

Thebarton Oval Precinct

Fact sheet #5: Community & economic benefits

November 2023



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:

- **Master Plan overview**
- **Trees**
- **Public access to open space**
- **Traffic and car parking**
- **Local impacts.**

The Master Plan has been developed in consultation with an Advisory Group made up of City of West Torrens Elected Members and staff, local community and Kaurua First Nations representatives, and Adelaide Football Club representatives.

The Group was guided by agreed design objectives, which included:

- **Maximisation of public access areas to green space on Kings Reserve and Thebarton Oval during daylight hours.**
- **Minimisation of Adelaide Football Club use of both ovals at the same time during daylight hours.**
- **Continuation of community events and festivals on Kings Reserve.**

- **Where possible, replacement community facilities be constructed and made available prior to existing facilities being demolished or closed.**
- **Replacement community centre be Council operated and independent to Adelaide Football Club.**

Proposed capital investment

Adelaide Football Club proposed capital investment:

Adelaide Football Club only facilities.	\$55 million
Shared use facilities and public realm. <i>Including City of West Torrens contribution of \$11.26 million.</i>	\$45 million
Total	\$100 million

How will the Master Plan benefit the community?

- With Thebarton Oval opened up for shared community use, there will be more and better quality public open space, landscaping, and pedestrian access across the Precinct.
- Shared spaces will provide quality opportunities for informal sport and recreation.
- The existing Phil Ridings Stand, Heritage Gates, and David Hookes Memorial will be conserved.
- Council's community events and festivals will continue at Thebarton Oval Precinct, with some restrictions during football season.
- An economic analysis commissioned by Adelaide Football Club estimates the new headquarters will generate around \$981 million in economic output to Greater Adelaide to 2045, with local businesses expected to share in the benefits.



Consultation open 9 November to 7 December 2023

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Rates and lease fees

- Under the proposed lease, Council will receive a lease fee for the land exclusively used by Adelaide Football Club, but not for the buildings the Club will construct.
- Council will not be charging rates for land available for public use, but will charge rates on land exclusively used by Adelaide Football Club. Rates are calculated on the value of the buildings on the land, and in accordance with Council's Rating Policy and the *Local Government Act 1999*.
- Adelaide Football Club's investment to upgrade and maintain the Precinct's public spaces is considered a 'community benefit'. On that basis, Council proposes to apply rebates to the Club's lease fees and rates as follows:
 - Lease fee rebate of 55% for years 1 to 5 of the lease, and 40% for years 6 to 42 of the lease.
 - Rates rebate of 87% for years 1 to 5 of the lease, and 72% for years 6 to 42 of the lease.
- The agreement between Council and the Adelaide Football Club will include a process that requires the Club to demonstrate the community benefit delivered. If the community benefit delivered is not satisfactory, the lease fee rebate may be adjusted.
- Considering income from lease fees and rates (inclusive of rebates) and Adelaide Football Club's investment in development of the public spaces, Council is expected to gain a substantial financial advantage from the project.

Thebarton Community Centre

- Thebarton Community Centre will be impacted by the River Torrens to Darlington motorway project, but will continue to operate as usual until that construction begins (estimated 2026).
- A new site for a Council-owned community centre is to be determined following agreement between Council and State Government on compensation for impacts on Thebarton Community Centre.

Your Say ...

Give your feedback by 5pm Thursday 7 December 2023

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