

Thebarton Oval Precinct Master Plan

Community Engagement
Drop-in Session



Acknowledgement of Country

The Adelaide Football Club and their partners acknowledge the Kaurna People, the Traditional Custodians of the land of the Adelaide Plains and recognise their continuing connection to land, waters and culture. We pay our respects to their Elders past, present and emerging.

The Endorsed Principles and Purpose of the Masterplan Advisory Group (MAG)



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

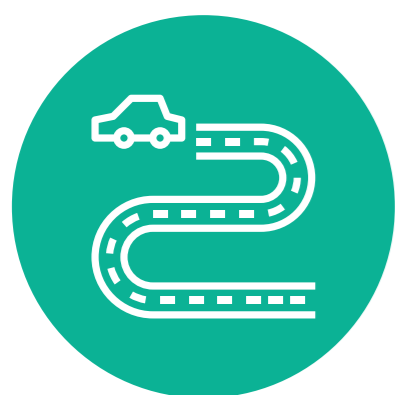
Minimise removal of significant & regulated trees. For each such tree removed, three new trees to be planted within or close proximity to the Precinct

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

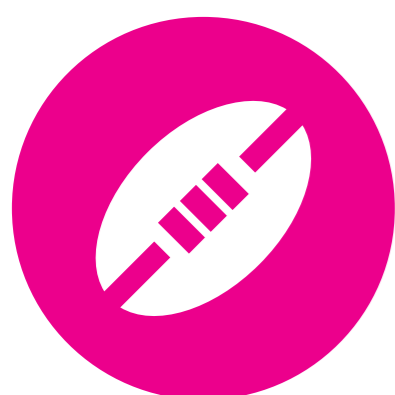
No public vehicle access to the Precinct from Meyer Street unless for emergency vehicle requirements



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



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

Preservation of Heritage and Significant Items



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

REPLACEMENT COMMUNITY CENTRE TO REMAIN COUNCIL RUN AND INDEPENDENT TO AFC

OUR RESPONSE:

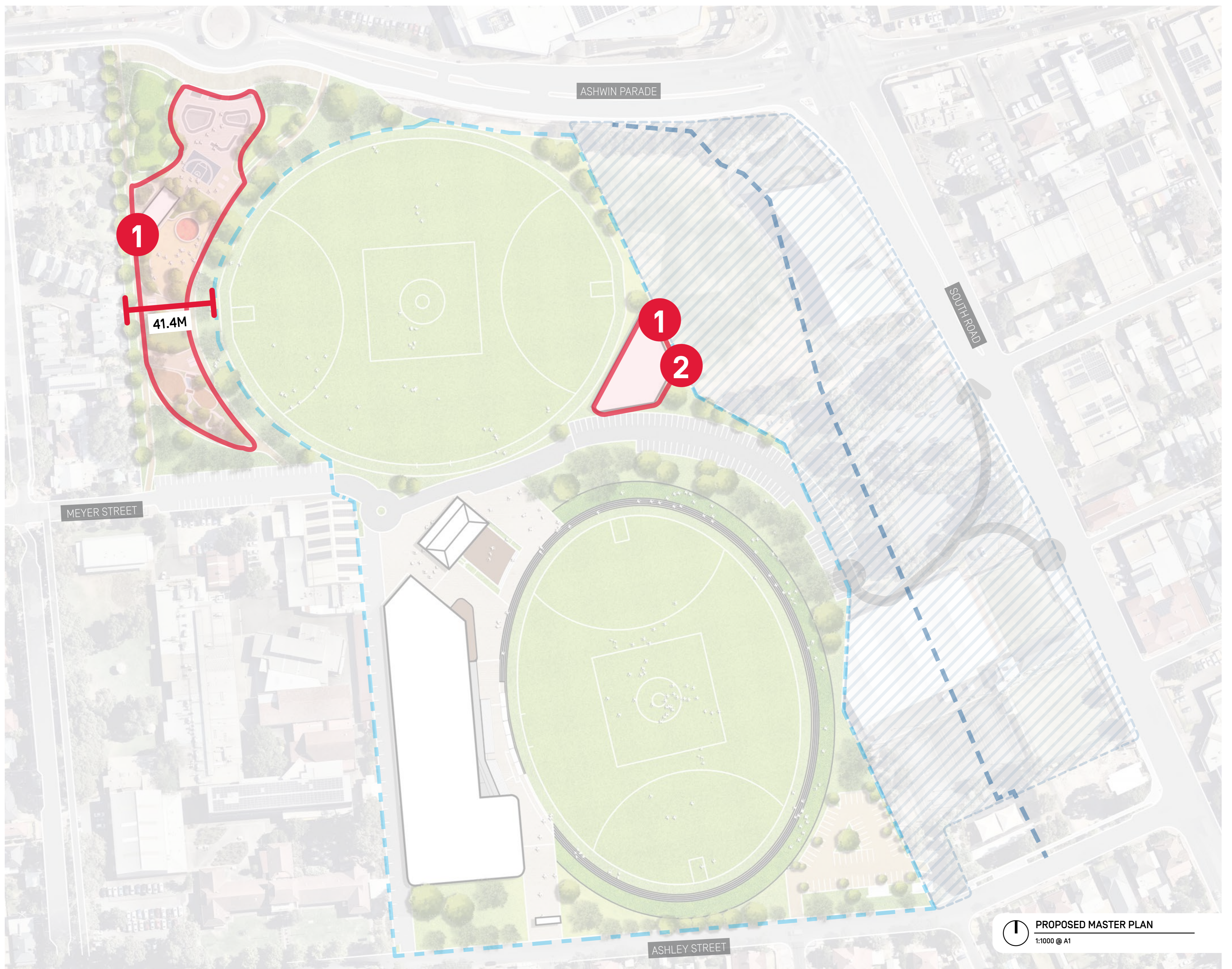
OUR RESPONSE:

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

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

	KINGS RESERVE MASTERPLAN	UPDATED MASTER PLAN
PLAYGROUND AREA	2,290m ²	2,480m ²
INFORMAL PLAY AREA	720m ²	5,055m ²
TOTAL	3,010m ²	7,535m ²

COMMUNITY CENTRE AREA	1,500m ²	2,000m ²
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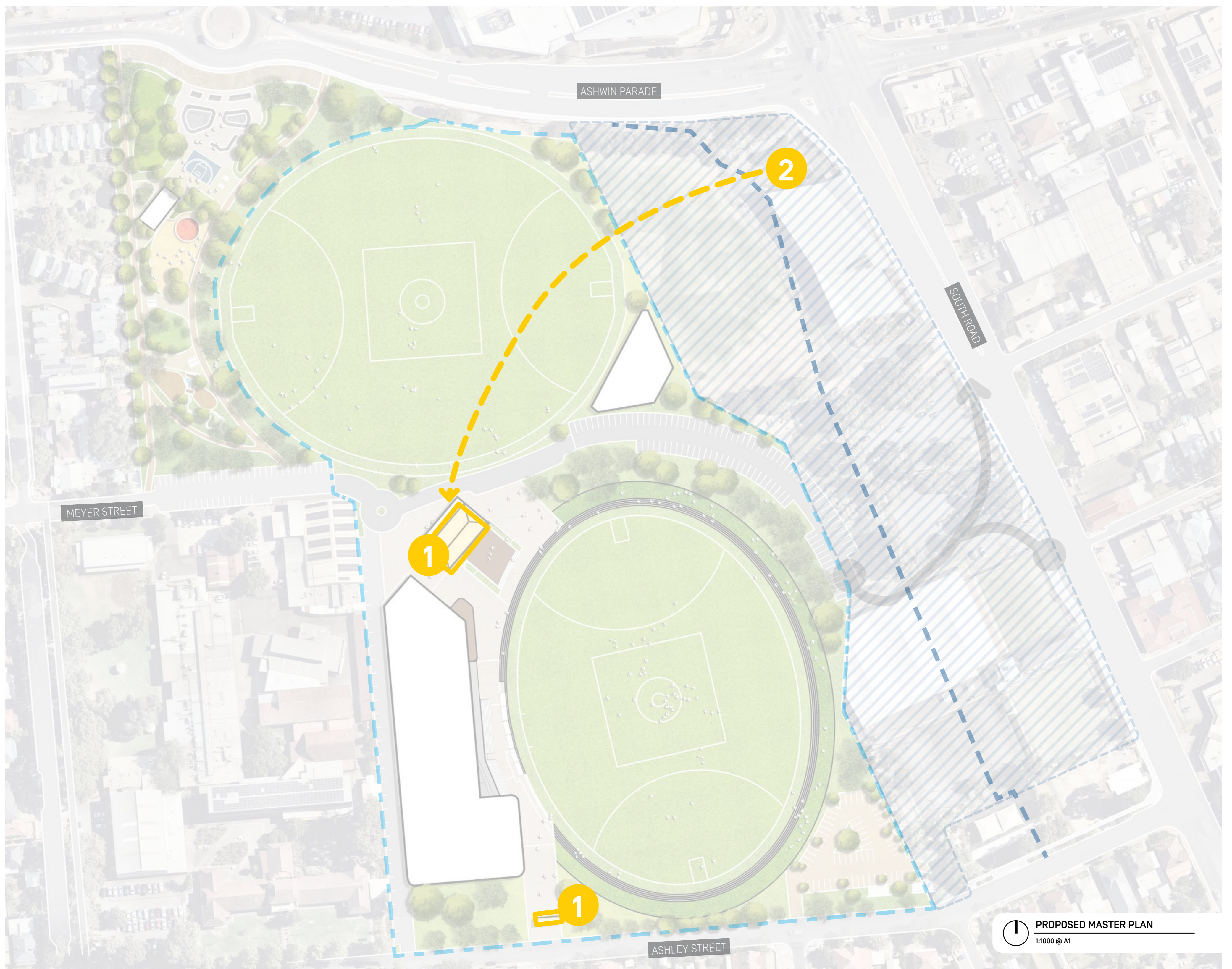
Location and Use of New and Existing Facilities



RETENTION OF HERITAGE GRANDSTAND, HERITAGE GATES, DAVID HOOKES MEMORIAL

OUR RESPONSE:

1. CURRENT MASTER PLAN RESPONSE **UTILISES HERITAGE GRANDSTAND AND GATES RESPECTFULLY**, GIVING THEM NEW LIFE AND PROMINENCE IN THE PRECINCT
2. **RELOCATE DAVID HOOKES MEMORIAL** TO BE FEATURE IN CENTRAL PLAZA AREA



Landscape 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

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

NO ARTIFICIAL TURF TO BE USED FOR EXTERNAL SPORTS FIELDS

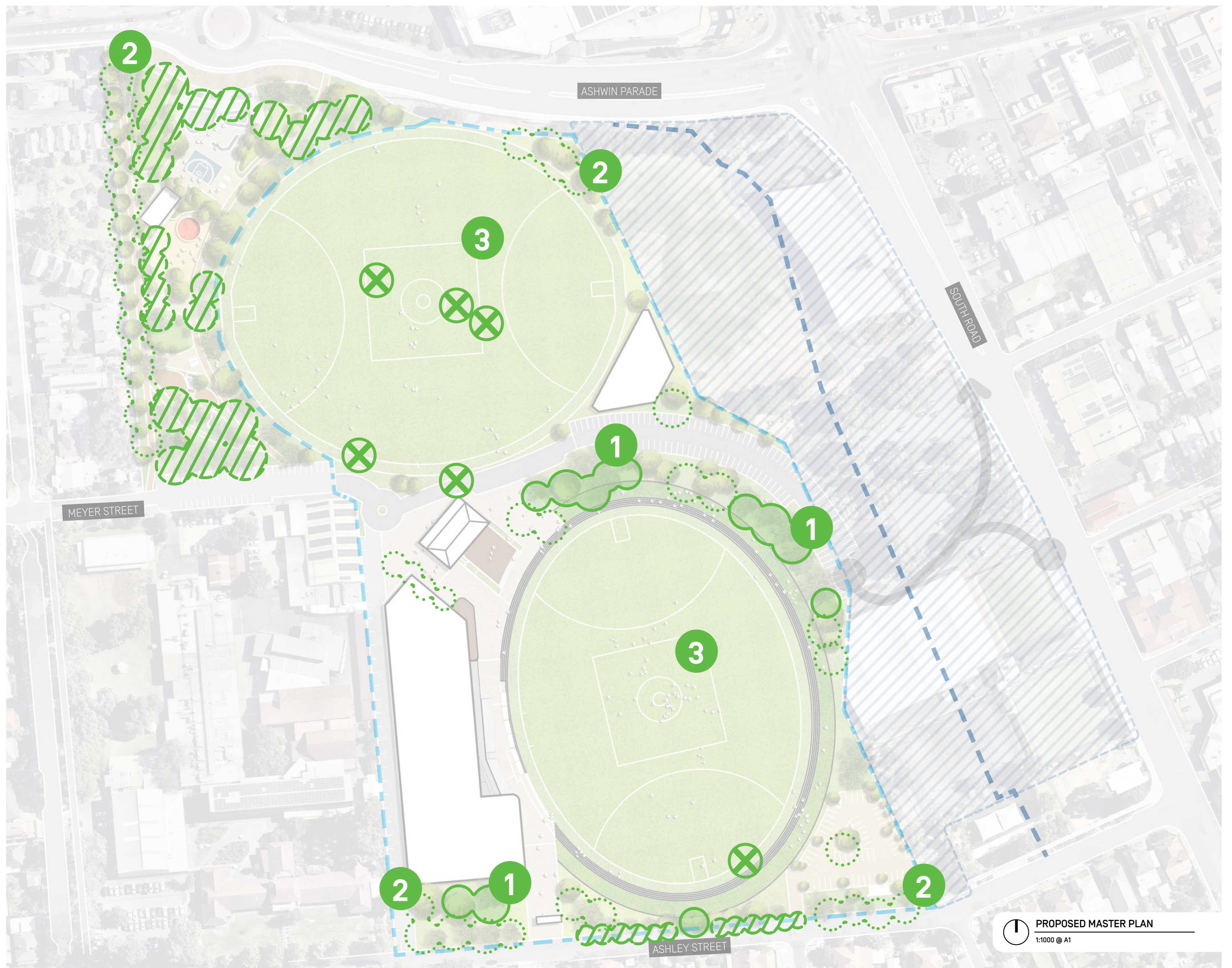
OUR RESPONSE:

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

SIGNIFICANT TREES POTENTIALLY AFFECTED	REGULATED TREES TO BE REMOVED	AREA AVAILABLE FOR NEW TREE PLANTING
3	3	3,857m ²

ALL VALUES BEST ESTIMATE BASED OFF OF EXISTING 2019 SITE SURVEY AND 2023 SATELLITE IMAGERY AND AVAILABLE TREE REGISTRY DATA

- REGULATED & SIGNIFICANT TREES TO BE RETAINED
- REGULATED & SIGNIFICANT TREES TO BE REMOVED
- AREAS OF MATURE TREE CANOPY TO BE RETAINED
- AREAS IDENTIFIED FOR NEW TREE PLANTING



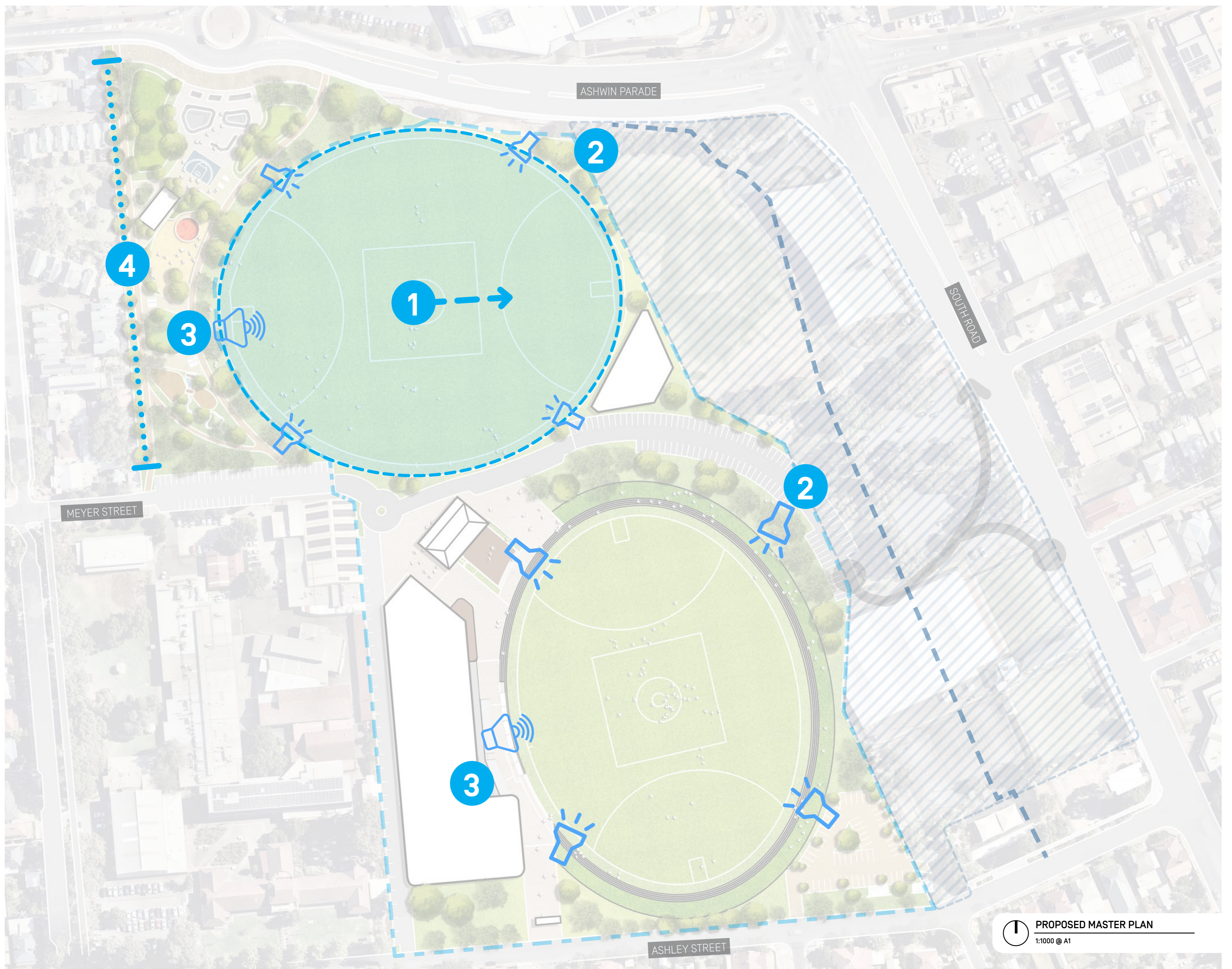
Noise and Light Spill



MITIGATE LIGHT SPILL FROM BUILDINGS AND LIGHT TOWERS, AND NOISE FROM EVENTS

OUR RESPONSE:

1. MAXIMISE DISTANCE BETWEEN FIELD AND RESIDENTIAL PROPERTIES
2. DESIGN LIGHTING LAYOUT & LOCATION TO **MINIMISE LIGHT SPILL TO SURROUNDING AREAS**
3. POSITION **SIRENS AWAY** TO POINT AWAY FROM SURROUNDING AREAS
4. LOCATE MORE ACTIVE RECREATION AREAS AWAY FROM RESIDENTIAL PROPERTIES CLOSEST TO THE PROPERTY BOUNDARY, AND USE **LANDSCAPE TREATMENT AS ADDITIONAL SOUND ATTENUATION**



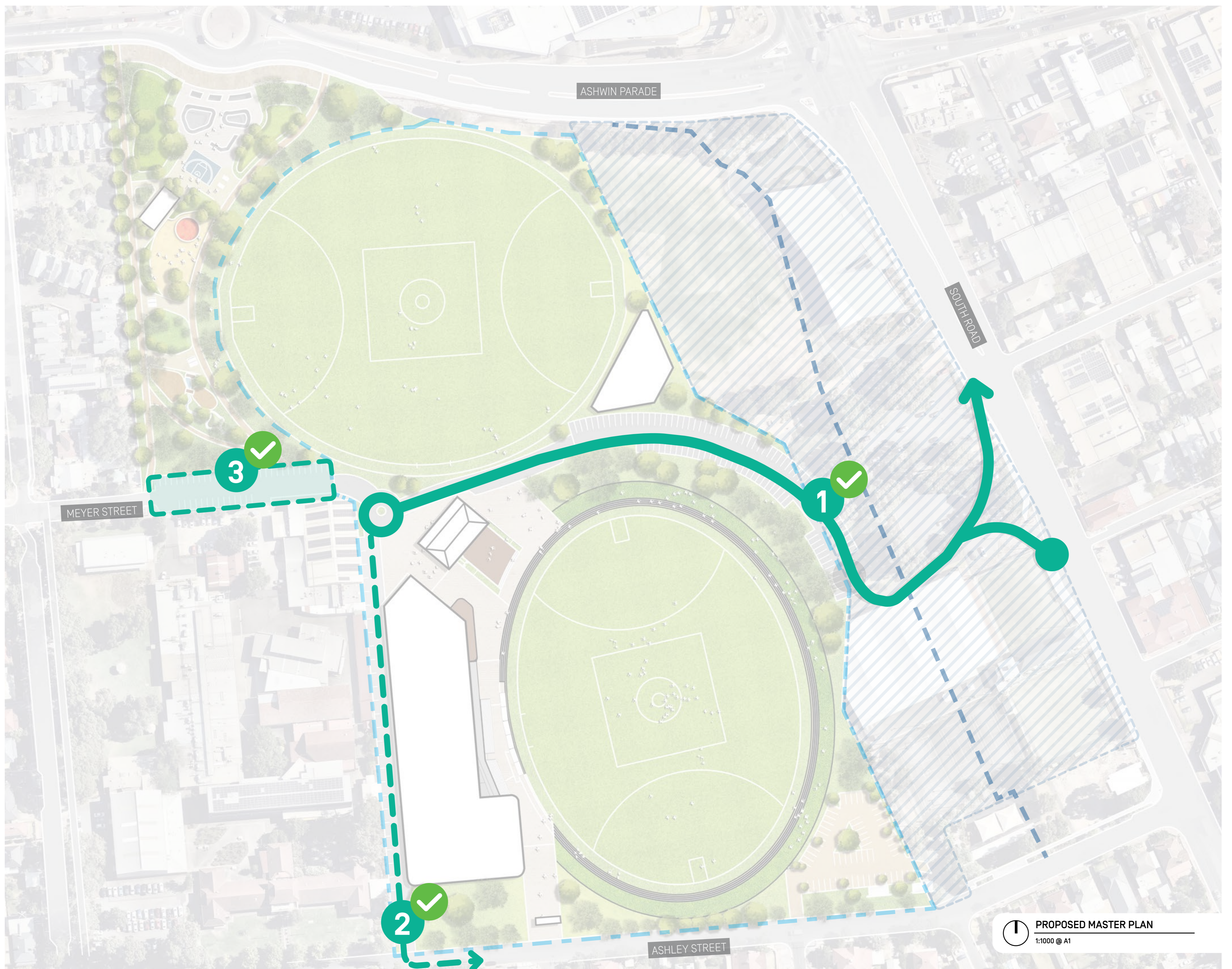
Traffic Management



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**



Car Parking



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

OUR RESPONSE:

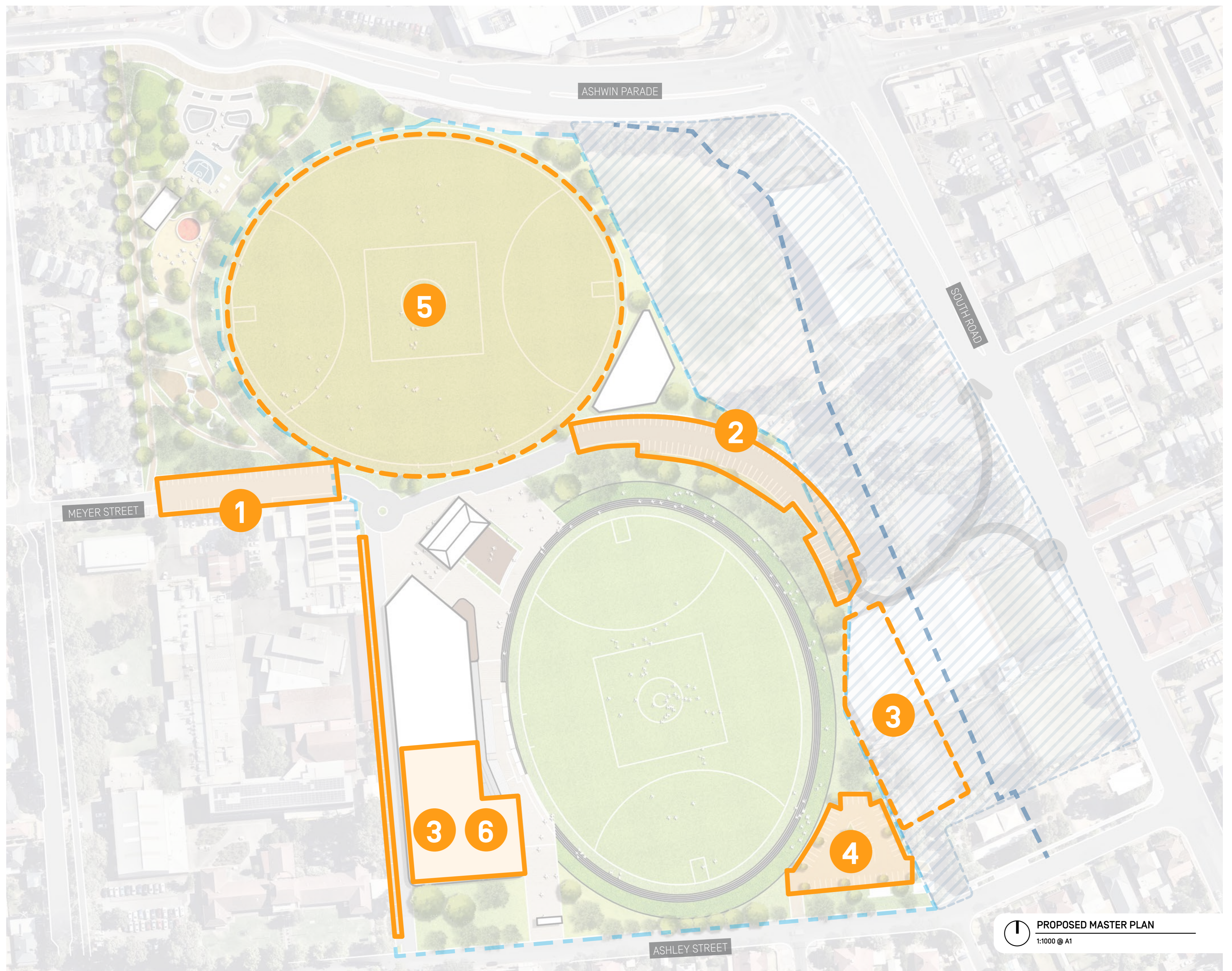
1. EXISTING TRAFFIC CONDITION MAINTAINED AT MEYER STREET
2. ADDITIONAL CAR PARKS CREATED ON SITE TO SERVICE NEW COMMUNITY CENTRE AND COMMUNITY AMENITY
3. POTENTIAL FOR ADDITIONAL CAR PARKING IN TEMPORARY ACQUISITION LAND POST T2D

	EXISTING CARPARKS	2025 PROPOSED CAR PARKING
MEYER STREET	43	43
PRECINCT CAR PARK	-	57
INTERNAL ROAD	-	101
TOTAL PUBLIC CAR PARKS	41	201

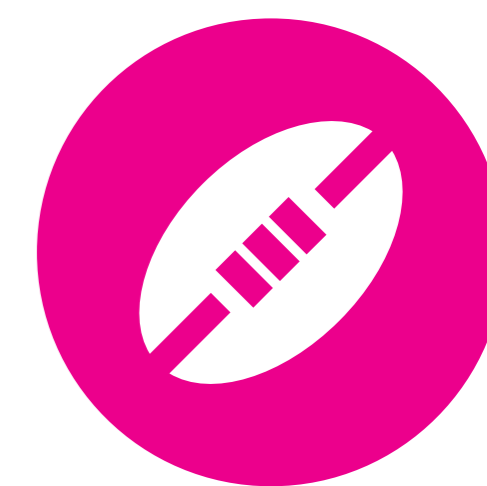
PUBLIC PARKING LEVELS MEET PLANNING REQUIREMENTS AND AFC PROVIDE THEIR FULL CAR PARKING REQUIREMENTS SPECIFIC TO THEIR NEEDS AS PART OF THEIR DEVELOPMENT, WITH THE UNDERSTANDING GAME DAY WILL REQUIRE TEMPORARY PARKING ARRANGEMENTS

OUR RESPONSE:

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



Game Day (AFLW only) and Day to Day Operations



PUBLIC ACCESS TO GREEN SPACE ON KINGS RESERVE AND THE BARTON 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

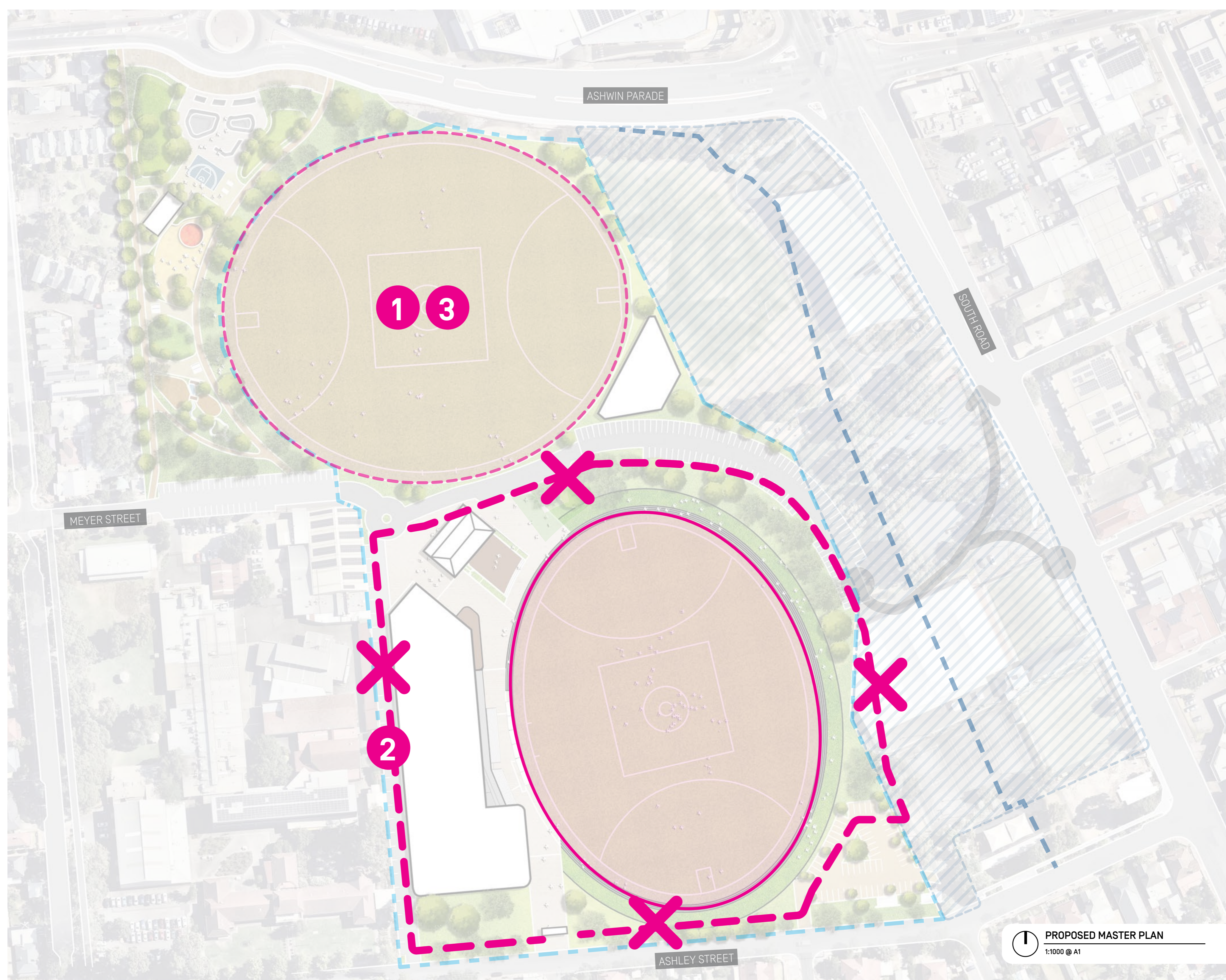
OUR RESPONSE:

1. AFC TO NEGOTIATE USAGE AGREEMENT WITH COUNCIL
2. RELY ON LANDSCAPING AND MOVEABLE STRUCTURES TO PROVIDE LINE OF SECURITY FOR GAME DAYS - **MINIMISE PERMANENT FENCING AND BARRIERS**

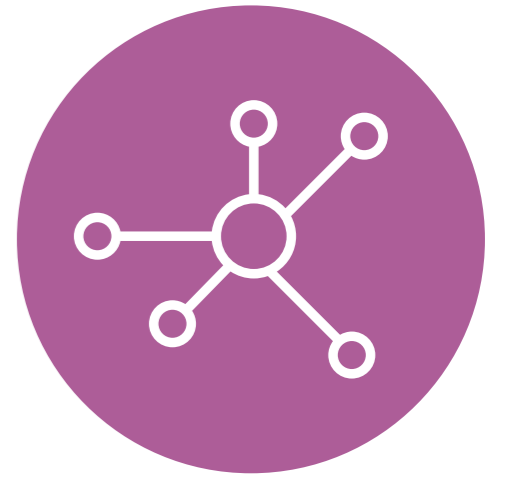
COUNCIL AND AFC WILL MEET AND COORDINATE PRECINCT USAGE AT LEAST ANNUALLY SO AS TO ENSURE THERE IS NO PROHIBITION OF COMMUNITY EVENTS OR FESTIVALS ON KINGS RESERVE DUE TO AFC REQUIREMENTS

OUR RESPONSE:

3. 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



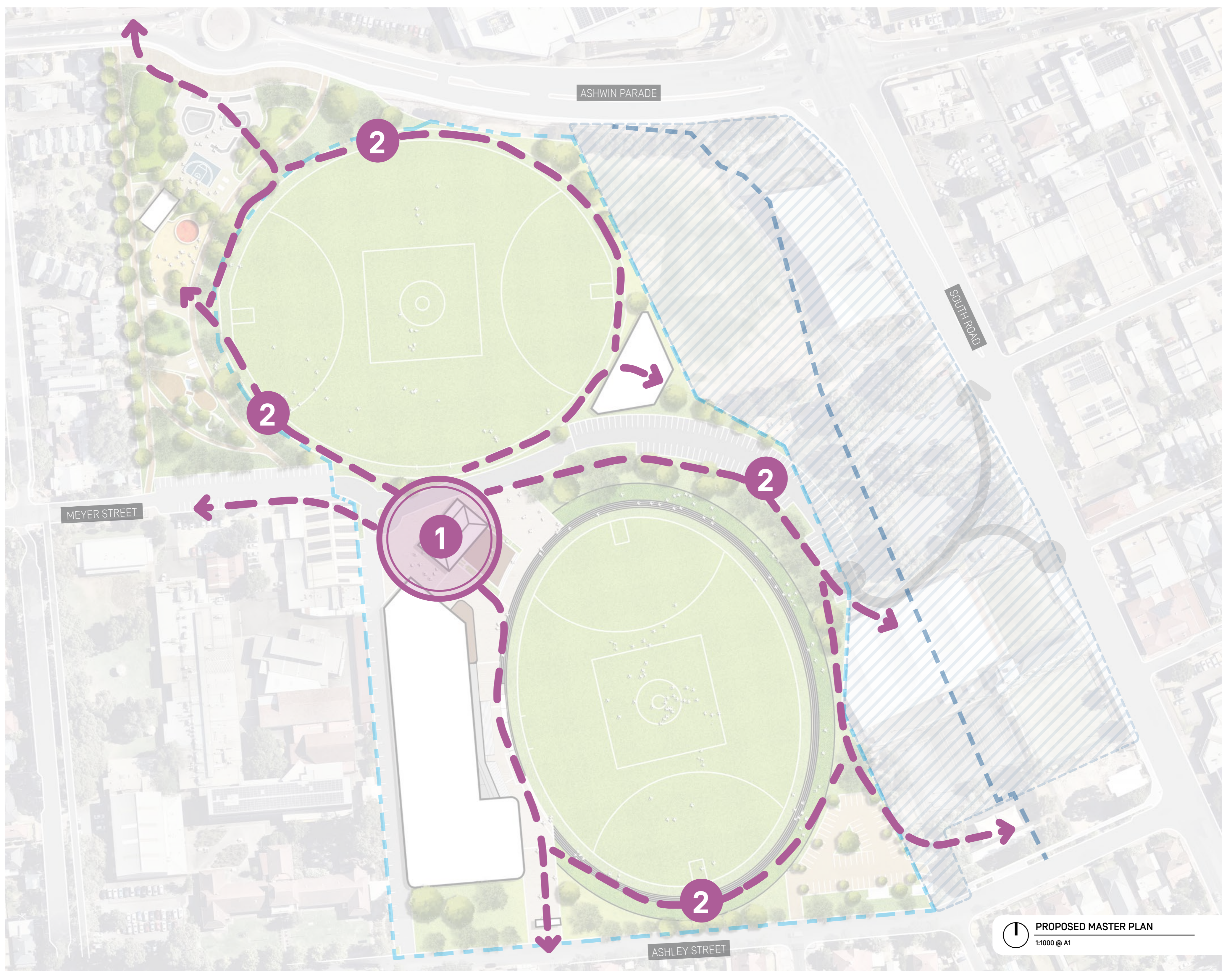
Connections to and Through the Precinct



RETAIN AND ENHANCE CONNECTIONS THROUGH, AROUND AND WITHIN THE SITE TO ENSURE SAFE AND ACCESSIBLE NETWORK OF PATHS FOR PEDESTRIANS, CYCLISTS, DOG WALKERS, ETC

OUR RESPONSE:

1. **CREATE CENTRAL PRECINCT PLAZA TO ACT AS A HUB**
2. **ENSURE HIGH QUALITY PATHS AND CONNECTIONS TO ON SITE AMENITY**



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

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

OUR RESPONSE:

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

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

	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

