

Meeting notes

Kings Reserve Master Plan Community Reference Group (CRG)

Thursday 21 March 2024

Thebarton Community Centre, cnr South Rd and, Ashwin Parade, Torrensville SA 5031

1. Opening / Welcome and Acknowledgement of Country

Meeting opened at 6:05pm by Mayor Coxon.

2. Attendance

CWT representatives

Mayor Michael Coxon

Shanti Ditter
General Manager Communities

Victoria Haupt, Engagement Coordinator

Teresa Desteno
Community Planner & Property Advisor

Thomas Campbell
Children, Youth & Families Officer

Cr Zoi Papafilopoulos, Thebarton Ward

Cr Graham Nitschke, Thebarton Ward

Community representatives

Ms Lisa Allison

Ms Roxane Adams

Dr Emma Dawes

Ms Narelle Walker

Mr Tom Slowinski

Dr Rebecca Bilton - **Apologies**

The meeting was open to the public and 6 members of the public were present.

3. Confirm minutes

- Meeting notes of 22 February 2024 accepted without amendment. Confirmed that the meeting notes will be posted onto CWT website.

4. Business

Updated site plan

- CWT presented updated plan showing the site boundary of the Kings Reserve Master Plan, consistent with the Adelaide Football Club (AFC) Master Plan that forms part of the lease agreement with Council as endorsed on 19 December 2023.

Opportunities and constraints in context of briefing paper circulated to CRG 14 March 2024

Capital budget/scope of Master Plan:

- Noted that other reserve examples provided in briefing paper are useful, however indicative costs are not reflective of today's costs for the same items, and the detail available around the scope of each project is not conducive to direct comparison with upgrade of Kings Reserve:
 - Useful comparative costings of example projects would require dates for when costs on those projects were agreed through the procurement process, noting this would be prior to the stated completion date, and possibly pre-COVID.
 - CWT confirmed that high level pricing of 2018 Master Plan elements in 2023 indicated an increase of around 35%. CWT to provide this pricing update to CRG, noting its scope includes playspace components only.
 - A site visit of the example reserves was suggested and discussed, and may be the subject of further discussion at a future CRG meeting.
- CWT confirmed 'big ticket items' such as skate parks, toilets, and large scale equipment requiring deep footings are generally the most costly elements in a reserve upgrade. For example, 2 accessible toilets (not self-cleaning model) cost approximately \$150,000 - \$175,000 installed.
- Clarification was sought on whether public toilets are included in the AFC Master Plan for Thebarton Oval Precinct.
 - Community members have not been able to confirm this from documents submitted by AFC to the State Commission Assessment Panel (SCAP).
 - The inclusion and location of any such toilets has an impact on the scope and cost of the Kings Reserve Master Plan.
- Community members noted the AFC development is a major process occurring 'next door', about which many unknowns remain that have the potential to directly impact the scope, design, and cost of the Kings Reserve Master Plan.

Demographics

- Noted the large 25 to 29 year old cohort present in Torrensville in 2021 are likely to become parents of young children in coming years.

Land use and policy context

- CWT confirmed that Kings Reserve is likely to remain a Regional Park in the CWT and State Government open space classification hierarchies.
- Noted that newly redeveloped assets always experience an increased catchment for visitors.

Previous community feedback

- Noted that key elements of the 2018 Master Plan, as informed by community consultation feedback, remain relevant to the next Master Plan. For example the desire for nature, trees, open space, and picnic opportunities.
 - Noted nature will be increasingly important as the surrounding areas experience increased population and built form density, i.e.: "this will be the only backyard a lot of kids/people will have".
- Noted that skate park design is very specific and draws heavily on user consultation. Engaging and designing appropriately will impact heavily on the use and culture of the skate park.

Interface with AFC lease area

- Given playing fields were a part of the 2018 Master Plan and cannot be accommodated in the current site area, a question was raised about the extent to which the Kings Reserve Oval within the AFC leased area would be available for this use during public access times for informal sport-based recreation, for example the use of removable soccer goals.
- Community members consider that the outcome of SCAP's assessment of the AFC's proposed development of the Thebarton Oval Precinct materially impacts the Kings Reserve Master Plan design and timeframes overall.
 - More specifically, clarification of the AFC development's approach to public toilets, fencing, and access is considered to be material to understanding the opportunities and constraints the Kings Reserve Master Plan must respond to, as well as costs that must be budgeted for.

Process and program including CRG meeting schedule

- Community members queried whether grant funding (\$577,500 to towards playspace, picnic facilities, landscaping and skate park) can be deferred for an additional 3 to 6 months.
 - CWT confirmed that for any further extension request to be considered by State Government would require evidence of progress on the Master Plan.
 - Noted that the grant could feasibly be spent on particular Master Plan elements prior to the deadline - a form of staged approach.
 - Noted that an application can be made to vary the grant should that requirement arise from the Master Plan process, with no guarantee of an extension.
- The option to pause the CRG until the SCAP makes a decision on the AFC's development application was discussed, however the group agreed to continue on the basis that not all elements of the Kings Reserve Master Plan are dependent on the AFC development.
- Community members raised that the proposed timeline for the CRG to develop the Master Plan is too short, especially in the context of the limited budget.

- Specifically, more time is required to more thoroughly consider what the Master Plan needs to deliver, and develop the design principles and design brief.
- Suggested multiple design workshops will be required rather than the 1 proposed in the CRG Road Map, and a total of 2 or 3 more CRG meetings in addition to the 7 proposed in the Road Map.
- Community members further noted temporary constraints on their capacity and resources to invest in the CRG due to participating in the public consultation on the AFC development application.
- Agreed that the number and frequency of CRG meetings would remain flexible and be negotiated in response to the progress made and outcomes of subsequent meetings.

Thebarton Community Centre update

- Mayor Coxon provided an overview of the decision of Council on 19 March to proceed with investigations toward upgrade of existing community facilities pending identification of a suitable site for a replacement for Thebarton Community Centre.

CWT actions

- Provide high level pricing of 2018 Master Plan elements updated to 2023 costs, noting the scope of this pricing includes playspace components only.
- Seek clarification from AFC on whether public toilets are included in its proposed development at Thebarton Oval Precinct, and if so, their location and any proposed conditions of usage.
- Seek further available information from the relevant Councils on the scope, project timeframes, and costs of example reserve upgrades tabulated in the briefing paper.
- Provide images of multi-function ball sport area recently constructed at Karkungka, Keswick.
- Provide CWT and SA Government open space plans.
- Provide a summary of 'What we want' discussion as addendum to meeting notes (see attachment).
- Clarify of how AFC replacement of removed significant and regulated trees as per [information provided for public consultation](#) relates to the Kings Reserve Master Plan site and scope.
- Confirm whether video-conferencing can be available for next CRG meeting.

Community representative actions

- Nil

MEETING CLOSED by Mayor Michael Coxon at 8.11pm

Next meeting: Thursday 4 April 2024, 6pm at Thebarton Community Centre.

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Brainstorming 'what we want':

Towards design principles/a design brief for the Kings Reserve Master Plan

Shade	Some recreational sport facilities (e.g. cricket, soccer, multi-sport) - only if these cannot be provided in AFC leased area or at another adjacent site adjacent the Torrens to Darlington Motorway	First Nations representation through artwork, engagement
Natural shade		
Beauty		Pleasant waiting space - enhance the current use
Water		
Animals		Passive recreation
Wildlife		Open ended play (e.g. current Ashley Street tunnels, ramps at West Beach accessible playground)
Space and peacefulness	All-abilities equipment and amenities	
Screening from major roads	A path to the Brickworks - how will it link to the path through AFC leased area?	Low equipment with many different ways to be used, not just A to B
Shelter		
Seating		Toilets?
Noise attenuation from oval - natural screening on eastern boundary?	Secure fence on Ashwin Parade perimeter for safety	Configuration of different elements so the intended use can be achieved, i.e. active and passive spaces, noisier and more peaceful spaces, fenced areas and car parking and play spaces for younger children
Elements for teens - basketball, skate park	The tower CWT has already purchased - among the trees? Using natural topography	
Picnic and BBQ area		
Nice circulation spaces - more than practical, a nice walk	Running track	
	Smaller pump track (dirt mounds)	
Configuration that allows many groups to use the space at once - multiple decentralised play spaces, amenities	Use of natural and existing topography - mounds and undulation, for informal play	Chess
		Table tennis
Lighting for security and amenity - solar?	Enough bins	Flying fox and/or high tall slide
	Capture/screening of rubbish blowing in from outside	Water feature such as those at Henley Square or Plant 4 Bowden

Relevant points from other discussion items

- A playground nestled amongst the trees - eg Hazelwood Park.
- For people to experience the beauty of nature, animals - built infrastructure less important.
- Wetland - a staged process to keep the existing duck population.
- Lack of larger playgrounds with perimeter fences in West Torrens.