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Thebarton Oval Precinct

Masterplan Advisory Group (MAG)

Meeting Notes

Monday 13 February 2023

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1 Opening / Welcome

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

Acknowledgment of country

The Acknowledgement of Country was read by Mayor Coxon.

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

Kauria 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

Community representatives

Douglas Schirripa

2.2 Observers

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

3 Presentations

Presenter Dominic Stefanson (MAG Community Representative)

Time 6.07pm

Purpose Presented feedback from the community in response to the draft Masterplan as presented at the 31 January 2023 meeting.

Presentation attached to these meeting notes.

Presenter David Cooke and Will Gormly, City Collective

Time 6.42pm

Purpose Presented overview of the Masterplan evolution to date and the current status following initial consultation and feedback.

Presentation attached to these meeting notes.

4 Items to note | key messages | items for discussion

Comments arising from Dominic Stefanson presentation

Item / Comment / Question	Response	Action Responsibility
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). and as presented by Dominic Stefanson has been emailed to Scott Bell.	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.
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.
Mayor Coxon - queried how this land could be used once T2D has completed and returned to Council.	CWT AFC to consider	CWT AFC
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

<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>AFC</p>
<p>Cr/s Woodward and Nitschke south 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>CWT</p>
<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>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>

Comments arising from Dominic Stefanson presentation (cont)

Item / Comment / Question	Response	Action Responsibility
<p>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.</p>	<p>Comment noted</p>	<p>AFC / Uncle Mickey</p>
<p>Ashley Connolly - expressed his support for and shared the views raised in Dominic's presentation.</p> <p>Also queried how public liability matters will be addressed between Council and AFC.</p>	<p>Public liability responsibilities will be addressed by the appropriate legal instruments</p>	<p>CWT / AFC</p>
<p>Merryn Cossey - sought clarity on what land is being acquired by DIT and what happens to this land when it is reinstated.</p>	<p>AFC demonstrated their understanding of the DIT acquired land as shown on plans presented.</p>	<p>CWT / AFC</p>

Comments arising from AFC presentation

Item / Comment / Question	Response	Action Responsibility
Cr Woodward - noted that AFC were happy to forego the open space area from the proposed leased area (western end of Kings Reserve).	Noted by AFC	CWT AFC to review lease documentation.
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
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.
<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
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

Comments arising from AFC presentation (cont).

Item / Comment / Question	Response	Action Responsibility
Cr Woodward asked if the detail of the presentation would be made public	AFC advised that the website is continually being updated and information relating to the facts would be made available.	AFC
Ashley Connolly requested that a copy of the information presented at this meeting be made available to MAG members.	AFC will provide the presentation to MAG members subject to confidentiality. Distilled version will be placed on website.	AFC
Dominic Stefanson commented that in terms of the lease area moving and excising of playground this is neither here nor there.	Cr Woodward noted that this is not true and that Council could begin work on that section earlier if it excluded from the lease area.	CWT
Dominic Stefanson queried egress from South Road and that this can only be from the north. What will traffic movement be if coming from the other direction?	AFC advised that they will be discussing this with DIT and expect this will come to light as plans for the T2D progress. The Minister has given assurance that access during the T2D construction phase will be from South Road.	AFC

5 General business

Nil

6 Actions from previous meetings

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.	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. A site inspection/tour with MAG members was also discussed and agreed to occur as part of a future MAG meeting.	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

6 Actions from previous meetings (cont.)

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>

6 Actions from previous meetings (cont.)

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>

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 7.19pm.

The next meeting will be held on Monday 6 March 2023.

Cr Nitschke noted that at the MAG meeting of 31 January he raised the importance of the Masterplan Design Objectives within the MAG Terms of Reference with the group. The 11 points of the Masterplan Design Objectives came about directly from our community and was endorsed unanimously by council on 17 January this year, and as a result is a very crucial part of the MAG Terms of Reference.

These 11 dot points include:

- 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.

Cr Nitschke requested for this to be reflected in the meeting notes of this meeting.



Thebarton Oval/Kings Reserve

Presentation to MAG 13 February 2023

**What does the
Community want?**

2018 King's Reserve Masterplan

Source: Kings Reserve Masterplan Report T.L.C June

High level of community engagement:

- 30 respondents from Brickworks
- 25 through the online survey & post
- 100 local families @community day @ Kings Res.
- Consultation with skate community

Comprehensive list of facilities:

- Skate plaza
- Cricket net
- Play ground(s)
- BBQ
- Picnic ground
- Basket ball courts
- Tennis courts
- Soccer pitches

How do you use the Kings Reserve precinct?

- Playground with children `(50%)`
- Leisure activities (~45%)
- Ashley St playground with children `(40%)`
- Walking a dog (~37%)
- BBQ facilities (~30%)
- etc.

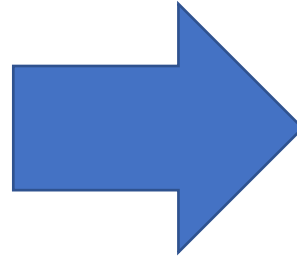
85% approval rating



What is the Community is losing?



Kings Reserve 2018 Master Plan Report



AFC 2023 Master Plan Draft

 Mature tree loss

1. **52% LOSS** of **LEISURE AREA** (Non playing field)
2. **LOSS** of **UNRESTRICTED PUBLIC ACCESS** (Get scheduled access)
3. Substantial **LOSS OF TREE CANOPY/ SHADE AREAS** (brown area)
4. **LOSS** of:
 - 1) Picnic ground
 - 2) Basket Ball court
 - 3) Cricket net
 - 4) Tennis courts
 - 5) Soccer pitches
 - 6) Picnic area
 - 7) BBQ (?)
 - 8) 2nd Play Ground(?)
 - 9) Public toilets(?)
 - 10) Skate park

What the UPS Survey Said?

Concerns Regarding the proposed lease agreement:

Number of people concerned exceeds number of people who support (the proposed lease agreement) (2.6 fold higher)

Main concerns:

- 1. Public access to open spaces**
- 2. Traffic**
- 3. Parking**
- 4. Lease Terms**
- 5. Loss of green space & environmental issues**

Across all survey categories: WTC rate payers only, Rate payers/Residents & Businesses & All respondents

**Optimistic about
achieving a possible
compromise**

What is the point of a Masterplan?

A masterplan (architecturally speaking) is a document that:

- outlines a vision to guide growth and development of a defined area over a long term period
- defines what is important about a place and how its character and quality can be conserved, improved and enhanced
- ensures coherent long term action that considers future impacts of developments over **the site as a whole** is undertaken*

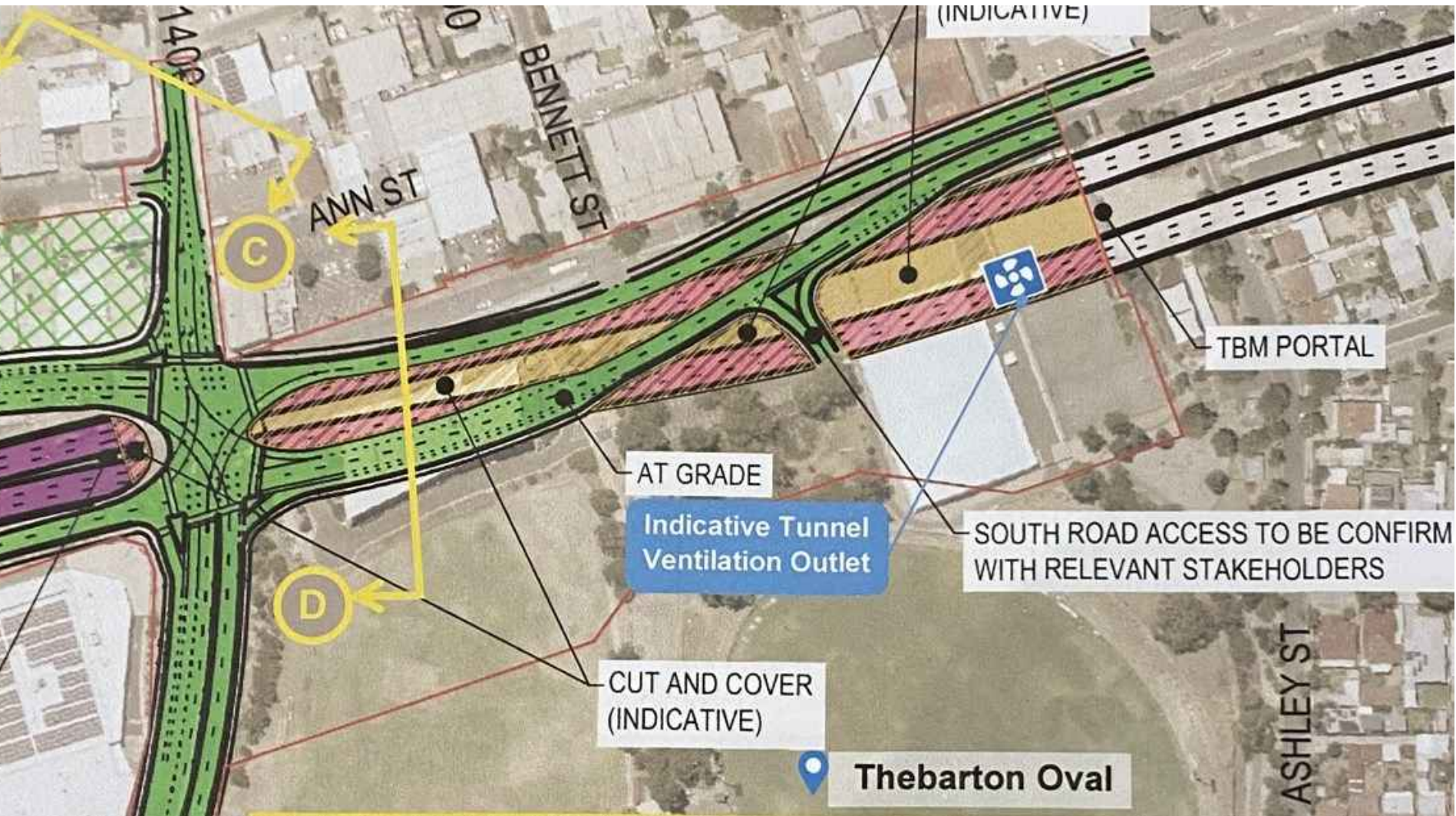
- **Why are we “masterplanning” the site as it will only exist between 2025-2031?**

- The lease is 42 years with a right of renewal
- Occupation of the Lease Area isn't planned until 2028

- *Definition partially from ACT Government – Department of Environment and Sustainable Development

Space available from 2031

Even more if DIT can reposition ventilation outlet



A win-win approach

1 Provide ALL 2018 master plan facilities (or better), retaining:

- mature trees
- shaded picnic & bbq areas
- Walking and cycling paths

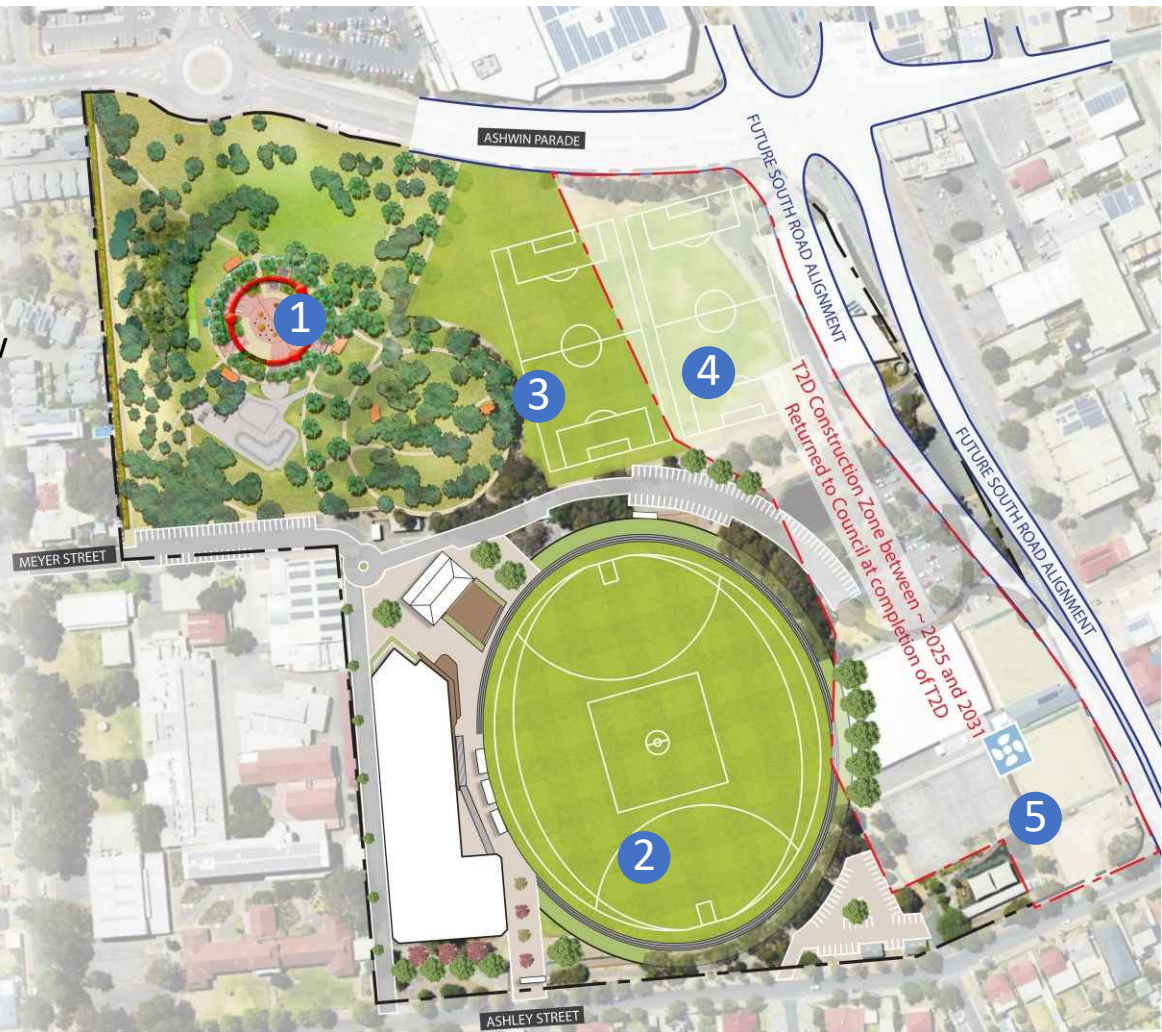
2 Dual marked Thebarton Oval to allow both Adelaide Oval and MCG line markings.

3 Existing grassed area used as temporary additional training space/community use space (up to 10,000m² available at outset) .

4 Room to expand training space at completion of T2D.

5 Room to reinstate or plan new facilities

6. Council Community Centre to be located off-site or within T2D construction zone in 2031



Additional community feedback provided on draft plan (MAG 31/1)

Feedback emailed to Scott Bell 10/2 (COB)

Community Facilities

- As stated in presentation, community wants all facilities promised in 2018 plan including retention of mature trees and shade in adherence to council policies on tree coverage and commitment to open space

Traffic and pedestrian movement

- Has a pedestrian and traffic movement study being undertaken for the surrounding area – both residential and access to Brickworks?
- Is the south rd to Thebarton Oval egress two ways – what happens to rest of the traffic?
- What happens with traffic until 2031?
- Is there access through the Thebarton Oval grounds (not actual playing field) at all times. What happens on game days? What is the pedestrian movement from Ashley st to Ashwin st and Meyer st
- What is the projected impact on swimming centre parking – particularly on gameday
- What is the projected impact on Brickworks parking on gameday

Nature of facilities within Thebarton Oval

- What facilities are the public AFC planning for within Thebarton Oval? What are the nature of these facilities (at least the public access ones) What is the size and bulk of proposed buildings?

Additional Feedback continued

Feedback emailed to Scott Bell 10/2 (COB)

Clarification on usage (Usage and planning are connected)

- How many ticketed games are anticipated to be played?
- What is the projected attendance?
- Does this include night games?
- Any other non-ticketed games (youth teams etc) ?
- How much training usage/public access is anticipated for each space and indicatively what times of day? This is relevant to the type of facilities needed for community use.

Governance Issues

- Standard practise is to check minutes with participants prior to public release and send agenda prior to meeting (which did occur for 13/2 meeting)
- Minutes should be easily accessible on the website (I'm told they were quite difficult to find)
- Why are the AFC undertaking the consultation?

Assurance

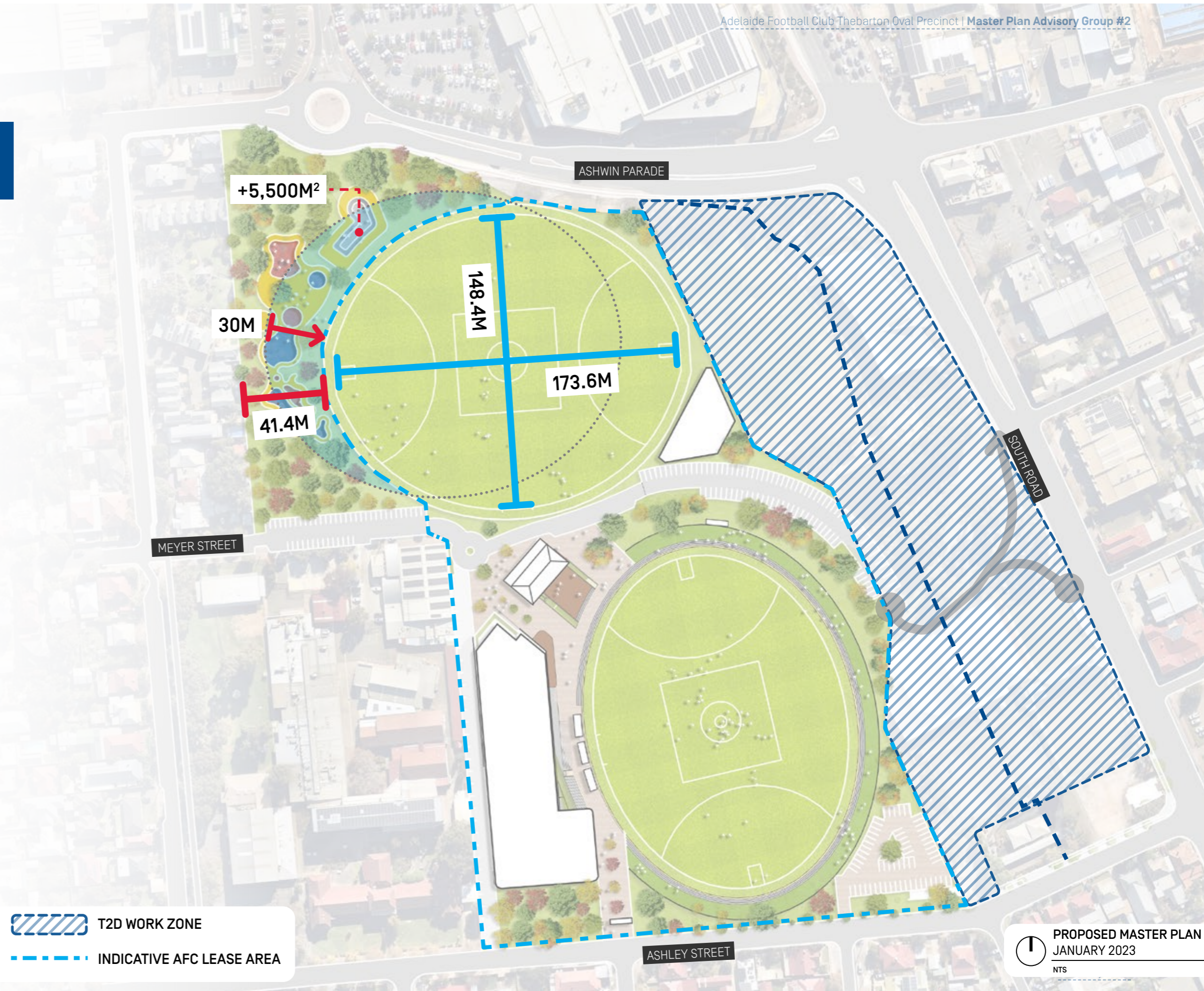
- What are the financial arrangements? Who is paying for what? How is it funded? Important to know that project capital is assured. Need guarantee on expenditure for community facilities (to avoid future cut backs on scope at community expense)



PROVIDING THE FACTS: OVAL LOCATION


EDGE OF OVAL RUN-OFF ZONE IS **41.4m** FROM POINT NEAREST TO WESTERN BOUNDARY

SIZE OF OVAL IS **148.4m x 176.3m**

AREA GIVEN BACK TO COMMUNITY SPACE BY MOVING OVAL IS APPROX **5,500m²**



 T2D WORK ZONE
 INDICATIVE AFC LEASE AREA

 PROPOSED MASTER PLAN
 JANUARY 2023
 NTS

THE ENDORSED MAG PURPOSE & OBJECTIVES



LOCATION AND USE OF NEW AND EXISTING FACILITIES

Incorporate previously agreed **elements of the 2018 Kings Reserve Masterplan**

Replacement Community Centre to remain Council run and **independent** to AFC



PRESERVATION OF HERITAGE AND SIGNIFICANT ITEMS

Retention of **Heritage Grandstand, Heritage Gates, David Hookes memorial**



LANDSCAPING AND VEGETATION

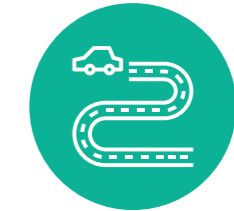
Minimise removal of **significant & regulated trees**. For each such tree removed, three new trees to be planted within or close proximity to the Precinct

No artificial turf to be used for external sports fields



NOISE AND LIGHT SPILL

Mitigate light spill from buildings and light towers, and noise from events



TRAFFIC MANAGEMENT

Direct traffic access to the Precinct from surrounding residential streets to be minimized where possible

No public vehicle access to the Precinct from Meyer Street unless for emergency vehicle requirements



CAR PARKING

Improve upon existing parking infrastructure

Parking to remain free and available to residents other than on game days

Parking numbers to meet planning requirements. AFC to provide their full car parking requirements specific to their needs as part of the development



GAME DAY (AFLW ONLY) AND DAY TO DAY OPERATIONS

Public access maximized during daylight hours. Use of both ovals simultaneously during daylight hours by AFC to be minimized. AFC access times to be made publicly available

Council / AFC to **meet & coordinate Precinct usage at least annually** to ensure no prohibition of community events or festivals on Kings Reserve



CONNECTIONS TO AND THROUGH THE PRECINCT

Retain and enhance connections through, around and within the site to ensure safe and accessible network of paths for pedestrians, cyclists, dog walkers, etc



PUBLIC USE AND ACCESS TO OPEN SPACE AND FACILITIES

Where possible, **replacement community facilities are to be constructed** and made available prior to existing facilities being demolished or closed

No restrictions to dogs and dog walking on Kings Reserve during public access times

DETAILED ANALYSIS: RESPONDING TO OBJECTIVES



1. PREVIOUSLY AGREED ELEMENTS OF THE 2018 KINGS RESERVE MASTERPLAN ARE TO BE INCORPORATED INTO THE PRECINCT MASTERPLAN

OUR RESPONSE:

1. POSITION REPLACEMENT COMMUNITY FACILITIES OF EQUIVALENT SIZE WITHIN AVAILABLE WORKS ZONE TO PROVIDE FLEXIBILITY OF STAGING

	KINGS RESERVE MASTER PLAN	UPDATED MASTER PLAN	
PLAYGROUND AREA	2,290m ²	2,234m ²	⬇️
INFORMAL PLAY AREA	720m ²	790m ²	⬆️
COMMUNITY CENTRE AREA	1,500m ²	2,000m ²	⬆️



2. 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

OUR RESPONSE:

- 1. POSITION OVALS TO **MAXIMISE RETENTION OF EXISTING SIGNIFICANT & REGULATED TREES**
- 2. **IDENTIFY POTENTIAL AREAS OF PLANTING TO REPLACE ANY DEMOLISHED SIGNIFICANT & REGULATED TREES**

SIGNIFICANT TREES TO BE REMOVED	REGULATED TREES TO BE REMOVED	AREA AVAILABLE FOR NEW TREE PLANTING
3	3	3,860m ²

DETAILED ANALYSIS: RESPONDING TO OBJECTIVES



3. WHERE POSSIBLE, REPLACEMENT COMMUNITY FACILITIES ARE TO BE CONSTRUCTED AND MADE AVAILABLE PRIOR TO EXISTING FACILITIES BEING DEMOLISHED OR CLOSED

OUR RESPONSE:

- 1. COMMITMENT FROM AFC FOR NEW COUNCIL FACILITIES TO BE PUBLICLY ACCESSIBLE AND OPERATE INDEPENDENTLY OF AFC FACILITY
- 2. CURRENT TIMELINE ALLOWS FOR CONSTRUCTION OF NEW FACILITY PRIOR TO DEMOLITION OF EXISTING

	REPLACEMENT CONSTRUCTED	EXISTING DEMOLISHED
COMMUNITY CENTRE	LATE 2025	LIKELY EARLY 2026*
PLAY AREA	EARLY 2025	LATE 2025
PUBLICLY ACCESSIBLE OVAL	LATE 2025	-

*TO BE CONFIRMED BY DIT



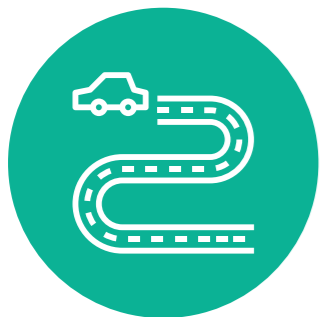
4. THAT THE REPLACEMENT COMMUNITY CENTRE REMAIN COUNCIL RUN AND INDEPENDENT TO AFC

OUR RESPONSE:

- 1. COMMITMENT FROM AFC FOR NEW COUNCIL FACILITIES TO BE PUBLICLY ACCESSIBLE AND OPERATE INDEPENDENTLY OF AFC FACILITY



DETAILED ANALYSIS: RESPONDING TO OBJECTIVES



5. THAT **DIRECT TRAFFIC ACCESS** TO THE PRECINCT FROM SURROUNDING **RESIDENTIAL STREETS** SHALL BE **MINIMIZED** WHERE POSSIBLE

OUR RESPONSE:

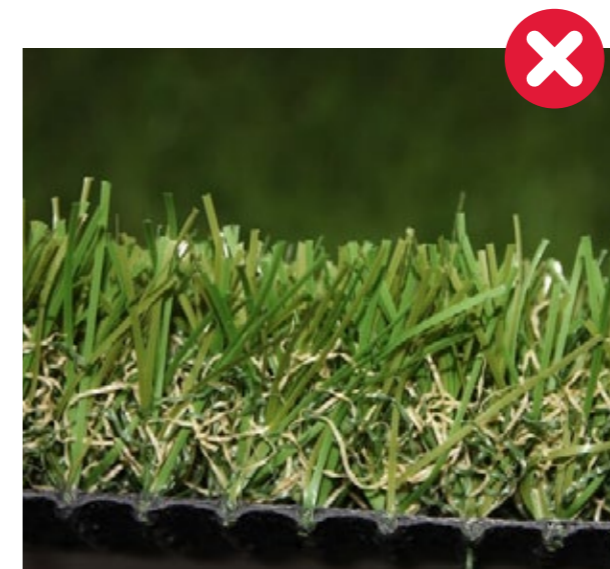
- 1. COMMITMENT FROM DIT FOR **VEHICULAR ACCESS FROM SOUTH ROAD**
- 2. **EGRESS ONLY** TO ASHLEY STREET
- 3. **EXISTING TRAFFIC CONDITION MAINTAINED AT MEYER STREET,** WITH RESTRICTED VEHICLE ACCESS INTERNALLY



6. THAT **ARTIFICIAL TURF** NOT BE USED FOR EXTERNAL SPORTS FIELDS

OUR RESPONSE:

- 1. AFC WOULD PREFER AND ARE COMMITTED TO OVALS HAVING **HIGH QUALITY COMPETITION STANDARD NATURAL TURF**





DETAILED ANALYSIS: RESPONDING TO OBJECTIVES



7. THAT ANY PROPOSED DEVELOPMENT IMPROVES UPON EXISTING PARKING INFRASTRUCTURE AND THAT PARKING REMAINS FREE AND AVAILABLE TO RESIDENTS OTHER THAN ON GAME DAYS

OUR RESPONSE:

- 1. EXISTING TRAFFIC CONDITION MAINTAINED AT MEYER STREET,** WITH RESTRICTED VEHICLE ACCESS INTERNALLY
- 2. ADDITIONAL CAR PARKS CREATED** ON SITE TO SERVICE NEW COMMUNITY CENTRE AND COMMUNITY AMENITY
- POTENTIAL FOR **ADDITIONAL CAR PARKING** IN TEMPORARY ACQUISITION LAND POST T2D

	EXISTING CARPARKS	2025 PROPOSED CAR PARKING
MEYER STREET	43	43
PRECINCT CAR PARK	-	57 
INTERNAL ROAD	-	104 
TOTAL PUBLIC CAR PARKS	41	204

TOTAL NOT INCLUSIVE OF ADDITIONAL 130 CAR PARKS INTERNAL TO AFC FACILITY

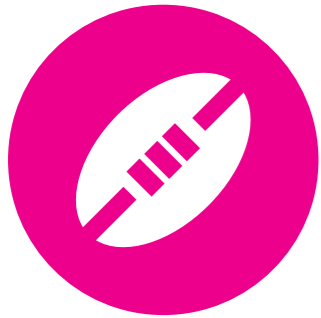


8. PUBLIC PARKING LEVELS MEET PLANNING REQUIREMENTS AND AFC PROVIDE THEIR FULL CAR PARKING REQUIREMENTS SPECIFIC TO THEIR NEEDS AS PART OF THEIR DEVELOPMENT, WITH THE UNDERSTANDING GAME DAY WILL REQUIRE TEMPORARY PARKING ARRANGEMENTS

OUR RESPONSE:

- 1. PARKING REQUIREMENTS TO BE DEVELOPED** THROUGH ANALYSIS OF SITE USE AND PUBLIC CAR PARKING NEEDS
- 2. TEMPORARY EVENT PARKING ON SECONDARY OVAL** TO REDUCE PRESSURE ON EXISTING PARKING INFRASTRUCTURE ON GAME DAYS
- COMMITMENT FROM **AFC TO MEET PRIVATE PARKING REQUIREMENTS** BASED ON AREA RATE OF THEIR FACILITY

DETAILED ANALYSIS: RESPONDING TO OBJECTIVES



9. PUBLIC ACCESS TO GREEN SPACE ON KINGS RESERVE AND THEBARTON OVAL IS TO BE MAXIMISED DURING DAYLIGHT HOURS AND WHERE POSSIBLE, USE OF BOTH OVALS AT THE SAME TIME DURING DAYLIGHT HOURS BY AFC IS TO BE MINIMISED WITH AFC SOLE ACCESS TIMES OF BOTH OVALS TO BE MADE PUBLICLY AVAILABLE

OUR RESPONSE:

1. AFC TO NEGOTIATE USAGE AGREEMENT WITH COUNCIL



10. 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

OUR RESPONSE:

1. COMMITMENT FROM AFC TO MEET WITH COUNCIL TO DISCUSS SCHEDULING OF COMMUNITY EVENTS AND FESTIVALS IN RELATION TO AFLW HOME GAMES AND WIDER FOOTBALL DEVELOPMENT EVENTS

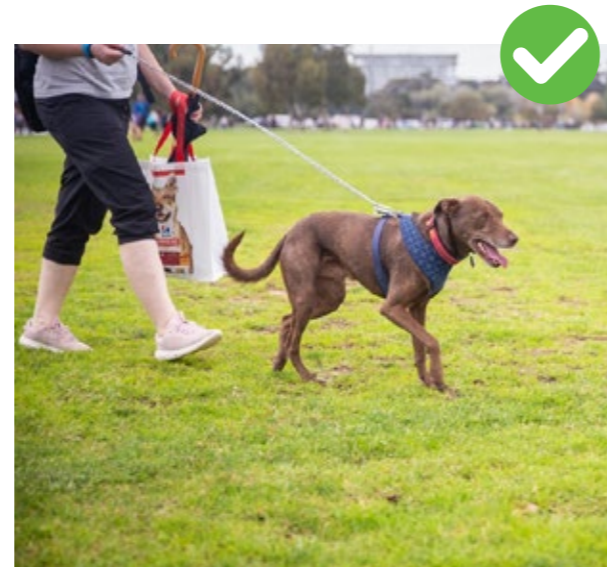
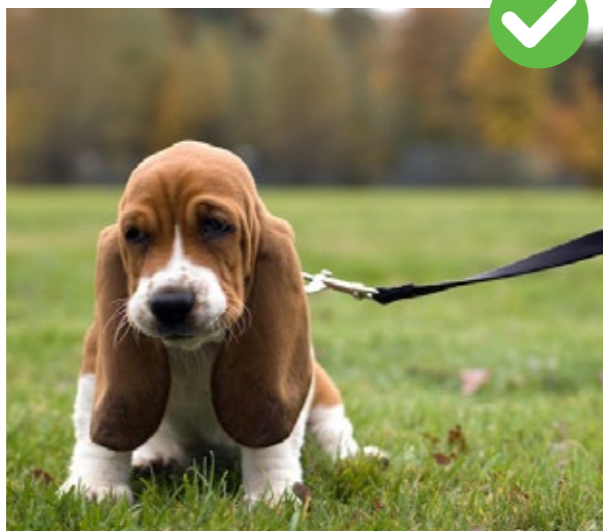
DETAILED ANALYSIS: RESPONDING TO OBJECTIVES



11. THERE ARE NO RESTRICTIONS TO DOGS AND DOG WALKING ON KINGS RESERVE DURING PUBLIC ACCESS TIMES

OUR RESPONSE:

1. COMMITMENT FROM AFC FOR **DOGS AND DOG WALKING TO BE ALLOWED ON SECONDARY OVAL AND WITHIN BROADER PRECINCT**



12. THAT DIRECT TRAFFIC ACCESS TO THE PRECINCT FROM SURROUNDING RESIDENTIAL STREETS SHALL BE MINIMISED WHERE POSSIBLE BUT THERE SHALL BE **NO PUBLIC VEHICLE ACCESS TO THE PRECINCT FROM MEYER STREET UNLESS FOR EMERGENCY VEHICLE REQUIREMENTS**

OUR RESPONSE:

1. PUBLIC **VEHICLE ACCESS TO BE VIA SOUTH ROAD**
2. **EGRESS ONLY TO ASHLEY STREET**
3. **EXISTING TRAFFIC CONDITION MAINTAINED AT MEYER STREET, WITH POTENTIAL FOR TRAFFIC CALMING SOLUTIONS TO BE INTRODUCED**