than 1 March 2020 and no later than 1 September 2020). The current lease term expires on 28 February 2021. Thus, given that the SANFL submitted the request on 18 August 2020, it has complied with the relevant condition in the lease agreement.

The lease agreement also requires the lessee to expend a minimum of \$150,000 on capital improvements during the initial term. The timing and nature of such improvements were (are) at the discretion of the AdFL/SA AFL (SANFL). Whilst this commitment was provided by the AdFL/SA AFL during lease negotiations and is embodied within the lease agreement, as the assignee of the lease, this requirement now needs to be met by the SANFL.

The Administration confirms that the new/current lease is significantly different from its precursors/predecessors and that accordingly negotiations for the (current) lease agreement with the SA AFL/AdFL SANFL occurred over some considerable time. During the process of these protracted negotiations, and due to funding requirements/obligations and occupational health considerations, the SA AFL/AdFL undertook three significant projects at a cost of some \$150,000, (i.e. installation of a new electronic scoreboard and demolition of the former timekeepers' room and canteen at the northern end of the oval, and replacement with new of both) with the understanding that such costs may be considered for inclusion in the nominated sum.

The Administration confirms that as this expenditure was incurred prior to commencement of the new (current) lease it has not been acknowledged as qualifying expenditure. In addition, and of more recent times, and following a number of incidents, the SAAFL/AdFL also installed a security system at a cost of approximately \$12,000.

The Administration is, and Members will also be aware that the current leaseholder of the premises, the SANFL has sought and been successful in securing grant funding of some \$6M to upgrade the Thebarton Oval / Kings Reserve. However, and as reported to Council at its meeting of 2 June 2020, the unprecedented times which have arisen due to the COVID-19 pandemic have unfortunately resulted in the SANFL not being able to actively pursue, or proceed with or seek to implement, the project deliverables within its initially envisaged timeline.

The Administration also notes that the SANFL has appointed consultants to develop a Venue Improvement Plan which has been provided and considered by Council (2 June 2020) and has at the date of preparation of this report expended an amount of approximately \$23,000. This expenditure is deemed to be qualifying expenditure.

Whilst the consideration of this specific matter is likely to be superfluous/redundant as a result of the funding which has been received, and the intention of the SANFL to proceed with the significant upgrade of the facility (and the consequential consideration by Council of a new long term lease for the facility) it is nevertheless suggested that at this juncture the minimum expenditure spend requirement during the initial term be added to that of the first renewal term, (i.e. \$150,000 plus \$120,000).

The other matter that the Administration does wish to bring to the attention of Members at this time is that the "default" review method at the commencement of the renewal term is a review to market. However, given the current state of the market/economy resulting from the impacts of the COVID-19 pandemic, the Administration suggests/recommends that the Adelaide All Groups CPI be used to determine the new/escalated/updated rental. The Administration makes this suggestion on the following basis:

- It is unlikely that the market would be significantly, if at all, above CPI (which itself is likely to be low or negative);
- The CPI is the relevant/nominated escalator during the remaining years of the lease term;
- It is not prudent/financially sound to engage a valuer to undertake a market rental valuation when the Council is likely to be considering surrender of this lease and the grant of a new long term lease in the near future;
- There are few, if any, genuine comparable rentals; and
- The lease (at clause 6.1.9) does allow the parties to agree to an alternate method to be used for any rent review.
- In the event that the December ¼ CPI index number is determined to be negative for the 12 month period, in accordance with the relevant terms of the lease, the "new" rental will be retained at its current level.

Conclusion

The South Australian National Football league (SANFL) has written to Council seeking to activate the first renewal term which is provided within the lease it holds over portion of the Thebarton Oval complex. The renewal is supported subject to the variations discussed within the report i.e. adjustment of the required qualifying capital expenditure for the first renewal term and utilisation of the December 2012, ¼ Adelaide All Groups CPI as the applicable escalator to determine the rental at commencement of the renewal term.

Attachments

1. SANFL Request for lease renewal



We love footy

18 August 2020

Mr Terry Buss
Chief Executive Officer
City of West Torrens
165 Sir Donald Bradman Drive
HILTON SA 5033
Via email

South Australian
National Football League Inc.
ABN 59 518 757 737

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

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



Dear Terry

Formal Notification to Request Lease Renewal

I refer to the Deed of Assignment of Lease between the SANFL, City of West Torrens and Adelaide Footy League and the associated Memorandum of Lease which expires on 28th February 2021.

As per Clause 17 - Renewal within the Memorandum of Lease, I confirm SANFL's intent to renew the lease in accordance with the First Renewal Term, being five years commencing on 1 March 2021.

SANFL will await further advice regarding requirements to commence the process for the Renewal.

Terry, I again thank you and your team for your continued partnership with SANFL to ensure opportunities at Thebarton Oval are realised.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Jake Parkinson'. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Jake Parkinson
CHIEF EXECUTIVE OFFICER

9 OTHER BUSINESS

Nil

10 CONFIDENTIAL

10.1 Richmond Oval and West Adelaide Football Club - Update on Master Planning, Request for Variation of Lease and Acquisition

Reason for Confidentiality

The Committee is satisfied that, pursuant to Section 90(3)(b)(i) and (b)(ii) of the *Local Government Act 1999*, the information to be received, discussed or considered in relation to this agenda item is:

- (b)(i) information the disclosure of which - could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council.
- (b)(ii) information the disclosure of which - would, on balance, be contrary to the public interest.

RECOMMENDATION

It is recommended to the City Facilities and Waste Recovery General Committee that:

1. Pursuant to Section 90(2) of the *Local Government Act 1999*, the Committee orders, that the public, with the exception of the Chief Executive Officer, members of the Executive and Management Teams in attendance at the meeting, and meeting secretariat staff, be excluded from attendance at so much of the meeting as is necessary to receive, discuss and consider in confidence, information contained within the confidential report Item 10.1 Richmond Oval and West Adelaide Football Club - Update on Master Planning, Request for Variation of Lease and Acquisition, attachments and any associated documentation submitted by the Chief Executive Officer, specifically on the basis of the provisions of Section 90(3)(b)(i) and (b)(ii) because the information received, discussed and considered in relation to this agenda item is information, the disclosure of which could reasonably be expected to severely prejudice Council's ability to achieve the best possible outcome relating to the acquisition of the property in Richmond and would, on balance, be contrary to the public interest.
2. At the completion of the confidential session the meeting be re-opened to the public.

11 NEXT MEETING

24 November 2020, 6.00pm in the Mayor's Reception Room.

12 MEETING CLOSE