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Thebarton Oval Precinct

Masterplan Advisory Group (MAG)

Meeting Notes

Monday 16 October 2023

Held at the City of West Torrens Civic Centre

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1 Opening / Welcome

Mayor Coxon, MAG Chair, declared the meeting open at 6.02pm.

Acknowledgment of country

Mayor Coxon provided the Acknowledgement of Country.

West Torrens City Council acknowledges that we are meeting on the traditional Country of the Kurna people of the Adelaide Plains and pays respect to Elders past, present, and emerging.

We recognise and respect their cultural heritage, beliefs and spiritual relationship with the land, sea, waterways and sky.

We acknowledge that they are of continuing importance to the Kurna people living today.

We have built a beautiful city. However, we further recognise that the process of settlement resulted in the dispossession and dislocation of the Kurna people and that we are always mindful of this.

2 Attendance

CWT representatives

Mayor Michael Coxon
CEO, Terry Buss PSM
Deputy CEO, Angelo Catinari
Cr John Woodward, Keswick Ward
Cr Graham Nitschke, Thebarton Ward

Community representatives

Ashley Connolly
Merryn Cossey
Douglas Schirripa

Adelaide Football Club representatives

Tim Silvers, AFC CEO
Patrick Clifton, AFC COO
Scott Bell, Place PM
Will Gormly, City Collective

Secretariat

CWT CEOs Office

2.1 Apologies

Kurna First Nations representative

Michael Kumatpi O'Brien

Community representatives

Dominic Stefanson

2.2 Observers

Members of the public were in attendance in the gallery for the meeting.

3 Presentations

3.1 AFC Masterplan Update

Presenter/s Tim Silvers, AFC CEO
Scott Bell, Place PM
Will Gormly, City Collective

Purpose To present on the updated Masterplan

Item / Comment / Question	Response	Action Responsibility
<p>Ashley Connolly Is the access to the Meyer Street carpark through Ashley Street or can it be accessed from the South Road entry?</p>	<p>AFC - access to Meyer Street carpark is as per the existing arrangements via the back of Thebarton Senior College behind the existing SANFL facility with the entrance through Ashley Street and continuing on to get into Meyer Street. As per the MAG purpose and Objectives, there will be no public vehicle access to the Precinct from Meyer Street except for emergency vehicle requirements only.</p>	Nil
<p>Cr John Woodward Is the intention ultimately for AFC to expand the Kings Reserve Oval into the south-west corner, is that your hope and aspiration?</p>	<p>AFC - yes that would be the aspiration but we are unable to commit to that.</p>	Nil
<p>Cr John Woodward AFC has previously indicated no interest in the land located on the south-east corner, adjacent to the Thebarton Oval, is that still correct?</p>	<p>AFC – correct</p>	Nil
<p>Cr Graham Nitschke - Will reports, specifically a detailed Traffic and Parking report be provided with the report for Community Consultation?</p>	<p>AFC - the traffic modelling is undertaken and generally provided at the time of the development application assessment. It would be risky for the Club to spend significant funds on the traffic reports prior to the masterplan endorsement. The traffic engineering consultants have advised throughout the processes that the access arrangements for Thebarton Oval Precinct are suitable.</p> <p>AFC is currently seeking Council endorsement of masterplan to go out for public consultation.</p>	CWT/AFC - to be provided during DA assessment
<p>Cr Graham Nitschke - No mention is made regarding what may occur when the temporary DIT acquisition of Kings Reserve next to the community Centre is handed back. What is the latest regarding this?</p>	<p>Already answered by Mayor Coxon.</p>	Nil

<p>Cr Graham Nitschke - Is there still going to be a bus drop off point between where the Community Centre was and Kings Reserve?</p>	<p>AFC - continuing to consult with DIT on including a bus drop off area adjacent to the South Road access for game day drop off and pick up.</p>	<p>AFC</p>
<p>Cr Graham Nitschke In reference to the Tree Strategy on Slide 13 of the AFC presentation, 2 x regulated & 2 x significant trees are being removed where the north-east section of the 3-storey building is planned. Has any consideration been given to moving that section of the 3-storey building to where the 1 and 2 storey section of main building is, in an effort to retain those regulated and significant trees?</p>	<p>AFC - there are functionality requirements that need to be considered for the training and admin facility, otherwise the project is not feasible. The updated masterplan and building configuration - achieves increased significant or regulated tree retention of 3 trees as well as increased tree retention of 58 total trees compared to previously presented masterplan.</p>	<p>Nil</p>
<p>Cr Graham Nitschke In reference to the Tree Strategy on Slide 13 of the AFC presentation, how deep is the Residential buffer along Ashley Street [for the group of trees located in that area]? As per my request on 2 July 'Raised mound and dense landscaping 10 metres deep on Ashley street as a sound and vision buffer for Ashley Street residents'</p>	<p>AFC - it is in the order of 10m between the edge of the oval and the street. Behind the goals there is an embankment which is bordered by a retaining wall so that offers an extensive sound buffer from the actual field of play.</p> <p>Corridor trees are being proposed along that strip which are tall with a large canopy. It may also include eucalyptus trees as they work well in that location.</p>	<p>Nil</p>
<p>Cr Graham Nitschke Are current footpaths and Street trees along Ashley Street unaffected?</p>	<p>AFC - they will be maintained where the footpath alignment is located.</p>	<p>Nil</p>
<p>Cr Graham Nitschke - In reference to the car parking on Slide 15 of the AFC presentation, sought clarification on the north-west parking area as being used during non-match days while on match days it will be emergency services only.</p> <p>Sought clarification on the 160 spaces figure for car park availability at AFC facility</p>	<p>AFC - on match days, the car park will probably be used as an area for food trucks which community and game day attendees can enjoy, no cars going in/out of that location for parking.</p> <p>In terms of the 160 spaces, there will be 136 spaces in the south-eastern carpark entirely dedicated to the AFC staff and 46 spaces on the south-west that will be shared between AFC and public, and that makes up the 160.</p>	<p>Nil</p>
<p>Ashley Connolly How many car parks on Meyer Street carpark and whether there will be access to the carpark during training days.</p>	<p>AFC - existing Meyer Street parking is 43 parks. Access to the north-western carpark is all via the existing access behind the existing facility so it's off Ashley Street. There is a roadway that goes into the carpark, there will be no access via Meyer Street.</p>	<p>Nil</p>

<p>Cr Graham Nitschke - In reference to the AFC Masterplan Report, it states that: "The south-west, north-west, and north-east car-parking areas are publicly accessible" - What about the south-east carpark?</p>	<p>AFC - reiterated that the south-east carpark is dedicated to the AFC staff. The modelling undertaken with the Traffic Engineer and the Sustainability Consultant has indicated that the 160 spaces in accurate for peak demand.</p>	<p>Nil</p>
<p>Cr John Woodward Sought confirmation that AFC has no interest in having pokie machines on the facility.</p>	<p>AFC - correct, no pokie machines.</p>	<p>Nil</p>
<p>Cr John Woodward Sought confirmation from AFC on the purpose of the training and admin facility, specifically that AFC do not expect people to come to the venue following games.</p>	<p>AFC - correct, Adelaide Oval is a great home game venue and people tend to remain in the CBD following matches so this facility will not be an after-match venue.</p>	<p>Nil</p>
<p>Cr John Woodward Commented on the trees strategy and requested consideration of planting 1:3 trees within the lease area.</p>	<p>Noted.</p>	<p>Nil</p>
<p>Cr John Woodward With regard to Stage 2 of the project, requested consideration of community consultation being undertaken irrespective of the landowner.</p>	<p>Noted.</p>	<p></p>
<p>Cr John Woodward Sought clarification on whether the updated masterplan is what will be considered by Council for endorsement to go out to public consultation, noting the questions raised during the meeting about the proposed lease line.</p>	<p>Mayor Michael Coxon advised that the proposed lease line matter will need to be clarified prior to the masterplan being presented to Council for consideration on whether it should be endorsed for public consultation.</p>	<p>AFC</p>

3.2 Feedback on updated Masterplan

Presenter Ashley Connolly, Community representatives

Purpose To present feedback on the updated Masterplan

Item / Comment / Question	Response	Action Responsibility
<p>Ashley Connolly As per Slide 3 & 4 of the PP presentation, asked for clarification on the Kings Reserve lease boundary as it did not reflect the final agreement reached between the community and the State Government.</p>	<p>Mayor Michael Coxon sought clarification from Ashley and a copy of the agreement referenced in Slide 3, noting that Council is not aware of any such agreements and a copy of the agreement would allow Council to be adequately informed.</p> <p>Chair allowed for community member, Dr Emma Dawes, to speak and provide further clarification on the matter. She noted that her understanding was that an agreement between AFC and State Government was being drafted, based on funding, with conditions determining the western lease boundary (as per the image on Slide 4 of the PP presentation).</p> <p>AFC - have not finalised any agreement with the State Government, however we wish to work with the State Government, the community and CWT so will obtain understanding on what it being proposed.</p> <p>Mayor Coxon requested for AFC to finalise the final masterplan being presented to Council for endorsement to go out to public consultation.</p>	<p>CWT/AFC to clarify the Kings Reserve lease boundary for finalisation of the masterplan to be presented to Council</p>
<p>Ashley Connolly As per Slide 5 of the PP presentation, do the AFC intent on playing any men's or non AFLW games at TO (outside of gather round)?</p>	<p>AFC - at the moment, have an agreement with SANFL that AFC cannot play any home games until the end of 2028 which is a contract that we've had for 15 years. If we were to consider that, it would have to fit within the user agreement signed with Council.</p>	<p>Nil</p>
<p>Ashley Connolly - slide re As per Slide 6 of the PP presentation, there is community concern about the increased footprint of the AFC HQ and carpark, is this a climate smart design and is there any opportunity to reduce the footprint and some of the carparks to make it less of a 'heat sink'?</p>	<p>AFC - referencing the right image on Slide 6 of the PP presentation, the eastern position for the AFC training and admin facility means that it does not demolish any of the buildings on the western edge, it will repurpose one of the buildings which is currently used as a function centre and build on top of it by one level which retains all of its carbon embodied energy within that building. This was encouraged by the AFC sustainability consultants.</p> <p>Moving the facility to the east, AFC have been able to reduce the height of the facility, the indoor training facility has now been positioned centrally to the eastern facility. The south-western carparking area is shared and should not be included in the calculations but acknowledge that the south-eastern carpark is the AFC carpark that was originally intended to be undercroft on the western facility but due to height and visual impacts it has now been reduced and split it out of the building, shown as grey on the plan. The carpark will have trees through it, permeable paving and of material that achieves green star rating and reduces the heat island impact.</p>	<p>Nil</p>

	<p>Whilst we acknowledge that the footprint is perhaps larger, it retains all existing western buildings and is a much smarter way of dealing with the issues that it solves by locating it on the east.</p> <p>City Collective have undertaken an extensive user group consultation process with AFC around the functional requirements and that have been translated into the two-storey building that meets the functional requirements of AFC. The green 5-star requirements have also been taken into consideration.</p>	
<p>Cr John Woodward The floor area of the two options on Slide 6, are they significantly different, acknowledging one is 4-storey and one is 2-storey?</p>	AFC - no, they are very comparable.	Nil
<p>Ashley Connolly Is it possible to save the 8 trees shown on Slide 8 of the PP presentation, particularly the 4 significant and regulated trees in the south-east corner being removed from the carpark if they are not interfering with the building process.</p>	Community concerns noted, refer to above two points above.	Nil
<p>Ashley Connolly Queried whether green carparks as per Slide 9 of the PP presentation were possible?</p> <p>Douglas Schirripa commented, from personal experience, that parking a vehicle on grass daily in 12months it will result on the area being a dust bowl with no grass.</p>	AFC - unfortunately, AFC is bound by the Australian Standards which requires line marking and surfaces be of certain material etc. and any formalised carpark cannot be grass. As a compromise, AFC will provide permeable paving in appropriate areas to allow for landscaping to occur within a hard surface and ability to capture run off from stormwater, lower the amount of hard material and reduce the heat island effect.	Nil
<p>Ashley Connolly As per Slide 10 of the PP Presentation, noted community concern about oval maintenance, with reference to the West Coast Eagles turf renovation.</p> <ul style="list-style-type: none"> • When will oval irrigation/ maintenance occur? • Will residents be locked out of KR oval for extended periods each year? 	<p>AFC - there is no fixed time of the year when the turf will undergo maintenance, however, we do not expect to have a maintenance program that is anywhere near as onerous as the West Coast facility, purely by function of how Kings Reserve will perform. It will be a training oval and will have cars parked on it during game days.</p> <p>In terms of sprinklers, generally sprinkling is done at night due to the lower evaporation compared to daytime sprinkling. AFC will work with Council in terms of programming of sprinkling to be done outside of hours that community will typically use the space.</p>	Nil

<p>Sought clarification on whether the surface on Thebarton Oval will be slightly different to the surface on Kings Reserve.</p>	<p>The intention is to have the same turf on both the Thebarton Oval and Kings Reserve. AFLW games will predominantly be played on Thebarton Oval, it is a fact that they are not turned up as much as Ovals that have men playing games on them. West Coast Eagles have varied grade of leagues playing on their oval and thus a far more intensive oval maintenance program.</p>	
<p>Ashley Connolly As per Slide 11 of the PP presentation, commented that community have requested to be informed about Stage 2 during the upcoming community consultation.</p>	<p>Noted.</p>	<p>AFC/CWT</p>
<p>Ashley Connolly As per Slide 12 of the PP presentation, noted the community understanding and expectations in terms of the tree strategy with preference for planting of large trees with greater canopy cover and shade, and not dwarf/semi-dwarf trees.</p>	<p>AFC - effectively this is a regional level park and planting ornamental trees is not something Council would want to see here and certainly not what AFC are proposing.</p> <p>The trees that are removed will be replaced with native and where possible endemic trees to encourage biodiversity and build the fauna within Kings Reserve and Thebarton Oval.</p> <p>There will be creation of different 'zones' of character types within the masterplan, defining pedestrian paths with big trees and big canopy to provide that shade to frame up the Avenue. Ashwin Parade trees to define edge of the parks so people know you are there. This will end up being somewhat of a woodland forest particularly in the Kings Reserve community space. The realities of that might change with the guidance of the community but that is how we see our strategy working out.</p> <p>Certainly, European species are on the list and promoting Australian native trees and where possible endemic trees.</p> <p>AFC has committed to plant 220 new trees within the Thebarton Oval precinct and that includes community land which might be sometime after the main development occurs.</p>	<p>AFC</p>
<p>Ashley Connolly Noted of confusion about how it might work from a gaming point of view, are we going to have people roaming the streets based on liquor licences extending and all that stuff.</p>	<p>AFC - there is an existing liquor licence for Thebarton Oval catering for 9000 people that SANFL hold. There is no change to the liquor licencing as it's already been approved for the site.</p>	<p>Nil</p>

<p>Merryn Cossey Sought clarification on the State Government funding, will there be additional \$10M over and above the \$15M that they are committing to AFC for the TOP project, specifically for community greening space as a result of the disruption due to DIT works.</p>	Confirmed.	Nil
<p>Merryn Cossey Sought clarification on whether there will be an additional consultation period with the community if the State Government returns land to Council that is not currently subject to the lease that is going to go to AFC</p>	Mayor Coxon - if the State Government returns to Council part of the land that they have temporarily acquired for the T2D project, then Council will need to go through the statutory process of negotiating a lease etc. for that period of time. The State Government may choose not to return the land to Council and may choose to directly consult with AFC.	Nil

4 Items to note | key messages | items for discussion

Item / Comment / Question	Response	Action Responsibility
<p>Douglas Schirripa Read out a personal statement in relation to the MAG and proposed masterplan noting that he has been accepting of the AFC approach to the submission for the Thebarton Oval Precinct proposal. Mr Schirripa listed some of his assumptions of the project following discussions with a broader demographic of CWT ratepayers and business owners:</p> <ul style="list-style-type: none"> - AFC facility and oval use will boost utilisation and contribution to the local area including local business and landowners - Interstate visitors contributing to the local economy - greater consideration of the future youth demographic - condoned the negativity displayed during the MAG sessions 	NA	Nil
<p>Mayor Michael Coxon Provided concluding remarks regarding the evolution of the proposal for the Thebarton Oval Precinct and the masterplan presented by AFC. Mayor Coxon congratulated the MAG members for their contribution to the MAG and thanked them for their deliberation and input during the meetings. He also sought and received confirmation from AFC that the final masterplan will be completed and presented to the Special Council Meeting on 26 October.</p>	NA	AFC/CWT

Item / Comment / Question	Response	Action Responsibility
<p>Terry Buss PSM, CWT Chief Executive Officer Explained the significant milestone dates required for CWT to deliver and report on a community engagement process on AFC's masterplan for the Thebarton Oval Precinct;</p> <ul style="list-style-type: none"> - boundary clarification on masterplan to be finalised by end of the week (20 October). - Special Council Meeting on Thursday 26 October 2023 for Council to consider endorsing masterplan for public consultation. - If AFC masterplan is endorsed for community consultation, the period of the consultation will be from Thursday 9 November and concluding on Thursday 7 December 2023. - Special Council Meeting on Tuesday 19 December 2023 to consider the results of the public consultation and decide whether to proceed with the AFC proposal for Thebarton Oval Precinct. 	NA	Nil

5 General business

Nil

6 Actions from previous meetings

Actions from the previous meeting held on 5 June 2023

Item / Comment / Question	Response	Action Responsibility	Date completed
Cr Graham Nitschke Is the heritage listed grandstand going to remain?	AFC – Yes. The proposed new oval alignment will have a similar proximity or be slightly closer to the current position. For spectator use and longevity of the grandstand this is being turned back into great spectator space.	Nil	5 June 2023
Cr Graham Nitschke There are still concerns about car parking egress from Ashley Street	AFC – there is no vehicular access onto Ashley Street from those car parks, the only access will be from South Road however the car park in the south-west corner (existing) will have access to/from Ashley Street.	AFC responded in more detail later in the presentation.	5 June 2023
Dominic Stefanson What sort of intersection is the Ashley/South Rd intersection. With the access off South Road only for north bound traffic not south bound, there is a need to alleviate people having to drive around the block.	AFC – there will be turnarounds on South Road to come back to head north.	Nil	5 June 2023
Dominic Stefanson Asked for clarification of the Meyer Street parking access and when will emergency vehicles access.	AFC - there is publicly accessible parking in Meyer Street. On a game day this is a plaza area and public parking will be prevented allowing for access for emergency vehicles only.	Nil	5 June 2023
Cr Graham Nitschke Sought clarification on the access and egress to parking entry (southeastern area no. 1 on plan).	AFC - confirmed this car park will have both access and egress from South Road only.	Nil	5 June 2023

Item / Comment / Question	Response	Action Responsibility	Date completed
<p>Mayor Coxon Regarding access to 64 spaces (no. 2) via Meyer Street – what is the benefit of having this public car park if these spaces if not being used on game days.</p> <p>Mayor Coxon asked to reserve the right to reconsider these car parking spaces. Feedback he has received is that the residents do not want to create any additional parking off Meyer Street.</p>	<p>AFC – Meyer Street becomes congested at times and strong feedback from the community identified that more parking was required. Match days will only happen on occasions and predominantly the use of the community facilities will still occur therefore focus is on match day users to utilise temporary parking or public transport provisions.</p>	<p>AFC/CWT</p>	
<p>Cr Nitschke asked for reconsideration of the 50 car spaces.</p> <p>Cr Nitschke thought that this park was not used.</p>	<p>AFC - the car spaces already exist and as part of the 2018 Masterplan Council approved for this to be a car park so there is no difference between 2018 and now.</p> <p>Mayor Coxon, via the CEO, advised that the Thebarton Senior College utilise these car spaces identified as car park no. 2 on the plan.</p>	<p>AFC/CWT</p>	
<p>Dominic Stefanson Observed that car park 2 should be closed on game days. Also observed that there will be a requirement for more public parking for those utilising the pool, playground, BBQ etc.</p> <p>Question: obviously not having a road going through the park is to be commended but in relation to that I don't see what that paved area near the 50m line n/w pocket, what is this area and how do you get to the temporary parking?</p>	<p>AFC - temporary car park access is from South Road. Principal here is if you are attending any events, it is keeping users and car parking away from residential streets.</p>	<p>Nil</p>	<p>5 June 2023</p>

Item / Comment / Question	Response	Action Responsibility	Date completed
<p>Mayor Coxon advised that part of the proposal to relocate the Thebarton Community Centre to the Brickworks is to include the swimming centre. This is why we need to 'park' consideration of the 64 spaces off Meyer Street until this matter is resolved. This is his personal view.</p>	AFC – happy to take feedback on board	AFC/CWT	
<p>Dominic Stefanson How do all these different parcels of land get integrated in a coherent manner? Doesn't understand from 2031 onwards how those buildings interact with South Road. Is the vision that the front of the building face South road or has this not been considered as yet?</p> <p>Dominic Stefanson Someone should be thinking about how this is being designed for the long term.</p>	AFC – the permanent acquisition zone has to be retained for the tunnel and the integration to the precinct will be resolved as the tunnel design evolves. Both AFC and CWT has requested to be a stakeholder in the final designs to make sure of such integration.	Nil	5 June 2023
<p>Cr Graham Nitschke Are there public toilets and will these remain along with the playground?</p>	AFC – this is not in the AFC lease zone.	Nil	Referred to KR Masterplan
<p>Cr Graham Nitschke How many trees will be removed around Thebarton Oval?</p>	AFC – 71	Nil	5 June 2023

Item / Comment / Question	Response	Action Responsibility	Date completed
<p>Cr Graham Nitschke How many trees will be removed as part of the realignment?</p>	AFC – saving 2 significant trees because of the realignment.	Nil	5 June 2023
<p>Mayor Coxon Clarified the number of trees being removed.</p>	Kings Reserve - 50 Thebarton Oval – 71	Nil	5 June 2023
<p>Dominic Stefanson Observation: This is a lot of information to absorb so don't know what my response is. This notion of knowing what is going in this space is pretty important and this is not a criticism of AFC so guess Council needs to address this.</p> <p>Observation: The height of the building is a fair way from anything so personally this could go higher and explore doing more re car parking.</p>	Noted	Nil	5 June 2023
<p>Ashley Connolly Sought clarification re removing 121 trees from the precinct? Are you planting 3 times as many trees e.g., 360 trees being replanted? Is this correct?</p>	AFC – TORs talks about significant regulated trees 3 for 1.	Nil	5 June 2023
<p>Ashley Connolly You are cutting down 2 significant trees and replanting 6?</p>	AFC - this refers to significant trees, the number that is not shown are the other replanting in this space. We will be able to provide information on this.	AFC	

Item / Comment / Question	Response	Action Responsibility	Date completed
<p>Ashley Connolly 121 trees being removed is substantial.</p>	<p>AFC (T Silvers) - this will be worked through with Council.</p> <p>Mayor Coxon noted that he did not have the Terms of Reference handy however he will seek clarification. In terms of the current iteration there are 50 trees being impacted on Kings Reserve, the trees on Thebarton Oval is 71. And in terms of replanting he recalls that it was agreed that the trees impacted would be replaced with mature trees not saplings. Clarification would be sent out to MAG members.</p>	AFC/CWT	
<p>Dominic Stefanson Thanked AFC for their work.</p>	Noted	Nil	
<p>Cr Graham Nitschke Observation: fair bit to soak in. Concerned about the loss of trees, regulated or not. Concerns about large car park off Ashley Street.</p>	Noted	Nil	

Actions from the previous meeting held on 26 April 2023

Item / Comment / Question	Response	Action Responsibility	Date completed
<p>M O'Brien - have any cultural issues been taken into account with regard to the arborist report? If not, can this be looked at?</p>	<p>AFC - this could be investigated and provided in the overlay. Council comment Previous advice provided by Uncle Mickey O'Brien as reflected in the Meeting notes dated 13 February 2023 indicate:</p> <p><i>Uncle Mickey - has not been able to find anything substantial about cultural heritage of the indigenous people to this land however he is still looking. Noted that AFC have spoken with relevant indigenous authorities eg. Kurna Yerta Aboriginal Corporation.</i></p> <p>-----</p> <p>The current trees planted on Kings Reserve are approximately 20 years old and aerial photography for the Thebarton Oval component of the Precinct dating to 1969 shows the site was clear of trees except a line of trees along the 'boundary' of Thebarton Oval and Kings Reserve. Aerial photography prior to 1969 shows some sporadic tree planting around Thebarton Oval however, those trees were removed to make way for the concrete terracing around the oval proper and that is reflected in the 1969 aerial photography. Accordingly, there appears to be no cultural or heritage issues with the trees within the total Precinct except the possibility of the trees along the boundary of Thebarton Oval and Kings Reserve which is still being investigated.</p>	AFC	5/6/23
<p>A Connolly - can AFC provide actual numbers rather than percentages?</p>	<p>AFC - the engagement summary (to be provided separately to MAG members) will have the actual numbers.</p>	AFC	7/6/23

Item / Comment / Question	Response	Action Responsibility	Date completed
<p>Mayor Coxon noted that the detailed engagement summary would be provided to MAG members once the AFC Board has endorsed and the intention is to have the information provided to MAG members at the next meeting.</p>		<p>AFC</p>	<p>Issued 9/5/23</p>
<p>D Stefanson referred to the letter from Kyla Young regarding historical aspect of some of the trees.</p>	<p>AFC (S Bell) indicated that as the letter had only been received late today they would respond by the next MAG meeting.</p> <p>Council comment: This matter is still being investigated but to date, nothing has been uncovered to suggest historical significance of the trees.</p>	<p>AFC/CWT</p>	<p>5/6/23</p>
<p>A Connolly - not interested in prudential reviews - what about the \$45m of AFC investment to provide and maintain community facilities. What are the facilities?</p>	<p>CWT - Mayor Coxon indicated this will depend on the outcome of the final masterplan and Council will determine the detail in terms of benefits to the community.</p>	<p>CWT</p>	

Actions from the previous meeting held on 8 March 2023:

Questions/comments arising from Ashley Connolly's presentation

Item / Comment / Question	Response	Action Responsibility	Date completed
Questions raised within Ashley's presentation to be addressed/responded to by AFC at the next meeting.		AFC	26/04/2023
DS - queried when Council would conduct a prudential review.	CWT - Terry Buss advised that this would be undertaken as part of the process once the final draft Masterplan had been endorsed by Council.	CWT	Ongoing

Questions/comments arising from AFC's presentation

Item / Comment / Question	Response	Action Responsibility	Date completed
JW - asked for clear definition of the number of trees to be removed	AFC advised this will be known once they receive the final arborist report	AFC	9/5/23
JW - requested that the arborist report be made public to avoid further speculation by the public.	AFC - noted	AFC	8/03/2023
JW - Council resolution regarding the return of Council owned land following completion of T2D works.- has letter been sent to the Minister for Infrastructure and Transport	CWT - TB noted that the letter has been sent and he / Mayor Coxon are awaiting a response.	CWT	6/03/2023
DS - has the AFC not considered waiting until 2031 to build the 2 nd oval once the outcome of the return of Council land/T2D works are known?	AFC - TS advised that AFC would consider a post 2031 option depending on the outcome of the land to be returned to Council.	AFC / CWT / DIT	Ongoing

General business

Item / Comment / Question	Response	Action Responsibility	Date completed
<p>GN - concern from the community regarding the 80 vehicle car park at Wainhouse Street - is this part of the AFC lease area?</p> <p>Also part 5 of the Masterplan Design Objectives indicates egress only onto Ashley Street - where is the access?</p>	<p>AFC - access/egress will be addressed at the next meeting of the MAG</p>	<p>AFC</p>	<p>26/04/2023</p>
<p>GN - will access still be to South Road only during the T2D works?</p>	<p>AFC - this will be addressed in conjunction with DIT noting that the AFC facility will likely be completed well before the T2D works are.</p>	<p>AFC</p>	<p>Ongoing</p>
<p>GN - Meyer Street access - design objectives identified that direct traffic access from Meyer Street be kept to a minimum and that there would be no public access. Draft MP shows restricted access - please confirm/clarify.</p>	<p>AFC - there will be bollards to stop general traffic and this access will be for emergency vehicles only.</p>	<p>AFC</p>	<p>8/03/2023</p>
<p>GN - how many sets of lights around the oval?</p>	<p>AFC - there will likely be the same as is now.</p>	<p>AFC</p>	<p>8/03/2023</p>
<p>GN - what will happen about light spill?</p>	<p>AFC - this will be minimal especially with new technology such as LED lighting.</p>	<p>AFC</p>	<p>8/03/2023</p>
<p>GN - there is \$9m allocated from the 2018 Masterplan for facilities - will these still be considered?</p>	<p>CWT - TB Confirmed that Council has funds in the LTFP of circa. \$9m to deliver community infrastructure projects.</p>	<p>CWT</p>	<p>8/03/2023</p>

Item / Comment / Question	Response	Action Responsibility	Date completed
A Connolly - the number of trees to be cleared must be accurate.	AFC - once the reorientation of the oval is known this will be taken into consideration and at this stage the plan does not show all of the trees.	AFC	9/5/23
D Stefanson - acknowledged the changes made by AFC and the concession made if the oval is able to be moved further west. He also acknowledged the responses from AFC in relation to his presentation from the 13 February meeting and thanked AFC for their responses.	AFC - noted.	AFC	8/03/2023
M Cossey - what are the SANFL doing?	AFC - TS - the/this proposal is based on the SANFL leaving Thebarton Oval.	Nil	8/03/2023
D Schirripa - need to keep in mind the benefits to local business.	AFC / CWT noted.	Nil	8/03/2023
GN - thanked both A Connolly and AFC for their presentations	Noted	Nil	8/03/2023

Actions from the previous meeting held on 13 February 2023:

Item / Comment / Question	Response	Action Responsibility	Date completed
<p>Feedback was provided by Dominic Stefanson in response to the draft Masterplan presented at the meeting of 31/1/23. (Refer attached copy of presentation).</p> <p>and as presented by Dominic Stefanson has been emailed to Scott Bell.</p>	Feedback to be formally considered and responded to at the next meeting by AFC.	Copy of DS presentation to be sent to AFC and responded to at next MAG meeting. AFC to contact DS if any clarification is required.	21/02/2023
Mayor Coxon - requested that the land DIT are compulsorily acquiring is clearly identified on the MP.	AFC advised this is addressed in their updated MP to be presented today.	AFC to note.	21/02/2023
Mayor Coxon - queried how this land could be used once T2D has completed and returned to Council.	CWT AFC to consider	CWT AFC	21/02/2023
Cr Woodward - also requested whether AFC could quantify size of land being returned to Council?	AFC advised this will be highlighted in their revised presentation of the MP.	AFC	21/02/2023
Cr Woodward - asked if AFC did not have MCG size oval would this effect oval moving further to the east?	AFC to investigate.	AFC	8/03/2023
Cr/s Woodward and Nitschke sought clarification on the relocation of the Community Centre (Council owned) and questioned if this was a consistent view of AFC and the community given the original idea was to reinstate within the Precinct.	T Buss advised options can be considered by Council as to where the Community Centre could be relocated to.	CWT	Ongoing

Item / Comment / Question	Response	Action Responsibility	Date completed
<p>Cr Nitschke – indicated his support for a two stage construction - being Thebarton Oval then half of the 2nd oval and remainder of 2nd oval once land is returned to Council. This will give the community a better outcome as per the 2018 MP. He expressed his concern with size of 2nd oval but if it is undertaken in 2 stages then the 2nd oval could be moved as far as possible to the east.</p> <p>Cr Nitschke requested that an access roster and public access for usage be developed and does this time include when parking is required?</p> <p>Cr Nitschke queried the alignment of the 2nd oval, and could this be reorientated?</p>	<p>AFC noted that the lease line is as per the red dotted line being the temporary acquisition line.</p> <p>AFC advised this will be highlighted in their revised presentation of the MP.</p> <p>AFC open to considering differing orientations of the 2nd oval.</p>	<p>AFC</p> <p>AFC</p> <p>AFC</p>	<p>8/03/2023</p> <p>Ongoing</p> <p>8/03/2023</p>
<p>Ashley Connolly – questioned how willing is the AFC going to be to sacrifice some of the area of the 2nd oval?</p>	<p>AFC to take on notice and respond at next meeting.</p>	<p>AFC</p>	<p>8/03/2023</p>
<p>Cr Woodward - noted that AFC were happy to forego the open space area from the proposed leased area (western end of Kings Reserve).</p>	<p>Noted by AFC</p>	<p>CWT AFC to review lease documentation.</p>	<p>8/03/2023</p>
<p>Cr Woodward - noted that the four week survey period closes 13 March 2023. Will this updated information be live now?</p>	<p>AFC advised that this is the case.</p>	<p>Nil</p>	<p>8/03/2023</p>

Item / Comment / Question	Response	Action Responsibility	Date completed
Mayor Coxon - question has been raised about why this information is to be kept confidential	AFC –this is in a testing phase and information will be updated as the consultation progresses. Putting out information now which will be different as its being updated live could be wrongly interpreted by the public until the final draft masterplan is produced.	AFC to circulate updated information to the MAG and to be placed on their website.	21/02/2023
<p>Ashley Connolly - queried AFCs community engagement survey questionnaire and asked whether the questions shown on the presentation was the extent of the questions?</p> <p>A Connolly commented that some people in the community are seeking clarification in the MP on the distinction between the two areas being Thebarton Oval and Kings Reserve.</p> <p>Dominic Stefanson queried why AFC is running the consultation survey.</p>	<p>AFC – yes survey comprises 8 questions</p> <p>AFC – to take on notice</p> <p>This question was answered by Will Gormly who clarified that this consultation process does not negate Council's responsibility to further consult on the final draft MP.</p>	AFC	<p>13/02/2023</p> <p>8/03/2023</p> <p>13/02/2023</p>
Ashley Connolly – what information does AFC expect to get from their survey responses that would be different to the URPS survey?	AFC advised that the Council/URPS survey focussed on the proposed lease whereas AFCs current consultation focusses on the development of the Masterplan.	Nil	13/02/2023

Actions from the previous meeting held on Tuesday 31 January 2023:

Item / Comment / Question	Response	Action Responsibility	Date completed
Noted that AFC would not achieve their timeline if MAG meetings were held monthly.	MAG agreed that meetings should be held fortnightly to achieve timeline.	CWT Secretariat to send calendar invitations	6/02/2023
Mayor Coxon sought clarification of the consultation process.	<p>AFC/City Collective advised that there would be a 4/5 week period for AFC to seek public feedback. The MAG would meet twice during that period to help shape the Masterplan and to consider feedback received to date. Intention is to have a live/interactive website throughout the consultation process which would trigger changes to the masterplan at the same time as the MAG provides their feedback.</p> <p>A site inspection/tour with MAG members was also discussed and agreed to occur as part of a future MAG meeting.</p>	CWT/AFC to schedule site inspection/tour of Thebarton Precinct	Site tour and meeting to occur on Monday 6 March - details to be finalised between CWT and AFC
D Stefanson expressed concern about the feedback that would be received from the member base and how this would be weighted.	City Collective advised that the process would follow a similar way to the lease consultation process in terms of collating and analysing feedback.	AFC/CC to note concern	31/1/2023

Actions from the previous meeting held on Tuesday 31 January 2023 (cont):

Item / Comment / Question	Response	Action Responsibility	Date completed
D Stefanson commented that the community would like to know more of the 'nitty gritty' details of the plan e.g. how many trees to be removed; which trees; how many car parks; location of 2 nd oval; how much open space is being lost.	<p>AFC have made a commitment to provide further detail on:</p> <ul style="list-style-type: none"> • the number of trees to be retained/removed, and information relating to tree canopy coverage; • car park numbers; • open space area calculations; and • offset distances of the proposed Kings Reserve Oval. 	AFC/CC to note and provide further detail at the next meeting	Update provided 13/2/23
Michael O'Brien - queried the status of any cultural heritage work occurring in the project planning?	AFC indicated that meetings have been scheduled with Kaurna representatives to discuss the plan.	AFC to update the MAG on the matter and include reference to cultural heritage in MP	Update provided 13/2/23
Doug Schirripa – noted that there is nothing in the masterplan detailing how it is going to benefit businesses in the area. Bringing business back and invigorate precinct particularly HB Rd cafes etc.	Comment noted	AFC/CC to note and provide comment in relation to this in the Masterplan draft	Update provided 13/2/23
<p>Ashley Connolly – sought clarification on status of eastern area of the precinct post T2D works has been completed.</p> <p>Queried what is the benefit to AFC in having an MCG size oval? Also asked if the oval could be shifted further east towards south road when the parcel of land is handed back to Council?</p>	Suggestion noted	Suggestion to be considered through the Masterplan development process.	Update provided 13/2/23

Actions from the previous meeting held on Tuesday 31 January 2023 (cont):

Item / Comment / Question	Response	Action Responsibility	Date completed
<p>Dominic Stefanson – indicated that a variety of activity spaces should be included. Sought clarification on the temporary car parking arrangements on 2nd oval and requested there be community benefit to any carparking revenue. Indicated that he was still not clear about usage hours of the oval(s) and this should be made clear as the public will want to know.</p>	<p>As an initial reference AFC advised that they are working towards 100 hours/month or 25 hours/week however will continue to work on a usage model with the CWT and will be part of any final lease agreement.</p>	<p>AFC/CWT</p>	<p>Update provided 13/2/23</p>
<p>Merryn Cossey – queried whether the current Ashwin Parade traffic congestion is going to be factored in particularly on AFLW game days and use of Brickworks shopping centre for overflow parking?</p>	<p>AFC indicated that traffic studies are currently underway</p>	<p>AFC</p>	<p>Update provided 13/2/23</p>
<p>Cr Nitschke requested that the meeting notes of 31 January 2023 be updated to include the Masterplan Design Objectives as listed below:</p>		<p>CWT</p>	<p>Reflected in these meeting notes</p>

Cr Nitschke requested that the meeting notes of 31 January 2023 be updated to include the Masterplan Design Objectives as listed below:

Masterplan Design Objectives:

- Previously agreed elements of the 2018 Kings Reserve Masterplan are to be incorporated into the Precinct Masterplan;
- Removal of significant and regulated trees is to be kept to a minimum and where such trees are to be removed, for each such tree removed three new trees are to be planted within or close proximity to the Precinct;
- Where possible, replacement community facilities are to be constructed and made available prior to existing facilities being demolished or closed;
- That the replacement community Centre remain Council run and independent to AFC;
- That direct traffic access to the Precinct from surrounding residential streets shall be minimized where possible but there shall be no public access to the Precinct from Meyer Street unless for emergency vehicle requirements;
- That any proposed development improves upon existing parking infrastructure and that parking remains free and available to residents other than on game days;
- Public parking levels meet planning requirements and AFC provide their full car parking requirements specific to their needs as part of the development, with the understanding game day will require temporary parking arrangements;
- That artificial turf not be used for external sports fields;
- Public access to green space on Kings Reserve and Thebarton Oval is to be maximized during daylight hours and where possible, use of both ovals at the same time during daylight hours by AFC is to be minimized with AFC sole access times of both ovals to be made publicly available;
- Council and AFC will meet and coordinate Precinct usage at least annually so as to ensure there is no prohibition of community events or festivals on Kings Reserve due to AFC requirements;
- There are no restrictions to dogs and dog walking on Kings Reserve during public access times.

7 Meeting Close

The MAG Chair declared the meeting closed at 7.32pm.

Note: The MAG has concluded. Mayor Michael Coxon advised that this was the final MAG Meeting and thanked everyone for their attendance and contribution.