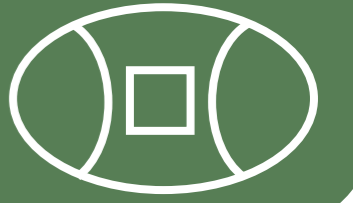


Thebarton Oval Precinct

Fact sheet #1: Master Plan overview

November 2023



Next steps

1. Between 9 November and 7 December 2023 Council invites feedback on the Adelaide Football Club's Master Plan for the Thebarton Oval Precinct.



2. The Master Plan and responses received through public consultation will be considered by the Elected Council, which will decide whether to lease the Thebarton Oval Precinct to the Adelaide Football Club.



3. Should the lease agreement between Council and the Adelaide Football Club go ahead, future use and development of the Precinct will require a development application to be lodged and assessed by the relevant planning authority.

How to be involved

Online

To view fact sheets, plans, and documents, and to complete an online feedback form, visit yoursay.westtorrens.sa.gov.au/thebartonoval

In person

Visit displays during usual opening hours at:

- Thebarton Community Centre, corner South Road and Ashwin Parade, Torrensville.
- Hamra Centre Library, 1 Brooker Terrace, Hilton.
- City of West Torrens Civic Centre, 165 Sir Donald Bradman Drive, Hilton.

How to give your feedback

Online

To register with Your Say and complete the online feedback form, visit yoursay.westtorrens.sa.gov.au/thebartonoval

Email

Prepare a written submission or download and complete a feedback form and email your submission to yoursay@wtcc.sa.gov.au with the subject 'Thebarton Oval Precinct'.

Post

Prepare a written submission or download and complete a feedback form and post to:

Thebarton Oval Precinct
City of West Torrens
165 Sir Donald Bradman Drive
Hilton SA 5033

In person

Attend a drop in session (details below) to view plans and information and be assisted to complete an online or paper feedback form:

Where	When
Thebarton Community Centre, corner South Road and Ashwin Parade, Torrensville.	Tuesday 14 November, 11am - 1pm.
	Tuesday 14 November, 6pm - 8pm.
	Sunday 26 November, 10am - 1pm.
Hamra Centre Library Auditorium 1 Brooker Terrace, Hilton.	Wednesday 29 November, 11am - 1pm.
	Wednesday 29 November, 6pm - 8pm.

If you require assistance to provide your feedback, phone Council on 8416 6333 during business hours.

Adelaide Football Club wants to establish new headquarters on Council-owned land at the Thebarton Oval Precinct, Torrensville.

Council will decide whether to lease the land to the Club after considering community feedback on the Club's Master Plan for the site.

This fact sheet is one of a series that provides an overview of how the Master Plan addresses key issues of community interest.

Other fact sheets in the series relate to:

- Trees
- Public access to open space
- Traffic and car parking
- Community and economic benefits
- Local impacts.

Current use

The Thebarton Oval Precinct is land owned by the City of West Torrens and includes both Thebarton Oval and Kings Reserve.

Currently, the Precinct is a combination of public open space managed by Council, and community and sports facilities leased to the South Australian National Football League and used by community sport and recreation groups.

A portion of the Precinct adjacent South Road has recently been acquired from Council by the State Government for the River Torrens to Darlington motorway project.

Adelaide Football Club lease

In 2022 the Adelaide Football Club approached the City of West Torrens to enter into a long-term lease of the Precinct for a period of 42 years.

Public consultation by Council on the prospect of the lease revealed strong community views.

In response to community interest in the future of the Precinct, an Advisory Group was established involving Council Elected Members and staff, local community and Kurna First Nations representatives, and Adelaide Football Club representatives.

Throughout 2023 this Group convened to help shape the Master Plan guided by agreed design objectives, namely:

- Include elements of the 2018 Kings Reserve Masterplan prepared by Council.
- Minimise removal of significant and regulated trees and replace any removed with 3 new trees.
- Maximise public access to Kings Reserve and Thebarton Oval during daylight hours.
- Minimise Adelaide Football Club use of both ovals at the same time during daylight hours.
- Continue Council community events and festivals on Kings Reserve.
- No restrictions on dog access and dog walking on Kings Reserve during public access times.
- No artificial turf used on outside sports fields.
- Minimise vehicle access to the Precinct from surrounding residential streets.
- Meet planning requirements for public car parking and keep parking free and available to residents other than on game days.
- All Adelaide Football Club corporate car parking be provided as part of the development, with additional temporary parking arrangements for game days.
- Where possible, build and open replacement community facilities before existing facilities are demolished or closed.
- Council control over any new community centre, independent to Adelaide Football Club.

The resulting Master Plan demonstrates how the Precinct would be developed if leased to the Adelaide Football Club and is now available for public feedback.

Your Say ...

Give your feedback by 5pm Thursday 7 December 2023

yoursay.westtorrens.sa.gov.au/thebartonoval

P: 8416 6333 / E: yoursay@wtcc.sa.gov.au



Consultation open 9 November to 7 December 2023

yoursay.westtorrens.sa.gov.au/thebartonoval





Consultation open 9 November to 7 December 2023

yoursay.westtorrens.sa.gov.au/thebartonoval



- 1 **Thebarton Oval:**
Full sized AFL oval with shared Adelaide Football Club and community use.
- 2 **Kings Reserve Oval:**
Training oval with shared Adelaide Football Club and community use, used for 425 temporary car parking spaces on game days.
- 3 **Kings Reserve community space:**
Excluded from the Adelaide Football Club lease, this area will remain dedicated for community use. Plans in place since 2018 to upgrade the area are planned to go ahead, with additional input from a newly formed Kings Reserve Community Reference Group.
- 4 **Training and administration facility:**
Adelaide Football Club headquarters including indoor and aquatic training facilities, offices, a retail shop, café, function space, and museum.
Building includes 1-storey, 2-storey and 3-storey height components.
- 5 **Local heritage grandstand:**
Retained and refurbished.
- 6 **State Heritage ticket booth/gates:**
Retained and refurbished.
- 7 **Adelaide Football Club car parking:**
Total of 160 spaces dedicated for Club use, 136 spaces accessible via South Road, and 24 spaces accessible via Ashley Street.
- 8 **Public car parking:**
Total of 91 spaces open to the public, 50 spaces accessible via South Road, and 41 spaces accessible via Ashley Street.
- 9 **Public entry plaza:**
Accessed via South Road.
- 10 **Grass viewing mounds:**
Spectator seating and buffer to Ashley Street.
- 11 **Change rooms and broadcasting:**
Building includes 1-storey and 2-storey components.

Both ovals will be available for public use any time they are not in use either by the Adelaide Football Club or for a scheduled event.

Adelaide Football Club will be entitled to exclusive use of these ovals no more than 100 hours per month, averaged over a calendar year.

Times of use will be scheduled 6 months in advance, and this information would be made available to the public.

This fact sheet is one of a series that provides an overview of the Thebarton Oval Precinct Master Plan and how it addresses key issues of community interest.

Visit the project page at yoursay.westtorrens.sa.gov.au/thebartonoval to find more detailed fact sheets on each of the following topics:

- Trees
- Public access to open space
- Traffic and car parking
- Community and economic benefits
- Local impacts.

Legend Proposed lease boundary

R Regulated & significant trees to be retained

R Regulated & significant trees to be removed

State Government-owned land acquired for the River Torrens to Darlington motorway project.

Note:

For each significant and regulated tree to be removed, 3 new mature trees will be planted at the Precinct.

Significant and regulated trees are trees that meet certain criteria for protections under State planning laws. Development approval is needed for activities that damage or remove these trees.