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# **Thebarton Oval Precinct**

## **Masterplan Advisory Group (MAG)**

### **Meeting Notes**

**Wednesday 26 April 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 6.01pm.

### Acknowledgment of country

Uncle Mickey O'Brien provided the Welcome to Country.

## 2 Attendance

### CWT representatives

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

### Community representatives

Merryn Cossey  
Dominic Stefanson  
Ashley Connolly  
Douglas Schirripa

### Kaurna First Nations representative

Michael Kumatpi O'Brien (6.06pm)

### Adelaide Football Club representatives

Tim Silvers, CEO  
Shane Smallacombe  
Scott Bell, Place PM

### Meeting secretary

Kathleen Allen, CWT

### In attendance:

#### Presenters

Will Gormly, Principal Planner – City Collective

### 2.1 Apologies

Cr John Woodward, Keswick Ward

### 2.2 Observers

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

### 3 Presentations

Mayor Coxon noted the request from Dominic Stefanson to conduct a brief presentation and advised this would be taken on notice for the presentation to be conducted at the next available MAG meeting. Mr Stefanson disputed Mayor Coxon's ruling. Mayor Coxon noted that he would revisit Mr Stefanson's request once the items of business listed in the agenda had concluded.

**Presenter** AFC

**Purpose** Presentation provided in response to questions raised at previous meetings, particularly in relation to:

- Answers to Douglas Schirripa request on Economic Benefits (MAG#1)
- Review of Kings Reserve Masterplan - options and associated tree impacts (MAG#3)
- AFC Public Consultation Engagement Results
- Responses to questions from Cr Graham Nitschke (**refer Attachment 2**)

Presentation attached to these meeting notes (**refer Attachment 1**).

### 4 Items to note | key messages | items for discussion

#### Questions/comments arising from AFC presentation

| Item / Comment / Question  | Response   | Action   Responsibility |
|--|--|-------------------------|
| A Connolly - why the difference between the number of trees identified initially to the recent report provided by the arborist.  | AFC - this is due to the change in the position of the oval further east           | <b>No Action</b>        |
| D Schrippa - noted that the trees to be replaced is 3:1, is this correct?  | CWT - Mayor Coxon advised yes, this is correct for regulated and significant trees | <b>No Action</b>        |
| M O'Brien - have any cultural issues been taken into account with regard to the arborist report? If not, can this be looked at?  | AFC - this could be investigated and provided in the overlay                       | <b>AFC</b>              |
| Mayor Coxon noted that there were no trees on Kings Reserve in 1999 and trees were only planted there between 1999 and 2004. A series of photos were handed out to Members showing the change in environment over the years. | Noted  | <b>No Action</b>        |

| Item / Comment / Question  | Response  | Action   Responsibility |
|--|---|-------------------------|
| A Connolly - can AFC provide actual numbers rather than percentages?   | AFC - the engagement summary (to be provided separately to MAG members) will have the actual numbers.   | <b>AFC</b>              |
| D Stefanson - noted that the information does not indicate any level of support.   | AFC - the specific question about "do you support/not support" was not asked.   | <b>No Action</b>        |
| 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.            |   | <b>AFC</b>              |
| D Stefanson asked if the tree report just focussed on Kings Reserve.   | AFC - the arborist report only focussed on the AFC lease area and not Council or DIT areas.   | <b>No Action</b>        |
| D Stefanson referred to the letter from Kyla Young regarding historical aspect of some of the trees.   | AFC (S Bell) indicated that as the letter had only been received late today they would respond by the next MAG meeting.   | <b>AFC</b>              |
| D Stefanson asked if it is the intention for EY to outline its methodologies and assumptions and will this be provided to MAG as essentially a public document? Is there assurance that this will be assessed independently? | AFC (S Smallacombe) advised that the report will include all aspects including the build and attendances at AFLW games.   | <b>No Action</b>        |
| A Connolly - 1900 people responded to the URPS survey re the lease, only 1% of responses indicated the economic benefit to the West Torrens community.   | CWT - Mayor Coxon noted that the prudential review will provide clarity on the economic benefits. This is also part of the regulatory framework that councils work under. T Buss advised that the requirements of a prudential review are set out in legislation. | <b>No Action</b>        |

| Item / Comment / Question   | Response   | Action   Responsibility |
|---|--|-------------------------|
| A Connolly - not interested in prudential reviews - what about the \$45m of AFC investment to provide and maintain community facilities. What are the facilities? | 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.               | <b>CWT</b>              |
| A Connolly advised he is seeking clarification on behalf of the community.  | CWT - T Buss advised that due to the changes in the draft masterplan, this has led to further open space being available for community facilities (skate park, BBQ area etc.). | <b>No Action</b>        |
| A Connolly asked if Council has received grant funding for a playground.  | CWT - Mayor Coxon advised that Council had received grant funding however this will be looked at and may be subject to change.   | <b>No Action</b>        |
| A Connolly - so the amount of funding may be reduced?   | CWT - Mayor Coxon - yes.   | <b>No Action</b>        |

Correspondence was received from Torrensville resident Kyla Young on behalf of the 5031 Community Facilities and Greenspaces Action Group in relation to investigation into possible commemorative trees on the Thebarton Oval Precinct. A copy of the correspondence was provided to the MAG Members for their information prior to the MAG Meeting on 26 April 2023 (**refer Attachment 4**).

## 5 General business

### 5.1 Questions from Cr Nitschke and responses provided

Cr Nitschke noted the responses provided to his questions however he expressed his disappointment in relation to the arborist report and queried why the information could not be made available to the public now rather than waiting for the draft masterplan to be finalised.

AFC - S Smallacombe, advised that the information is still being finalised, particularly around the construction elements which may have impact on trees. The masterplan is still evolving and it would be misleading to issue any inaccurate information to the public at this point.

D Stefanson pointed out that while changes continue to be made the masterplan cannot be finalised.

Cr Nitschke advised that the traffic management report is crucial particularly to residents in Ashley Street and that he was not happy with the answer provided.

AFC - T Silvers noted that more details regarding the Thebarton Oval facilities will be provided at the next MAG meeting and this considered an option of locating the facility on the east of the main oval.

D Stefanson advised this would be welcomed.

AFC - S Bell noted that a masterplan is being developed and consulted on, not a planning application which obviously would require more detail in order to be assessed. More detail will be provided however the heritage report is not going to be forthcoming in the masterplan phase, the next level of detail will be done at the design development stage for the planning application.

M Cossey noted that while all of these issues are important to the community it is noted that detail will come out in the next phase of the design development. She asked what are the next steps?

CWT - Mayor Coxon noted that CWT is driving for the retention of as many trees as possible. T Buss advised that the purpose of the MAG is to provide advice on the masterplan and recommend to Council for their acceptance or not. The community would be consulted on the draft masterplan and Council would receive a report on the feedback and Council would then make a decision to provide a lease to the AFC or not. If approved, AFC would then submit a development application for the process and a lot of the information referenced would be provided at that point. There would be a period of consultation for the community as part of the development application process. The approving authority may be the Council Assessment Panel or the SCAP noting that Council is an interested party.

M Cosey thanked T Buss for his report.

Cr Nitschke asked about the M A Hawks use of Kings Reserve.

Mayor Coxon noted this would be taken on board.

## **5.2 D Stefanson presentation (refer Attachment 3 to these meeting notes)**

### **5.3 Other reports**

Mayor Coxon asked MAG members if they wished to raise any other matters.

D Schirripa asked if future meeting notes could reflect the difference between him and D Stefanson. He also requested to make a brief presentation at the next meeting which Mayor Coxon approved. **ACTION: MAG SECRETARIAT TO NOTE FOR AGENDA.**

A Connolly asked about the Mayor's meeting with the Minister regarding the T2D land. Mayor Coxon noted that response has been received from the Minister however a definitive answer in relation to timing cannot be provided.

## 6 Actions from previous meetings

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                     | Ongoing        |
| 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 <sup>nd</sup> 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        |



Actions from the previous meeting held on 8 March 2023 (cont):

### 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> | AFC - access/egress will be addressed at the next meeting of the MAG  | <b>AFC</b>              | <b>26/04/2023</b> |
| GN - will access still be to South Road only during the T2D works?  | AFC - this will be addressed in conjunction with DIT noting that the AFC facility will likely be completed well before the T2D works are. | <b>AFC</b>              | <b>Ongoing</b>    |
| 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.                            | AFC - there will be bollards to stop general traffic and this access will be for emergency vehicles only.                                 | <b>AFC</b>              | <b>8/03/2023</b>  |
| GN - how many sets of lights around the oval?   | AFC - there will likely be the same as is now.  | <b>AFC</b>              | <b>8/03/2023</b>  |
| GN - what will happen about light spill?  | AFC - this will be minimal especially with new technology such as LED lighting.   | <b>AFC</b>              | <b>8/03/2023</b>  |
| GN - there is \$9m allocated from the 2018 Masterplan for facilities - will these still be considered?  | CWT - TB Confirmed that Council has funds in the LTFP of circa. \$9m to deliver community infrastructure projects.                        | <b>CWT</b>              | <b>8/03/2023</b>  |

Actions from the previous meeting held on 8 March 2023 (cont):

| 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. | <b>AFC</b>              | <b>Ongoing</b>   |
| 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.   | <b>AFC</b>              | <b>8/03/2023</b> |
| M Cossey - what are the SANFL doing?   | AFC - TS - the/this proposal is based on the SANFL leaving Thebarton Oval.   | <b>Nil</b>              | <b>8/03/2023</b> |
| D Schirripa - need to keep in mind the benefits to local business.   | AFC / CWT noted.   | <b>Nil</b>              | <b>8/03/2023</b> |
| GN - thanked both A Connolly and AFC for their presentations   | Noted  | <b>Nil</b>              | <b>8/03/2023</b> |

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>       | <p>Feedback to be formally considered and responded to at the next meeting by AFC.</p>                             | <p><b>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.</b></p> | <p><b>21/02/2023</b></p> |
| <p>Mayor Coxon - requested that the land DIT are compulsorily acquiring is clearly identified on the MP.</p>   | <p>AFC advised this is addressed in their updated MP to be presented today.</p>                                    | <p><b>AFC to note.</b></p>  | <p><b>21/02/2023</b></p> |
| <p>Mayor Coxon - queried how this land could be used once T2D has completed and returned to Council.</p>   | <p>CWT   AFC to consider</p>   | <p><b>CWT   AFC</b></p>   | <p><b>21/02/2023</b></p> |
| <p>Cr Woodward - also requested whether AFC could quantify size of land being returned to Council?</p>   | <p>AFC advised this will be highlighted in their revised presentation of the MP.</p>                               | <p><b>AFC</b></p>   | <p><b>21/02/2023</b></p> |
| <p>Cr Woodward - asked if AFC did not have MCG size oval would this effect oval moving further to the east?</p>  | <p>AFC to investigate.</p>   | <p><b>AFC</b></p>   | <p><b>8/03/2023</b></p>  |
| <p>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.</p> | <p>T Buss advised options can be considered by Council as to where the Community Centre could be relocated to.</p> | <p><b>CWT</b></p>   | <p><b>Ongoing</b></p>    |

## Actions from the previous meeting held on 13 February 2023 (cont):

| 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 2<sup>nd</sup> oval and remainder of 2<sup>nd</sup> 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 2<sup>nd</sup> oval but if it is undertaken in 2 stages then the 2<sup>nd</sup> 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 2<sup>nd</sup> 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 2<sup>nd</sup> oval.</p> | <p><b>AFC</b></p> <p><b>AFC</b></p> <p><b>AFC</b></p> | <p><b>8/03/2023</b></p> <p><b>Ongoing</b></p> <p><b>8/03/2023</b></p> |
| <p>Ashley Connolly – questioned how willing is the AFC going to be to sacrifice some of the area of the 2<sup>nd</sup> oval?</p>   | <p>AFC to take on notice and respond at next meeting.</p>   | <p><b>AFC</b></p>                                     | <p><b>8/03/2023</b></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><b>CWT AFC to review lease documentation.</b></p>  | <p><b>8/03/2023</b></p>   |

Actions from the previous meeting held on 13 February 2023 (cont):

| Item / Comment / Question  | Response   | Action   Responsibility   | Date completed                                       |
|--|--|---|--|
| Cr Woodward - noted that the four week survey period closes 13 March 2023. Will this updated information be live now?  | AFC advised that this is the case.   | Nil   | 8/03/2023  |
| 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. | <b>AFC to circulate updated information to the MAG and to be placed on their website.</b> | 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.  | <b>CWT Secretariat to send calendar invitations</b>                   | <b>6/02/2023</b>  |
| 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> | <b>CWT/AFC to schedule site inspection/tour of Thebarton Precinct</b> | <b>Site tour and meeting to occur on Monday 6 March - details to be finalised between CWT and AFC</b> |
| 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.   | <b>AFC/CC to note concern</b>   | <b>31/1/2023</b>  |

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

| Item / Comment / Question  | Response  | Action   Responsibility  | Date completed                        |
|--|---|--|---------------------------------------|
| <p>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<sup>nd</sup> oval; how much open space is being lost.</p>  | <p>AFC have made a commitment to provide further detail on:</p> <ul style="list-style-type: none"> <li>• the number of trees to be retained/removed, and information relating to tree canopy coverage;</li> <li>• car park numbers;</li> <li>• open space area calculations; and</li> <li>• offset distances of the proposed Kings Reserve Oval.</li> </ul> | <p><b>AFC/CC to note and provide further detail at the next meeting</b></p>                        | <p><b>Update provided 13/2/23</b></p> |
| <p>Michael O'Brien - queried the status of any cultural heritage work occurring in the project planning?</p>   | <p>AFC indicated that meetings have been scheduled with Kaurua representatives to discuss the plan.</p>   | <p><b>AFC to update the MAG on the matter and include reference to cultural heritage in MP</b></p> | <p><b>Update provided 13/2/23</b></p> |
| <p>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.</p>  | <p><b>Comment noted</b></p>   | <p><b>AFC/CC to note and provide comment in relation to this in the Masterplan draft</b></p>       | <p><b>Update provided 13/2/23</b></p> |
| <p>Ashley Connolly – sought clarification on status of eastern area of the precinct post T2D works has been completed.<br/>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> | <p><b>Suggestion noted</b></p>  | <p><b>Suggestion to be considered through the Masterplan development process.</b></p>              | <p><b>Update provided 13/2/23</b></p> |

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 2<sup>nd</sup> 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><b>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.</b></p> | <p><b>AFC/CWT</b></p>   | <p><b>Update provided 13/2/23</b></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><b>AFC indicated that traffic studies are currently underway</b></p>   | <p><b>AFC</b></p>       | <p><b>Update provided 13/2/23</b></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><b>CWT</b></p>       | <p><b>Reflected in these meeting notes</b></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 Next meeting and close

The MAG Chair declared the meeting closed at 7.31pm and advised that the date for the next meeting will be **Monday 22 May 2023 at 6pm.**



**Adelaide Football Club**  
**THE BARTON OVAL PRECINCT**  
**MAG 4 Presentation**



**Place.**  
project management

City  
Collective



# ***PRESENTATION AGENDA***

- ***Answers to Douglas Schirripa request on Economic Benefits (MAG#1)***
- ***Review of Kings Reserve Masterplan – options and associated tree impacts (MAG#3)***
- ***AFC Public Consultation Engagement Results***
- ***Queries from Elected Member Graham Nitschke (issued separately to MAG)***

# ***Economic Benefit Report (preliminary)***

# ECONOMIC BENEFIT REPORT (Preliminary)

## AFC TORRENS SPORTS PRECINCT

### SOCIAL AND COMMUNITY BENEFITS

*The Thebarton Oval Precinct is expected to provide value to the economy and the community by creating a hub that will help connect, engage and enhance the wellbeing of the local community.*

#### Sport



*The Precinct will provide state of the art training facilities for the AFC's headquarters and women's home ground.*

#### Community



*The Precinct will open the green space for exercise and wellbeing, as well as provide new public facilities and amenities. The upgraded space will play host to community events and activities and welcome increased formal and informal recreation.*

#### Additional social and community benefits



##### Urban renewal

The project has been mindfully designed to consider community concerns and has reflected community input in the final plan. It is expected to help unlock the potential of the under-utilised Thebarton Oval site, helping achieve improved quality of life, realise benefits of private investment and improve safety.



##### A catalyst for economic and social activity

The development is expected to contribute to placemaking – creating quality public spaces that people want to live in, and help catalyse other investments and increase demand for goods and services.



##### Improved community wellbeing

The development of the site is expected to improve the wellbeing of the local community through the improvement of public realm amenity and enhanced green space which will lead to increased social interactions and the associated physical and mental health benefits.



##### Encouraging participation in women's sport

This proposed facility is expected to provide the same amenities for the Women's AFL team as the men's, which may further encourage women's participation in sport, particularly AFL.

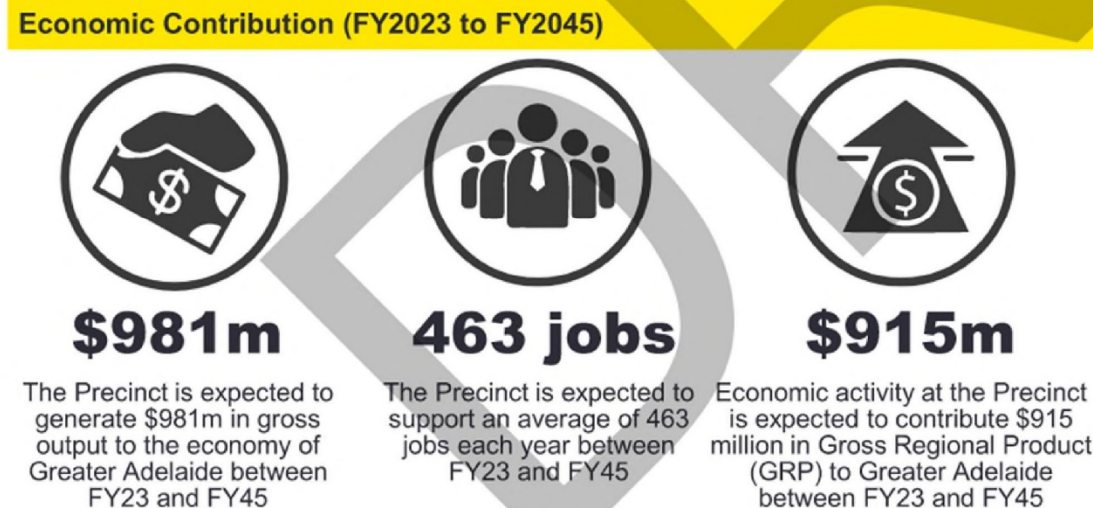


##### Educational and social benefits

The new facility is expected to enhance the facilitation of community programs and events, including the Adelaide Crows Foundation's social impact programs, as well as provide potential for partnerships and ensure quality sports infrastructure in the state.

# ***ECONOMIC BENEFIT REPORT (Preliminary)***

## **AFC TORRENS SPORTS PRECINCT**



***Review of Kings Reserve Masterplan –  
options and associated tree impacts***



# **ARBORIST REPORT & SURVEYING COMPLETE**

**AFC TORRENS SPORTS PRECINCT**



## **Preliminary Tree Assessment**

Site: Thebarton Oval - Kings Reserve

Date: Thursday, 30 March 2023

**ATS6529-KinResPTA R2**

### **ARBORIST REPORT COMPLETED FOR THEBARTON OVAL AND KINGS RESERVE AREAS FOCUSED ON:**

- Total quantity of trees in areas surveyed
- Status of Tree (significant, regulated or unregulated)
- Retention assessment
- Tree condition & health

### **SURVEYING AND ASSESSMENT WAS UNDERTAKEN IN ACCORDANCE WITH:**

- The Planning, Development and Infrastructure Act 2016
- Australian Standard AS4970-2009 Protection of trees on development sites

### **SURVEY OF THE SITE:**

- Surveyor has undertaken a full survey of the site of all existing site features including trees.

# KINGS RESERVE MASTERPLAN OPTIONS AND ASSOCIATED TREE IMPACTS

## AFC TORRENS SPORTS PRECINCT

### PREVIOUS MASTER PLAN: MCG SIZE OVAL

#### FEATURES

- MCG SIZE SECONDARY TRAINING OVAL (163.6m x 138.4m)
- 41.4m DISTANCE FROM OVAL TO NEAREST SITE BOUNDARY
- APPROX 14,000m<sup>2</sup> OF CONSOLIDATED COMMUNITY AREA

#### IMPACTS

- RELOCATION OF COMMUNITY GAZEBO
- LOSS OF 73 TREES ON KINGS RESERVE INCLUDING:
  - 4 REGULATED TREES
  - 1 SIGNIFICANT TREES



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# KINGS RESERVE MASTERPLAN OPTIONS AND ASSOCIATED TREE IMPACTS

## AFC TORRENS SPORTS PRECINCT

### ALTERNATIVE MASTER PLAN: SMALLER SIZE OVAL

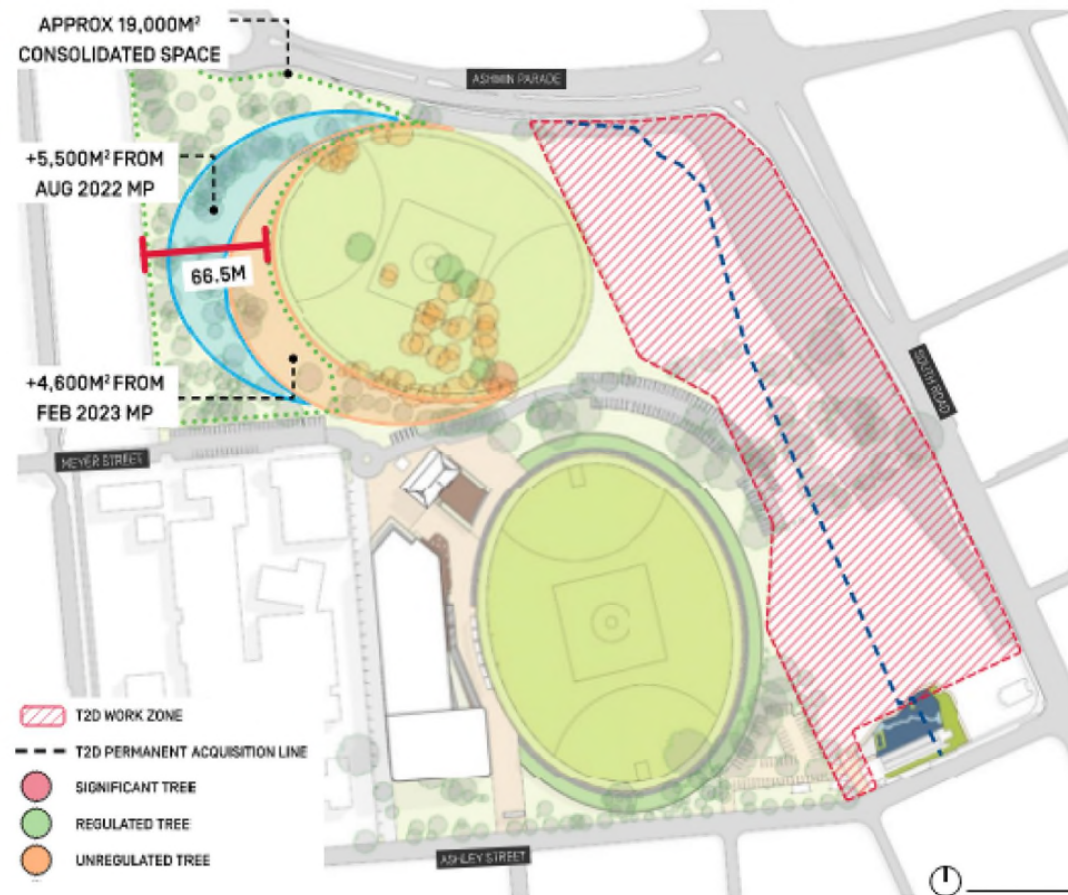
#### FEATURES

- REDUCED SIZE SECONDARY TRAINING OVAL (159.5m x 128.8m)
- 66.5m DISTANCE FROM OVAL TO NEAREST SITE BOUNDARY
- APPROX 19,000m<sup>2</sup> OF CONSOLIDATED COMMUNITY AREA
- RETAIN SKATEPARK

#### IMPACTS

- RELOCATION OF COMMUNITY GAZEBO
- LOSS OF 50 TREES ON KINGS RESERVE INCLUDING:
  - 4 REGULATED TREES
  - 1 SIGNIFICANT TREES

City Collective ©2023 |



# ***AFC Public Consultation Engagement Results***

# ***AFC PUBLIC CONSULTATION ENGAGEMENT RESULTS***

## **AFC TORRENS SPORTS PRECINCT**



### ***FOUR WEEK ENGAGEMENT PERIOD***

(13 February 2023 to 13 March 2023)

### ***ENGAGEMENT METHODS INCLUDED:***

- Survey
- Drop-in sessions
- MAG meetings
- Dedicated email address
- AFC Engagement Hub website

# **AFC PUBLIC CONSULTATION ENGAGEMENT RESULTS**

## **AFC TORRENS SPORTS PRECINCT**



### ***SURVEY STRUCTURED TO UNDERSTAND:***

- Respondent's geographic location
- Frequency of visitation
- Likely arrival mode
- Desire of public access to Thebarton Oval
- Important features of 2018 Kings Reserve MP
- Important features of 2023 AFC MP

### ***OPEN COMMENTS SECTION***

# **AFC PUBLIC CONSULTATION ENGAGEMENT RESULTS**

## **AFC TORRENS SPORTS PRECINCT**

 **15,156** unique website visitors

 **786** individual feedback items

 **483** surveys completed

 **71** drop-in session participants

# ***AFC PUBLIC CONSULTATION ENGAGEMENT RESULTS***

## **AFC TORRENS SPORTS PRECINCT**

### ***REASONS FOR SUPPORT OF THE DRAFT MASTER PLAN:***

- Community benefit
- Revitalisation of existing amenity
- Investment and economic benefit
- Benefit to local businesses and trade
- Active sport benefit
- Retention of heritage

### ***REASONS OF CONCERN OF THE DRAFT MASTER PLAN:***

- Loss of and impact on existing trees
- Public access to Kings Reserve
- Second oval size and location
- Traffic impact
- Car parking
- Light spill
- Lease terms
- Antisocial behaviour



# ***AFC PUBLIC CONSULTATION ENGAGEMENT RESULTS***

## **AFC TORRENS SPORTS PRECINCT**

### ***SURVEY KEY TAKEAWAYS:***

- 81% identified they are a resident or trader within CoWT area
- 24% identified as visiting the Precinct 2-3 times a week
- 30% identified as being a 1-5 minute walk away
- 64% identified as using the Precinct for exercise
- 74% enjoy the open green space and their surrounds
- 67% identified that public access to Thebarton Oval is important to them
- The playground and pedestrian and cyclist connections are the two most important features of the 2018 Kings Reserve Master Plan
- Landscaping and vegetation and public use of open space and facilities are the two most important features of the 2023 Adelaide Football Club Thebarton Precinct Master Plan

***Queries from Elected Member Graham Nitschke  
(issued separately to MAG)***

# *Next Steps*

# ***NEXT STEPS***

## **AFC TORRENS SPORTS PRECINCT**

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### ***NEXT STEPS***

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- Receive further advice from Council regarding the handback of the DIT temporary works area and consider options for Kings Reserve.
- Received further technical inputs from consultants including DIT
- Finalise the masterplan for agreement at the next MAG and Council meeting

*Queries from Elected Member Graham Nitschke*

# RESPONSES

## AFC TORRENS SPORTS PRECINCT

### AFC Responses

1. **Tree loss report for the whole precinct (not just Kings Reserve)**  
To be discussed as an agenda item. AFC has completed an arborist report for the Thebarton Oval and Kings Reserve (excludes DIT areas). Once the masterplan is finalised the impact on all trees can be communicated.
2. **Traffic report**  
When is report being completed and when will MAG receive the report?  
AFC has presented the current parking and access strategy for the site as part of the masterplan, once the masterplan is finalised, final updates will be made. The full traffic impact statement will be completed as part of the supporting documentation for the planning submission. AFC will complete this once it receives Council support for a lease following the next stage of community consultation on the agreed Masterplan.
3. **Heritage report**  
When is report being completed and when will MAG receive the report?  
AFC has previously communicated it is retaining the Phil Ridings Grandstand and Entry Gates, a heritage impact statement will be prepared as part of the supporting documentation for the planning submission.
4. **How will South Rd entry/exit work, now, during construction & when works completed.**  
DIT has communicated the existing access from South Road can be utilised until DIT take possession of the site. DIT has confirmed they will provide an entry/exit to South road when works are completed, details of this are still subject to discussion and advice from DIT. DIT will be responsible for traffic management during their construction works.
5. **Details about the facilities at Thebarton oval** -
  - Location of function centre in relation to residential streets (concerns re: noise, antisocial behaviour, where Taxis/Ubbers will come to collect patrons).
  - Proposed location of the Crows Aquatic Centre - within the current lease area, or external to it?
  - Elevations: Elevations for all buildings on the precinct, street views.  
Elevations for any landscaping likely to obscure views or restrict access
  - Plans for temporary or permanent fencing: including style of fencing to be utilized, position of fencing, timeframes for putting up and taking down of fences
  - Billboards and Advertising material including permanent and game day

The provision of the above information will be delivered as part of the planning submission and are subject to the finalisation of the agreed Masterplan by the Council.
9. **Crows anticipated and ideal timeline for the development.** AFC are targeting the venue and main oval to be completed by August 2025 and training and admin facility by early 2026  
When do the Crows hope to lodge for DA? CAP or SCAP? As soon as possible and only if Council provides its approval for a long term lease to AFC.  
Will this be before or after Council's next consultation process? After the next stage of community consultation when Council makes a final decision on the outcomes of the community consultation process

# RESPONSES

## AFC TORRENS SPORTS PRECINCT

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### *CWT Responses*

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**6. When will the report on the AFC consultation be provided to MAG?**

To be presented by AFC at MAG#4

**7. What is the trigger for the dissolution of the MAG?**

CWT - When the agreed Masterplan is finalised.

**8. MAG Minutes should be accurate representation of meetings (Minutes, not Meeting Notes)**

CWT - The MAG is not a section 41 Committee in terms of the Local government Act 1999 so accordingly, actions and outcomes from the MAG meeting are referred to as 'Meeting Notes', so as not to be confused with official Council/Committee Minutes required under the Act.

**10. When will the application go for prudential RV?**

CWT - Council has already commissioned the undertaking of a prudential report. The timing of the prudential report was made public in the Council agenda of the Special Council Meeting held 8 November 2022. The agenda report included a copy of the Memorandum of Agreement and an accompanying flowchart showing the various 'stages' proposed for the project from "lease consultation" in Stage 1 through to "redevelopment and construction" of the proposed project in Stage 5. Council is currently up to Stage 2 within the flowchart, "Masterplan Development" and the prudential report is due to be considered by Council as part of Stage 4, following Stage 3 which is "Masterplan Consultation". Of course, Council may choose to bring forward the public release of the prudential report given the public interest in the matter.

**11. When will the terms of the lease (rates, rent and governance) be agreed upon and what community input will there be scope for at this stage?**

CWT - commercial terms and conditions of the proposed lease to AFC are outside the scope of the MAG however, such terms and conditions have already been agreed by Council and were released as part of the package of information for public consultation of the proposed AFC lease.



# Thebarton Oval/Kings Reserve

Dr Dominic Stefanson  
Presentation to MAG  
26 April 2023





# King's Reserve - recap



## Revised Adelaide Football Club Plan 10 March

- **Welcome** reduced oval size but note it still only 0.5 meters shorter than MCG (160mX140m)
- **Welcome** commitment to delay second oval should lease arrangement about post 2031 land be made via Council and Transport Minister
- **Oval still too dominant** and results in too much mature tree loss.
- Inadequate space for high quality “precinct level” community park
- Community facilities and activity all adjacent existing residents on East St. with no buffer.



# Why trees are important

- The **City of West Torrens (13.6%)** ranks poorly for green cover (Trees/shrubs) when compared to other Adelaide councils such as City of Burnside (42.2%), City of Adelaide (27.3%), City of Salisbury (22.1%), City of Prospect (19.9%), Town of Walkerville (22.6%), City of Unley (29.8%)
- **City of West Torrens** website:
  - “average **house prices** are **5 - 18 per cent higher** when properties are close to mature trees”
  - “Trees are also **invaluable** for **children** to play in and discover their sense of adventure.”
  - “One **mature Eucalyptus** can be home to many hundreds of different species. West Torrens has a **limited number** of such trees, which is why it is **so important to preserve** what we have.”
  - “**Trees muffle urban noise** almost as effectively as stone walls.” They “can abate major noises from **freeways and airports.**”
  - “Trees can **reduce the temperature** in a city by up to **7°C**”
  - “Each individual tree **removes up to 1.7 kilos** (of air pollutants) every year.”

## Council’s **Draft response to Parliamentary Enquiry into Urban Forest:**

- “There is a large body of evidence based research demonstrating the loss of canopy cover and how this is **now occurring at an alarming rate.**”
- “From the body of research undertaken across metropolitan SA it is evident that **most of the loss is occurring on private land.**”

<https://www.westtorrens.sa.gov.au/Environment-and-Sustainability/Trees/Benefits-of-trees>

<https://www.greenerspacesbetterplaces.com.au/wwattb/city-of-west-torrens/>



# The wider precinct: Beyond King's Reserve



## Assessed against the 'key themes' of the 2018 Masterplan It's a disappointing report card

### 2018 Kings Reserve Masterplan Brief

(Section 3.1, Page 15 of Kings Reserve Masterplan Report, 05/06/2018)

### Adelaide Football Club Thebarton Oval Precinct Draft Master Plan

(as assessed against the council endorsed 2018 Kings Reserve Masterplan)

|  |   |   |
|--|---|---|
| • Improve precinct level park facilities for all ages  | X | Park reduced to minor feature rather than precinct level in order to make way for a second large training oval. Facilities spread out along a reduced strip of land up against residential fences.  |
| • Improve interface with surrounding facilities and upgrade car park numbers                                       | X | Surrounding facilities reduced and less publicly available car parks in Draft AFC Master Plan (204 parks) than the 2018 Kings reserve Masterplan (278 parks).   |
| • Improve passive surveillance   | ✓ | Achieved  |
| • Maintain or upgrade skate facilities (Plaza style Skate Park)  | X | Existing skate park removed and available space for expansion is reduced to make way for a second large training oval.  |
| • Provide high quality BBQ & picnic facilities   | X | The ideal BBQ and Picnic area amongst the existing mature stand of eucalyptus trees with views connecting the playground, sporting fields and Thebarton Oval will be removed to make way for a large second training oval.  |
| • Upgrade play spaces including new senior playground  | ● | Only partially achieved – Whilst new playgrounds are included, available area for play spaces reduced. Location and integration with other community facilities suffer as a result of including a second large training oval.   |
| • Retain high quality vegetation   | X | Significant high quality vegetation removed to make way for large secondary training oval.  |
| • Provide additional shade trees   | X | A large number of existing trees are removed and space available for additional shade trees is lost to make way for a second large training oval.   |
| • Use planting to define and enhance spaces throughout Kings Reserve   | X | Much of Kings Reserve and the existing vegetation is consumed by flat open space (a secondary large training oval) that does not enhance the space and in fact has the opposite effect. The new secondary oval consumes the space and does not allow for spaces to be defined by planting.  |
| • Enhance and improve the existing sporting grounds to further support structured and informal sporting activities | X | Enhancements to existing sporting grounds supports professional elite sport rather than community sport. Existing structured sporting activities on Kings Reserve (e.g. local MA Hawks soccer club) are evicted and no longer supported. Opportunity for informal sporting activities is reduced as the space on Kings Reserve will only be available when not in use by the AFC. |
| • Provide opportunities to celebrate elements of cultural significance   | ● | Partially achieved – Grandstand and Heritage gates retained, however, they are likely to be overshadowed by an extremely large adjacent building housing private facilities. Existing skate park identified as culturally significant will be removed to make way for a second large training oval.   |

| 2018 Kings Reserve Masterplan Guiding Principles   | Adelaide Football Club Thebarton Oval Precinct Draft Master Plan  |
|--|---|
| <ul style="list-style-type: none"> <li>Provide an increase in the diversity of activities within the Reserve</li> </ul>  | <p><b>X</b> The diversity of activities the reserve supports will be greatly reduced due to the inclusion of a second large training oval. The second oval duplicates an existing oval displacing the opportunity for existing activities to continue as well as displacing the increased activities that would have been supported under the 2018 Kings Reserve Masterplan.</p>  |
| <ul style="list-style-type: none"> <li>Provide areas for additional shade structures and toilet facilities</li> </ul>  | <p><b>X</b> Area available for additional shade and toilet facilities are reduced due to the inclusion of large second training oval.</p>   |
| <ul style="list-style-type: none"> <li>Activate Thebarton Oval</li> </ul>  | <p><b>✓</b> Achieved – albeit mainly activating it as a space supporting participation as a spectator with the space offering little more in terms of participation.</p>  |
| <ul style="list-style-type: none"> <li>Retain existing access road from South Road</li> </ul>  | <p><b>✓</b> Achieved</p>  |
| <ul style="list-style-type: none"> <li>Establish a strong and overall park identity</li> </ul>   | <p><b>●</b> Partially achieved. The park becomes strongly identified as space for professional sports rather than a local and regional destination for family recreation as was intended in the 2018 Masterplan.</p>  |
| <ul style="list-style-type: none"> <li>Respond to the diversity of Kings Reserve’s character by encouraging and accommodating a wide variety of activities.</li> </ul> | <p><b>X</b> The diversity of activities the reserve supports will be greatly reduced due to the inclusion of a second large training oval. The second oval duplicates an existing oval rather than recognising diversity. It displaces the opportunity for existing activities to continue (including that of existing community based organised sports clubs) and it displaces the increased activities that would have been supported under the 2018 Kings Reserve Masterplan.</p>  |
| <ul style="list-style-type: none"> <li>Use plantings and land form to define landscape spaces</li> </ul>   | <p><b>X</b> Much of Kings Reserve and the existing vegetation is consumed by flat open space (for a secondary large training oval) that does not enhance the space and in fact has the opposite effect. The new secondary oval consumes the space and does not allow for spaces to be defined by planting.</p>  |
| <ul style="list-style-type: none"> <li>Develop lively spaces that can be used for a variety of community events</li> </ul>   | <p><b>X</b> Flat open space replaces the character and shade that existing mature trees on Kings Reserve provide community events. The space becomes just another open flat oval.</p>   |
| <ul style="list-style-type: none"> <li>Improve amenity which compliment the parks activities</li> </ul>  | <p><b>X</b> Rather than improved, amenity is diminished by the loss significant stands of mature trees identified as having high retention value. The replacement of mounds and landscaped areas with flat open space along with lighting towers and behind goal netting detract from the existing amenity and the enhanced amenity that would have been realised in the 2018 Masterplan.</p>   |
| <ul style="list-style-type: none"> <li>Respond to regional context and link with the River Torrens Linear Park</li> </ul>  | <p><b>X</b> The AFC Master Plan ignores the inner west regional context of increasing urban density through infill development and the associated reliance on Kings Reserve to provide tree canopy as well as catering for increased diverse recreational, relaxation, and health needs. The network of cycling and walking paths connecting the precinct and providing a link with the River Torrens Linear Park cannot be achieved due to being replaced by a second large training oval that imposes itself on the space and will not be able to be traversed when being used by the club.</p> |

## Details of Thebarton Oval facilities still unclear


- Size of function centre and anticipated visitation is unknown.  
Will it host post ALF match functions?
  - People movement – pedestrians, vehicles, taxis, Ubers unknown
  - Elevations unknown
  - Fencing requirements unknown
  - No clarity on governance arrangements to control changes of usage over time
  - Will these issues come to the MAG?
- 
- **Not enough information to make an informed decision at this stage**

**Why does Thebarton Oval need  
to be re-orientated?**






### 2018 Kings Reserve Masterplan – Mature Tree Canopy Removal

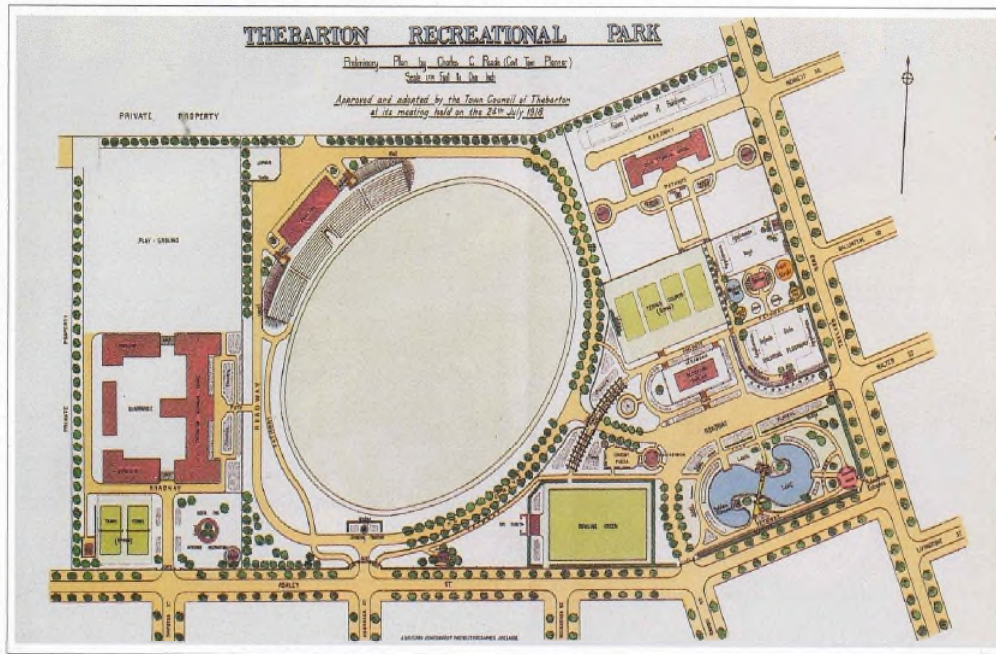
 Mature tree canopy Removal



### AFC Proposed Master Plan – Mature Tree Canopy Removal

 Mature tree canopy removal





*Thebarton Oval was planned by a famous and dedicated planner named Charles C. Reade. He was a proponent of the theory, in vogue in the early 1900s, that peoples' lives could be improved by providing them with pleasant surroundings and well planned streets, homes and community facilities. Reade's views were well accepted by the Labor government of 1915-17, which appointed him S.A.'s and Australia's first Town Planner. Around this time he made a plan for the oval which was never fully implemented. Conservative forces defeated Reade's ambitions and he left S.A. in disgust, but the Planning Act of 1920 and Building Act of 1923 were the beginnings of the modern town planning movement.*

Details in letter from local resident Kyla Young to Mayor Coxon 26 April 2023

Trees planted by returned service men as part of memorial oval and garden

## Potential loss of WW1 memorial trees



# Ashley st side of redevelopment

- Large car park on Ashley is very poor outcome for those residents directly opposite. (Admittedly there is a similar problem with the 2018 Masterplan)
- Removal of trees
- Large corporate building close to residents
- Football goals (+ cheer squad) closer to residents and reduced tree buffer
- All egress from staff and player car parking directed onto Ashley st.
- Car park does not serve community use (too far from pocket of community facilities)
- A car park is a poor entry way to the suburb. (Admittedly the current situation is not great either)
- Consider retaining a small park and trees with lawn for game day parking only
- **New redevelopment should lead to improved amenity for residents**
- **Appears that community/residents interests are secondary to the interests of the Adelaide Football Club and its supporters**

## Benefits of Master-planning the whole precinct including post 2031 land

Other opportunities for post 2031 land (beyond King's Reserve)

- Land for parking
  - parking on South Rd would alleviate some traffic movement
  - possibly save considerable investment in underground parking
- Land for public facing building (café, function space, members lounge, education spaces, museum, retail shop)
  - provides for prominent street frontage location
  - possibly alleviates the need to re-orientate oval – saving trees and money
  - more suitable location for commercial activity



# Meeting community needs

Plans have the needs of the Adelaide Football Club as primary and community needs as secondary

- Not surprising as architect and consultants are engaged and paid for by Adelaide Football Club
- **Propose a council funded review architect**
- Would offer second opinion and input
- Would review all plans with a view to ensuring community needs are met

26 April 2023

Mayor Michael Coxon and members of Masterplan Advisory Group

mayorcoxon@wtcc.sa.gov.au

Dear Mr Coxon

I write to advise that as part of our investigations of the trees on the Thebarton Oval Kings Reserve site, we have identified a Canary Island Pine and 12 peppercorn trees were planted about a century ago.

We are concerned these trees are among the approximately 100 trees that are expected to be cut down as part of Adelaide Football Club's plans for Thebarton Oval and Kings Reserve.

We therefore request that the West Torrens Council and Adelaide Football Club (AFC) investigate the possibility these trees on the northern boundary of Thebarton Oval next to Kings Reserve may be commemorative trees.

The Canary Island Pine<sup>1</sup> (species *Pinus canariensis*) is planted due north of Thebarton Oval and stands approx 20m high.

This pine tree and the 12 peppercorn trees (*Schinus Areira*) are lined where the AFC are proposing to build a new road entrance and car park to the precinct. Recent indications suggest that the majority of the 12 Peppercorn Trees are due to be removed in the first stage of development.

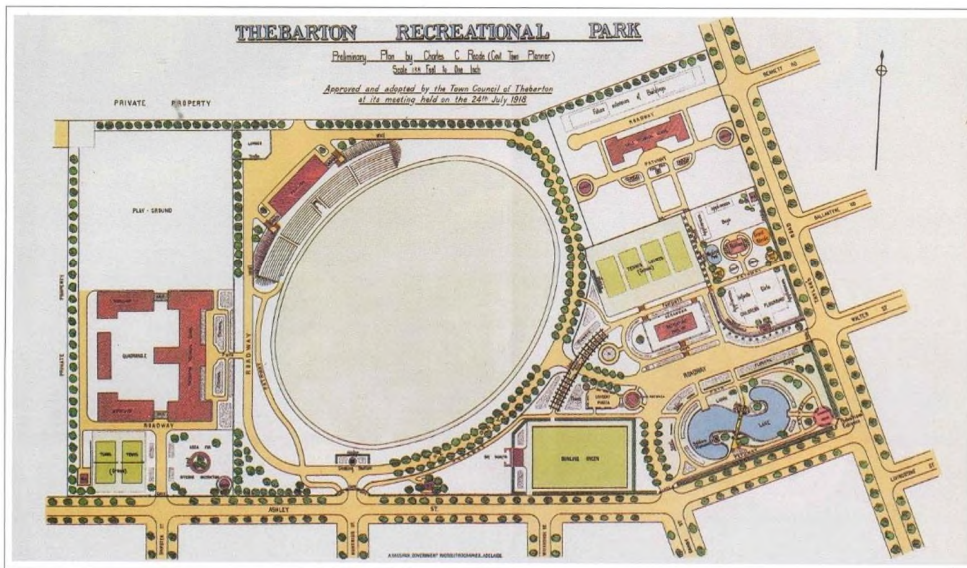
As part of our investigations, we have discovered that South Australia's pioneer town planner, Charles Reade had highly likely proposed a Garden of Honour at Thebarton Oval to recognise the contribution of those who had fought in WW1 war (1914-18).

It is known that Reade's plans for the *Thebarton Soldiers' Memorial Oval* and Recreation Ground and Garden of Honour were accepted by the Thebarton Council in 1918 and work commenced on the project in late 1918. We also were able to identify that returned WW1 servicemen were employed to build the now historic grandstand, ticket boxes, turnstiles, and plant the oval.

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<sup>1</sup> Most pine trees planted in Australia to commemorate men lost in the Gallipoli campaign are one of several species including *Pinus halepensis* or *Pinus canariensis*. The pine of Gallipoli (*Pinus brutia*) found at 4 war memorials only were planted from a cone brought back by a soldier who fought at Lone Pine Ridge on the Gallipoli peninsula.

Ref: <https://www.nationalregisterofbigtrees.com.au/listing/180.pdf>



*Thebarton Oval was planned by a famous and dedicated planner named Charles C. Reade. He was a proponent of the theory, in vogue in the early 1900s, that peoples' lives could be improved by providing them with pleasant surroundings and well planned streets, homes and community facilities. Reade's views were well accepted by the Labor government of 1915-17, which appointed him S.A.'s and Australia's first Town Planner. Around this time he made a plan for the oval which was never fully implemented. Conservative forces defeated Reade's ambitions and he left S.A. in disgust, but the Planning Act of 1920 and Building Act of 1923 were the beginnings of the modern town planning movement.*

Source: Pauline Payne - Historian "Thebarton Old and New" 1996. <sup>2</sup>

We believe these works included the planting of the Canary Island pine and peppercorn trees along the track from the then Taylor's Rd (now South Rd) towards Meyer Street.

Given this initial discovery we request that Council and AFC undertake further investigative work of Council records, RSL records and Government (State and Commonwealth) records to clarify the detail of works that were undertaken at that time. And that a full report be provided to the MAG for sharing with the community.

This is potentially a significant find with regards to our local history and if there is any possibility that these trees were planted as part of Reade's plans for the *Thebarton Soldiers' Memorial Oval* and Recreation Ground, then Council has a duty to determine the strength of this discovery before any of these trees are cut down.

**I ask that you provide this letter to all MAG members for their meeting on 26 April 2023 for their urgent consideration.**

I also ask whether I could be given the opportunity to present these important findings to the MAG.

Kind regards

Kyla Young

On behalf of the 5031 Community Facilities and Greenspaces Action Group

<sup>2</sup> [Pauline Payne: Thebarton Old and New 1996](#)