

TOOGOOD RESERVE PROPOSAL BY BEVERLEY LEISURE PTY LTD

What's proposed at Adelaide 36ers Arena?

Adelaide 36ers Arena (formerly Titanium Arena) was recently purchased by Beverley Leisure Pty Ltd and they are looking to upgrade Adelaide 36ers Arena and Toogood Reserve to create new indoor and outdoor courts, training facilities, increase public amenity and improve access and parking at the site located within Beverley and Findon.

Beverley Leisure's vision is to create a Basketball Centre of Excellence and be home to a State leading netball club. The centre will host tournaments, national events, 3 on 3 basketball events (now an Olympic sport), and be home to the Adelaide 36ers for administration and training.

To achieve this vision, Beverley Leisure require access and some certainty over the land owned by Council to the west of the arena, known as Toogood Reserve. They have put a proposal to Council to purchase a portion of Toogood Reserve to build an entrance atrium and 3 additional indoor show courts, and re-establish a long-term non-exclusive licence over Toogood Reserve with some variations. This proposal is now available for community consultation.

History of Toogood Reserve

Toogood Reserve was originally a landfill site that was capped and grassed in the 1980s when the basketball arena was built. The land has low commercial value and permitted uses are limited. Toogood Reserve comprises of Lot 37 Toogood Avenue, Beverley and Lot 50 Crittenden Road, Findon. The land is owned by the City of Charles Sturt but is not classified as community land in the same sense as most reserves within the Council area.

The Proposal

There are two-parts to the proposal by Beverley Leisure:

- **PART A** - Purchase a portion of Toogood Reserve (about 10%); and
- **PART B** - Renew a long term non-exclusive license over the rest of Toogood Reserve.

More detail is provided over the page.

Tell us your thoughts!

Complete a feedback form, your feedback will help inform Council's decision making on the proposal by Beverley Leisure.

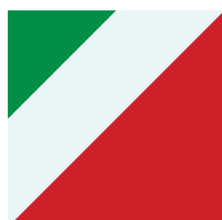
Consultation closes on Friday 25 March 2022.

More information about the Proposal

Proposal	Proposal Description
Part A – land purchase (about 10% of Toogood Reserve)	<p>Beverley Leisure propose to purchase a portion (about 5,730sqm in area) of Toogood Reserve. See red hatched area on the Draft Master Plan.</p> <p>The land they wish to buy is located west of the arena building. The land includes a sealed carparking area, grassed areas, and paved western entrance into the arena.</p> <p>This land will give Beverley Leisure required access and certainty over the land, and help create their vision for the site to be a “Basketball Centre of Excellence”.</p> <p>Beverley Leisure plan to use this land to construct an entrance plaza, 3 indoor basketball courts and changerooms.</p>
Part B – long-term, non-exclusive licence (the remainder of Toogood Reserve)	<p>Beverley Leisure is seeking to renew an existing non-exclusive licence making it a 21 year plus 21 year non-exclusive license over Toogood Reserve. This land includes grassed areas west of the arena. There has been a non-exclusive license over this area for over 20 years to enable it to be used for overflow event parking to support Arena events.</p> <p>A renewed non-exclusive licence will give required access and certainty over the land and help create the vision for the site to be a “Basketball Centre of Excellence”.</p> <p>Beverley Leisure plan to build 8 outdoor netball courts, 4 outdoor volleyball courts and an additional 30 (approx.) sealed car parking spaces to the west of the arena building and adjacent the land they propose to purchase. When these courts are not in use by Beverley Leisure it is intended that they will be available to the public.</p> <p>The rest of the land will remain grassed, and when not in use for overflow event parking, and will be available to the community for recreational use (as per existing arrangements).</p> <p>Council will not seek a license fee from Beverley Leisure for their use of Toogood Reserve, instead Beverley Leisure will meet the cost of maintaining the land. This achieves a better financial arrangement for Council.</p>

Note: Potential expansion of Council's Nursery

Separate to this proposal, but related, Beverley Leisure also currently own a land parcel (roadway width and about 850sqm in area) that connects through to Toogood Avenue and abuts Council's existing Horticultural Depot (Nursery). Subject to a separate planning and funding process, Council may seek to expand its Nursery to the west to meet increased demand. To do this Council would look to relocate Beverley Leisure's land parcel further west to better align to the existing roadway link to Toogood Avenue.



LEGEND

- 1 PROPOSED RELOCATION OF EXISTING BEVERLY LEISURE LAND (APPROX 850M²)
- 2 PROPOSED LAND TO BE SOLD (APPROX 5730M²)
- 3 PROPOSED EXTENSION OF NURSERY AREA
- 4 EXISTING RECYCLED WATER INFRASTRUCTURE (NOT INCLUDED IN LICENSED AREA)
- 5 EXISTING STADIUM
- 6 NEW ENTRANCE PLAZA WITH KIOSK
- 7 INDOOR TRAINING COURTS
- 8 INDOOR TRAINING/SHOW COURT
- 9 OUTDOOR COURTS (BASKETBALL, 3X3 BASKETBALL, NETBALL)
- 10 3X3 BASKETBALL SHOW COURT
- 11 VOLLEYBALL COURTS
- 12 HIGH PERFORMANCE TRAINING
- 13 OFFICE/SUPPORT
- 14 OFFICE/COMMERCIAL
- 15 TICKETING/LIFT CORE
- 16 CHANGEROOMS/NETBALL CLUBROOMS
- 17 PICKUP/DROPOFF
- 18 NEW CARPARKING (30 PARKS)
- 19 TEMPORARY EVENT CARPARKING (350 PARKS)
- 20 OPTIONAL PLAYGROUND/COMMUNITY USE
- 21 TOOGOOD RESERVE
- 22 EXISTING SITE ENTRANCES
- 23 LANDSCAPE BUFFER ZONES

Proposed land purchase
by Beverley Leisure Pty Ltd

Draft Master Plan

1:1500 @A3



For further information

Visit yoursaycharlessturt.com.au/toogood-reserve-proposal

Come to our pop-up information stand at Adelaide 36ers Arena (western entrance) on Saturday 5 March 2022, drop in anytime between 10.00am and 12 noon.

View the Draft Master Plan at our Civic Centre (72 Woodville Road, Woodville), or visit Woodville Library, Findon Library or Findon Community Centre.

Call City of Charles Sturt on 8408 1111.

