

CITY OF WEST TORRENS



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Terms of Reference
Thebarton Oval Precinct
Masterplan Advisory Group (MAG)

PREAMBLE

The Adelaide Football Club (AFC) has been searching for a new location to meet its long term requirements for a home ground. The Thebarton Oval Precinct (Precinct) has been identified as the preferred location. The Precinct is classified as 'Community Land' and includes Thebarton Oval and Kings Reserve, which Council owns and manages on behalf of the community.

The AFC has approached the City of West Torrens (CWT) seeking to establish a long term lease of the Precinct. A key component of this process is the development of a masterplan for the Precinct. This masterplan seeks to establish a long term overarching vision for the Precinct as it is one of the premier multiuse open spaces within the West Torrens area. A 42 year lease agreement with the AFC is being proposed and, if agreed, would enable significant investment by the AFC at the Precinct, while maintaining delivery of key principles of the masterplan for CWT.

1. ESTABLISHMENT

As a consequence of the support and concerns of the community identified in the community consultation report, the Council has identified the need for community representation in the development of a masterplan in relation to the redevelopment of the Precinct. The Memorandum Of Agreement (MOA), signed by Council and the AFC, establishes a Masterplan Advisory Group (MAG) to ensure community representation in the development of a masterplan.

The MAG is established, pursuant to the MOA, to provide advice to Council and the AFC with regard to the drafting of the masterplan for the Thebarton Oval Precinct (Precinct).

The establishment of this MAG does not derogate from the power of Council to act in a matter.

2. **GUIDING PRINCIPLES FOR THE DEVELOPMENT OF THE MASTERPLAN**

The Council and the AFC have developed the following set of guiding principles, which aim to ensure that any future development is consistently aligned with the desired vision of the Precinct:

- Establish a strong and overall Precinct identity.
- 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.
- Use plantings and land form to define landscape spaces and utilise Crime Prevention through Environmental Design (CPTED) principles to ensure access to safe, fit-for-purpose facilities and spaces.
- Provide inviting, accessible and quality facilities and spaces that enable and encourage the community to engage in active recreation and lead active lifestyles.
- 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.
- Capture the regional, state and immediate context and provide links to these within the Precinct.

The guiding principles are also importantly supported by the following distinctive character elements of the Precinct:

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

Additional to the Guiding Principles, the following set of Masterplan Design Objectives have been developed to assist the MAG attain development of a Masterplan for the Precinct that aligns with community expectations:

- 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.

3. **PURPOSE AND OBJECTIVE**

The purpose and objective of the MAG is to inform the development of the agreed Masterplan including, but not limited to, the following matters:

- (a) location and use of new and existing facilities
- (b) preservation of heritage and significant items
- (c) landscaping and vegetation
- (d) noise and light spill
- (e) traffic management
- (f) car parking
- (g) game day (AFLW only) and day to day operations
- (h) connections to and through the Precinct and
- (i) public use, enjoyment, and access to open space and facilities.

4. **MEMBERSHIP**

4.1 The membership of the MAG shall comprise:

- (a) three (3) Elected Members, with one being the Mayor

- (b) three (3) representatives of AFC, nominated by the Chief Executive of AFC
- (c) four (4) members of the community, appointed by the Council and AFC by mutual agreement and meeting all of the following criteria:
 - (i) a ratepayer or a resident of the Council Area, for a minimum of 5 years
 - (ii) demonstrating to the reasonable satisfaction of both the Council and AFC (both acting reasonably):
 - the experience, network or skills, to broadly represent their community
 - an ability to work with others holding differing opinions and
 - a willingness to equitably and fairly represent the interest of their relevant community group
- (d) two (2) officers of Council, nominated by the Chief Executive of the CWT
- (e) one (1) Kaurna First Nations person representing the Traditional Owners of the Adelaide Plains

5. **CHAIRPERSON**

- 5.1 Council (at its special meeting held 8 November 2022) approved the MOA which identified Mayor Michael Coxon as the Chairperson of the MAG until the Council makes its final determination on the Masterplan or as otherwise ended by resolution of Council with agreement by AFC..
- 5.2 In the absence of the Mayor (whether or not previously notified in writing by the Mayor), an Elected Member currently appointed to the MAG, pursuant to clause 4.2.1(a) of the MOA, will be selected by the members of the MAG in attendance at the meeting as the acting chair for the duration of the Mayor's absence from any meeting.
- 5.3 The role of the Chairperson is to:
 - 5.3.1 Oversee and facilitate the conduct of meetings;
 - 5.3.2 in particular, to ensure that all MAG members have an opportunity to participate in discussions in an open and responsible manner; and
 - 5.3.3 when a matter has been discussed significantly and no new information is being considered to call the meeting to order and move the discussion towards finalisation.

6. **OPERATIONAL MATTERS**

- 6.1 Secretariat support for the MAG will be provided by Council.
- 6.2 Meeting agendas will be prepared by the CWT Administration, when required, and distributed to MAG members prior to each meeting.

- 6.3 Minutes of the proceedings of meetings of the MAG, in the form of identified actions resulting from the meeting, will be kept and maintained by the Council and will be promptly distributed to members following each meeting.
- 6.4 Meeting minutes will be referred to the next appropriate Council or Council Committee meeting to be noted.
- 6.5 Meetings will be open to interested parties, but only members of the MAG are entitled to participate in the meeting.
- 6.6 There will be no quorum for meetings. As such, the meetings will proceed regardless of attendance. Members present at meetings will hold discussions and provide input. It is the responsibility of members to inform the Chairperson of their inability to attend and convey their view about any matter on the agenda prior to the meeting at which they will be absent.
- 6.7 Members may be removed from the MAG, with the consensus of the AFC, by resolution of Council.
- 6.8 Members may resign their position at any time by giving notice of their intention in writing to the Chairperson.
- 6.9 If a vacancy occurs on the MAG in accordance with clauses 6.7 or 6.8, the member will not be replaced.
- 6.10 The operation and membership of the MAG will cease at the point at which Council makes its final determination on the Masterplan or as otherwise ended by resolution of Council with agreement by AFC.

7. MEETING TIME AND PLACE

- 7.1 The MAG will meet in the George Robertson room, 165 Sir Donald Bradman Drive, Hilton on the second Monday of each month at 6pm.
- 7.2 Additional meetings will be arranged as required by the Chairperson.

8. DECISION MAKING

The MAG does not have any delegated authority to make decisions for, or on behalf of, the Council or the AFC. In order to remove doubt, the MAG is an advisory group only with the purpose of informing the development of the agreed masterplan and does not have any authority to make decisions on behalf of the Council or AFC or veto decisions on behalf of the Council or AFC.

9. FUNCTIONS AND RESPONSIBILITIES

The primary function of the MAG is to assist the Council achieve the stated objectives listed in clause 3 above.

10. BEHAVIOURAL EXPECTATIONS

10.1 Members of the MAG are bound by the following Behavioural Expectations.

- Respect: Physical or verbal threats or abusive language will not be tolerated. Ensure the tone of discussions is respectful.
- Constructive discussions: Listen and avoid talking over others. Raise issues and offer solutions in equal measure. Be willing to challenge and be challenged about views/ issues without making personal attacks.
- Effectiveness: Be concise in presenting views and adhere to the agenda and timeframes. Avoid raising the same topic if the matter has already been discussed. Attend each meeting and review relevant materials to enable informed discussion.
- Public comment: No member of the MAG may make public comment (including media comment and social media) on behalf of the MAG other than the Chairperson.

10.2 Breach of the Behavioural Expectations may result in removal of the member from a meeting by the Chairperson or the MAG by resolution of Council.

10.3 Elected Members who are also members of the MAG must also abide by the Behavioural Standards for Council Members.