

Masterplan Advisory Group Meeting

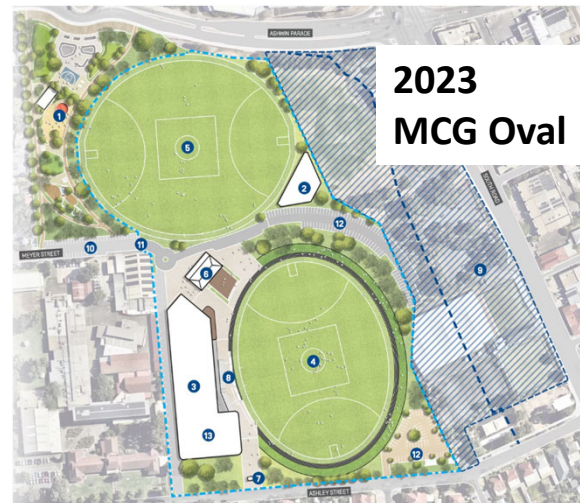
Community Advice
Community Feedback

Ashley Connolly
8/3/2023

Community feedback 1: Park vs Oval

- Local community has paid for and agreed on 2018 Kings Reserve Masterplan
- Current masterplan falls short of local community expectation
- **Replacing a Community park with an MCG oval – not supported by local community!!**
- **Disappointment that option of using T2D land has not been properly pursued!**

Qn 1: What is the WTC likely to use the T2D handback land for?



Unresolved questions:

- 52% loss of leisure area
- Tree removal/additional shade trees
- Reduced tree canopy
- Traffic management/throughfare
- How will usage over time be determined (local and AFC)?

Community feedback 2: Lack of financial benefit

“Around \$45M of this (AFC) investment will be to provide and maintain community facilities and a 2nd training oval” (WTC Open letter to residents march 2023)

- Financial benefit of proposal has not been demonstrated (?\$45 million)

Qn 2: What exactly are the community facilities that are proposed (\$45 million) - can an itemised list with details be provided?

- Losses and new costs to local community not quantified:
- What financial analysis has been undertaken to substantiate **financial benefit**?

Qn 3: Release analysis to substantiate the financial benefit

Community feedback 2: What is the financial benefit for ratepayers?

- Direct revenue to council of **\$4.84 million** over 42 years.

(Based on figures in Mayor's letter - \$9.35 million minus the \$4.51 million they would have received from the SANFL)

- **\$115,000 a year in "nominal" terms** (does not account for the fact \$115,000 will have less value in 2065)
- \$45 million capital contribution is not itemised and could be primarily for AFC benefit.
- **Public access to Thebarton oval is a false benefit** - was going to happen anyway (2018 Masterplan)
- ***Basic techniques of financial analysis should be applied:***
 - apply a discount rate and produce a Net Present Value to understand financial benefit in "real" terms
 - account for whole of life cost to council
 - account for
 - \$\$ value of reduction in liveability of suburb (loss of public park, traffic hassles, noise, light spill, scheduling dog walks etc.)
 - \$\$ loss of environmental services provided by park
(CO₂ removal, heat sink, air pollution ...)

Appears to be minimal financial benefit

Community feedback 3: Conflict with policy

- Public parkland is precious in urban environment
- Recreation areas, shade and canopy cover are not matched in the AFC proposal



2018 Public Park



2023 MCG Oval

Open Letter: 03/11/2022 Mayor Coxon: 'Council will ensure net positive gain in tree number'

Qn 4: How can this be achieved with an MCG oval? All trees? Significant trees?

Community feedback 3: Conflict with policy

- Public parkland is precious in urban environment
- Recreation areas, shade and canopy cover is not matched in the AFC proposal
- Proposal is in conflict with many council and local policies:



- [Tree Strategy 2018-2025](#) (protect and expand urban forest canopy cover)
- [Adapt West 2019-2022](#) (cool/green refuges, protect urban canopy)
- [Open Space Plan \(2021-2026\)](#) (provide diversity of open spaces, maximise greening and cooling)
- Council's Draft Response to the Parliamentary Enquiry into the Urban Forest (desire to increase protection of urban canopy, reduce high heat or hotspot areas)
- [Public Health Plan 2021-2026](#) (protect against environmental health risks and respond to climate change)

Qn 5: Has an environmental impact assessment been performed on the proposal?

Qn 6: Can the AFC outline how the Masterplan aligns with the (above) council policies

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- [Open Space](#)
- Council's Draft
canopy, reduce
- [Public Health](#)



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Community feedback 4: Public trust an issue

- Concerns about misleading information and misrepresentation

Area out of lease
and not part of AFC
Masterplan

Community facilities
paid for by council
NOT AFC: misleading

Artistic over
representation of
trees



Source AFC Information pack
<https://www.afc.com.au/facility/news/1270838>

**Qn 7: Clarify funding
commitment for the
Community Facility:
If WTC donated \$9M to
AFC to funding
community playground
Is it still available now
that the lease area has
changed?**

Community feedback 4: Public trust an issue

- Concerns about misleading information and misrepresentation
- Ongoing concerns about engagement
- Concerns 2018 Masterplan elements will not be realised at all

AFL club Adelaide Crows announces Thebarton Oval as new home ground

By Stacey Petrini
Posted Wed 24 Aug 2022 at 10:59am, updated Wed 24 Aug 2022 at 11:41am



August 2022 – presented as done deal!



Adelaide Football Club unveils plans for world-class Thebarton Oval headquarters | 7NEWS
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Area out of lease
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The community values transparency and genuine engagement.

Can the masterplan diagrams be updated to show what is current AFC Masterplan vs concept drawing of areas for future potential council development?

Conclusion

- **Local Community feel Kings Reserve needs to be preserved as public park**
- **2nd training facility to be considered at eastern end only**
- Public access to Thebarton oval is a **false benefit** - was going to happen anyway (2018 Masterplan)
- Building trust and better media representation desired
- Questions around financial benefits/costs and environmental impacts of proposal and ongoing usage longer-term