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20 October 2023

Mr Terry Buss
Chief Executive Officer
City of West Torrens
165 Sir Donald Bradman Drive
Hilton SA 5033

Dear Terry

Please find attached the Adelaide Football Club's final Masterplan for public consultation.

Yours sincerely

TIM SILVERS
Chief Executive Officer

Attach.

afc.com.au



Adelaide Football Club Thebarton Oval Precinct

Master Plan Report



City Collective

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Project details

Client

Adelaide Football Club

Date

20 October 2023

Description

Thebarton Oval Precinct Master Plan Report

Produced for



Consulting partners

Advisory

Strategic Advisory Group
Ontoit
Alinea Group Australia

Project Management

Place Project Management

Architecture
Interior Architecture
Landscape Architecture
Town Planning

City Collective

Civil Engineering
Geotech Engineering

Wallbridge Gilbert Aztec

Services and Specialty

Mott MacDonald

Field of Play

SPORTENG

DDA

Trento Fuller

Environmental

JBS&G

Sustainability

dSquared Consulting

Traffic Engineering
Waste Management

Cirqa

Security Consultant

Security Consulting Group

City Collective acknowledge the Traditional Owners of Kurna land, the land where we work and live.
We pay our respects to Elders past, present and emerging. We celebrate the stories, culture and traditions of
Aboriginal and Torres Strait Islander Elders of all communities who also work and live on this land.

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01 Acknowledgements & Contributors



The Adelaide Football Club acknowledges the significant efforts and involvement of many groups who have shaped this Master Plan.

Many people have contributed to the Master Plan, who have each shared their individual and collective thoughts and ideas for the Thebarton Oval Precinct.

City of West Torrens

- Terry Buss
- Angelo Catinari
- Dean Ottanelli
- Sue Curran

Masterplan Advisory Group

- Mayor Michael Coxon
- Uncle Mickey Kumatpi Marrutya O'Brien
- Cr Graham Nitschke
- Cr John Woodward
- Merryn Cossey
- Douglas Schirripa
- Ashley Connolly
- Dominic Stefanson

and the broader community representatives of the City of West Torrens, including the **5031 Community Facilities & Green Spaces group**.

02 Introduction to the Thebarton Oval Precinct Development Project



Executive Summary

The Adelaide Football Club has embarked on a significant journey to make Thebarton Oval and Kings Reserve their new home of football for the Adelaide Crows.

The new home will meet the growing needs of the Club, to provide capacity for full-time men's and women's programs, allow for AFLW games to be played at Thebarton Oval, and training for both teams to occur across the two ovals.

The new high-performance training and administration facility (TAF) will house indoor training, offices, and game-day support, and will be a destination for the public to enjoy; with a cafe, museum, function space, and retail shop all accessed from the inviting plaza space and welcoming lobby.

A rejuvenated Kings Reserve community space with high quality landscaping and new paths will tie the Precinct together, and ensure safe and convenient access through the opening up of Thebarton Oval with the removal of the current permanent fencing and creation of new paths.

The Adelaide Football Club approached the City of West Torrens to enter a long term lease of Thebarton Oval and Kings Reserve (the Precinct) for a period of 42 years. Once a lease is granted, the proposal would then see the Adelaide Football Club construct a high-performance training and administration facility, together with a realigned Thebarton Oval, new secondary oval, football-associated structures, and car parking in line with this Master Plan.

The Master Plan process required the Adelaide Football Club to participate in a Masterplan Advisory Group, the membership of which would also provide input from the community, from Council, and from a Kaurna representative.

The Adelaide Football Club undertook their own public consultation, where they invited the community to share their views and concerns, in order to have a deep understanding of the level of concern or support with a number of different aspects of the draft Master Plan, including:

- Traffic management
- Car parking
- Impact on trees
- Second oval size and location
- Public access

The findings of the consultation resulted in further refinements to the draft Master Plan, with many iterations presented to the Masterplan Advisory Group and shared publicly online.

The Adelaide Football Club is excited to share this Master Plan, which is the culmination of many months and many design iterations - and are confident that this Master Plan not only meets the Club's needs, but importantly reflects the wishes and needs of the community.



The City of West Torrens

The City of West Torrens comprises 37 square kilometres of Adelaide’s western metropolitan area. It is bound by the Torrens River to the north; Adelaide city to the east; Gulf St Vincent to the west, with Anzac Highway, South Road and the Glenelg tramway as its southern boundary. The council area includes approximately 1.5km of coastline.

The West Torrens area played a key role in the establishment of the colony of South Australia, originally for farming purposes and then in the 1930s and 40s for residential development, and a range of more intensive commercial and industrial land uses in the 1950s and 60s.

Today, the greatest percentage of land within West Torrens is dedicated to residential development, while the commercial areas comprise a range of industrial, logistic, distribution and retail establishments.

Adelaide Airport occupies a significant area of land in the centre of the City of West Torrens, taking up about twenty percent of the entire Council area, which is classified as Commonwealth land.

With an increasing residential population exceeding 61,000 people, the provision of open space presents a significant challenge for the City of West Torrens. The Thebarton Oval Precinct represents one of the largest public assets within the Council area, and its redevelopment will seek to align with the goals of the City of West Torrens Open Space Plan 2021-2026:

- Diverse open spaces close to people
- Connected open space
- Vibrant and healthy places for people and nature
- Enhance community participation
- Responsive and well managed open space



03 Masterplan Advisory Group



Masterplan Advisory Group

Purpose and Guiding Principles

The City of West Torrens formed a ‘Masterplan Advisory Group’ (MAG) to inform the development of an agreed Master Plan, with particular regard to the location and use of new and existing facilities, preservation of heritage and significant items, landscaping, traffic management, and the public use, enjoyment and access to open space and facilities.

The 13-person group comprises representatives of the City of West Torrens Elected Members and staff, Kaurna First Nations representation, Adelaide Football Club, and members of the community, and comprised:

City of West Torrens	Mayor Michael Coxon CEO Terry Buss Deputy CEO Angelo Catinari Councillor John Woodward Councillor Graham Nitschke
Community representatives	Merryn Cossey Douglas Schirripa Dominic Stefanson Ashley Connolly
Kaurna representative	Uncle Michael Kumatpi O'Brien
AFC representatives	CEO Tim Silvers COO Shane Smallacombe Scott Bell (Place PM)

The Council and the Adelaide Football Club developed six guiding principles, which aimed to ensure that any future development is consistently aligned with the vision of the Precinct, and support the distinctive character elements of:

- Formal recreation
- Informal recreation
- Passive use
- Events and functions



Identity

Establish a strong and overall Precinct identity



Activity

Respond to the diversity of the Precinct’s character by encouraging and accommodating a wide variety of activities including opportunities for use 7 days a week and during day-time and night-time hours



Safety

Use plantings and land form to define landscape spaces and utilise Crime Prevention through Environmental Design principles to ensure access to safe, fit-for-purpose facilities and spaces



Quality

Provide inviting, accessible and quality facilities and spaces that enable and encourage the community to engage in active recreation and lead active lifestyles



Amenity

Improve the Precinct amenity with class-leading urban spaces and sustainable development which utilise design techniques that account for a changing climate and that suit a broad range of users



Linkages

Capture the regional, state and immediate context and provide links to these within the Precinct

The Design Process and Master Plan Evolution

A total of six Masterplan Advisory Group meetings were held, with continuous design changes presented at each meeting. These changes were based on comments received from MAG members, in addition to those received during the Adelaide Football Club’s independent public consultation.

Concerns and commentary raised during the Masterplan Advisory Group process included:

- Concern of the secondary oval proximity to the western boundary [at Kings Reserve]
- Concern of the number of trees proposed to be removed within the Precinct
- Concern of the physical size of the secondary oval
- Question around the number of publicly accessible car parking spaces
- Clarity sought around the Torrens to Darlington laydown/ works zone area
- Concern of the amount of Kings Reserve space lost to the Adelaide Football Club lease area
- Clarity sought around vehicle access points

These concerns were addressed through design changes and improvements, which comprised:

- Shifting the secondary oval to the east
- Minimising the potential loss of trees through oval sizing, orientation, and new building location
- Reduction in size and orientation of secondary oval
- Limiting the number of AFC staff-only car parking spaces
- Confirmation of Torrens to Darlington works zone area and potential for future development area
- Commitment to maximise publicly accessible community space on Kings Reserve, outside of lease area
- Commitment to create primary vehicle access from South Road and reduce access on secondary streets
- Locating the Adelaide Football Club building to the east to maximise connection and reduce visual appearance

00 MAG Establishment

Masterplan Advisory Group established with 13 members; including four community members

02 MAG Meeting 2 13 February 2023

Greater separation to western boundary providing by shifting position of Kings Reserve oval

04 MAG Meeting 4 26 April 2023

Community centre moved off site, secondary oval size reduced, and community space excised from lease

06 MAG Meeting 6 16 October 2023

Reduction in tree loss, reduction in size of secondary oval, improved tree planting and car parking efficiency

01 MAG Meeting 1 31 January 2023

Initial draft Master Plan presented, with built form at both full-size ovals and play space in north-east corner

03 MAG Meeting 3 8 March 2023

Secondary oval shifted further east, primary road access from South Road, reconfiguration of new built form

05 MAG Meeting 5 5 June 2023

Training facility repositioned to east of Thebarton Oval, all existing western buildings retained, additional car parking

04 Adelaide Football Club Public Consultation



Adelaide Football Club Public Consultation

The Adelaide Football Club undertook a four-week public consultation to gain a deeper understanding of the concerns or level of support for the various aspects of a draft version of the Master Plan.

The purpose of the community engagement was to understand the level of support for the draft Master Plan, and to further understand the specific concerns of the draft Master Plan, prior to creating a final Master Plan for endorsement by Council. The final Master Plan would also then require public consultation undertaken by the City of West Torrens in accordance with the *Local Government Act*.

The public consultation period for the draft Master Plan ran for a period of four weeks; from 13 February 2023 to 13 March 2023, and was promoted through a wide range of channels including a letterbox drop, print and social media, email, radio, and a dedicated Adelaide Football Club Engagement Hub website.

The primary way that people participated in the community engagement was by completing an online survey, which was also provided in printed form. People could also participate in the engagement by providing email submission, written feedback, and by attending one of two drop-in sessions.

Seven hundred and eighty six (786) individual pieces of feedback were received during the four week engagement period.

The majority (390 or 81%) of people who completed the survey identified that they were a resident or trader within the West Torrens Council area.

General themes from feedback

The overwhelming majority of feedback provided through the survey, email submissions, and the drop-in sessions relate to the impact on existing trees, impact and access to community land, traffic, car parking, and noise.

Key concerns

- Loss of and impact on trees, particularly on Kings Reserve
- Amount and times of public access to oval spaces
- Second oval size and location
- Traffic management, particularly on minor streets
- Car parking, including minor street parking restrictions
- Public access to the facility
- Impact on fauna, particularly on Kings Reserve
- Light spill from new oval lighting
- Antisocial behaviour
- Lease terms
- Noise, particularly on game days
- Ratepayer impact
- Economic benefit of the project
- Impact on existing community facilities

Key reasons for support

- Community benefit as a result of the project
- Revitalisation of existing amenity
- Investment and economic benefit to ratepayers
- Business benefit in the location
- Active sport benefit to the community
- Retention of heritage

15,156

Unique AFC Engagement
Hub website visits

786

Individual feedback
items received

482

Online survey
participants

71

Drop-in session
participants

05 Thebarton Oval Precinct Site Appreciation



Public and Open Spaces

Open space within the City of West Torrens Council area comprises 5.7 percent of the total land area.

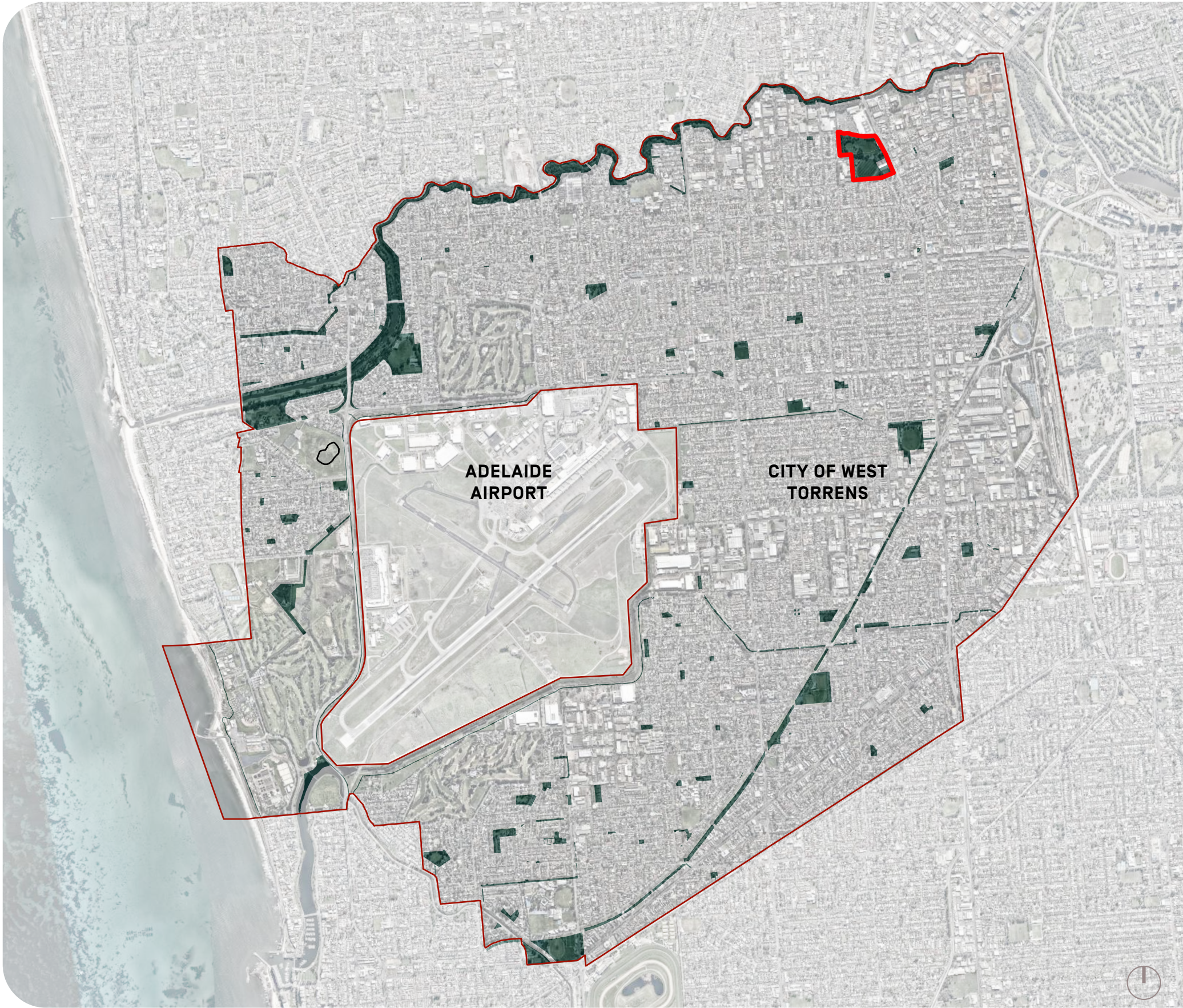
This represents 4.65 hectares per 1000 people, which achieves the National standard of 3 hectares per 1000 people, with open space within a 400 metre walking radius of the majority of the population.

Kings Reserve and Thebarton Oval are identified as 'sports' function of open space within the City of West Torrens Open Space Plan 2021-2026.

Sports open space function accounts for 26.8% of all open space, with the majority (43.9%) being linear paths. Recreation park comprises 20.5% of all open space, with utility and streetscapes comprising 6.2% and 2.6% respectively.

Whilst Kings Reserve and Thebarton Oval are not identified in having any deficiencies in the gap analysis of the Open Space Plan, it is understood that, anecdotally, Kings Reserve performs function other than 'sports', which is particularly the case with the western portion of Kings Reserve where trees would prevent most sports being played in this portion.

The sensitive management and upgrades of the community-retained part of Kings Reserve will be of importance, particularly in the context of a growing population and the distribution of open spaces within the City of West Torrens.



Existing Context and Site Analysis

Thebarton Oval and Kings Reserve is classified as a ‘regional’ open space, as identified within the City of West Torrens Open Space Plan 2021-2026.

Regional open spaces generally have the capacity to service or attract people from across and beyond the City of West Torrens due to the location, size, uniqueness, visitor appeal, quality, levels of service, or focus of activity of the regional open space.

Contributing to the regional open space, Thebarton Oval and Kings Reserve are supported by a number of surrounding features, including the Thebarton Aquatic Centre, Thebarton Senior College, Brickworks Marketplace shopping centre, and low-density residential housing which take advantage of the proximity and qualities of this open space.

Since the creation of Kings Reserve in the 1980s, the Thebarton Oval Precinct has historically maintained a sports-focused function, which is complemented by a small portion of recreation park. As it stands today, the site features include:

- Two soccer pitches on Kings Reserve
- A picnic BBQ area on Kings Reserve
- A skate park
- Thebarton Oval and its grandstands and offices
- Torrensville Bowling Club
- Tennis and basketball courts
- A playground
- Associated car parking areas.

Legend

Precinct boundary

Local Heritage

State Heritage



Existing Access and Circulation

Site circulation through Kings Reserve is generally satisfactory, however navigating through the Thebarton Oval area is somewhat challenged given the fencing which restricts public access.

There is a significant opportunity to improve pedestrian and cyclist connectivity through the Precinct, particularly in a north-south direction.

The majority of paths that connect through the Precinct are either unsealed, are desire lines over turf, or are bitumen in varying states of dilapidation.

Path lighting is also lacking, and consequently does not offer a safe way to move through the Precinct during night hours.

Vehicle access is afforded into the Precinct from Ashley Street, South Road, and Meyer Street to the respective car parking areas located in close proximity to these streets.

On special event days, an access point on Ashwin Parade provides vehicle access for vehicles parking on the Kings Reserve turf area and its surrounds.

There are no through-connections to vehicles across the site, other than along the western boundary of Thebarton Oval which links Meyer Street to Ashley Street.

Legend

Precinct boundary

Vehicle access point

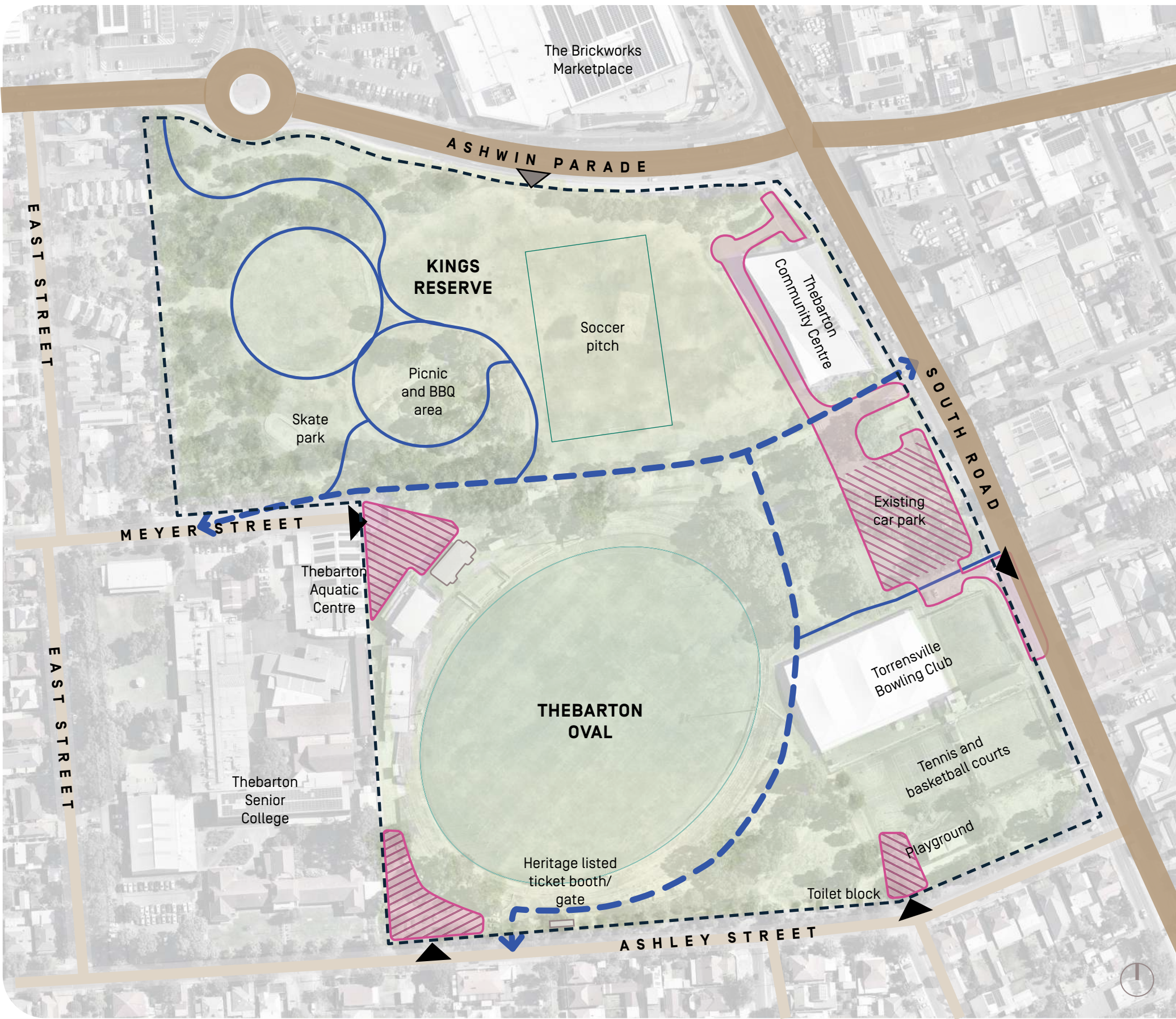
Event-mode vehicle access point

Pedestrian/cyclist path

Unsealed/minor path

Formal car parking area

Bitumen access path



Existing Landscaping and Vegetation

The character of Kings Reserve is improved by its mature vegetation, with the majority of this located towards the western end. The vegetation is comprised typically of trees, and were planted in the late 1990s. Prior to this, Kings Reserve was almost entirely devoid of trees.

A number of these recently planted trees have now reached a regulated status, whilst the balance of the regulated (and significant) trees generally surround Thebarton Oval.

Other than trees, the site consists of limited planting, which can be attributed to the incremental development of the site in an unstructured manner.

Mounding, turf, and tree groupings are present on the site, however the landscaping is typically characterised by the existence of non-endemic Eucalypt species trees throughout.

The Precinct has the opportunity to provide new landscaping in appropriate locations and with a strategic approach.

Legend

Tree groupings

Regulated tree

Significant tree

Earth Mounds

Turf



North-South Corridor DIT Expansion Area

As a result of the River Torrens to Darlington (T2D) Project of the North-South Corridor, the Precinct will be significantly impacted by a road widening area and the establishment of a temporary works zone during construction of the project.

Both the road widening area and temporary works zone will be compulsorily acquired by the Minister for Infrastructure and Transport for the purpose of constructing the T2D project.

Following construction completion, the temporary works portion of the acquired land is expected to be returned to recreation area and other development land which will support the Thebarton Oval Precinct.

The preparation of the works zone and road widening area will require the demolition of the Thebarton Community Centre, Torrensville Bowling Club, basketball and tennis courts, trees, and approximately 30 percent of the turf area at Kings Reserve. This demolition and tree removal is all undertaken by the Department for Infrastructure and Transport.

Legend

Precinct boundary

Temporary works zone

Permanent acquisition area



06 Thebarton Oval Precinct Master Plan



Thebarton Oval Precinct Master Plan Vision

The Thebarton Oval Precinct Master Plan envisions a vibrant, inclusive, and harmonious space where community and sports seamlessly coexist, enriching the experience of residents and visitors alike.

Located at Thebarton Oval and Kings Reserve, the Thebarton Oval Precinct Master Plan recognises the significance of Kings Reserve as a community asset, and combines Thebarton Oval as not just a sports facility but as a dynamic hub where sports, recreation, and community use and involvement can intertwine.

Our vision is centred on accessibility, ensuring that all members of the community have the opportunity to participate, spectate, or enjoy the Precinct.

We understand the importance of both sports and community activities, and have designed a Precinct that will strike a harmonious balance between sporting events and community gatherings to minimise conflicts and enhance the overall experience.

The Precinct will integrate with the surrounding neighbourhood, enhancing its appeal and fostering a strong sense of place.

Green spaces, walking paths, and community areas will be designed to encourage interaction and recreation.

Creating a dynamic Precinct where community and sports combine, promoting inclusion, balance, and sustainability.



Thebarton Oval Precinct Master Plan Principles

The Thebarton Oval Precinct Master Plan is underpinned by four principles:

- Unlocking the entire Precinct for public use
- Connecting the Precinct with new paths
- Elevating the Precinct with new sport use
- Vegetating the Precinct with new landscaping

The principles directly support the Master Plan vision, whereby the design moves of the Master Plan will ultimately create a dynamic Precinct where community and sports combine; a Master Plan that promotes inclusion, provides balance between uses, and incorporates quality sustainable design.



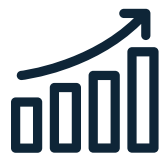
Unlock

Through the removal of barriers, Thebarton Oval will be unlocked for public use and enjoyment to create a true Precinct



Connect

New paths and opportunities for movement will provide safe connections through and across the Precinct



Elevate

Through the establishment of a high-performance sports facility, the quality of the Precinct will be elevated to support local sport users through to elite athletes

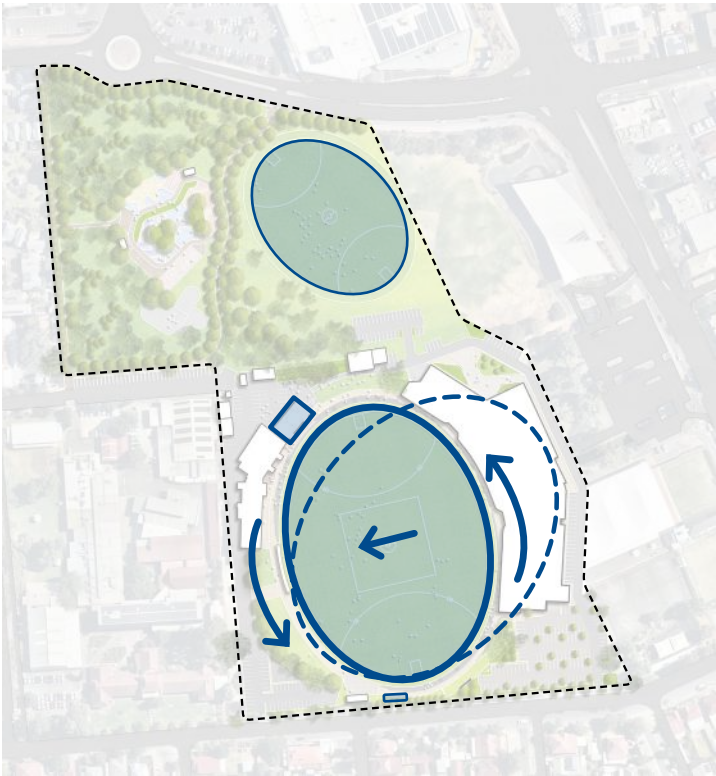


Vegetate

Landscaping areas will provide new character zones of vegetation, including the replanting of trees and groundcovers

Master Plan

Key Moves



1
Reorientate oval to modern facility standards, with the retention and integration of heritage grandstand and ticket booth/gate



2
Establish safe and accessible pedestrian and cyclist connectivity between Ashwin Parade and Ashley Street to key points of interest



3
Prioritise primary vehicle access from South Road, with no east-west connections to maximise pedestrian safety with in the Precinct



4
Locating a purpose-built training and administration building that wraps Thebarton Oval and integrates with the Precinct

Thebarton Oval Precinct Master Plan

- 1. Thebarton Oval
- 2. Kings Reserve
- 3. Kings Reserve community space (by Council)
- 4. Training and Administration Facility
- 5. Local Heritage grandstand
- 6. State Heritage ticket booth/gates
- 7. Adelaide Football Club car parking
- 8. Public car parking
- 9. Public entry plaza
- 10. Grass viewing mounds
- 11. Change rooms and broadcasting

Legend

Precinct boundary

Master plan lease boundary



Landscape and Vegetation

The Master Plan seeks to retain as much mature vegetation as possible, however acknowledges the removal of trees to facilitate the establishment of the new built form and secondary oval.

Where regulated or significant trees are removed, these will be replaced with mature trees, located within the Precinct, and at a rate of three new trees for every one tree removed.

A total of 220 new trees are proposed as part of the Master Plan, with a tree planting strategy carefully curated to locate these new trees in appropriate locations. The new tree planting will increase the total trees on site from the existing 328 trees to a total of 522 trees.

The tree planting strategy allows for the opportunity to create different character zones within these spaces, which will include the establishment of a woodland infill located to the west of Kings Reserve, spectator shade for Thebarton Oval, avenue planting along key pedestrian paths, and car park shading to reduce heat island effect associated with hardscaping.

Tree removal on Kings Reserve

Significant	0
Regulated	2
Unregulated	8
Total	10

Tree removal on Thebarton Oval

Significant	4
Regulated	5
Unregulated	64
Total	73

Tree replacement in Precinct

New trees	220
-----------	-----

Legend

Residential buffer

Boulevard/road corridor

Pedestrian avenue

Woodland infill

Spectator shade

Car park shade

Retained Regulated/significant tree

Removed Regulated/significant tree



Precinct Accessibility

Through the opening up of Thebarton Oval, which has remained inaccessible to the public for many years, new access and movement paths will provide safe and accessible movement through the Precinct for pedestrians and cyclists.

Vehicle entry to the Precinct will occur primarily from South Road, with a new dedicated access point created as part of the North South Corridor project.

Ashley Street will maintain the existing access point at the western end of the site, which will provide a connection to the two car parking spaces located at the western edges of Thebarton Oval.

Vehicle access to Meyer Street will be restricted, other than for the use of emergency vehicles.

In line with the final lease agreement, the Adelaide Football Club will have dedicated access to Kings Reserve and Thebarton Oval for up to an average of 100 hours per month over a calendar year.

Outside of these hours, the community will have access to public spaces within the Precinct.

Legend

Formalised pedestrian path

↔

Cycling path

↔

Kings Reserve community space

▨

Grass mounding

▨

Public entry plaza

▨



Precinct Car Parking

The Master Plan incorporates four zones of car parking, which are generally located at the edges of Thebarton Oval.

A dedicated Adelaide Football Club staff car parking area towards the east of the training, administration and facilities building will provide the quantum of car parking spaces required by the Club.

The south-west, north-west, and north-east car parking areas are publicly accessible, and will provide conveniently located spaces across the Precinct.

The Meyer Street car parks are not proposed to be altered, and will remain available for users of the Thebarton Aquatic Centre and Kings Reserve community space.

A total of 251 car parking spaces are provided in the Master Plan, with 160 of these being required for the use of Adelaide Football Club staff. A resultant 91 car parking spaces are provided for public use within the Precinct.

On game days, temporary car parking will be made available on Kings Reserve, which is consistent with the current event mode of the Precinct. This temporary car parking will provide approximately 425 spaces on Kings Reserve.

Legend

Primary access point

Publicly accessible spaces

Adelaide Football Club staff spaces

Existing upgraded spaces

Event-mode spaces

Meyer Street spaces unchanged

Existing vehicle access

Existing event access

Emergency vehicle access



Future Built Form

The Master Plan locates the high-performance training and administration facility [TAF] on the eastern side of Thebarton Oval.

The TAF comprises indoor training, change rooms, game-day specific rooms, aquatic facilities, and offices.

Publicly accessible spaces within the TAF include a retail shop, cafe, function space, museum, and inclusive lobby.

The majority of the western built form will be retained, including the Local Heritage listed grandstand, and the State Heritage listed ticket booth/gate.

Alterations and additions to the non-heritage buildings are anticipated, which will support game broadcasting, and provide additional change rooms.

The eastern location of the new TAF will reduce the impacts of traffic movement on Ashley Street by providing convenient and direct access to the new building from South Road.

The impacts associated with height, bulk, and visual appearance are further lessened with the eastern location, with the building set back significantly from Ashley Street, and the concentration of activities positioned well away from the Kings Reserve community space.

The Local Heritage listed grandstand and State Heritage listed ticket booth/gates will be retained and given a new life as part of the rejuvenated use as a sporting oval.

Legend

1 storey building

2 storey building

3 storey building

Local Heritage Place

State Heritage Place



CPTED and Lighting

Crime Prevention Through Environmental Design (CPTED) principles are incorporated within the Master Plan which encourage natural surveillance, utilises built form to create access control, providing clear delineation of spaces through paths and landscaping, and the use of materials which are hard wearing and reduce the opportunity for vandalism.

Path, car park and oval lighting will be implemented, with new light towers proposed for Thebarton Oval. The oval lighting will adopt modern sports lighting standards which heavily reduce light spill and glare to neighbouring properties, including residences.

Buildings will be designed to discourage entrapment spots and blind corners, whilst Precinct surveillance and lighting in potential places of loitering will discourage the potential for crime.

Legend

Path lighting

Sports Lighting



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