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Thebarton Oval Precinct

Masterplan Advisory Group (MAG)

Meeting Notes

Wednesday 8 March 2023

Held at the Thebarton Community Centre

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1 Opening / Welcome

Mayor Coxon, MAG Chair, declared the meeting open at 6.00pm.

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 John Woodward, Keswick Ward
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, Chief Operating Officer
Scott Bell, Place PM

Meeting secretary

Kathleen Allen, CWT

In attendance:

Presenters

David Cooke, Founding Director and Will Gormly, Principal Planner – City Collective

2.1 Apologies

Nil

2.2 Observers

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

3 Presentations

Presenter Ashley Connolly (MAG Community Representative)

Time 6.07pm

Purpose Presented feedback from the community in response to the draft Masterplan.

Presentation attached to these meeting notes.

Presenter David Cooke and Will Gormly, City Collective

Time 6.42pm

Purpose David Cooke from City Collective addressed the Masterplan options currently being considered.

Presentation attached to these meeting notes.

4 Items to note | key messages | items for discussion

Questions/comments arising from Ashley Connolly's presentation

Item / Comment / Question	Response	Action Responsibility
Questions raised within Ashley's presentation to be addressed/responded to by AFC at the next meeting.		AFC
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

Questions/comments arising from AFC's presentation

Item / Comment / Question	Response	Action Responsibility
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
JW - requested that the arborist report be made public to avoid further speculation by the public.	AFC - noted	AFC

Questions/comments arising from AFC presentation (cont)

Item / Comment / Question	Response	Action Responsibility
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
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

6.32pm Douglas Schirripa entered the meeting.

5 General business

Mayor Coxon called for an adjournment to the meeting to enable those present to undertake a site walk of Kings Reserve.

7.00pm the meeting reconvened.

Mayor Coxon asked for any further questions/comments from the Advisory Group Members which are documented as follows:

Item / Comment / Question	Response	Action Responsibility
GN - concern from the community regarding the 80 vehicle car park at Wainhouse Street - is this part of the AFC lease area? Also part 5 of the Masterplan Design Objectives indicates egress only onto Ashley Street - where is the access?	AFC - access/egress will be addressed at the next meeting of the MAG	AFC
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.	AFC
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.	

Item / Comment / Question	Response	Action Responsibility
GN - how many sets of lights around the oval?	AFC - there will likely be the same as is now.	
GN - what will happen about light spill?	AFC - this will be minimal especially with new technology such as LED lighting.	
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.	
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
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.	

7.22pm Mayor Coxon extended his apology as he needed to leave for another commitment and Cr Woodward assumed the Chair.

Cr Woodward sought further questions/comments from the MAG Members:

Item / Comment / Question	Response	Action Responsibility
M Cossey - what are the SANFL doing?	AFC - TS - the/this proposal is based on the SANFL leaving Thebarton Oval.	Nil
D Schirripa - need to keep in mind the benefits to local business.	AFC / CWT noted.	Nil
GN - thanked both A Connolly and AFC for their presentations	Noted	Nil

6 Actions from previous meetings

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.	21/2/23
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.	21/2/23
Mayor Coxon - queried how this land could be used once T2D has completed and returned to Council.	CWT AFC to consider	CWT AFC	21/2/23
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	21/2/23
Cr Woodward - asked if AFC did not have MCG size oval would this effect oval moving further to the east?	AFC to investigate.	AFC	8/3/23
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

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 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>8/3/23</p> <p>Ongoing</p> <p>8/3/23</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>8/3/23</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>8/3/23</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	8/3/23
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.	21/2/23
<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>13/2/23</p> <p>8/3/23</p> <p>13/2/23</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	13/2/23

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	6/2/23
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	31/1/23

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

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 2nd 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"> • 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. 	<p>AFC/CC to note and provide further detail at the next meeting</p>	<p>Update provided 13/2/23</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>AFC to update the MAG on the matter and include reference to cultural heritage in MP</p>	<p>Update provided 13/2/23</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>Comment noted</p>	<p>AFC/CC to note and provide comment in relation to this in the Masterplan draft</p>	<p>Update provided 13/2/23</p>
<p>Ashley Connolly – sought clarification on status of eastern area of the precinct post T2D works has been completed. 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>Suggestion noted</p>	<p>Suggestion to be considered through the Masterplan development process.</p>	<p>Update provided 13/2/23</p>

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

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 Next meeting and close

The MAG Chair declared the meeting closed at 7.30pm.

The date for the next meeting will be determined.

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

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

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

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

Qn 3: (Can the council) Release analysis to substantiate the financial benefit

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

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

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

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

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

Qn 7: Clarify funding commitment for the Community Facility:

If WTC donated \$9M to AFC to funding community playground Is it still available now that the lease area has changed?