

CITY OF WEST TORRENS



Confidential Report Item 10.1

of the

CITY FACILITIES AND WASTE RECOVERY GENERAL COMMITTEE

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 MARCH 2022
at 6.00pm

Pursuant to Section 83 (5) of the *Local Government Act 1999* the Confidential Item for the Council meeting is delivered to the Council Members upon the basis of my recommendation that the matters to which the Agenda relates be received, considered and discussed by the Council in confidence under Part 3 of the Act.

Angelo Catinari
Chief Executive Officer (Acting)

City of West Torrens Disclaimer

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

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Released

10 CONFIDENTIAL

10.1 Torrens to Darlington (T2D) Project update and Impacts to Council Facilities (Thebarton Oval and Kings Reserve Precinct)

Reason for Confidentiality

The Committee is satisfied that, pursuant to Section 90(3)(b)(i),(d)(i) and (j)(i) 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.
- (d)(i) commercial information of a confidential nature (not being a trade secret) the disclosure of which - could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party.
- (j)(i) information the disclosure of which - would divulge information provided on a confidential basis by or to a Minister of the Crown, or another public authority or official (not being an employee of the Council, or a person engaged by the Council).

RECOMMENDATION

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

1. Pursuant to Section 90(2) of the *Local Government Act 1999*, Council 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 - Torrens to Darlington (T2D) Project update and Impacts to Council Facilities (Thebarton Oval and Kings Reserve Precinct), attachments and any associated documentation submitted by the Chief Executive Officer, specifically on the basis of the provisions of Section 90(3)(b)(i),(d)(i) and (j)(i) because it may prejudice the commercial position of the Council and lead to Council not obtaining or securing the best possible outcome for the benefit of the Council and the community in regard to matters dealing with the Torrens to Darlington (T2D) Project. Council will also be considering information the disclosure of which could reasonably be expected to breach duty of confidence owed to the Department of Infrastructure and Transport. Therefore, Council is satisfied that the principle of the meeting being conducted in a place open to the public has been outweighed in this circumstance.
2. At the completion of the confidential session the meeting be re-opened to the public.

Brief

This report provides Committee Members with an update in regard to a number of matters dealing with the Torrens to Darlington (T2D) project and consequential impacts to the Thebarton Oval and Kings Reserve precinct.

RECOMMENDATION(S)

The Committee recommends to Council that:

1. The report be noted.
2. Council endorse the Administration's request to continue to progress the development of a Masterplan, in conjunction with representatives from the Department of Infrastructure and Transport (DIT), for the Thebarton Bioscience precinct. The plan to, at this time, concentrate in particular on that site where it is envisaged that the new Thebarton Community Centre / Hub is proposed to be located. Further reports are to be provided to this Committee / Council at such time(s) as there are significant updates to the Masterplan.

FURTHER

1. In accordance with Sections 91(7) and 91(9) of the *Local Government Act 1999*, the City Facilities and Waste Recovery General Committee orders that the Item 10.1 - Torrens to Darlington (T2D) Project update and Impacts to Council Facilities (Thebarton Oval and Kings Reserve Precinct), the Minutes arising, attachments and any associated documentation, having been considered by the City Facilities and Waste Recovery General Committee in confidence under Section 90(3)(b)(i),(d)(i) and (j)(i), be kept confidential and not available for public inspection for a period of 12 months from the date of this meeting, on the basis that it may prejudice the commercial position of the Council and lead to Council not obtaining or securing the best possible outcome for the benefit of the Council and the community in regard to matters dealing with the Torrens to Darlington (T2D) Project. Council will also be considering information the disclosure of which could reasonably be expected to breach duty of confidence owed to the Department of Infrastructure and Transport. Therefore, Council is satisfied that the principle of the meeting being conducted in a place open to the public has been outweighed in this circumstance.
2. Council delegates the power of review, but not the extension, of the confidential order to the Chief Executive Officer on a monthly basis in accordance with the provisions of Section 91(9)(c) of the *Local Government Act 1999*.

Introduction

Members will be aware that the Torrens to Darlington (T2D) Project will significantly impact the Thebarton Oval and Kings Reserve precinct. In particular, the eastern portion of the precinct is proposed to be acquired by the State Government, either via a compulsory acquisition process or by agreement. Such acquisition will result in the loss of the Thebarton Community Centre, a significant portion of the Torrensville Bowling Club premises, portion of the Kings Reserve grassed area (which will impact the soccer pitch) and the carpark which is shared by these facilities.

The acquisition of the eastern portion (and other impacts to the remainder of Kings Reserve for the project's duration) has driven the need for Council to determine alternate locations for the facilities which will be impacted/lost on this site.

Discussion

The Thebarton Oval Kings Reserve precinct generally

The Administration is aware that Notices of Intent (regarding future Acquisition(s)) have been served upon all parties within the precinct who have been identified as having an equitable interest in the project land. At this time the Torrensville Bowling Club has advised Council that its desire is for Council to represent it in any negotiations with Department of Infrastructure and Transport (DIT), (the acquiring authority), and this desire has been conveyed by Council representatives to DIT. However, a better outcome may be able to be achieved by the Club if it negotiates directly with DIT (particularly as any offer of compensation or reinstatement which may be made to the Club will essentially be related solely to Club owned assets). Council will seek further advice from its solicitor in regard to this matter.

Council's Administration has also served preliminary letters to these parties (SANFL, Messinian Association (MA Hawks), Torrensville Bowling Club) reminding them of the Resumption clause(s) within their lease or licence agreements and how these, and the T2D project and its associated acquisitions, may/will impact their future use and enjoyment of the land.

The Administration wishes to advise that DIT has engaged a valuer to undertake a valuation of the land that has been identified within the Notice of Intent, and has met onsite with that valuer. The Administration has also informed DIT representatives that it seeks to have an understanding of the impact on the *total* precinct (including the nearby Brickworks Hoffman Kiln land that has been identified for acquisition), i.e. not just the portion of land to be acquired, in order to be able to report in a comprehensive manner to the Elected Member body.

At this time, the Administration has confirmed and emphasised with DIT representatives that this modus operandi is Council's desired, and in its view the appropriate, mechanism, rather than an alternate scenario which would involve a piecemeal taking of land approach (as additional land is/may be required) throughout the project's duration.

The Administration has also, through its legal advisers, engaged a valuer to provide an independent valuation to Council of the land identified to be acquired, and to seek advice in regard to the impacts to the balance of the affected land within the precinct, and mechanisms which may be utilised to deal with these anticipated impacts. Whilst the valuation exercise is complex it is expected that the valuation will be received by mid-April 2022.

Thebarton Community Centre/Thebarton Bioscience Precinct

Members will also be aware, following information presented by the Chief Executive Officer at the pre-brief prior to the Council meeting of 18 January 2022, and subsequently as reported on its T2D social media platform(s) and webpage in early February 2022, that the Department of Infrastructure and Transport (DIT) advised that it planned to work "in partnership with local residents, plus the City of West Torrens to create a new **Thebarton community hub** on the eastern side of South Road" (**Attachment 1**).

In an endeavour to progress matters, the Administration engaged consultants to undertake some preliminary and investigation works and develop some concept plans that may be considered by Members. A high level Feasibility Study is attached for Members' information and comment, (**Attachment 2**).

Notably, the consultancy practice that was responsible for the design of the original building and thus holds the intellectual property associated with it. This consultant was also engaged by Council to assist with the development of the Bioscience Precinct Masterplan in 2015. Given the relationship that has been established with Council and over a number of recent Master planning and other projects, and given the initial involvement in the building's design and development of the precinct Masterplan, it was deemed appropriate to engage/utilise this consultant for this initial body of work.

The Administration wishes to offer the following comments in regard to the Feasibility Study document and some of the issues and possibilities - highlighted within it, and the Bioscience precinct generally.

The area of the Bioscience Building (BB) compares very favourably with the current Thebarton Community Centre (TCC) building. The TCC building area is approximately 1,370m² as compared with that of the Bioscience building with is 2,070m² or thereabouts. In addition the Bioscience Building has underground/undercroft parking, and existing adjacent ground level hardstand carparks.

The additional building footprint does provide the ability for Council to either continue to offer portion of the BB to existing/sitting tenants, or alternatively, to seek to secure new commercial tenants for portion of the building (with little or no reduction in "available" space over the existing TCC).

The revenue stream obtained from such an arrangement could be "offset" against the hire charges that would otherwise be payable by community hirers of the facility (i.e. the hire charges could be reduced).

In this regard the Administration envisages that a number of possible alternatives could be considered, and has provided the following options for consideration and to promote discussion:

Option 1

Retain the existing basic ground floor layout on the western side of the building with some building modifications for meeting/training rooms, administration areas and improved amenities (to service Hall 1 and Hall 2), and significantly convert the eastern ground floor to large space meeting and function halls - with additional floor space added for kitchen and bar to service these hall areas. It is also proposed to improve the front arrival entrance/foyer and access areas to the building. Improvements will also be required for building fire egress.

It is also proposed that the upstairs (first floor) tenancies be retained in the short to medium term, with minimal proposed building works to this area.

Option 2

Retain the existing basic ground floor layout on the western side of the building with some building modifications for meeting/training rooms, administration areas and amenities. It is also proposed to improve the front arrival entrance/foyer (with an additional lift - access hall 1 and hall 2) and access/ramp areas to the building. Improvements will also be required for building fire egress. Retention of the ground floor eastern tenancies in the short to medium term, with minimal proposed building works to this area.

Significantly modify and upgrade the first floor to totally refurbish the meeting room spaces, amenities, provide a pre-function area and increase the height of the first floor ceiling/roof to provide patrons/hirers with a similar experience (of space) to that of the existing northern halls at TCC. Also additional floor space is added for kitchen and bar to service these hall areas. It is further proposed to include north and south balcony extensions to improve the floor areas of Hall 1 and Hall 2.

Option 3

This proposal envisages significant refurbishment of both the ground floor and first floors. The ground floor area will provide additional meeting spaces, amenities, café, arrival/entrance foyer (with an additional lift) and outdoor terrace spaces. The first floor proposal is the same as for Option 2.

As alluded to in Option 2 above, the design of the TCC offers an auditorium height of approximately 6 metres in the northern hall component (which adds to the grandeur of the facility), whereas the existing ceiling heights in the BB are approximately 3 metres (albeit there may be an opportunity to increase the first floor ceiling height of the BB).

The other existing benefit which the TCC enjoys over the BB in its current configuration is that TCC has an open floorplan design, which again adds to the sense of grandeur and space - the BB is currently constrained by concrete columns at 7 metre spacing.

The current TCC site has significant exposure to existing South Road traffic - the Bioscience precinct site is "tucked away" and would be a destination venue. Location within the Bioscience precinct, and the lack of exposure and visibility also raises some security concerns (which can be addressed via additional protocols). In this regard, DIT representatives advised that DIT are to implement some interim measures at the site in the short term to improve the security of the incubator building (e.g. install a roller door to restrict access to the building's under-croft carpark).

Whilst it does, and will continue to, lack the prominence and exposure of the existing South Road site, the nominated TCC replacement site nevertheless has the potential to be developed into a viable alternative.

DIT representatives have advised that funding will be allocated to improve, landscape and beautify the riverbank and adjacent land in this location. A higher level landscape and recreational master plan has been developed for the area, and includes the following options for consideration:

- Skate Park and BMX tracks;
- Multi-use play courts;
- Playspace area;
- Picnic, BBQ spaces and reserve shelters;
- Open space turfing areas and sports field (e.g. junior soccer field);
- Change rooms and public toilets;
- Car parking; and
- Linkages to the River Torrens Linear Park pathway - including a footbridge across the river.

An indicative timeline has also been included within the report with onsite works to commence in late 2023 to ensure new facility is available prior to the end of 2024. The end of 2024 is the current date advised by DIT of the acquisition.

The existing zoning of the land is Bioscience Precinct. This zoning is somewhat restrictive. However, when questioned regarding this, DIT representatives indicated that the intention is for the land to be rezoned to provide a more favourable zoning classification.

At a meeting convened by DIT on 24 February 2022, attended by DIT and City of West Torrens Administration representatives, it was agreed/reaffirmed by those representatives that both parties would work collaboratively to progress the new Thebarton Community Hub redevelopment.

At this time, the Administration is seeking the Committee's (and Council's) endorsement to allow it to further progress development of a Master planning type process for the (proposed replacement) Thebarton Community Centre/Hub building and site generally. As indicated above, it is envisaged that the process will be undertaken in conjunction with representatives from DIT and that DIT will contribute/assist financially toward/with this process.

Torrensville Bowling Club/Lockleys Bowling Club Co-location

Following the Council meeting of 15 February 2022 the Administration met with representatives from both the Torrensville Bowling Club and Lockleys Bowling Club to discuss the outcomes of the meeting and to provide a copy of the preliminary/high level concept plans (**Attachment 3**).

The Administration continues to meet with club representatives to further develop these plans and anticipates that when a consensus between the parties has been reached that a further report will be provided to the Committee/Council.

Other matters

Members are advised that there are a number of working parties/groups that have been, or are to be established, comprised of Council Administration (including the five Councils impacted by the T2D project) and DIT representatives. These groups will endeavour to progress matters and try to address any perceived issues prior to them escalating or becoming significant.

DIT representatives advised that they are in the process of developing and refining bike and pedestrian pathways networks with the initial focus being on the north-south corridors and linkages (i.e. parallel to the identified T2D work areas). Once the design and delineation of the T2D roadway has been finalised this focus will shift to east-west pathways and connections within the network.

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 known or envisaged climate impacts associated with this matter at this time.

Conclusion

There are a number of matters that are being pursued by the Administration following the notification that the eastern portion of the Thebarton Oval/Kings Reserve (i.e. South Road frontage) is to be acquired by DIT for the Torrens to Darlington (T2D) project.

The Administration is seeking the Committee's (and Council's) endorsement to allow it to further progress development of a Master planning type process for the (proposed replacement) Thebarton Community Centre/Hub building and the site generally.

Attachments

- 1. T2D (DIT) Webpage and Twitter Extract (re new Thebarton Community Hub)**
- 2. Proposed Thebarton Community Precinct Feasibility Study**
- 3. Draft Concept Plan Report for a Joint Bowling Club Facility at Lockleys Oval (Torrensville & Lockleys Bowling Clubs)**



Torrens to Darlington Project @T2DProject · Feb 7

A new Thebarton community hub is set to be created on the banks of the River Torrens, as part of our \$125m City Shaping program.

We're excited to work with @WestTorrens, the local community and stakeholders to explore ways to best use the land.

Info bit.ly/3ssxFWY



1



dit.sa.gov.au/nsc/torrens_to_darlington/city_shaping_and_urban_design

T2D TORRENS TO DARLINGTON

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🏠 > City Shaping and Urban Design

CITY SHAPING AND URBAN DESIGN

The T2D Project will complete a transport corridor that creates an outstanding and safe user experience, shapes Adelaide's future growth, stimulates business opportunities and provides greener, connected communities.

City Shaping Initiatives (as of February 2022)

\$125 million worth of projects was announced in February 2022 with the aim of rejuvenating and further greening local neighbourhoods along the project corridor.

The first of these involves the T2D Project working in partnership with local residents, plus the City of West Torrens, to create a new **Thebarton community hub** on the eastern side of South Road.



Feasibility Report

Proposed Thebarton Community Precinct

Prepared for City of West Torrens
by
JPE Design Studio
22005
Revision A
24.02.22

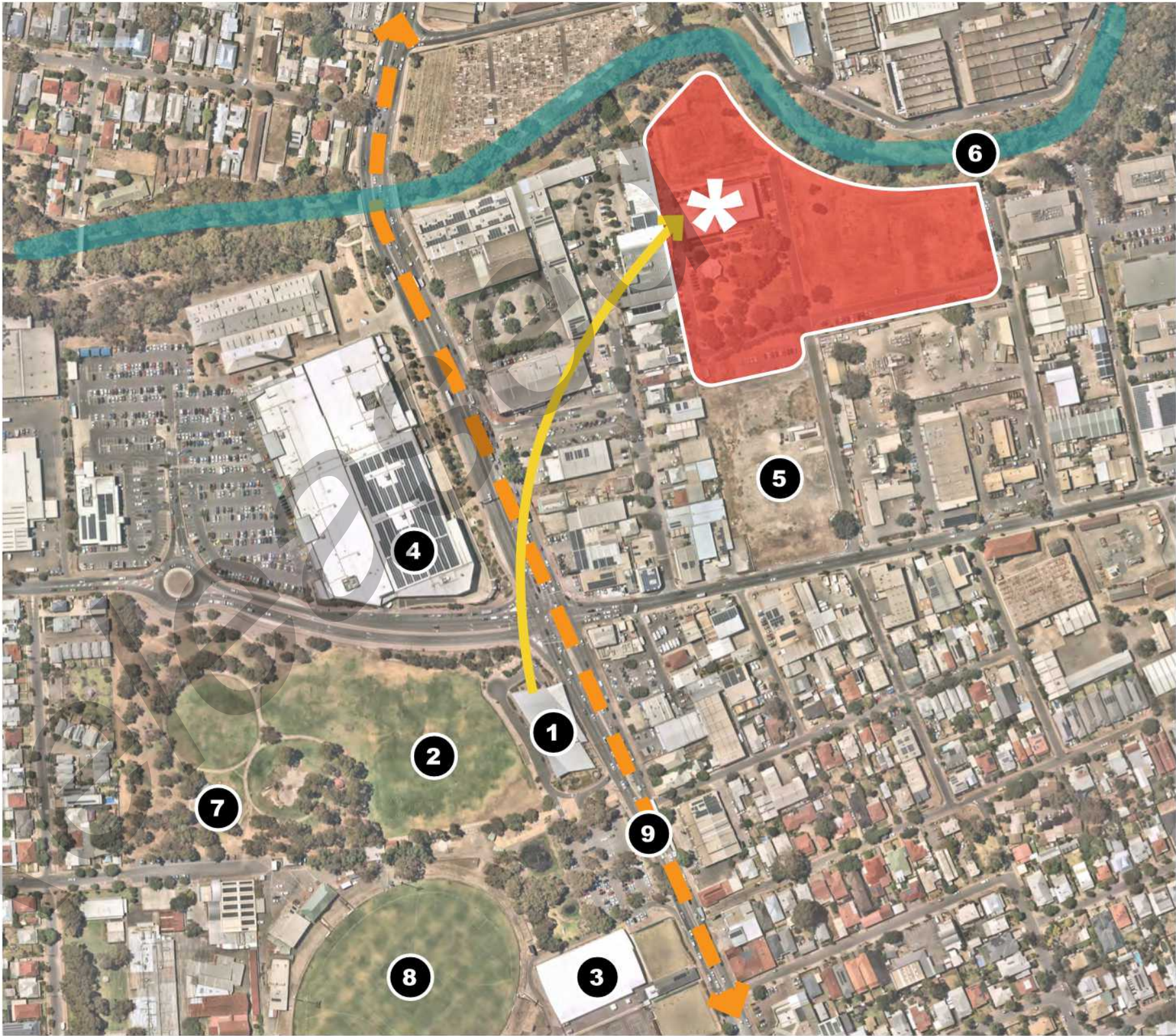
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Precinct Analysis

- Subject site, building and adjacent landscape opportunity
- 1 Thebarton Community Centre
- 2 Kings Reserve
- 3 Torrensville Bowling Club
- 4 Brickworks
- 5 Adjacent development site (commercial use)
- 6 River Torrens and Linear Park Trail
- 7 Thebarton Skate Park
- 8 South Australian Amateur Football League
- 9 Torrens to Darlington Upgrade








Precinct Analysis

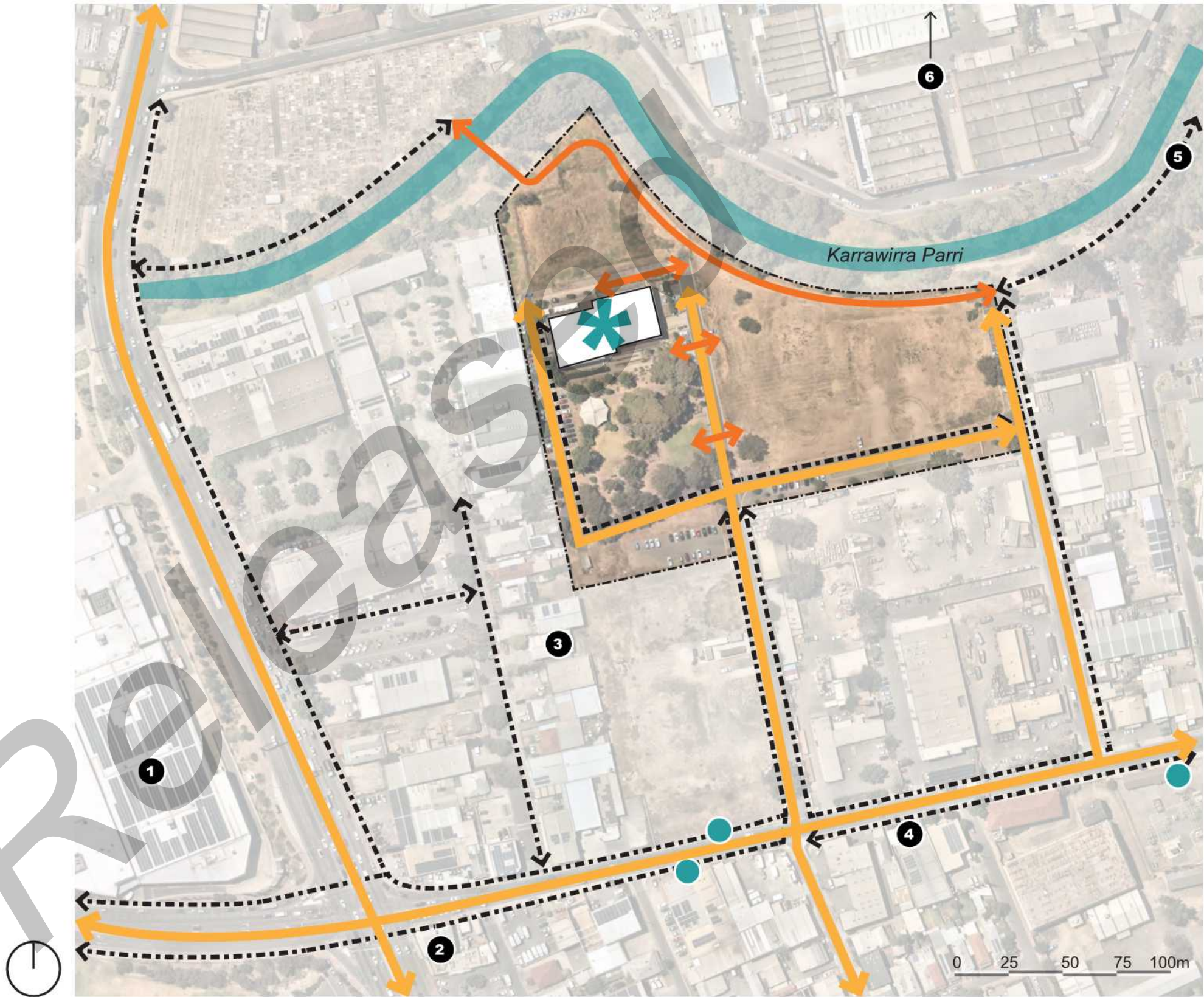
Connectivity

POTENTIAL DESTINATIONS

- 1 Brickworks marketplace
- 2 West Thebarton Hotel (tbc)
- 3 Adelaide Bouldering Club
- 4 Imperial Measures Distilling
- 5 To City, Entertainment Centre & future residential (via Linear Trail)
- 6 To Coopers Stadium

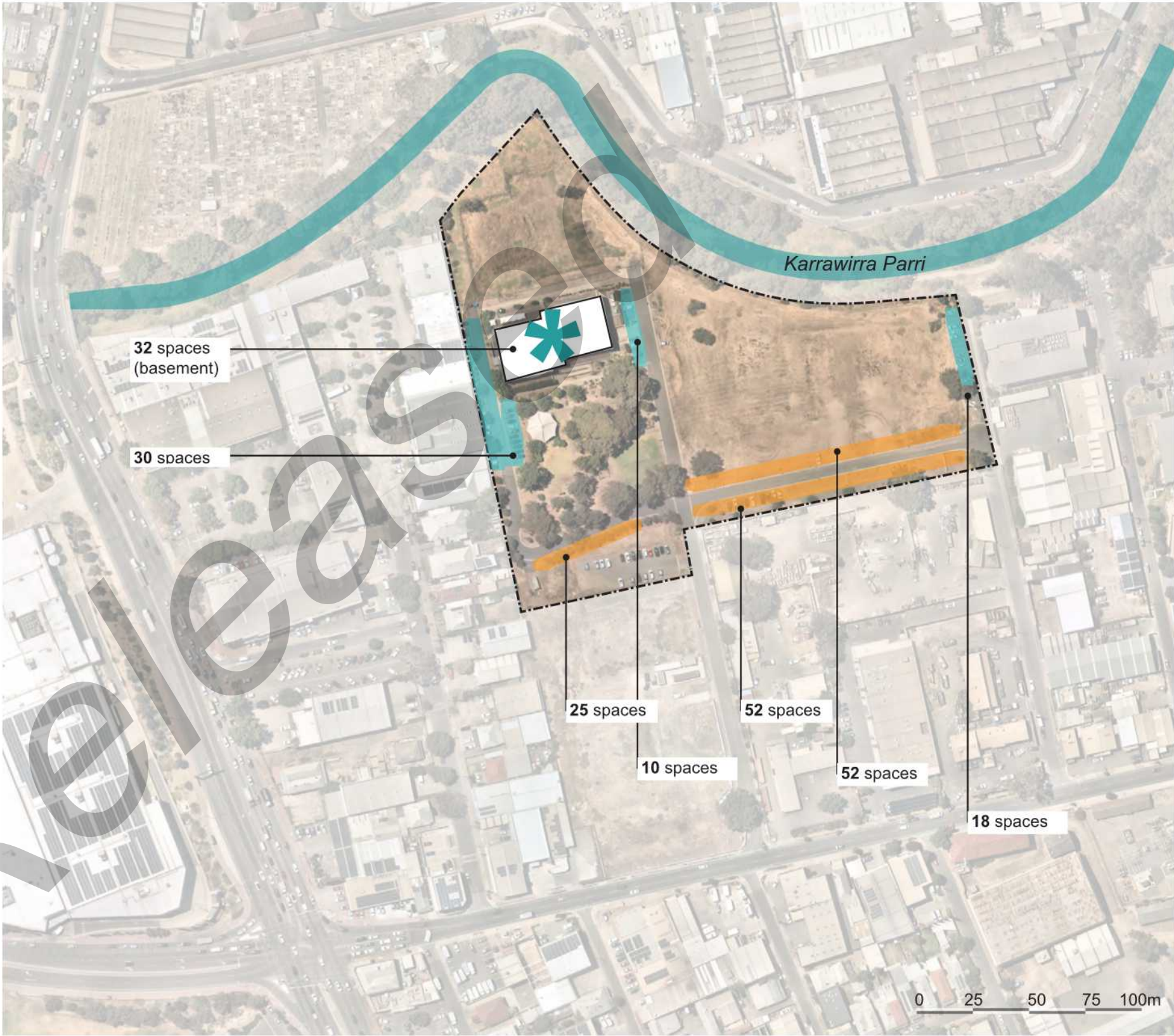
LEGEND

-  Subject building
-  Existing pedestrian movement
-  Existing vehicle movement
-  Proposed pedestrian movement
-  Existing bus stops



Precinct Analysis

Carparking



LEGEND

- Subject building
- Existing carparking
- Proposed carparking

Precinct Analysis

Spatial Arrangement

POTENTIAL PROGRAM

- 1 Outdoors spill-out (cafe)
- 2 Outdoors spill-out including BBQ's (hall)
- 3 Relocated open lawn / junior soccer pitches (E/W orientation)
- 4 Skatepark / multi-use courts (e.g. 3-on-3 basketball, footsall) / BMX
- 5 Natureplay / playspace
- 6 Picnic space with amenity including BBQ's x 2 / drink fountains (existing trees / shelter retained)
- 7 Carpark / loading (existing & new)
- 8 Shelter
- 9 Changerooms x 2 (private)
- 10 Public Toilets x 1
- 11 New shared trail (cycle + pedestrian)
- 12 New pedestrian bridge
- 13 Tree buffer planting

LEGEND

-  Subject building
-  Proposed shelter
-  Proposed change-rooms
-  Proposed public toilets
-  Existing pedestrian movement
-  Proposed pedestrian movement
-  Proposed pedestrian bridge



Landscape Master Concept

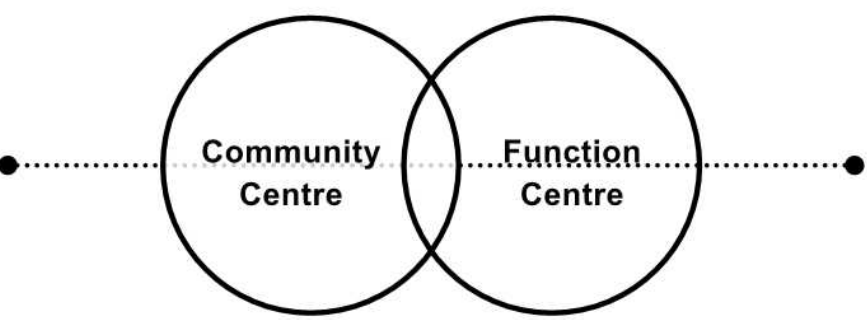
The below area schedule has been developed using the current areas surrounding the existing Thebarton Community Centre.

Proposed Landscape Areas		Area m2
Outdoors spill-out decking (cafe)	1	850
Outdoors spill-out decking including BBQ's (hall)	1	500
Relocated open lawn / junior soccer pitches (E/W orientation - 73 x 50m)	1	3,650
Skatepark	1	600
Multi-use courts (e.g. 3-on-3 basketball, futsal) - 15 x 11m	1	165
BMX tracks (bitumen)	1	600
Natureplay / playspace	1	1,500
Picnic space with amenity including BBQ's x 2 / drink fountains (existing trees / shelter retained)	1	4330
Carpark / loading (existing incl. basement) - 93 spaces	93	1284
Additional carparking - 129 spaces	52	1548
Shelter x 1	1	35
Changerooms x 2 (private)	2	35
Public Toilets x 1	1	30
New shared trail (cycle + pedestrian) - 3.5 wide x 300m long	1	1050
New pedestrian bridge link - 2m wide x 40m long	1	80
Tree buffer planting	1	620



Existing Community Centre Analysis

JPE have visited and assessed the current community centre and understood the limitations and issues with the existing building. The building has primarily been utilised as a function facility with inadequate facilities to support both staffing and visitors. Another key consideration is the existing community centre’s issue with identity and what the building offers for the community vs its current operation primarily as a function centre.



The below table identifies the approximate area utilised within the existing Thebarton Community Centre and the approximate area available within the Bioscience Incubator Building. With the additional area in the proposed building, there could also be opportunity to continue to lease out some of the space.

	Area (m²)
Existing Thebarton Community Centre	1370m²
Bioscience Incubator Building	2470m² + Basement 1450m²



Return Brief - Building

The below area schedule has been developed using the current areas within the existing Thebarton Community Centre, the area available at the Bioscience Building and additional opportunities for amenity at the proposed site. JPE note there has not been consultation with the community on possible new community services to be provided at this site and believe there is an opportunity for this to occur given the additional area provided in the Bioscience Building.

Room	Quantity	Purpose	Capacity (people)	Area (m ²)
Foyer / Entrance	1	Provide clear arrival sequence externally with legibility internally to administration and connection vertically where applicable		120m ²
Cafe	1	Provide activation and connection with landscaped spaces. Operate internally and externally. Potentially co-located with function kitchen and bar		60m ²
Meeting Hall 1	1	Large bookable meeting hall for community use. Dedicated Kitchen, Bar and Storage in close proximity. Operable connection to Meeting Hall 2.	160 seated (tables) 350 standing	350m ²
Meeting Hall 2	1	Medium bookable meeting hall for community use. Dedicated Kitchen, Bar and Storage in close proximity. Operable connection to Meeting Hall 1.	80 seated (tables) 200 standing	200m ²
Prefunction	1	Spill out space adjacent Meeting Halls. Adjacent to amenities.	150 - 200 standing	150m ² - 200m ²
Kitchen and Bar	2	Dedicated commercial kitchen and bar for servicing meeting halls. Whilst these can be co-located, operation for separate functions needs to be accommodated.		70m ²
Storage - Halls	2	Dedicated storage for each hall ideally directly adjacent for ease of use.		50m ²
Multipurpose Room	1	Flexible bookable meeting space for community use. Tea point and bar fridge provided within meeting room.	32 seated	70m ²
Meeting Room	2	Flexible bookable meeting space for community use. Tea point and bar fridge provided within meeting room.	18 seated	40m ²

Room	Quantity	Purpose	Capacity (people)	Area (m ²)
Admin Work-space	1	Secure workspace for 4x staff with 1 staff member public facing. Adjacent to main entry and to associated administration facilities including toilets.		35m ²
Admin - Breakout	1	Kitchen and dining facilities dedicated for staff within close proximity to workspace	20 standing	20m ²
Admin - Meeting	1	Small meeting area for administrative matters	4 seated	10m ²
Admin - Utility	1	Storage, printers and waste for administration within close proximity to workspace		10m ²
Amenities	2	Toilets - located on upper and lower level where applicable. Staff toilets located adjacent admin		50m ²
Circulation	15%	Of total area		217m ²
Services / Plant		Located at basement at roof		
TOTAL AREA				1720m²

Other Areas

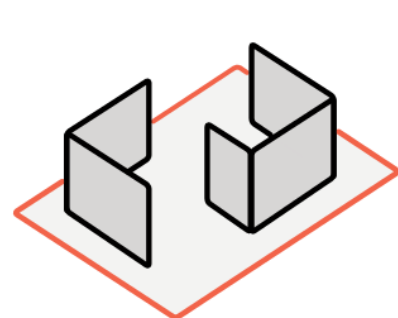
Balcony / Podium	2	Outdoor area to connect to recreation spaces and spill out spaces at entry, cafe and meeting halls		
Carparking		Adequate carparking to support both building and landscape function		



Bioscience Incubator Analysis

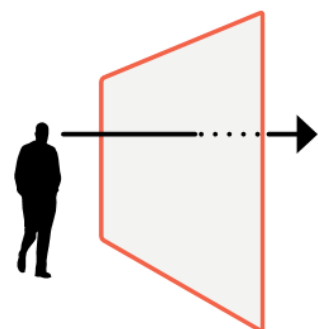
The following criteria provides an analysis of the Bioscience Building and its feasibility for it to be adapted for the use of a community centre. Building **Quality** and **Adaptability** have been identified as two key factors in measuring the suitability of the building. JPE note that we have been unable to physically inspect the interior of the building due to the sensitivity of the project and therefore the below analysis has been conducted using digital documents and exterior visual inspection.

Quality



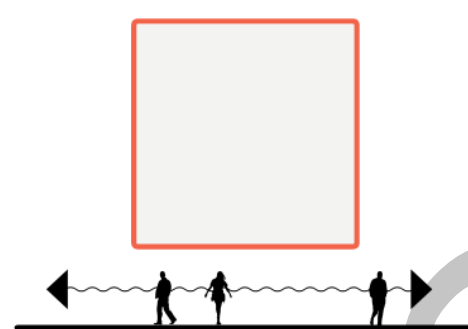
Flexibility of spaces

The existing spaces within the building allow for a good degree of flexibility with majority of the dividing walls being lightweight partitions that can be demolished.



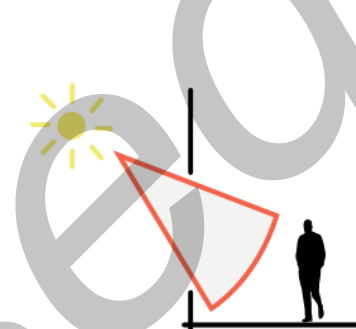
Facade transparency

Whilst the south elevation allows for good transparency in and out of the building, the east and west elevations are solid and provide no visual connection. The louvres on the northern facade are a significant interruption of visual connection.



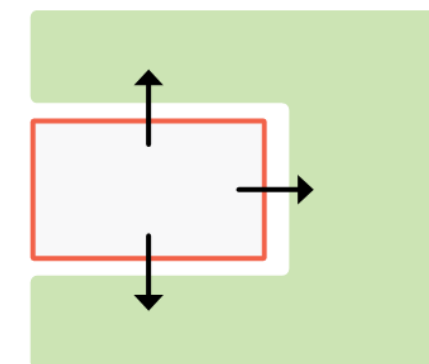
Ground level connectivity

There is adequate connectivity and legibility into the building due to the visual transparency of the southern facade, however the level changes at entry provide a limited amount of connection.



Access to daylight

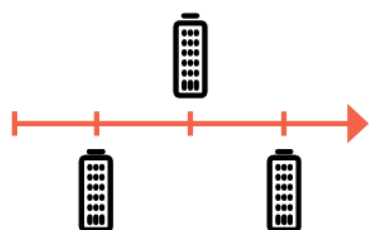
Due to the orientation and treatment of the elevations, the majority of direct light will enter the building on the northern facade filtered through the existing louvres. Indirect light can enter from the south however due to the depth of the floor plate there would be limited daylight reaching the middle of the floor plate.



Connectivity to recreation spaces

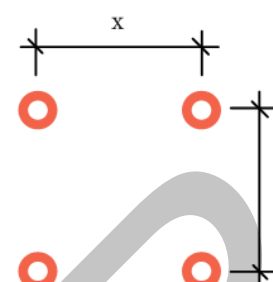
There is no connection to the east where the proposed recreation spaces are located. There is opportunity to the north for recreation space. The southern landscape space is well established and maintained however does provide a significant amount of screening to the entry of the building.

Adaptability



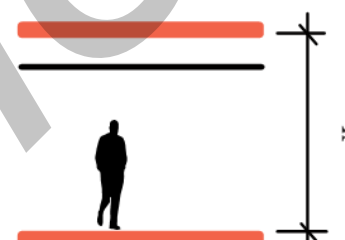
Building condition

The building was completed in 2009. We recommend a building condition report be conducted to ascertain any issues present. We note there is some degradation of the concrete on the west and western elevations.



Adaptability of structure

The structural grid is generally 7.8m x 7.2m which is driven by the carparking beneath. This grid provides a good amount of flexibility for administration and meeting spaces, however does not support a hall typology with column-free spaces.



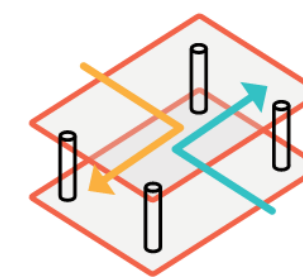
Slab to slab heights

The slab to slab height is generally 3.6m to underside of the soffit with 3.1 approximately under band beams. The height is adequate for administration and meeting spaces, however is significantly lower than the existing hall spaces in the community centre.



Accessibility and security

There is approximately a 1.5m level change from the natural ground level up to the ground floor of the building. There is only one ramp to the south that allows for an accessible path of travel into the building. The lift internally allows for vertical travel up to level 01.



Adaptability of services

As the building is purpose built as a laboratory, we anticipate there are significant services provisions surrounding the eastern side of the floor plate with reticulation occurring in the ceiling zone and vertically from the basement services to the roof plant.



Bioscience Incubator Analysis

Existing Photos

Note: some photos taken at time of completion



Northern Elevation



Southern Elevation



Northern Entry



Precast Condition



Ground Floor Foyer



Existing Laboratories



Level 01 Foyer



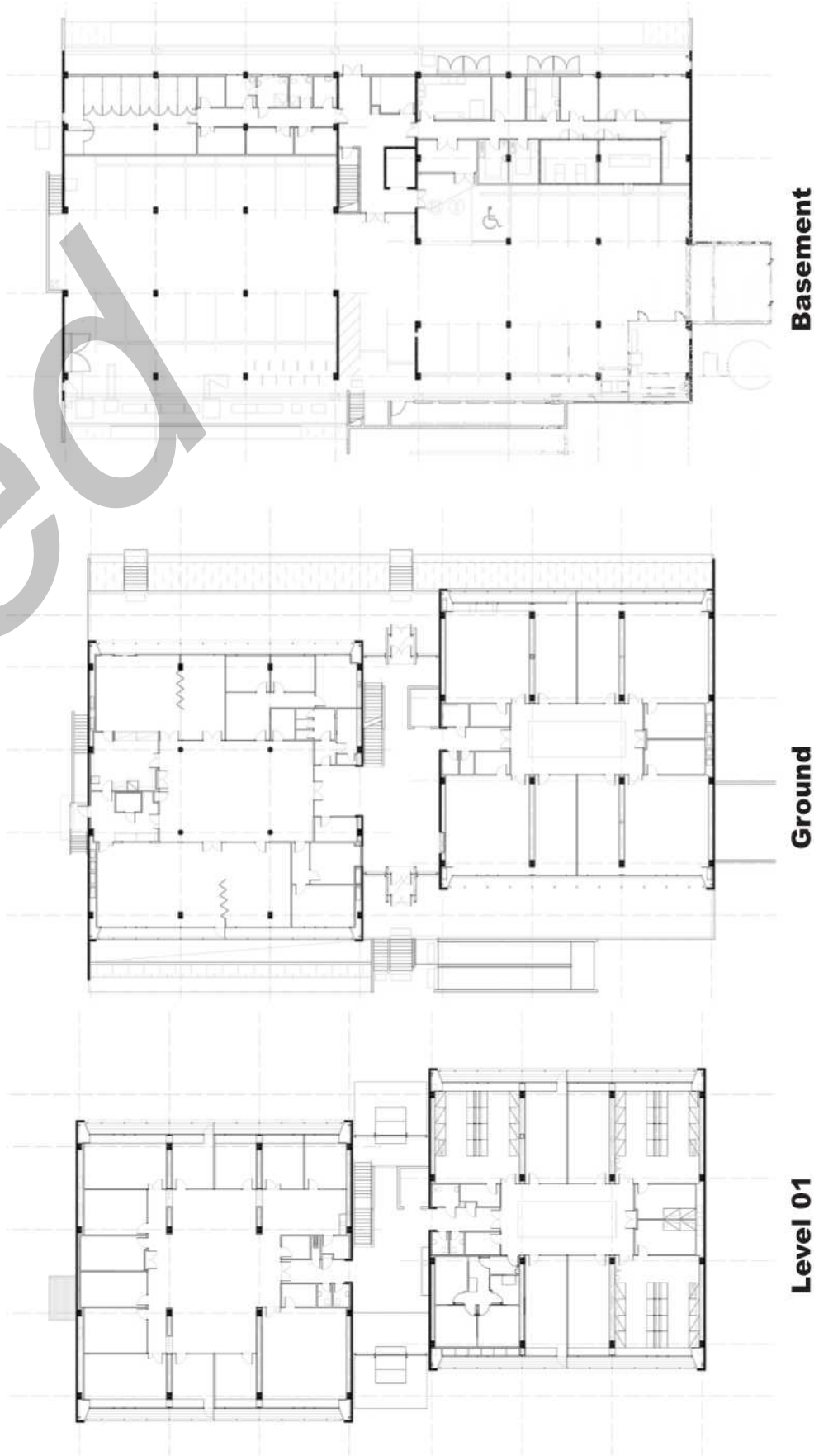
Existing Meeting Suite



Bioscience Incubator Analysis

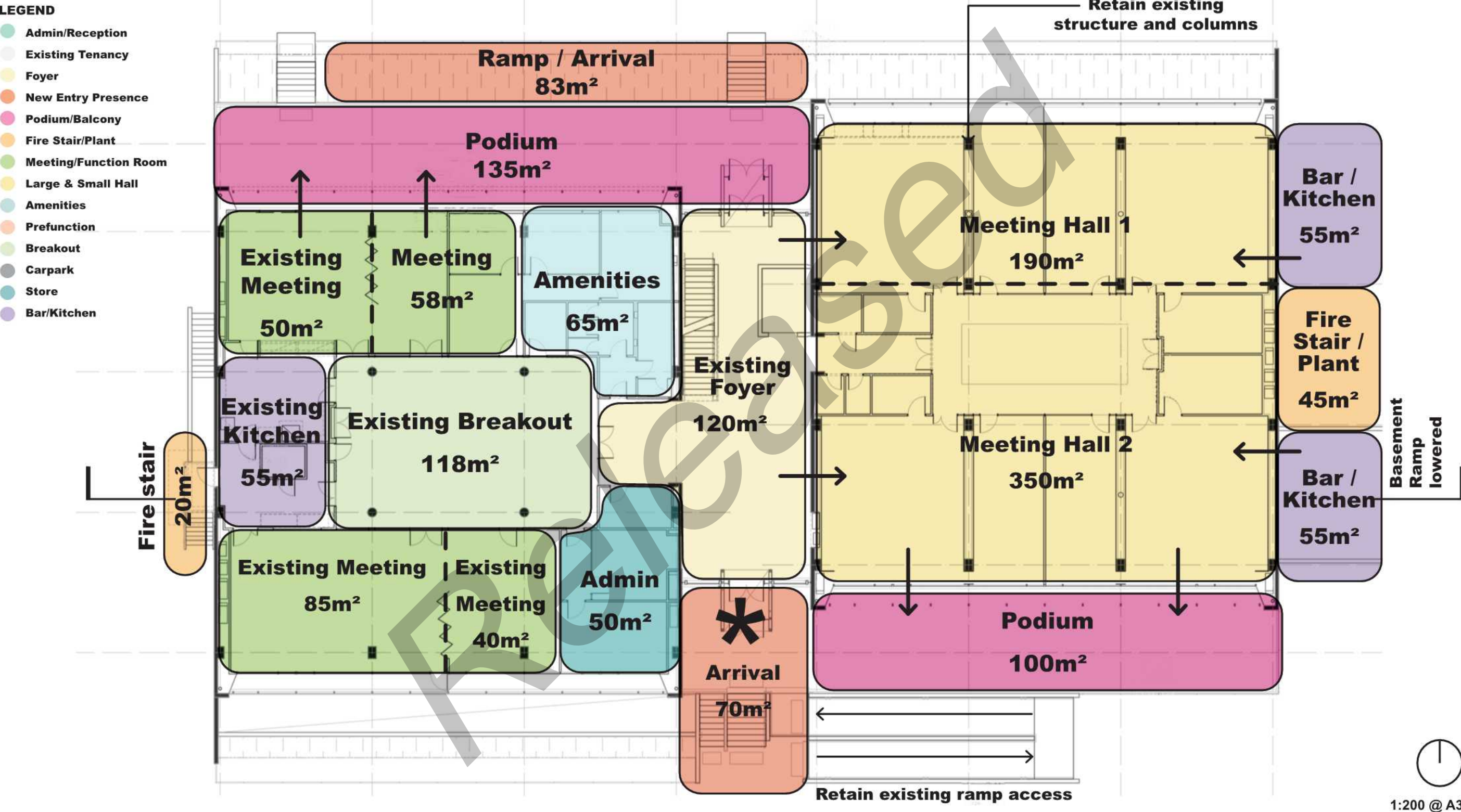
BCA Review

1.	Building Classification	Assembly Building – Class 9b
2.	Number of Storeys	3 levels
3.	Type of Construction Required	Type A
4.	Floor Area Limitations	Type A area 8,000 m2 / volume 48,000 m3
		Type B area 5,000 m2 / volume 33,000 m3
		Building Area 1450m ² (basement) + 1235m ² (Ground and L01) = Total 3,920 m ²
5.	Fire Compartmentation	1 Fire Compartment
6.	Number of Exits	No less than 2 exits
7.	Exit Travel Distances	20m to point of choice for max 40m
8.	Stair Provisions	Non-Fire isolated stairs linking 2 storeys
9.	Number of People Accommodated	900 – 1000 over two levels
10.	Width of Exits	2m (for first 200) + 500mm x 4.7 = 2.3m ie 4.3m
		For 550 people accessing exits
		900 to 1000 over two levels 50/50 split
11.	Toilet Calculations	2 Male WC + 5 urinals + 4 basins
		9 Female WC + 5 basins
		2 Access WC
		Basement 2 Unisex + showers 1 Sick Room with basin
12.	Existing Toilets	Ground 4 Female + 3 basins 2 Male + 2 urinals + 3 basins 1 Access
		Level 01 2 Female + 2 basins 2 Male + 2 basins 1 Access



Bioscience Incubator Options

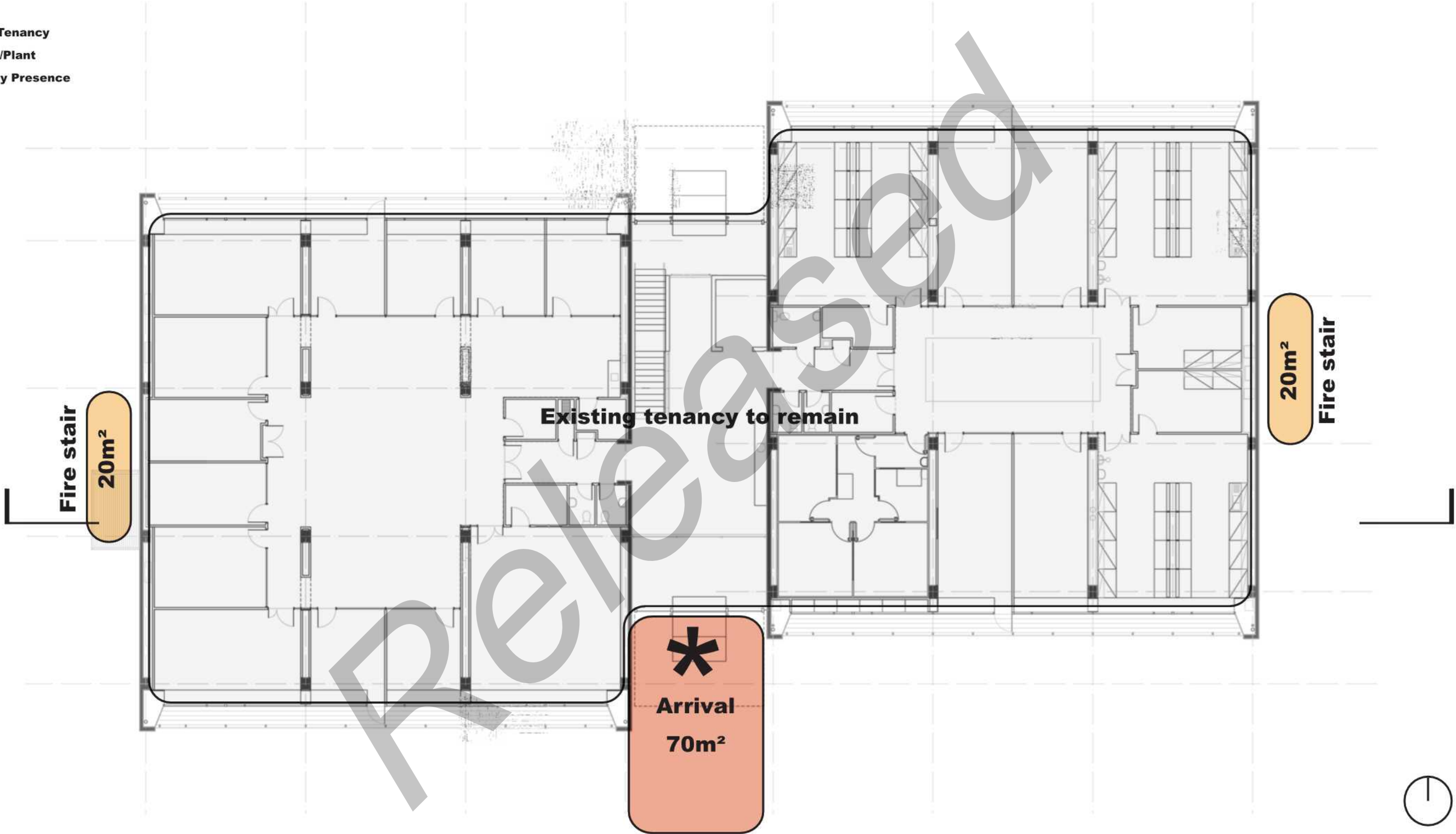
Option 1 - Ground Floor Halls on Ground Level – First Floor East & West Tenancies to Remain



Bioscience Incubator Options

Option 1 - Level 01 Halls on Ground Level – First Floor East & West Tenancies to Remain

- LEGEND
- Existing Tenancy
 - Fire Stair/Plant
 - New Entry Presence



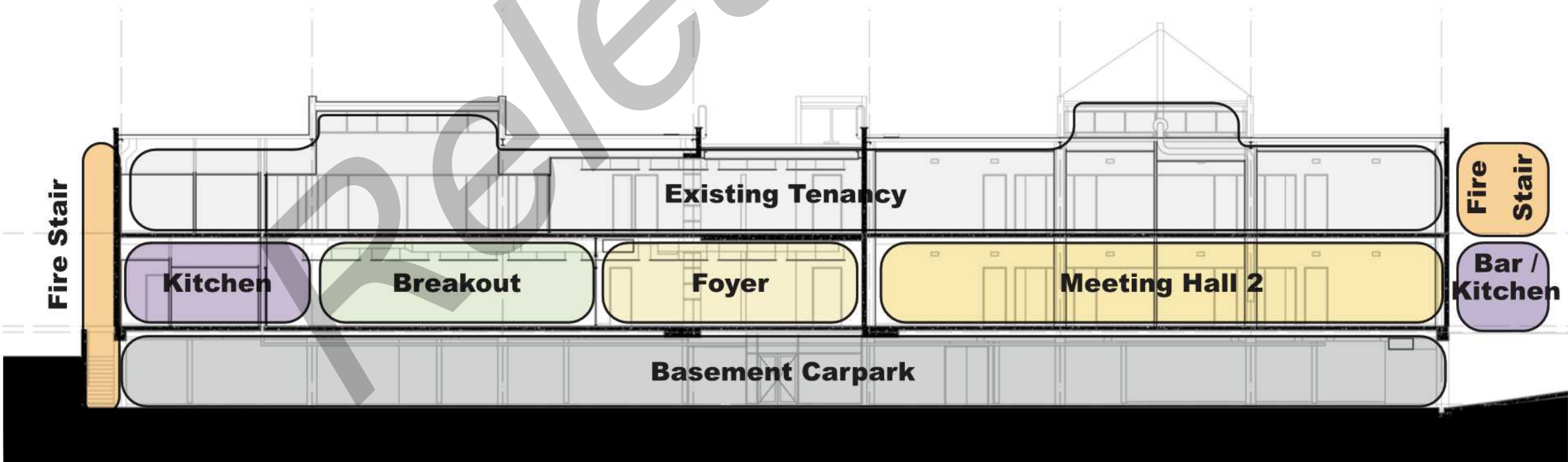
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Bioscience Incubator Options

Option 1 Halls on Ground Level – First Floor East & West Tenancies to Remain

Demolition	New Works
<div><div>1. Remove existing fitout to east wing back to structural frame</div><div>2. Remove existing southern entry for extension</div><div>3. Remove existing toilet and offices to west wing</div><div>4. Remove existing fitout to west wing for new Admin offices</div><div>5. Remove existing façades / gantries to east wing for new façade treatment</div><div>6. Remove existing front steps for new entry construction</div><div>7. Remove redundant elements / fixtures / fittings</div><div>8. Redivert redundant services for first floor east wing</div><div>9. Remove redundant services – mech / elec / fire / hydraulic</div><div>10. Review services infrastructure implications to east side addition and changes to function for Transformer / Generator Unit / Etc</div><div>11. Review hydrant booster provisions to West Thebarton Road</div></div>	<div><div>1. New bar / kitchen additions elevated</div><div>2. Lower basement ramp adjustment for head clearance</div><div>3. New fire stairs to first floor – 2 off</div><div>4. New addition to front entry / presence / steps / etc</div><div>5. New fitout for large and small halls within existing structural frame constraints</div><div>6. New toilets fitout to west wing with all associated finishes / services etc upgrades</div><div>7. New Admin office fitout to west wing with all associated finishes / services etc upgrades</div><div>8. New façade to ground floor level</div><div>9. Amend first floor fitout for new fire egress doors</div><div>10. Provide services changes for amended works</div><div>11. New ramp access to northern podium</div></div>

- LEGEND
- Foyer
 - Fire Stair/Plant
 - Large & Small Hall
 - Breakout
 - Basement Carpark
 - Bar/Kitchen

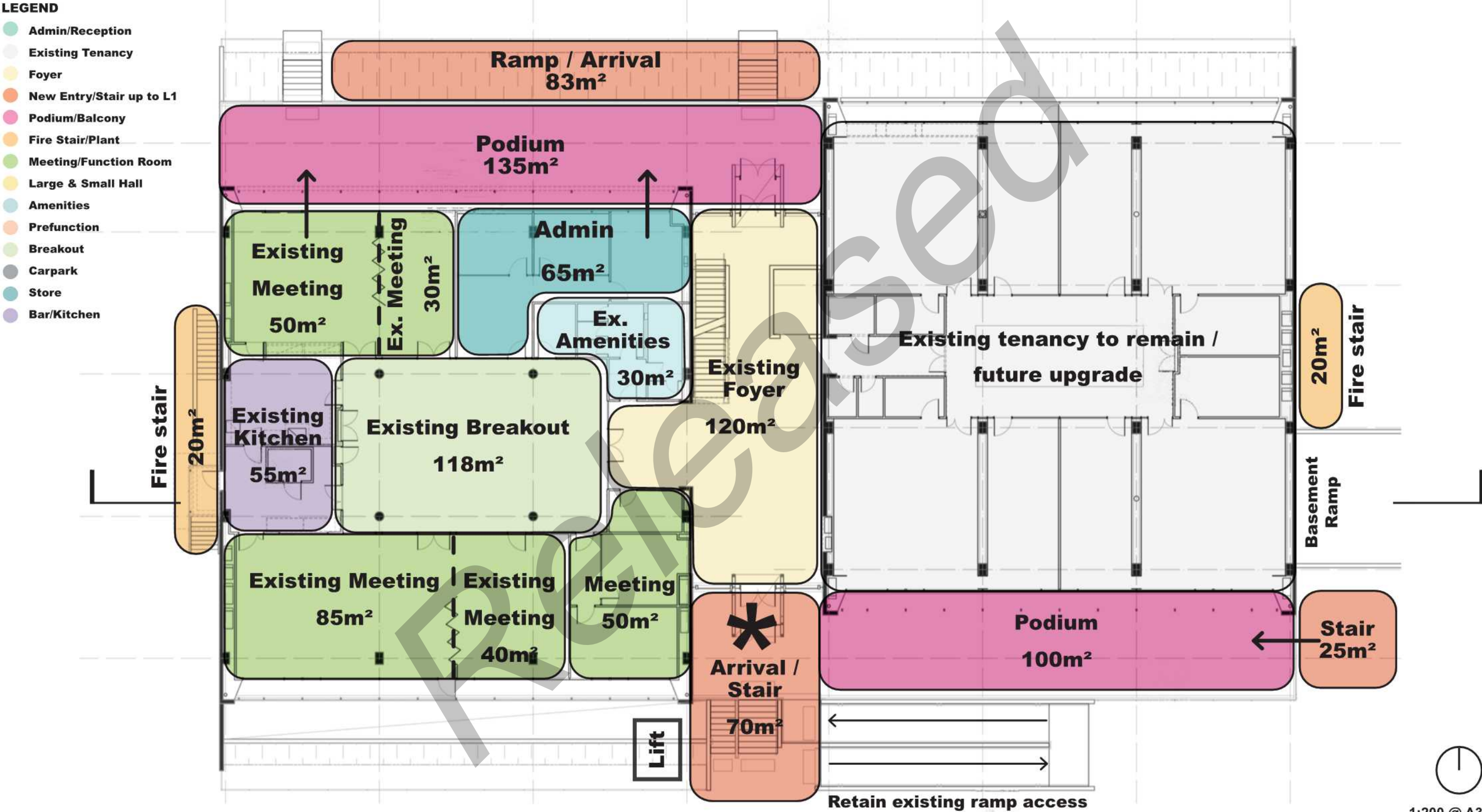


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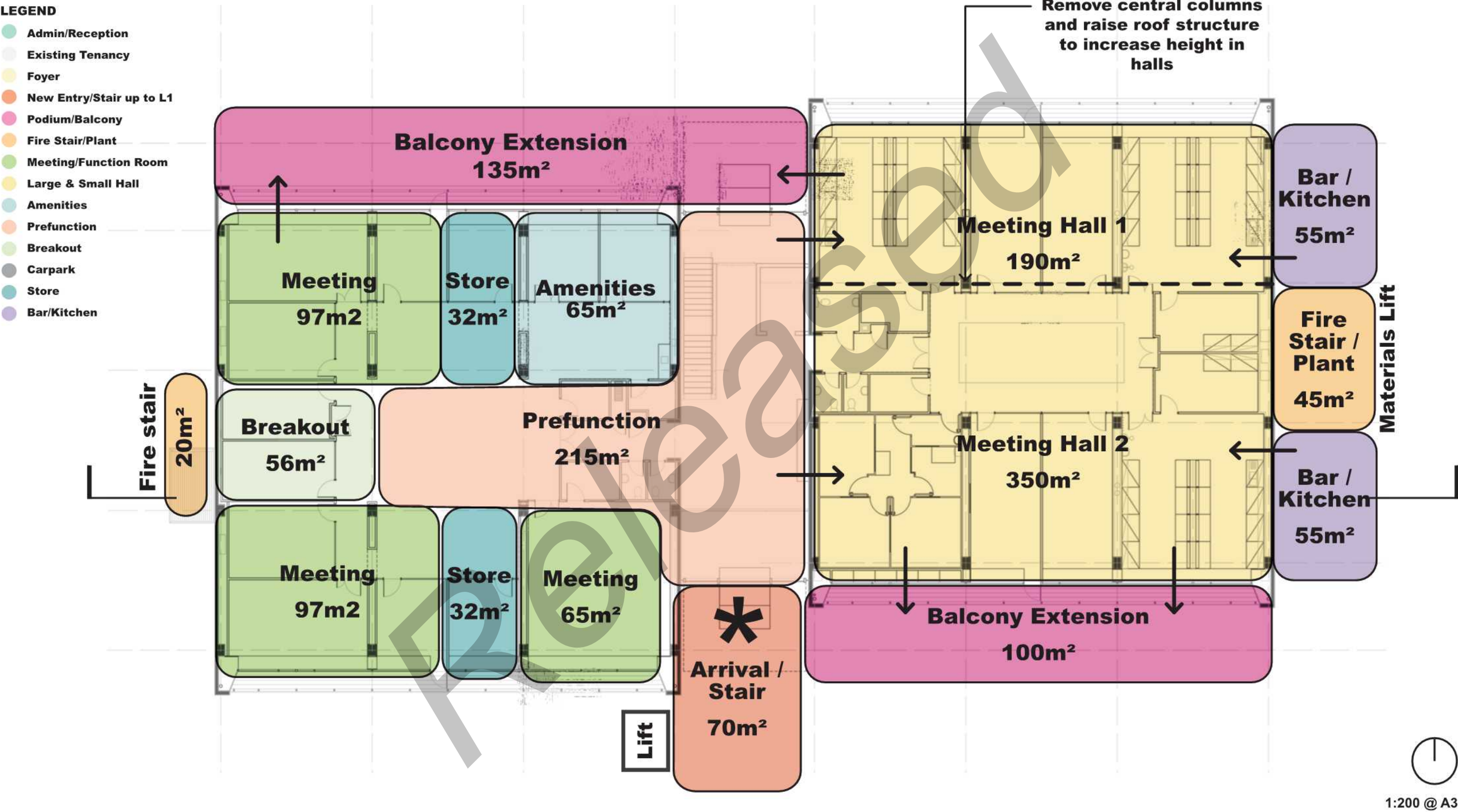
Bioscience Incubator Options

Option 2 - Ground Floor Halls on First Level – Ground Floor East Wing Tenancy to Remain



Bioscience Incubator Options

Option 2 - Level 01 Halls on First Level – Ground Floor East Wing Tenancy to Remain



Bioscience Incubator Options

Option 2 Halls on First Level – Ground Floor East Wing Tenancy to Remain

Demolition

Ground Floor

- 1. Remove existing southern entry for extension
- 2. Remove existing front steps for new entry construction
- 3. Remove redundant elements / fixtures / fittings
- 4. Remove existing fitout to west wing for new Admin offices
- 5. Remove redundant services – mech / elec / fire / hydraulic
- 6. Review services infrastructure implications to east side addition and changes to function for Transformer / Generator Unit / Etc
- 7. Review hydrant booster provisions to West Thebarton Road

Level 01

- 1. Remove existing east wing including roof and columns back to slab level
- 2. Remove existing toilets and offices to west wing
- 3. Remove redundant elements / fixtures / fittings
- 4. Remove redundant services – mech / elec / fire / hydraulic
- 5. Redivert services as required for new works
- 6. Remove existing façades / gantries to both wing for new façade treatment

New Works

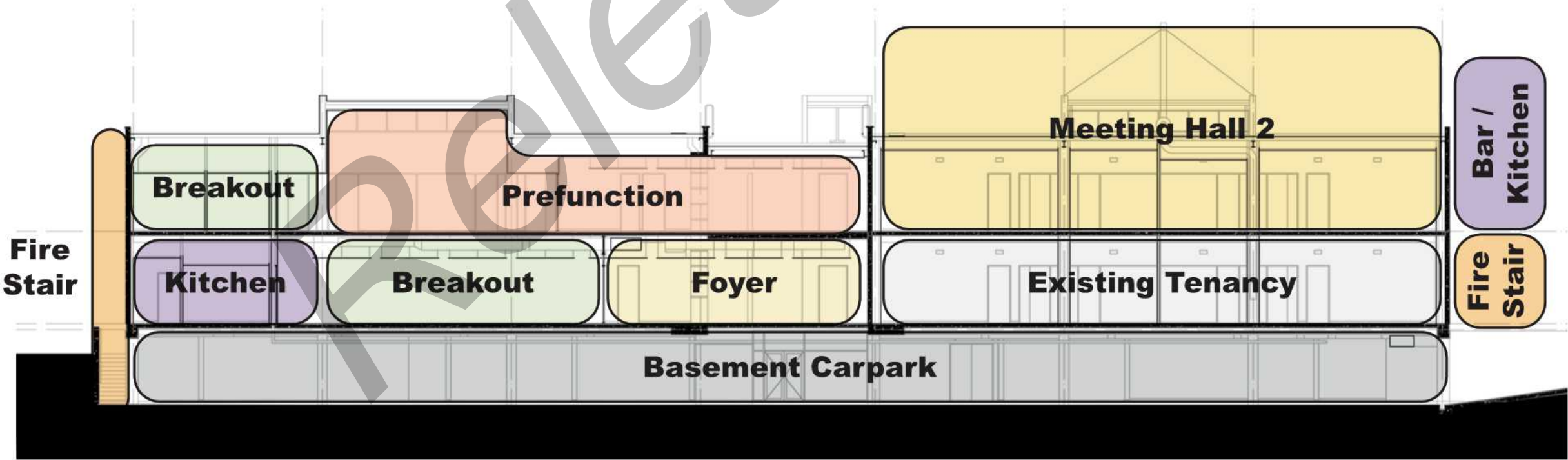
Ground Floor

- 1. New addition to front entry / presence / steps / etc
- 2. New main access stair to first floor halls
- 3. New fire stairs to first floor – 2 off
- 4. New façade to ground floor level west wing
- 5. New external stairs at south east corner to landscape areas
- 6. New ramp access to northern podium
- 7. New Admin office fitout to west wing with all associated finishes / services etc upgrades
- 8. Provide services changes for amended works

Level 01

- 1. New raised addition to east wing for new large and small halls
- 2. New bar / kitchen additions with plant areaa
- 3. New fire stairs to first floor – 2 off
- 4. New addition to front entry / presence / steps / etc
- 5. New toilets fitout to west wing with all associated finishes / services etc upgrades
- 6. New fitout to west wing for function / meeting spaces
- 7. New façade to first floor level both wings
- 8. Provide services changes for amended works

- LEGEND
- Existing Tenancy
 - Foyer
 - Fire Stair/Plant
 - Large & Small Hall
 - Prefunction
 - Breakout
 - Carpark
 - Bar/Kitchen



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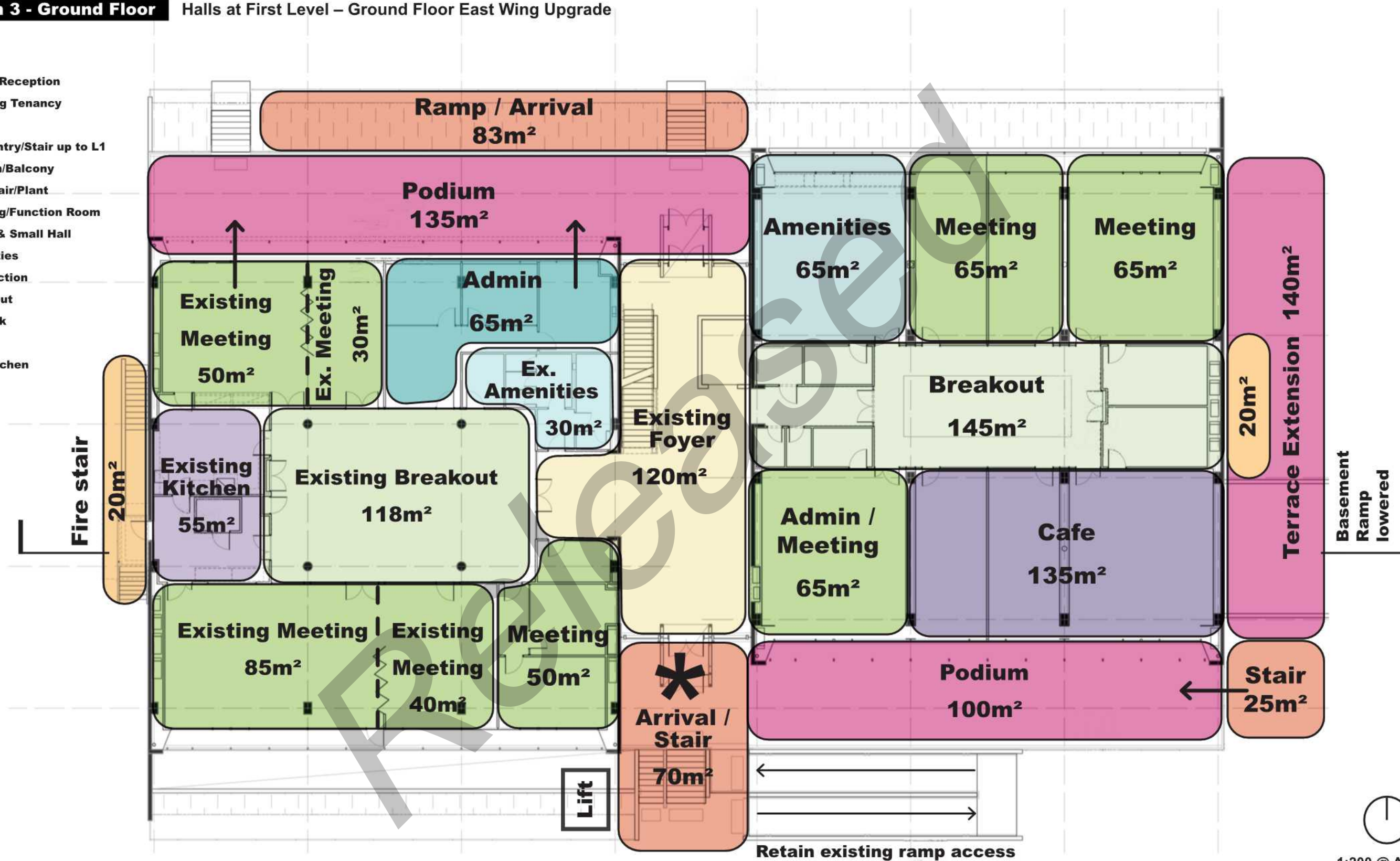


Bioscience Incubator Options

Option 3 - Ground Floor Halls at First Level – Ground Floor East Wing Upgrade

LEGEND

- Admin/Reception
- Existing Tenancy
- Foyer
- New Entry/Stair up to L1
- Podium/Balcony
- Fire Stair/Plant
- Meeting/Function Room
- Large & Small Hall
- Amenities
- Prefunction
- Breakout
- Carpark
- Store
- Bar/Kitchen

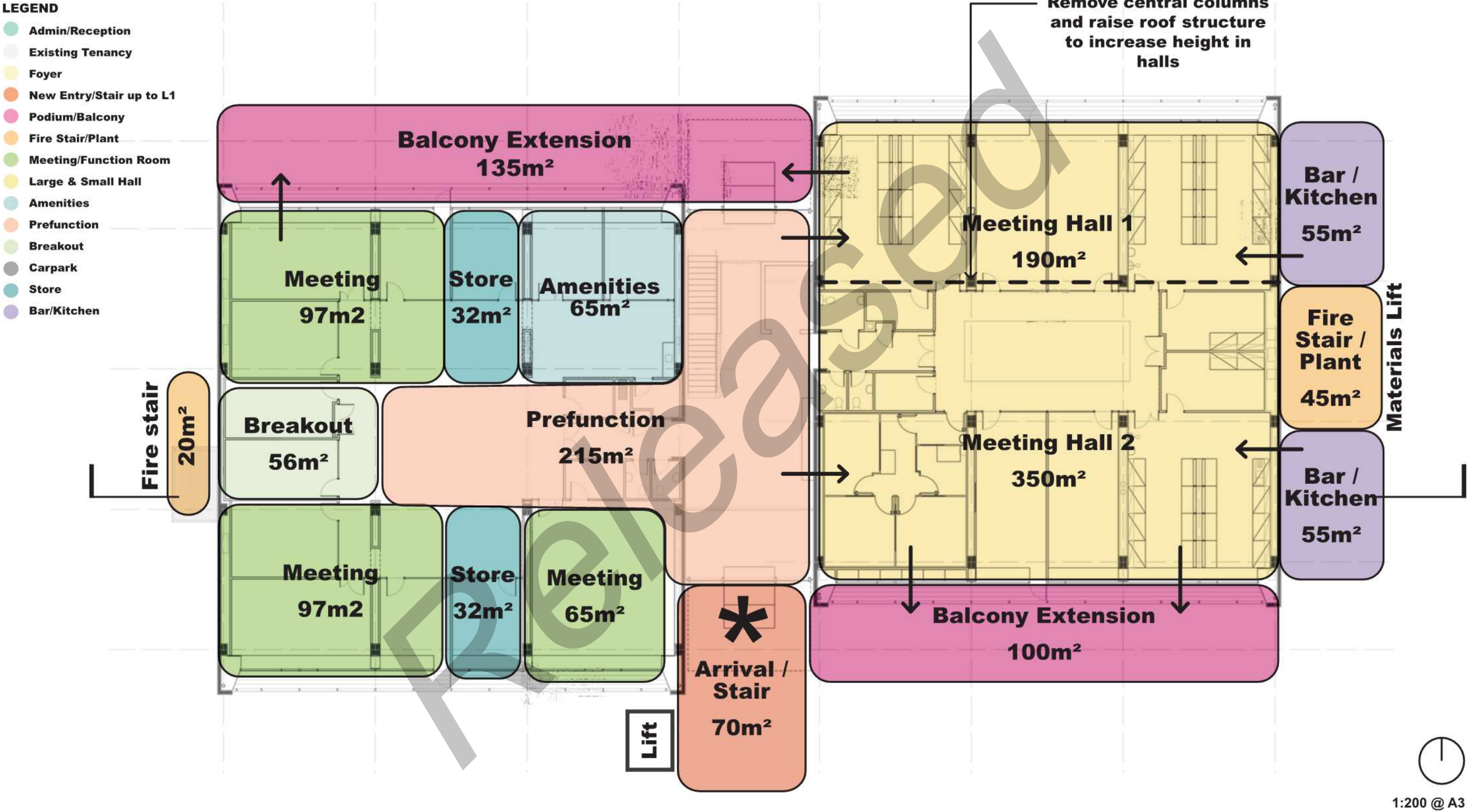


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Bioscience Incubator Options

Option 3 - Level 01 Halls at First Level – Ground Floor East Wing Upgrade



Bioscience Incubator Options

Option 3 Halls at First Level – Ground Floor East Wing Upgrade

Demolition

Ground Floor

- 1. Remove existing southern entry for extension
- 2. Remove existing front steps for new entry construction
- 3. Remove redundant elements / fixtures / fittings
- 4. Remove existing fitout to west wing for new Admin offices
- 5. Remove redundant services – mech / elec / fire / hydraulic
- 6. Review services infrastructure implications to east side addition and changes to function for Transformer / Generator Unit / Etc
- 7. Review hydrant booster provisions to West Thebarton Road

Level 01

- 1. Remove existing east wing including roof and columns back to slab level
- 2. Remove existing toilets and offices to west wing
- 3. Remove redundant elements / fixtures / fittings
- 4. Remove redundant services – mech / elec / fire / hydraulic
- 5. Redivert services as required for new works
- 6. Remove existing façades / gantries to both wing for new façade treatment

New Works

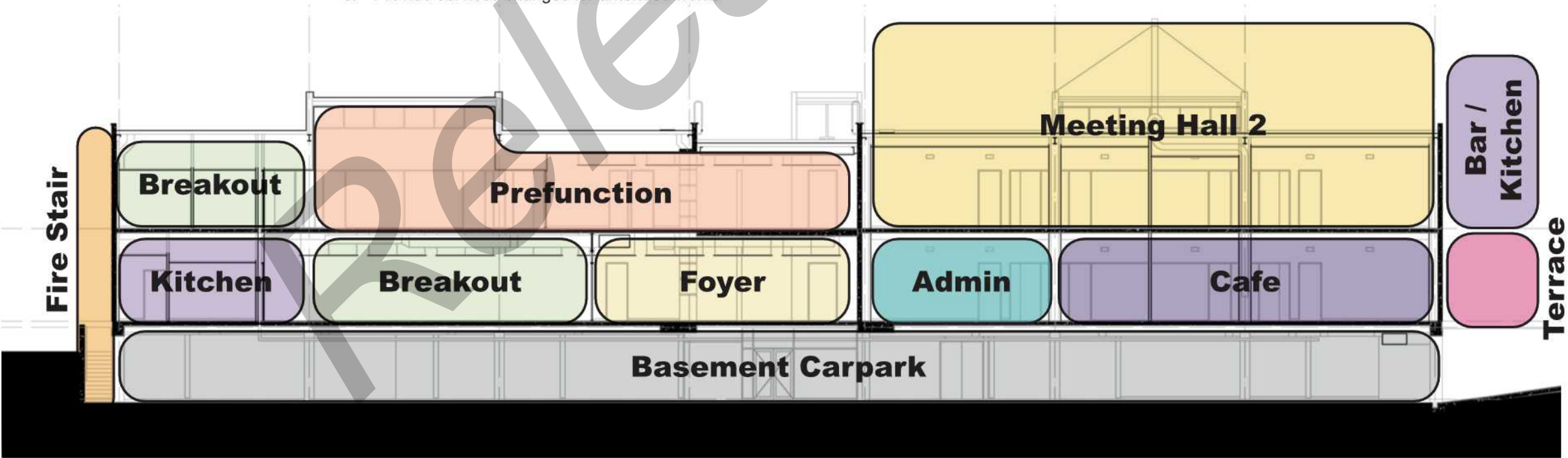
Ground Floor

- 1. New addition to front entry / presence / steps / etc
- 2. Lower basement ramp adjustment for head clearance
- 3. New main access stair to first floor halls
- 4. New fire stairs to first floor – 2 off
- 5. New façade to ground floor level west wing
- 6. New external stairs at south east corner to landscape areas
- 7. New ramp access to northern podium
- 8. New fitout to both west and east wing with all associated finishes / services etc upgrades
- 9. Provide services changes for amended works

Level 01

- 1. New raised addition to east wing for new large and small halls
- 2. New bar / kitchen additions with plant areaa
- 3. New fire stairs to first floor – 2 off
- 4. New addition to front entry / presence / steps / etc
- 5. New toilets fitout to west wing with all associated finishes / services etc upgrades
- 6. New fitout to west wing for function / meeting spaces
- 7. New façade to first floor level both wings
- 8. Provide services changes for amended works

- LEGEND
- Admin/Reception
 - Foyer
 - Fire Stair/Plant
 - Large & Small Hall
 - Prefunction
 - Breakout
 - Carpark
 - Bar/Kitchen
 - Cafe

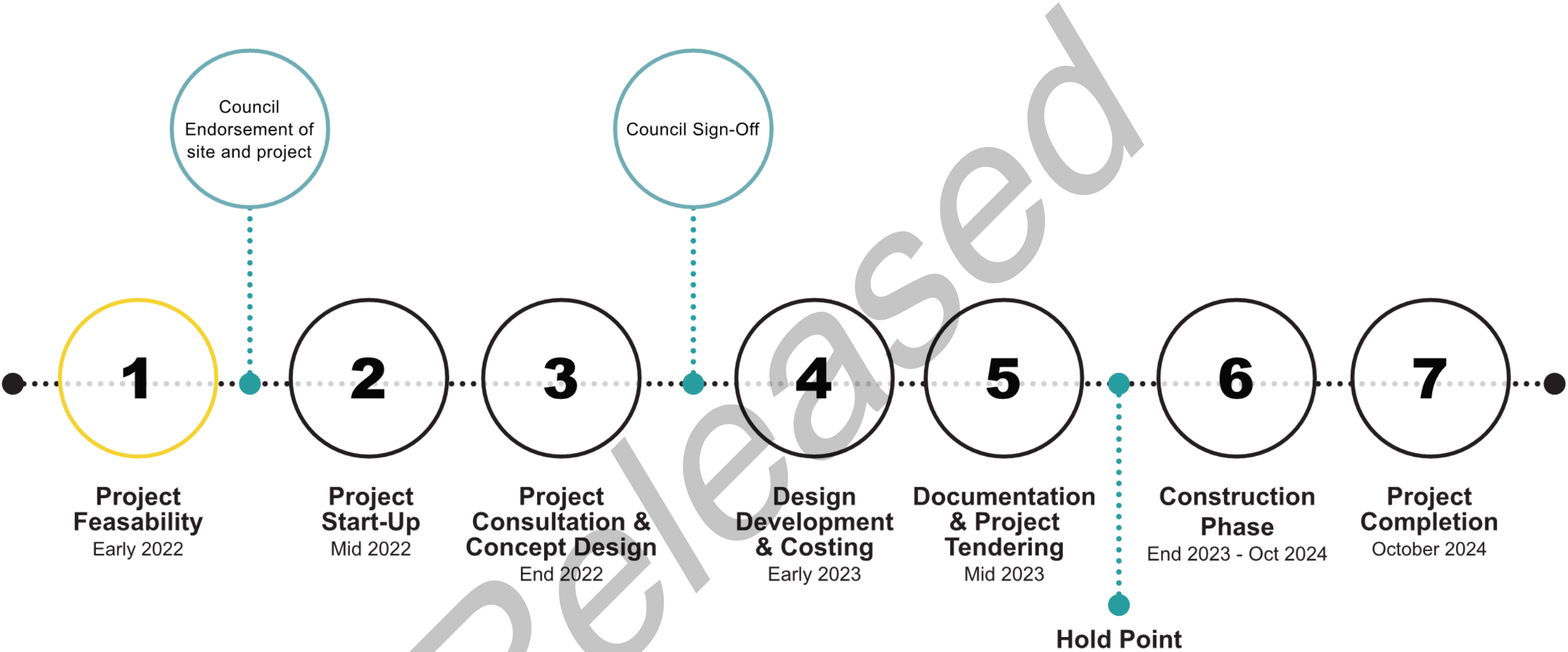


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Proposed Thebarton Community Precinct | JPE Design Studio

Indicative Timeline

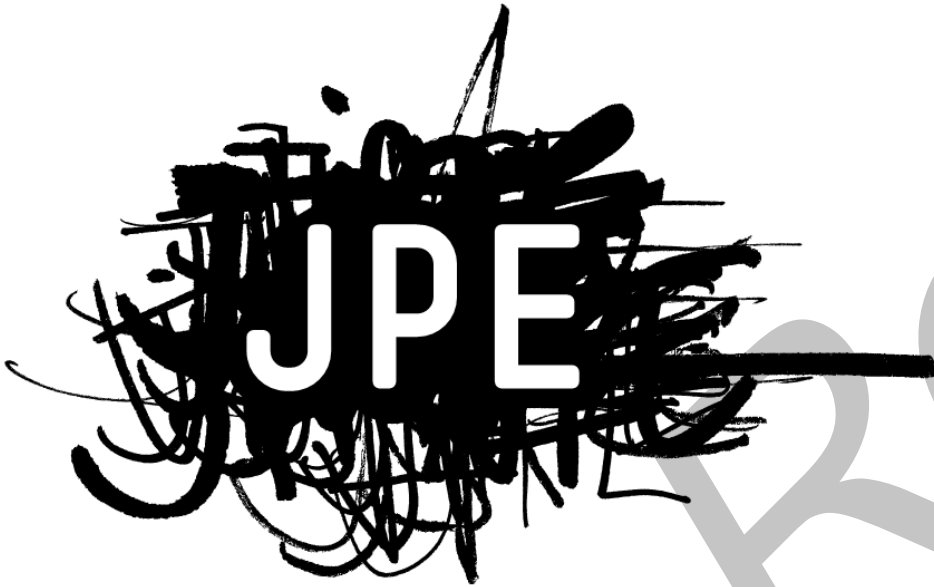




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Concept Approach

Lockleys Bowling Club Development

Prepared for City of West Torrens
by
JPE Design Studio
02721
Rev A
07.02.22

Executive Summary

Located approximately 7km east of the Adelaide CBD, the Lockleys Oval complex is a significant sporting hub which, in addition to the Lockleys Bowling Club, is currently home to the SA Badminton Association, West Beach Football Club, Lockleys Football Club, Lockleys Tennis Club and West Torrens Baseball Club.

Located to the south of the complex, abutting Moresby Street and Rutland Avenue, the Lockleys Bowling Club currently offers 4 outdoor natural greens totaling 32 rinks. Due to it's proximity to Adelaide Airport as well as the suburb's high level of existing sports infrastructure including the Kooyonga Golf Club and the South Australian Badminton Association Headquarters, the site has the potential to become one of South Australia's premier lawn bowls destinations. The development would aim to facilitate local, state, national and international lawn bowls tournaments.

It is envisaged the site would be developed to include a new two-story clubhouse facility including multifunction event spaces, office and retail. One of the existing four greens would be made in to a fully enclosed, synthetic green and one into a 'covered' synthetic green with the remaining two greens left as natural outdoor playing surfaces.

The development would cater for a high level of community engagement, offering bookable multipurpose spaces and facilities with the potential to house extra non-bowling related community activities such as a personal training gym, community groups etc.

JPE understands that the new clubhouse facility would incorporate the Lockleys Bowling Club as well as the Torrensville Bowling Club onto the site whilst ensuring the club's individual identities and histories are maintained and celebrated.

The following report is provided as a basis to begin consultation with City of West Torrens and the Lockleys Bowling Club and presents a high-level design approach to the site for future discussion and development.



Site Analysis - Macro

The Lockleys Oval complex is a significant regional sporting hub which, in addition to the Lockleys Bowling Club, is currently home to the SA Badminton Association, West Beach Football Club, Lockleys Football Club, Lockleys Tennis Club, West Torrens Baseball Club and Goodwood Cricket Club



Site Analysis - Micro

The Lockleys Bowling Club is located on the north-eastern corner of Rutland Avenue and Moresby Street at Lockleys. It currently features 4 natural lawn greens, a clubhouse facility of approximately 800 square metres and off street parking for 60 vehicles.

- 1

4 Natural Greens
- 2

800 sqm Club House
- 3

60 Carparking Spaces

Up to 32 Rinks total



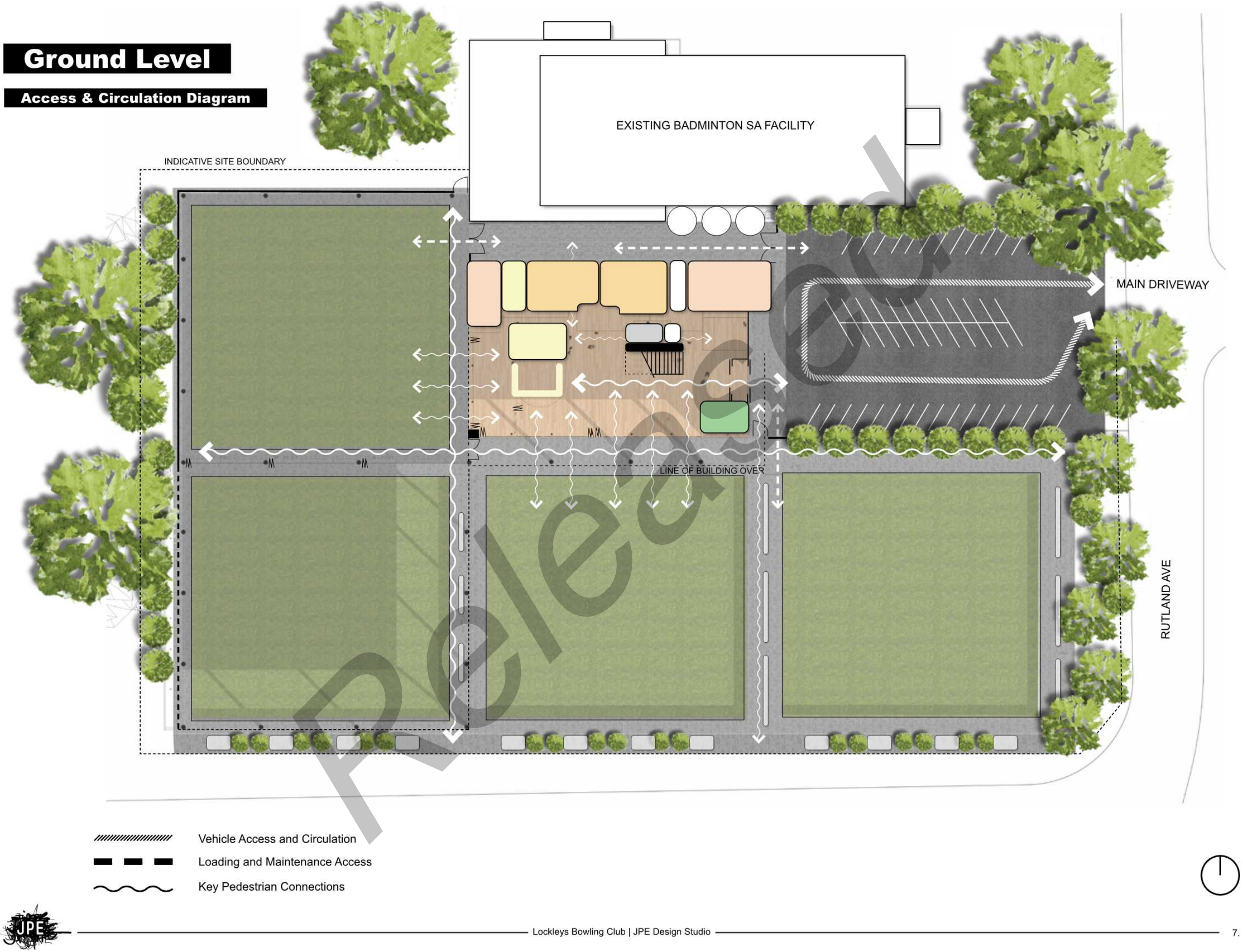
Key Opportunities

- Enhanced Connection
- Increased Shading
- Improved Entry



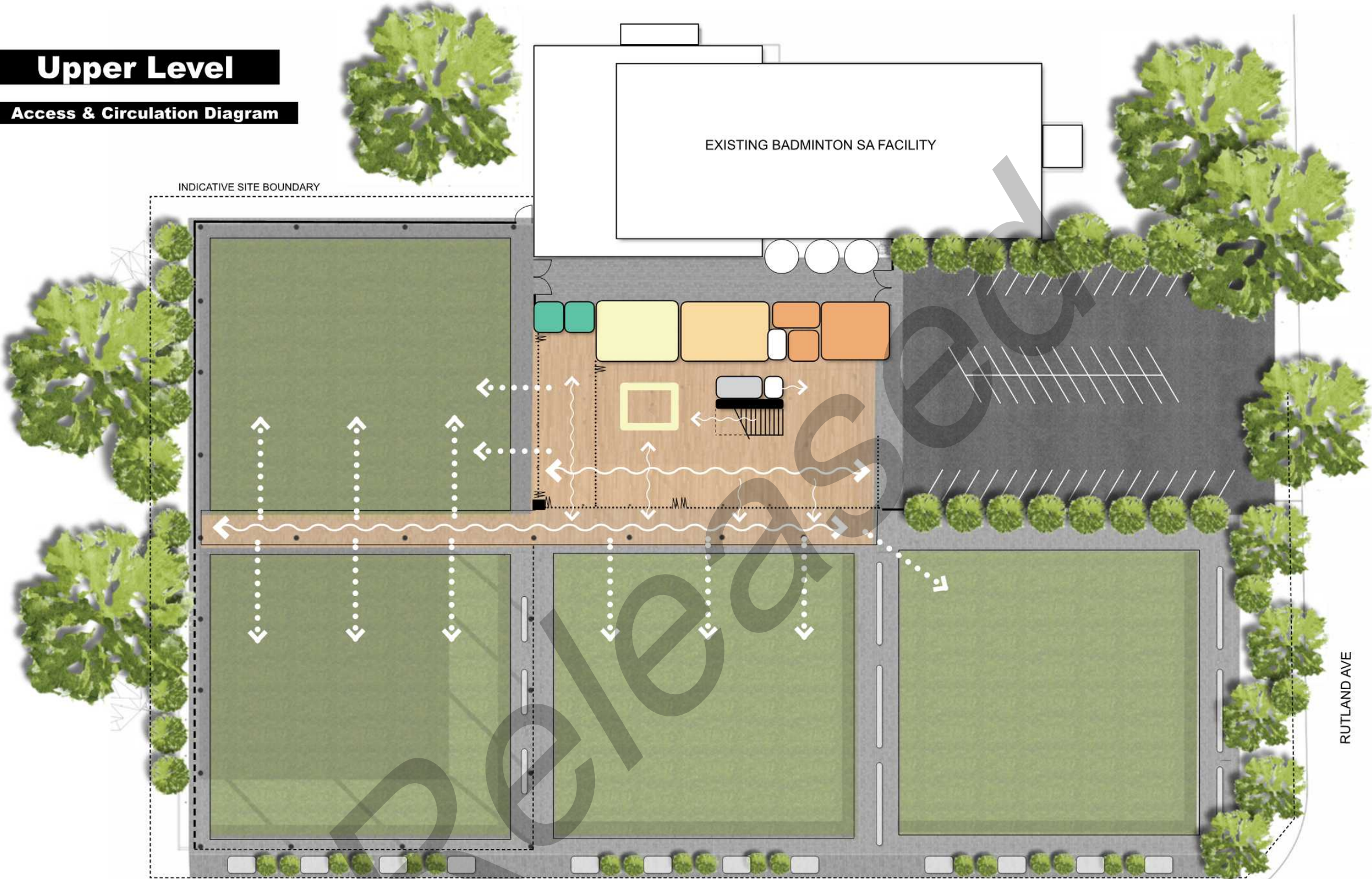
Preliminary Perspective - South East View





Upper Level

Access & Circulation Diagram

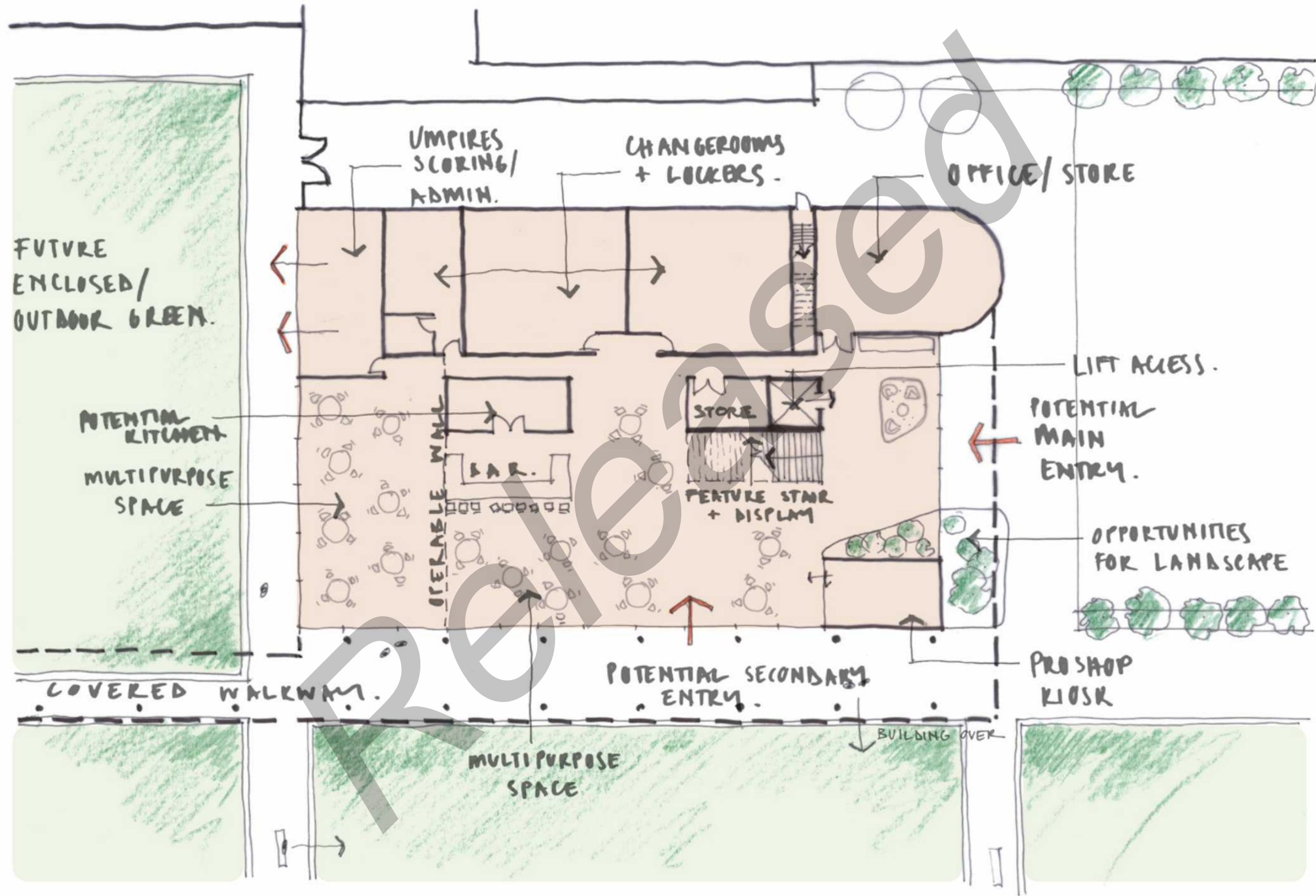


- • • • • Spectator Outlook
- ~~~~~ Key Pedestrian Connections



Ground Level

Preliminary Floor Layout



Upper Level

Preliminary Floor Layout

