CITY OF WEST TORRENS



Notice of Special Council Meeting

NOTICE IS HEREBY GIVEN in accordance with Sections 82, 83 and 84 of the *Local Government Act 1999*, that a

Special Council Meeting

of the

CITY OF WEST TORRENS

will be held in the Council Chambers, Civic Centre 165 Sir Donald Bradman Drive, Hilton

on

TUESDAY, 8 NOVEMBER 2022 at 7.00pm

Terry Buss PSM Chief Executive Officer

City of West Torrens Disclaimer

Please note that the contents of these Council and Committee Agendas have yet to be considered by Council and officer recommendations may be altered or changed by the Council in the process of making the <u>formal Council decision.</u>

INDEX

1	Meeti	ing Opened	1
	1.1	Acknowledgement of Country	
	1.2	Evacuation Procedures	
	1.3	Meeting Livestream	
2	Prese	ent	1
3	Apole	ogies	1
4	Discl	osure Statements	1
5	Petiti	ons	2
	5.1	Petition seeking further consultation for Thebarton Oval Precinct	2
6	Depu	tations	157
	6.1	Adelaide Football Club Lease Proposal for Thebarton Oval Precinct	157
7	Repo	rts of the Chief Executive Officer	158
	7.1	Thebarton Oval Precinct Consultation Feedback	158
	7.2	Thebarton Oval Precinct Lease Proposal	186
8	Meeti	ing Close	228

1 MEETING OPENED

- 1.1 Acknowledgement of Country
- 1.2 Evacuation Procedures
- 1.3 Meeting Livestream

2 PRESENT

3 APOLOGIES

Apologies Council Members: Cr David Wilton Cr Jassmine Wood Cr Dominic Mugavin

4 DISCLOSURE STATEMENTS

Elected Members are required to:

- 1. Consider Section 73 and 75 of the *Local Government Act 1999* and determine whether they have a conflict of interest in any matter to be considered in this Agenda; and
- 2. Disclose these interests in accordance with the requirements of Sections 74 and 75A of the *Local Government Act 1999*.

5 PETITIONS

5.1 Petition seeking further consultation for Thebarton Oval Precinct

Brief

This report presents a petition, received in two parts, which seeks further public consultation in respect of the proposed grant of lease in respect of Thebarton Oval Precinct.

RECOMMENDATION

It is recommended to Council that the attached petitions be received.

Introduction

A petition has been received from Richard Parton, Head Petitioner, on behalf of six hundred and twenty two (622) signatories with respect to the proposed grant of lease of the majority portion of the Thebarton Oval Precinct and Kings Reserve to the Adelaide Football Club (AFC).

The petition was received in two parts, the first on 17 October 2022 and the second part on 31 October 2022 (Attachments 1 and 2 respectively).

The 17 October petition was presented to the 1 November 2022 meeting of Council and contained 264 signatures. This petition was received by Council. The second part of the petition was received on 31 October 2022 and contains 358 signatures.

The petition request was identical for both petition submissions.

Notwithstanding that the 17 October 2022 petition has already been received by Council, it is represented to Council along with the 31 October petition given the intent of the petitioners is for the two parts of the petition to be combined into one petition (Attachment 3).

Discussion

The petition states:

"Residents are concerned about the minimal approach to consultation with the community that is being undertaken by Council on such a major proposal (both in cost and time). This proposal will significantly impact the local community and residents. Residents must be consulted in detail on the impact of this project PRIOR to any decision to grant a lease to the AFC.

Residents consider the current consultation process using the online YourSay survey to be inadequate as it does not provide sufficient information for residents to fully understand the proposal and its impact. This lack of information prevents Residents from undertaking informed engagement in the issue.

Residents are also concerned that the proposed time allowed for comment is too short, not proportional to the significant scale of the decision, and should be extended. It is also not inclusive and does not allow our multi-generational, multicultural community to have a say."

The petitioners request:

"That the Council undertake a more meaningful consultation, proportionate to the lease proposal that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

Item 5.1 Page 2

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.

- (b) Expand the current consultation process; including: i) engaging with the community in languages other than English, i.e. Greek and Italian; ii) in written formats (letterboxing immediate area) so that consultation is inclusive; iii) holding public meetings to outline the proposal; and iv) provide a model scale of the development that can be viewed by the community and displayed at key sites.
- (c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC."

The petition contains 622 signatures, of which four hundred and ninety one (491) reside in the City of West Torrens. As mentioned previously, 264 signatures were received on 17 October and an additional 358 on 31 October.

Of the total of 622 signatories, five hundred and twenty four (524) signatures are compliant with the requirements of Clause 8 of the *Code of Practice - Procedures at Meetings* (Code) and Regulation 10 of the *Local Government (Procedures at Meetings) Regulations 2013* (Regulations). The remaining ninety eight (98) signatures do not comply for the following reasons:

- Thirty three (33) do not comply due to duplication in names;
- Thirty seven (37) do not comply due to incomplete names and/or addresses;
- Eleven (11) do not comply with clause 8(5) of the Code;
- Two (2) do not comply as they are illegible;
- Two (2) do not comply as they include two names in the one space;
- Three (3) do not comply due to incomplete signature; and
- Ten (10) details have been crossed out.

As such, Council is only able to take into account 524 of the 622 signatories. Of these 524 signatories, four hundred and ninety one (491) live in the City of West Torrens.

The rationale for signatory non-compliance has been marked on the attachments.

Supplementary Public Consultation - Thebarton Oval Precinct

At its 18 October 2022 Meeting, Council considered a motion regarding a supplementary public consultation process for the Thebarton Oval Precinct. Following discussion on the motion, it was Put and Lost.

As Council has considered the subject of the petition, pursuant to clause 12 of the Code, when a petition is placed on the Council agenda but the petition is not to be actioned, the only motion that may be moved is that the petition be received. The Head Petitioner will be advised accordingly.

Climate Impact Considerations

(Assessment of likely positive or negative implications of this decision will assist Council and the West Torrens Community to build resilience and adapt to the challenges created by a changing climate.)

There is no direct climate impact consideration in relation to this report.

Conclusion

A petition has been received seeking further consultation for the Thebarton Oval Precinct.

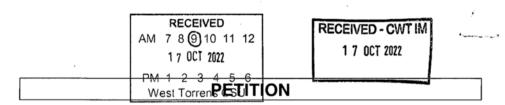
Item 5.1 Page 3

Attachments

- 1. Petition from Richard Parton, Head Petitioner Received 17 October 2022
- 2. Petition from Richard Parton, Head Petitioner Received 31 October 2022

3. Petition from Richard Parton, Head Petitioner - Combined

Item 5.1 Page 4



To the Mayor and Councilors of the City of West Torrens

Part 1.		
Head Petitioner (contact po	erson): Richard Parton	
Telephone number:	0406 050 317	
Address:	29 Jervois Street	
	Torrensville 5031	

Part 2.

The petition of the Residents of the City of West Torrens.

Part 3.

Draws the attention of the Council to the proposed grant of lease of the majority portion of the Thebarton Oval and Kings Reserve precinct to the Adelaide Football Club (AFC).

Residents are concerned about the minimal approach to consultation with the community that is being undertaken by Council on such a major proposal (both in cost and time). This proposal will significantly impact the local community and residents. Residents must be consulted in detail on the impact of this project PRIOR to any decision to grant a lease to the AFC.

Residents consider the current consultation process using the online YourSay survey to be inadequate as it does not provide sufficient information for residents to fully understand the proposal and its impact. This lack of information prevents Residents from undertaking informed engagement in the issue.

Residents are also concerned that the proposed time allowed for comment is too short, not proportional to the significant scale of the decision, and should be extended. It is also not inclusive and does not allow our multi-generational, multicultural community to have a say.

Part 4.

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

- (a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.
- (b) Expand the current consultation process; including: i) engaging with the community in languages other than English, i.e. Greek and Italian; ii) in written formats (letterboxing immediate area) so that consultation is inclusive; iii) holding public meetings to outline the proposal; and iv) provide a model scale of the development that can be viewed by the community and displayed at key sites.
- (c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

1

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

proportionate to the issues involved.

(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). in written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE	
APRIENNE HAINES			
SARAH BOCCACCIO	26 HARDYS RD, TORRENSVILLE	Sol	
Jan Bocacio	26 HARDYS RD, TORRENSVILLE SA 5031 26 Hardys Rd, Torrasville SA 5031	In Breen	
		Y.	
	0.8 3	Fee	

This sheet may be copied and used for additional pages of the petition.

2



260 in lotal

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

Part 5 Please use CAPTIAL LETTERS

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). in written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at

LANCASTER

WHO

(c) Provide detalled information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

FULL ADDRESS FULL NAME SIGNATURE (i.e. JOHN SMITH) (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031) aene Gle) BEHNETT ST THEBACTON FELICITY DAVIES 30A LIGHT TCE, THEBLETON SOSI PO BOX 117 STIPLING 5152 LOUGE WATSON 13 Alice St Plymonton 13 Alice St Plympton 5038 and Doccier Rd, TORRENSUILLE

This sheet may be copied and used for additional pages of the petition.

SOR VICTORIA RD OSDONESA

124 SOUTH RD, TORREDSUICLE

(W/ton

(colton

1

Porch

597

2

Not Accepted

ncomplete signature Not Accepted

Incomplete address

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.

(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). in written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
(i.e. JOHN SMITH)	(i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	
	·	
	1	
		-
	•	
4446		

This sheet may be copied and used for additional pages of the petition.

1

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.
(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). In written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at

key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
RITA CLAYTON	58 DANBY ST. TORRENSVILLE	RClay
SUSAN DEBORAH	N 57 EAST ST TORRENSVILLE	If loca
LUCY COHEN	47 HENLEY BEACHROAD,	Tuan total
PENNY WILLIAMS		P. Williams
KYM HARRIS	36 JERVOIS ST, TORRENSVILLE	fathering,
10 HARRIS	36 JERNOIS ST TORREMSVILLE	
HELENSHEPHOR	SA OFFEND ST TORRESSULLE	\$
ANDREW DENNA	RD 59 CLIFFO WO ST TOPPENSUIVE	18
MARKENE PHIL	38. 27 HUNTRISS.ST. TORKENSTILLE	
Mary Parget	to 54 HUNTRISS ST, TORRENSULLEY	
ELIZABETH RICHA	POS, 23 WAINHOUSE ST, TURRENSVILLE	0
BARRIE HINTON	23 WAINHOUSE ST TORRENSVILLE	3 Ant
KNOVI VABUE	42 HAYWARD AVE, TORRENSVILLE	Ale
TALLESIN IV	ORY 42 HAYWARDAND TOR	CEVSVILLE 3
PETA-ANNE LO	WIH 29 KINTORE ST, THERARTON	M

This sheet may be copied and used for additional pages of the petition.

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.
 (b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). in written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at key sites.
 (c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
FONA FERGUSON	31FREDERICK ST RICHHOND 5033	Home.
ANDREW HAMITION	52 METER ST TORREMSVILLE SO31	1
David Walkon	Le Albie AVE GLANDORS	100
	4 Frontage rd LOCKUE/55052	0
LEXIE SCOTT-GLO	N I BACOT AVE, MILE CND	
BRIAN NICKLESS	62 DANBY STREET TORRENSVILLE	
DEBRA MURRIO	32 NORTH PARADE TORKENSUILLE	Drustel
JO DAL PIN	49 SHIPSTER ST TOUREN	SULLE Holkera
	44 WEST ST TORFERSULE	
ROTALL ROTAL	55 ASHLEYST, TOPREMILLE	Var
Maria A. De Vira	43 Sherriff ST. Underdale	1190
BRUCE MURRIE	32 NORTH PARADE TORRENSVILLE	18 Marie
CHIAO HARDING	59 JELVOIS STLEET, TOLLENSVILLE	
PAUL KEARNEY	25 DAREBIN STREET, MILE END	()
RICHARD PARTON	29 JERNOIS ST, TORRENSVILLE SO31	MIT

This sheet may be copied and used for additional pages of the petition.

2

15

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.

(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). in written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE	
SueMarks	· 82 Jervois St Torremoville	2m	
Review Control Control	26 Northcote of Towners 16	111	
MORIFIE FOURT	BALLANTYNEST	Adams	7
Ros MALGIM	" "	R	Not Accepted Incomplete address
LYNN MARTIN	15 JAMES ST HEBOARTON	Melei	_
Away GOURLAY	S6 HAYWARD AND TOPRESSYLLE	Algorery	
Navellewaller	3 Mario St. meloov to	Kalis.	
KYM HARRIS	36 JERVOIS ST, TORRENSVILLE	HJT.	
WHOMEK SILL IN		NB	
Fiana Connell	9 Gothic Ave Stongell -	A	
Varessa Suinne	11 Yours St. Shiedow Park	D.	
(MATH FOR	68 HENRY ST WEST CCOURS	10	
1-Genly	16 Norman Te to 19 Wille SA	1	Not Accepted Incomplete name
N. Burges	4 Clezy Cres, M+ Gambier	Blets	Not Accepted Incomplete name
P. Energ	1/23 Cobyrg Rd, Alberton	PH Emisse	Not Accepted incomplete name
This sheet m	ay be copied and used for additional pages of the	petition.	
5.7661 11	and the state of t		
		1	

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.

(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). in written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
	·	
	All the second s	"
		,
		11411114
	٠.	7.,

This sheet may be copied and used for additional pages of the petition.

2

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

(a) Extend the period of initial consultation by a futurer 4-6 weeks, allowing for proper and thorough community in languages other than English; i.e. Greek and Italian; ii), in written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at

key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE	
MINDONSKI	19 ROSE STREET MILE END SO31	1881	1
MELANIE JANE STEUER	UB, 88-100 EAST ST TORRELISVILLE 5031	al.	
	4CA TARRAGONST MILEND SA 5031	- Chune	
HASTIE	35A JERVOIS STORRENSVILL	e	-
	22 WEST ST TORRENSVILLE	Aluses	
KAREN MITTEL	TON 72 WEST ST TORRENSVILLE	Jan	
UNDA MUNDY	29 JERNOIS ST TURKENS VILLE	Ma	1.
	21 KITSON AVE. RICHMOND 5033	Atulia	
TRICIA LARKING	44 EAST ST, TORRENSVILLE, 5031	0 25	
JEMNIFER FINLAY	SLOW 93 ASHLEY ST TORPEYSVILLE	an	
DUNCAN BRAIN	93 ASMICY ST TORRENSUILLE, 5031	L.	Not Accepted Incomplete signature
HELEN MELLOS	74 NORTH PARADE TORRENSVILLE.	Addentibles.	
JOBN LYNCH	1 - 7, ROEBUCK STRUCT MILE GA	o Anno	
TERRY CREALY	33 North Pole Torrensville	My 5	
	44 EAST ST, TORRENSVILLE, 5031	yate 1	

This sheet may be copied and used for additional pages of the petition.

2

15

Continued

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). in written formats (letterboxing Immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE	
Marlene Phillips	27 Huntriss. St. Torrensville	No.	Not Accepted Duplicate
HUGH PHILLIO	27 HUMMISS ST TORECHSVILLE	all	
Matt Kilgariff	113 Walter St Thebarton	N. 12	
JOHN BROWNEN	e 43 RAMSEY AV. KLEMZIC	JORP.	
BJBARKEL	39 DAVENDUCT TIES HIGTON	Den	Not Accepted Incomplete name
Rylie Sanderson	2112 clost avene mile end	Relive	
Petpeli Osolliu	38 Lurline Street, MileEna	PODuller	
Med Horaman	39 George of Thesakon, 5031	men	
GEORGINA Willow	2001 26 Henley St Mile SND	5021	
James Carraghor	12 Filsell Street Thebarton5031	and the same	
	12 FILSER STREET, THEBARTON, SOR		
KATHEYN CLARK	12 FILSELL ST. PHERARTON 5031		
MENERGANARIA	2 HARDY ST FORWARD 5013	90/1	
1ZABELLA SHAW	77 EAST STREET, TORRENSVILLE	Jon .	
SAPE FINELL	39 Greonge ST, THEBANTON, SA 5031	the terms of the t	

This sheet may be copied and used for additional pages of the petition.

PETITION

To the Mayor and Councilors of the City of West Torrens

Part 1.

Head Petitioner (contact person): Richard Parton

Telephone number: 0406 050 317

Address: 29 Jervois Street

Torrensville 5031

Part 2.

The petition of the Residents of the City of West Torrens.

Part 3

Draws the attention of the Council to the proposed grant of lease of the majority portion of the Thebarton Oval and Kings Reserve precinct to the Adelaide Football Club (AFC).

Residents are concerned about the minimal approach to consultation with the community that is being undertaken by Council on such a major proposal (both in cost and time). This proposal will significantly impact the local community and residents. Residents must be consulted in detail on the impact of this project PRIOR to any decision to grant a lease to the AFC.

Residents consider the current consultation process using the online YourSay survey to be inadequate as it does not provide sufficient information for residents to fully understand the proposal and its impact. This lack of information prevents Residents from undertaking informed engagement in the issue.

Residents are also concerned that the proposed time allowed for comment is too short, not proportional to the significant scale of the decision, and should be extended. It is also not inclusive and does not allow our multi-generational, multicultural community to have a say.

Part 4.

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

- (a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.
- (b) Expand the current consultation process; including: i) engaging with the community in languages other than English, i.e. Greek and Italian; ii) in written formats (letterboxing immediate area) so that consultation is inclusive; iii) holding public meetings to outline the proposal; and iv) provide a model scale of the development that can be viewed by the community and displayed at key sites.
- (c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

1

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.

(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). in written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE	
ANTHONY VENDT	TORE 72 JEKVOIS ST, 503/	RVA	
	6/88 East Street Tomewille	Jak	
Christine D'Arcy	6/88 East St, Torrungille SOB	CPXAray.	
DAWN LANGMI	N 1/88 East St Tomonsulle 5031	Dawn Khangt	nen
Di Voysey	16/BB East St Torressulle 5031	Alapey	
LISA DRAPER	49 SHIPSTER STREET SUS	1 JEDIGA	
DANNY HUYNH	93 EAST STREET TIRRENSU	TILE, Old	
Archer Wilson			
James Gmont	unt 11 98/100 East of Tovensville	90 1	
Mohamad Beyan	Unit9 88 East St, Torronsiille 5084	Sull	
Tahali K. M.	47A Meyer St Torrensville	Hit H	Not Accepted Incomplete name
C. Henberg	47A Meyer St Tomensville.	Kel.	Not Accepted Incomplete name
Meg Hockley	51 meyer st Tone name	upe	
STEVE HOLLEY	11 1 1 M	on	Not Accepted Incomplete address
Samuel Abelo	11. 11. 11. 11	Som Hola	Not Accepted Incomplete address

This sheet may be copied and used for additional pages of the petition.

3

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). in written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE

This sheet may be copied and used for additional pages of the petition.

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.
 (b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). in written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at key sites.
 (c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE	
A LAND COP	MONCE 3 MOTHER AVE,		
Josy EWALDI	41 STEPHENS AVE, TORRENGINES	031	
KERRIE MONEIL	50 HUNTRISS ST TORRENSVILLE	Konavel	
GREG KIRIAKOU	50 HUNTRESS ST TORRENS VILLE	Whil	2
BIANCA BARBARO	BOA ROBERT CT, WEST (BOYDON)	/ Real	
JESS DAVIES-HUYN	H 93 EAST ST, TORRENSVILLE	JOH .	
	62 CLIFFORDST TORRENSVILLE	NEDYKA	Not Accepted Incomplete name
PENNY GERMEI	N 62 MEYER ST, TORRENSVIL	LETE	
SUE ANTHONY	62 MEMER ST, TORRENSVILL	E 500	
STEVE KMGMT.	66 HAYWARD AV, TORLENSVILLE	\$.	
SALLY KNGMT.	66 HAYMARD AV, TOCKENSVILLE	Solch.	
NICK LINDER	SSA ASHLEY ST, TORRENSVILLE	glan.	
BRANDON BEATTLE	45 MEYER ST TORREDSVILLE.	Bold	
CATHERINE		Gri	
MAHESH UMAPATHYJIVAM	47 MEYER ST, TORREFUSUILLE	M.	

This sheet may be copied and used for additional pages of the petition.

2

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.
(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). In written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at

key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
LESLEYSANDER	TOCK 73 CLIFFORD ST TORRENS VILL	E asugnort
JASON MILLER	49 MEYER STREET TORRESSVILL	all
AUSON BOOTH	50 MEYER ST, TOARENSEELLE	project
CATHY HARDING	55 MEYER ST TORRENSVILLE	Cary
	JORTH 55 MEYER ST TORRENSVIL	_ 7/
STEFAN KOSTI	ARELIS, 9 HENLEY ST, MILE	5031
SAM JOHN	59 MEGER ST TOPPENSULL	LE 5031
BELINDA ALCO	CK GS CLIFFORD ST TORRENSO	UF Solo
JENNY RUSS	ELL 45 WEST ST TORRENSUL	E Bust.
	RAY 56 HAYWARD AVETORRENSUL	uc Elyone
	20 WARE ST THEBARTON 5031	Dealing
	57 MEYER ST TORRENSULLEBOX	
LA CHIAPPE	1A 25 NORTHLOTEST TOKKE	white the
	# 25 NORTHCOTE ST 70	PLENSVILLE
MAPLA BIRST	39E KINTORGST MILE END	MB

This sheet may be copied and used for additional pages of the petition.

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.
(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). In written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at

to outline the proposal, and (v). From a final state of the consultation on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE	
GURPREET MINH	8 1/47 Seiby ST KURRALTAPARIS	37 plu	1,
SUZANNE CH	ARBONNET 7 LIVEINGS	FONEBY	Sun H
JEN GIBSON-SMI	TH 33 NEVILLE ROAD, THE BARTONS	31 Fruds	
KATLENE BRICE	80 JERVOIS STREET TOR	KENSUR (-1	Kohn
STEVE BRICE	80 TERVOISTI TORRENSU	ILLE S	
5. HAPIETRA	11 ASHLEY ST TOARES	SULLE 6	Not Accepted Incomplete name
JUSTH DEVICER	30 CUMING ST MUE END SON	gal 1/2	
WENDY SPURPIER	56 Carlton Pde TORREUSVILLESO	3) Dune	Not Accepted Duplicate
JOE YOUNG	13 HUGHES ST MILLEND SO31	1	
EMILY WHITE	12 MILNER RD HILTON 5031	Olis .	
	22 HOUNSLOW AVE TORPENVILL		
DIXE BULLEY	81 A WEST ST BARENSULLES	31 ASha	
AMANDA ALLPORT	HALLER 65 MCDONNELL AVE WEST A	INMARSH 1	
	DIEY 9 FILSELL ST THESAK	TOVI	
KENIN KOPFSTEN	23 KUNTAISS ST, TRAKENSVIKES	The	

This sheet may be copied and used for additional pages of the petition.

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.
 (b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). in written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at key sites.
 (c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
ANT HONY CLEGGET	33 HUNTRISS ST TOPKENSVILLE	19C
TREVER ROGERC	46 TARRAGON ST MILE END	Hoge
TANYH ROGERS	46 TARRAGON ST MILE EUD	78052
HARRISOH	21 NORTH PLE- TORRENSVILLE	THE.
FRANCIA DU TION		360
CIATHERINE (ARRO		(.Correl)
JOSEPH KUMLEY		1 - 3
DOS DES SER SE	to 83 EAST ST TOPRENSVILL	=95/VietLJ
	0 83 East St TOURS IN	NY (VIII)
and the second s	BI T ASTHLEY ST TORROUSE	THE POPULATION OF THE POPULATI
1	GIZ CLIFFORD ST, TORRENSV	a Carlo
JOAN AMON	T 29 Howie Ave Torransun	de sos) gov
- Cosego	19 Ballontyne She	Ly Ox
	86A ASHLEY ST TOPPREDSUILLE 5081	Jame (
KARENA SLANII	NILA 23 HUNTRISS ST, TERREUS	ICLESS !

This sheet may be copied and used for additional pages of the petition.

2

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.
(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). In written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at

key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE	
JAMES TOWNER	D 71 CLIFFORD ST TORREDSVILLE S	M.	
KYLA Young	FI CLIFFORD ST TORRENSVILLE SO	51 ×17	
Alli Kirby			Not Accepted Incomplete address
ALISON KIRBY	79 CLIFTORD TORRENSVILLE	on	
HASSAN BADDAH	79 CLIFFORD ST TORRENSVILLE	of.	
BULETEMORT	IER CLIFFORD ST TOPREWNILE	A.	
JAKANE MORTIER	68 CLIFFORDST TOERASUILLE	The same of the sa	
ROBERT PRICE	64 CLIFFORD ST TORRANSVILLE	KA	
Youwei WU	64 CLIFFORD ST TORRANSVILL	5 Jonne W	4
REBECCA BILTON	67 CLIFFORD ST TORRENSWILLE	, FBilton	
JOHN VASS	67 CLIFFORD ST TORRENSVILL	E J.C. Vars	
SUSAN RICHTER	650 CUFFORD ST PORRESSVILLE	8n	
IAN BROOKSBY	\$ CLIPFORD ST TORRENSVILLE	Albay	
NATASS. TOS	69 CLIPPORD ST TORPENSUL	ie XV	,
BEVAN DEARMAN	63 CLIFFORD ST TORRENSVII	IL BID	

This sheet may be copied and used for additional pages of the petition.

2

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.
(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). In written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at

to outline the proposal, and My. Provide a most state of the consultation) on the proposed grant of lease as (c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please U	ise CAPTIAL LETTERS	//	
FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE	
Bill Nikoleau.	25 ANSETT AVE. NETLEY P	MA	
G-VAILAS	75 PRESS RA BROOKLYN		Not Accepted Incomplete name
Jimi Krecu	UZ Z Bray are Torrenso	alle Pol	62
TAVE BANGE			1
Jim 1) mm	ST Norma ST, MILE EX	s) Office	
JUAN JURISEVI	34 WARNIEN, CURRALAN PAR	Jus	
D. Kirk	ul faraborate a creat well Beach	10	Not Accepted Incomplete name
Ali	63 water louse Red Se	ou plyman to	Not Accepted Incomplete name
12016		6	Not Accepted Incomplete address
V Forza	40 Hughes St Mile End	A STATE OF THE STA	Not Accepted Incomplete address
APELITIS	35 FOUNTITS TO 17.6	Alves	Not Accepted Incomplete name
FRESHRIGEN.	15 REDINST. RICHTORS	1	Not Accepted Incomplete name
Pat Incolen	t. West Bolain.	RKL	Not Accepted Incomplete address
• 1/	13 PAPELRE TEE	2.0000	Not Accepted Incomplete name
RUD LAW GE	CVIVIAN ST HENCEY	D	

This sheet may be copied and used for additional pages of the petition.

2

To The

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.

(b) Expand the current consultation process, including: i), engaging with the community in languages other than English; i.e. Greek and Italian; ii), in written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at

to outline the proposal, and (r). Format in the key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE	
DAVIDELLAND	SON ASPLEY ST TORREDSVILLE GOSI SA	Miller	
Matatie Hr	_	,	Not Accepted Incomplete address
NATALIE	27 BALLANTYPE ST THEBARTON 5031	AA	
THOMAS SLOWINSKI	65 JERVOIS ST TORGENSVILLE SA 5031	200	
ZITA KON AWINSK	2/18-70 HOMAND St.	pr	
Kanin	2/18-20 HOLLAND 57 7 HEBARTON 5021	Bononi	
PAUL ROSE	104 A EAST ST TORRENSUME	My	
BARBARA BAIRD	5 WITTENTER TOARENSVILLE SOS	Balson	
PETER HARDING	1 HUNTRISS ST TORRENSVI	E Bet	
ROBERT BOUCAUT	9 HUNTRISS ST TORRENSVILLE	PO	
LLA ALLION	83 DAREBINST M FOR	'Ann	
BRIN MACINY		83	
Louis Stephen	201 FISEII ST, THEBARCTON 503		
Pauline DIXON	III HUNTRISS St Torrenson	1e Know	
AMITA MALHO	TRA 17 BRITTON STREET. WRICH	mons Ane	

This sheet may be copied and used for additional pages of the petition.

Special Council Agenda Item 5.1 - Attachment 1

Continued

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). in written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
Alexander Abole	51 Meyer Street, Tomersville, SA, 5031	Abela
Dale George (f	63 Seavist street gorrenoville	Ohy
Machanzie Briston	61 Jervois Street, Torrensville	wh
Kristing Gallegi	48 Jervois St., Torrensuille	1/m
Claire Lohneyge	59 East St, Tomersville	MA
Istvan Revess	67 East St. Turrensville	Alex
RAUL MARTIN	86 A EAST ST Tluius	Think
Madeline Loke	SBA East of Tomosville	ley
Josephine Revesz	67 East St., Torrensville	Revesz
		/

This sheet may be copied and used for additional pages of the petition.

2

PETITION

To the Mayor and Councilors of the City of West Torrens

Part 1.

Head Petitioner (contact person): Richard Parton

Telephone number:

0406 050 317

Address:

29 Jervois Street

Torrensville 5031

Part 2.

The petition of the Residents of the City of West Torrens.

Part 3

Draws the attention of the Council to the proposed grant of lease of the majority portion of the Thebarton Oval and Kings Reserve precinct to the Adelaide Football Club (AFC).

Residents are concerned about the minimal approach to consultation with the community that is being undertaken by Council on such a major proposal (both in cost and time). This proposal will significantly impact the local community and residents. Residents must be consulted in detail on the impact of this project PRIOR to any decision to grant a lease to the AFC.

Residents consider the current consultation process using the online YourSay survey to be inadequate as it does not provide sufficient information for residents to fully understand the proposal and its impact. This lack of information prevents Residents from undertaking informed engagement in the issue.

Residents are also concerned that the proposed time allowed for comment is too short, not proportional to the significant scale of the decision, and should be extended. It is also not inclusive and does not allow our multi-generational, multicultural community to have a say.

Part 4.

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

- (a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.
- (b) Expand the current consultation process; including: i) engaging with the community in languages other than English, i.e. Greek and Italian; ii) in written formats (letterboxing immediate area) so that consultation is inclusive; iii) holding public meetings to outline the proposal; and iv) provide a model scale of the development that can be viewed by the community and displayed at key sites.
- (c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

1

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.

(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). in written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
Zoe YARES	42 Broughton Are Kurrana PK	zzu6
Cam Whiting	68 Fisher Place, Mile End	Scutting
Sava Chiera	48 Roebuck St. Mile End	A
Jacob Chiera	48 Roppyck St. Mile End	
VIRONO BUTONI.	42 HERLEY ST MILE END.	Vish
Michelle van oss	3 callin St Cavancilla	
Cindy Lee	17 fairfax Tee Porransville	sof.
3		
-		

This sheet may be copied and used for additional pages of the petition.

B

PETITION

To the Mayor and Councilors of the City of West Torrens

Part 1. Head Petitioner (contact person): Richard Parton Telephone number: 0406 050 317 Address: 29 Jervois Street Torrensville 5031

Part 2.

The petition of the Residents of the City of West Torrens.

Part 3

Draws the attention of the Council to the proposed grant of lease of the majority portion of the Thebarton Oval and Kings Reserve precinct to the Adelaide Football Club (AFC).

Residents are concerned about the minimal approach to consultation with the community that is being undertaken by Council on such a major proposal (both in cost and time). This proposal will significantly impact the local community and residents. Residents must be consulted in detail on the impact of this project PRIOR to any decision to grant a lease to the AFC.

Residents consider the current consultation process using the online YourSay survey to be inadequate as it does not provide sufficient information for residents to fully understand the proposal and its impact. This lack of information prevents Residents from undertaking informed engagement in the issue.

Residents are also concerned that the proposed time allowed for comment is too short, not proportional to the significant scale of the decision, and should be extended. It is also not inclusive and does not allow our multi-generational, multicultural community to have a say.

Part 4

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

- (a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.
- (b) Expand the current consultation process; including: i) engaging with the community in languages other than English, i.e. Greek and Italian; ii) in written formats (letterboxing immediate area) so that consultation is inclusive; iii) holding public meetings to outline the proposal; and iv) provide a model scale of the development that can be viewed by the community and displayed at key sites.
- (c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

7

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.

(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). in written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including <u>financial arrangements</u>, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

`			
FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE	
DAVID BLUMBERZG	26A HENLEY ST, MILEEND, SA, SO31	Melhon	
CAMILLERICH	26A HENLEY ST MILE ENDSASOBI	and to	
JAMES TUIGGER	3 MARTHA WAY. BLAKEVIEWS119	tra	
A. JAKONECE	374 Dorelm Sa Mile End 5031		Not Accepted Incomplete name
P. GLANLEY	33 SUPPEY RD, KESLYLLY 5.35		Not Accepted Incomplete name
S. SKINNUR	6/1A TAYLORST. BROMPTON	AA	Not Accepted Incomplete name
THOMAS GRAHAM	15 VICTORIA ST. MILE END 5007	Sphon	
		I	
	9		
	6		
	·		

This sheet may be copied and used for additional pages of the petition.

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.

(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). in written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
(11111111111111111111111111111111111111	(,,,,,,,	
		· · · · · · · · · · · · · · · · · · ·
		-

This sheet may be copied and used for additional pages of the petition.

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.
(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). In written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at

key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
DENSE GRECH	82 HAYWARSANE TYTILLE	Jac,
Donese martin	34 Lassrock Ave Lackten	s Sh
SCOTT DUGGIN	34 Lasscock Ave Lockleys	
LANREN BARRY	644 JERVOIS STREET TORRENSVILLE	E D W
MARGARET GPELAN	D 41 NORMAST MILE END	Maple
	88 GEORGE ST FHEBREN	TOBOL
MARY KOLUSN	EWSKI 3 ADA ST GOODS	D Mykelon

This sheet may be copied and used for additional pages of the petition.

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.

community consultation proportionate to the issues involved.

(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). in written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE]
Brent Anderson	16 spences st consmons 5033	do	
Rose Kemp	37 Hawis Rd, Lenswood 524		
CHECKL EMPS	68 HENRY ST, WEST CROYDON, 5008	afla	
JUDITH GRIMMY	- 220 GAENHILL RI FAST WORD	86 gmit	
Dana Gordge	41 Victoria due Camden Parte	100	Not Accepted Crossed out
melinda Nocha	in 2/11 Victoria Ave Churchen Par	e sur	
Laist beoxs	40 beadwall The alengounie	NB.	
Rea Moore	608 Greenhill Rd Burnside SA	23 None	Not Accepted Duplicate
DEB NINER	542 GLYNBURN RP BURNSIBE	PAUNICO	Not Accepted Crossed out
		7	

This sheet may be copied and used for additional pages of the petition.

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

(a) Extend the period of initial consultation by a further 4-6 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.

(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). in written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
(i.e. JOHN SWITH)	(i.e. 105 SIK DONALD BRADINAN DRIVE, HILTON, SA, 5051)	
• •		
· ·		

This sheet may be copied and used for additional pages of the petition.

5

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.

(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). in written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

	FULL ADDRESS	CICNATURE
FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
REGINALO MOORE	608 GREENHILL ROAD BURNSIDE SA	23 Nove.
DEB MILLER	542 GLYNBURN RD BURNSIDE	Der Milh
TOBY TIDMYS	12A CLIFFORD AVE TURRENSVILLE	- Dm
TEGAN FERGUSON	2 MCDONNELL AVE HINDMARSH	Tester
DONNA GORDGE	2/11 VICTORIA AVE/CAMDEN PARK	03

This sheet may be copied and used for additional pages of the petition.

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.

(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). in written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE	
	,		
		,	

This sheet may be copied and used for additional pages of the petition.

2

5

Continued

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.
(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). In written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at

key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE	
Ce&	45 LOGRAM DUG	C)	Not Accepted Incomplete name
CHPUS_SMITH	2/7 HAYWARD AVE, TORRENSVILL	EM	
DIAL - JENANY	9/371 Henley Beh Rd Tarrensville	ien.	Not Accepted Incomplete name
		Manne	
ANDREW ZAHNEMAG They Free	3 Staymont we 60 cu prof	4	
,		V	
			1
			1
			1
			-
			-

This sheet may be copied and used for additional pages of the petition.

2



PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.

(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). in written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and it also at the series of the development that can be viewed by the community and it also at the series of the development that can be viewed by the community and it is a series of the development that can be viewed by the community and it is a series of the development that can be viewed by the community and it is a series of the development that can be viewed by the community and it is a series of the development that can be viewed by the community and it is a series of the development that can be viewed by the community and it is a series of the development that can be viewed by the community and it is a series of the development that can be viewed by the community and it is a series of the development that can be viewed by the community and it is a series of the development that can be viewed by the community and it is a series of the development that can be viewed by the community and it is a series of the development that can be viewed by the community and it is a series of the development that can be viewed by the community and it is a series of the development that can be viewed by the community and it is a series of the development that can be viewed by the community and it is a series of the development that can be viewed by the community and it is a series of the development that can be viewed by the community and it is a series of the development that can be viewed by the community and it is a series of the development that can be viewed by the community and the development that can be viewed by the community and the development that can be viewed by the community and the development that can be viewed by the community and the d

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as \ \ \ ^A \ received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

ma.		
e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
PLLET Anastas.	fiedlis 59 curing of MILES	parkind,
Cathy Cashen	59 Cuming St Mile tend 406/16-18 Wirm Drive, New Port 5015 77 La Berouse And, Flinders PR. 5025	C-Center
Sally Telford Pawlers Telford	406/16-18 Wirm Drive, New Port 5015	
Paulers Telford	17 La Perouse Ave, Flinders PR. 5025	Altad.
		V

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.

community consultation proportionate to the issues involved.

(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). in written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(b) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of the sar received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
•		
		,
		·
SIR 4, 7, 44.4		

This sheet may be copied and used for additional pages of the petition.

1

 O^2

RECEIVED

AM. 7 8 9 10 11 12

3 1 0CT 2022

PM 1 2 3 (4) 5 6

West Torrens CSU

PETITION

To the Mayor and Councilors of the City of West Torrens

Part 1.

Head Petitioner (contact person): Richard Parton
Telephone number: 0406 050 317
Address: 29 Jervois Street

Torrensville 5031 Ref #: A 292 4424

Scanned - Permanent

Part 2.

The petition of the Residents of the City of West Torrens (including the Residents of Thebarton Ward).

Part 3.

Draws the attention of the Council to the proposed grant of lease of the majority portion of the Thebarton Oval and Kings Reserve precinct to the Adelaide Football Club (AFC).

Residents are concerned about the minimal approach to consultation with the community that is being undertaken by Council on such a major proposal (both in cost and time). This proposal will have a lifetime of significant impacts on the local community. Residents consider these impacts must be consulted on in detail PRIOR to any decision to grant a lease to the AFC.

Residents consider the current process using the online YourSay survey to be inadequate and it does not provide sufficient information for residents to fully understand this proposal and its impacts. This prevents Residents undertaking an informed engagement in the issue.

Residents are also concerned that the proposed time allowed for comment is too short, not proportional to the significant scale of the decision, and should be extended. It is also not inclusive and does not allow our multi-generational, multicultural community to have a say.

Part 4.

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

- (a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.
- (b) Expand the current consultation process; including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding

1

Special Council Agenda Item 5.1 - Attachment

public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

2

8 November 2022 Page 40

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton

Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.

proportionate to the issues involved.

(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA,	SIGNATURE
(i.e. JOHN SMITH)		Pa
CALLLOPE ZACHAROYANN	S 33 HUNTIPUSS STREET TORRENSVILLE SA 5031	5
EMILY FITEPATRICK	18A TARRAGON STREET MILE END SO31	eg.
DARCY FITZBATRICK	18A TARRAGON STREET MILE END 5031	lang tepent
Stacey Lynch	2/39 Rankine Rd Mile Enct	Skin Que
40 PAMATTYON	114 CORNWRALLSTREET, 5082	Syah
SIME VUESEVIC	9 BURNLES ST, FULHAM SOZY	2
SARAH KEMP	33 NORTHERN AVE, WEST BEACH SOL	180 P.
STUART KEMP	33 NORTHERN AVE, WEST BEACH 5024	SUM
		U
		,

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

proportionate to the issues involved.

(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE	
EMMA DAWES	58 CARLTON PARADE TORRENSVILLE	BO 0	-
KATE BARRY	58 CARLTON PARADE TORRENSMILLE 5031	Fl	Not Accepted Duplicate
KATIE CROCKER	10 KINTORE ST, THEBUTERON 5031	Ve,	
PETER HARDING	9 HUNTRISS ST, TORRENSVILLE SO	Paj	Not Accepted Duplicate
ROBERT BOUGAUT	9 HUNTRISS ST, TORRENSVILLE SOSI	6	Not Accepted Duplicate
BEN FINLAT	25 HUNTIPLISS ST, TOPLANSVILLE 5031	A	
GARY BRANFORD	53 EAST ST, TORRENSVILLE SO31	Brook	
HANNAH SEXTON	25 HUNTRISS ST, TORRENSVILLE S	031	
ALEXANDRAN	17 KING ST, HILE END SO31	AACOL	1
FEONA KENNEDY	40 HOUNSION AVE TORRENSVI	E 5031	
-		10	

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

- (a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.
- (b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key sites.
- (c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE,	SIGNATURE
Jeaneth Ame Lucas	51 maria Street Thebarton SA 5031	lass
ANTHONY NEWMAN	49 MARIAST THEBARTON SO 31	16 heument
Patricia Bennetts	47 Moria St Thebardon 5031	Pasernet 1
Amy MILHNOH	55 MARIA STREET. THEBAGON SO	fluetter +
	386 Light Terrace, Thebarton 508	
Nikola Wright	76 MEYER ST, TORRENSVLLE	Morght.
Anne Schultz	22 East St, Torrensuille	8
Caitlin Fulton	56 Hughes St Mile End	Cotulton

Page not accepted due to non-conformance with clause 8(5) of the Code of Practice - Procedures at Meetings

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	(i.e. 165 SIR DONALD BRADMAN DRIVE,	SIGNATURE	
Annebel Sandoy	16 Shaw Are RICHMOND	for MM	Not Accepted
STEVE BONSON	386 LIGHT TCS THESAMON	886	Not Accepted
MARKHUKTABLE	62 MARIA ST THEBARTON	Walt	Not Accepted
Anna Austin	59 maria st THEBARTON	JAJ	Not Accepted
James Tarracen	Sa Maria St. Thebourton	lla	Not Accepted
Emilie Bell	76 kintore st Thebarton	alle	Not Accepted
Glona Streeter	72 Kintope St Thebarron	Comm	Not Accepted
James Alderson	72 Kintre St Theboth	an	Not Accepted
langhe Lanaway	41 Spencer St Cowandilla	W.	Not Accepted
BIBI FRANCO	46 SMITH ST THEBARTON	AND C	Not Accepted
	29 LIGHT TE THE BANTON	MM.	Not Accepted
NAKELLE WALKE	L 153 MARIA. 8T. THEBARTON	Dura	Not Accepted Ouplicate

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.

(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME	FULL ADDRESS	SIGNATURE
(i.e. JOHN SMITH)	(i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	
WENDY GREENSLADE	32 MILNER ROAD HILTON, SA, 5033	10)Greenstade.
KATE BOCKMANN	32 MILNER ROAD, HILTON, SA, 5033	Bookman
SAMUEL BOCKMANN	32 MILNER ROAD, HILTON SA 5033	SDBodenan
	s 55 EAST ST, TORRENSVILLE 5031	Stock
THOMAS FAMOU	is 55 Eyst TORREUSVILLE	125
PRODROMOS STROUBLS	55 EAST ST. TOPPENSVILLE	alochis.
ANDREW WILKINS	40 EBOIZ AVE MILLEENDSON	Allilling
ADRIENNE MURRELL	40 EBOR AVE, MILE END SOBI	AM
Holen Kontlas	46 East Stard Tomersyl	- A. Routtras

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

(a) Extend the period of minds consultation by a tention 4-0 works, standing to proportionate to the issues involved.

(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
SALLY ROBINSON	StrateT TORRENSVILLE S4 5031	J. Roleiser
RACHEL PARGE	THE 86 JERUS STROET, STRONG	its of the
NED SMITH	77 JERWIS ST, TORRESVILLE	NSUV
GRACE SMITH	77 JERVOIS ST, BRREVILLE	asult
,	e 77 Jeniois of Tomenville 5031	03
CHARLOTTE FABBLO	77 JERNOUS OF TOPPENSVELLE 5031	PAAR
WENDY SMITH	77 TERVOIS ST FORRENSUILLE	NOT
DI AN SMIT	4 77 JERVOIS ST TORRENSVL	i A had

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.

(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC,

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 503	
TEM EGERTON	21 NORTH PARADE TORRENSVELL	LE\$031 TO
		·
·		
·	,	
		,

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.
(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)		FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)		SIGNATURE	
SHAUN FRA	NKUIN	25	CANTHORNE	ST, THEBALTON, SA, TOS	1.12
				,	
			,		
				,	
			,		
•					
					-
				and the form assent challenge and the first of the party and	
-					
	,				
		ļ			

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

proportionate to the issues involved.

(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

]	SIGNATURE	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	FULL NAME (i.e. JOHN SMITH)
Not Accepte Two names	Mass	73 HAYWARD AVENUE SO3\$	LAURA + ERIC TOWNAEY
Not Accepte Duplicate	1 Light	& HAMATO ANE, TOLLESVILLESOS	Stake KNOW,
	, v		
la i	15	0 0	
			387
	* . * .		

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.

(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME	FULL ADDRESS	SIGNATURE
(i.e. JOHN SMITH)	(i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	211
JOICINTA MANOS	MILE END SA 5031	
MICHAEL	39 COWRA STREET MILE END SA SOBI	en
LEAH RIGBY	GB FAIRFAX TERRACE TORRENSVILLE 5031	TRIP)
AM WESSELS	68 FAIRPAX TCE TORRENSUILLÉ SOBI	(My
ASHLEE KOCH	9A BARNES AUG MARLESTON	AKOCK
RYAN KOCH	9 A BARNES AVENUE, MARLESTON	R Roch



PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the Issues involved.
(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE	
TIMOTHY GRISBNOOK	73 EXT ST TONNEWINGE SO31	Mosnook	
CLAUDIA HUMAN	53 DAREBIN ST MILE FND SOSI	-	
GABE LEVER-BRINE	<i>y</i> // //	Glui	Not Accepted Incomplete address
Spiro Pistidas	46 EBOT Are 5051	gen	
Isabelle Schnider	44 torrens of Torrensville 5021	CAAS	
Janen Crawford	44 Tomens & Towerdolle 5031	5200	
Alexis Pflaum	42 EborAve, MileEnd 5031	Alexis Hum	
Sonja DURMANOVIC	55 DAREBIN ST., MILE END 5031	Jan Jany	1
		,	

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.
(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
	9 EAST ST TORRENSVILLE	1
PATRICIA SYMON	S IC DARINGA ST, MILE END 5031	Psymors
MILHAEL SYMONS	I C DARTH CAST MILLEUNGS	My
JOSIE BARBARO	8 CRAWFORD COVET ADELANDE 5055	931ce
JOEL YOUNGER	57 HUGHES ST, MILE END 5031	afel pape
TODD PURSCHE	9 EAST ST TORRENSVIlle 503	
		,
	7	
	·	

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

(a) Extend the period of initial constitution by a further 4-5 weeks, anowing for proper and thorough community constitution by a further 4-5 weeks, anowing for proper and thorough community constitution proportionate to the issues involved.

(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). in written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

d		
V	L	٠.
	•	

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
SIMON FINCK	28 JERVOUS ST, TORRETNEULLE SA 5031	
Quynh Hoang	28 Jerrois St. , Toriensville SA SOSI	Show
ALLAN RUSSO	27 JORVOIS ST TOPLEMENTER SO??	X
PEIRDRE RUSSE	27 Jeniors St torrensville 8031	TRIPO.
wici Badge	69 North Parade torrensville 1031	um Bagl
Simon Hilmyrd	69 WORTH RDE, TORRELOVICE	Si Host
MICHAEL WATER	17B EAST ST TORREASULUE	ML
AMELIA GOWER	178 EAST ST. TORKENSVILLE	184
		0

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the Issues involved.

(b) Expand the current consultation process, including: i), engaging with the community in languages other than English; i.e. Greek and Italian; ii), in written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME	FULL ADDRESS	SIGNATURE
(i.e. JOHN SMITH)	(i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	
W-100-100-100-100-100-100-100-100-100-10		

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

(a) Extend the period of initial consultation by a lattice 4-5 weeks, anothing of proportionate to the issues involved.

(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME	FULL ADDRESS	SIGNATURE
(i.e. JOHN SMITH)	(i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	
ANGELA WAGNE	2 7 VICTORIA AUE CAMOEN PE	WX.
	7 VILTORIA AVE COMORD PK	47
BE MCICANEY	19 reville Road Thomaton	/ ON MY
02//00/	26 JERVOIS ST, TORRENSVILLE TVO 26 JERVOIS 5031	Alus
GIROPONTECO	26 JERVOIS ST, TORRENSVILL	I Po
MIREA BALABA	RCA 5031	A STATE OF THE STA
NICHOLAS VASIC	5 HENLEY STREET, MILE END SO31	12.
LAUREN MARVEGGIO	5 HEWLEY STREET, MILE END 9031	h
SARAH WRAGGE	24 JERVOIS ST TORRENSVILLE SO3)	fatillagge
	24 JERVOIS ST TORRENSVILLE S	
	188 Henley Reach od, Torrensville, 503)	Jenua Harrina
	4 LOWRY ST, FULHAY, SASUZY	Hust
		,
100		A-

3

8 November 2022 Page 55

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.

(b) Expand the current consultation process installed

(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
ANDREAS SPYRIUS	30 LURLINE STREET, MILE END, 503	ASS.
STEFANIE CIRLLO	7 WAINHOUSE ST TOPRENSVILLE	fashertle
DAVID GRILLO	7 WAINHOUSE ST TORRENSUILL	#100
MARISA BRIGANTE	7 WHINHOUSE ST TORRONSVILLE	Mussute
	,	

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

proportionate to the issues involved.

(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

KARENA SLANINKA. 23 HUNTRISS, ST TERREMBULE DUPLICAN WOOD HONDRISS 4. TORRENSVILLE DUPLICAN RILEY KOPFSTEIN 23 HUNTRISS ST. TORRENSVILLE 503 Rolly	e epte
Not Accepted 15 MUNTRISS ST. TORRENSVILLE 503 P.J.	
RILEY ENDESTEIN 23 HUNTRISS ST TORRENSVILLE 503 RAIL	
KILLY KOLLDIE IN THE STATE OF T	

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton

Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

proportionate to the issues involved.

(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
MARTIN STONE	9 BLACKBURN AVE, CONANDILLA SA 5033	msim
MICHAEL HOLZWGER	12 WAYMOUTH AVF, GLANDOLE SA 5037	llf
HARRY WILLIAMS	55 DAREBIN ST, MILE END, SA	Mr.
ALEKSADORA KUCAUSKI - DURMANOVIC	10/360 ANZAC HWY; 5038 PLYMPTON; SA	A. Ku comi Ducous
MUHIDIN DURMANOVIC	10/360 ANZACHANY, PLYMPTON 5038	Duncous Eu.
TRUDY ROBBIN	SI DAREBIN ST MILE END	Hesmis
BRIAN DAVIS	SI DAREBIN ST MILE END	BD.
ELLA DAVIS	30 LURLINEST MILE END	es ·
MAGGIE RUSSELL	5 PERCY JONES COURT HIGHTON/VIC	*
ROSE KUSSELL	30 LURLINE ST MILE END	R.

Special Council Agenda Item 5.1 - Attachment 2

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.

(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE	
MALK WOODS	34 STEPHENSAVE TOPPENSYTHE	As I	Not Accepted
Donna ledler	P	Karby	Crossed out
BONNIE BERGA	1) 12 LANGTON ST BROOKLYN PAR TH 12 LANGTON ST. BROOKLYN PARK	L Du	
	V 1A ROEBUCH ST, MILE END 5031	May	
	SI STEPHENS ARE TOURSHILLS	X Kerber	Not Accepted
Cary HARGE	R 50 Bedford Sig Bookyn Both 3032 NS 60 Bedford St, Biockhyn Pa	X AC	Crossed out
	5 à BROFDED ST. BRUDKLYN PARK 5032	\$ to -	
]

This sheet may be copied and used for additional pages of the petition.

8 November 2022 Page 59

8

Continued

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

(a) Extend the period of limital constitution by a factor of works, stateming a period of the proportionate to the issues involved.

(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA,	SIGNATURE
CHRISTOPHER BOOK	27 DANSY ST. TORRENSVILLE	All
TAMMY BODEN	27 DANBYST, TORRENSVILLE	=
AY THONY DEAN	8 FLM AUE MILEND	OF The
POLA LEKSTAN	8 ELM AVE MILE END SA	Pl'
ELISE BODEN	27 DANBYST TORRENSVILLE	
NICOLE HOGARTH	61 ROBRICK ST MILE END.	Notage
AXCIA ALEXI	61 ROEBUCK ST, MILE END	Accia
ARMACLEMENTS	26 LEWIS ST, BROOKLYN BACK	celemp
pa) v ice		
	·	

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

proportionate to the issues involved.

(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. In written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
LARMAN FAMEST	2 ROPAYD STREET THERPOUND	tR
Nicola Gurrer	28 Kintore St Thebarton	for the
Ath Med	28 Knowe of Tuboper	Mal
·	,	
		•

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton

Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.
(b) Expand the current consult

(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/ discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA,	SIGNATURE
JACKSON DEAN	7 SALISBURY ST, WEST RICHMOND, SA	Bur
MARIA ARMSTRONE	S BELMANE MIKEND 5037	M.D
- Annahari Manahari M		7.
	*	AND REAL PROPERTY AND AND ANALYSIS AND ANALYSIS AND AND AND ANALYSIS ANALYSIS AND A
4	•	

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

proportionate to the issues involved.

(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e.

Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to
outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key
sitos.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
KRISTINA BOGATI		31 funfigh
NICOLE SCOTT	58 ASHLEY ST. TORRENSVILLE, SAS	5031
ANDREW SLOTT	58 ASHLEY ST TORRENSVILLE SA 5031	Set
RACHEL TELFER	91 ASHLEY ST TORRENSVILLE SA 503/	R.Ce
ADAM KRETSCHMER	91 ASTILEY ST TORRENSVILLE SA503	
JULIE BARBY	19 RITCHIETCE MARLESTO	3 6/2
GEOFEREV BAF	RY 19 RITCHIE TEE MAREES	EN ABourg
Berjamin James	76 Kindue St Thebourdon 50	1 Ora
ALEC OUSLANDES	38 n Light Tre Thebann 5,031	lle M
SCOTT SHELL	69 ASILE-1 ST EXPLESION	5315AZ
MATTHEW WOLF		

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

proportionate to the issues involved.

(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
ALEXIA ESPOSITO-	56 EBOR AVENUE MILE END	
PAOLO ESPOSITO-	56 EBOR AVENUE, MILE END	RE
JASON CALRO	1 AgTHUR STREET, Richmond SA	JLC
Annamaria Beltram	2 ARTHUR St, Richmond SA	Abellian
	A BROADMORE AVE FULHAM	ale
THELMA . YIALLOYG	OS 56 DAREBIN ST MILEEND	J. Tiallouros
Payl YiALLOURI	5 56 DAREBIN ST MILE ENO	Scheno
	47 DAREBIN ST MIGE END	SLEER
Junes Trever	gration Sty DIAKE BIND	32,0
NICKI DANTALI	36 CUMING ST MILE END	MAX
1	S 26 CHMING ST MILE END	Gullens
	/	



PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

proportionate to the issues involved.

(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). In written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at

key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE	
Toutha Harding	59 Jerrois St Torransource	the get	Not Accepted Crossed out
STEVE MICHOLIS	ST MEYERS ST TOMESVILLE		
South	SAMEYED ST TONNESSAME	K	Not Accepted Crossed out
Riley Gibson Smith	109 North Porade TORRENSVILLE	helpled	-
BARBARA BAIRD	5 WILTON TLE TORRENSVILLE	BBS	Not Accepted Duplicate
CARISTOPHER POWER	AC 41 HUNTRUSS STREET FORMOUSHILL	e ghpn	
JESSICA CRONIN	30A GLADSTONE RD, MILE END SASS	3	-
EMMA SOKRABET	30A GLADSTONE RD, MILE END	The .	
GRACE BROOKS		Uls	
VIOLAINE BUYER	8 Strond St south, Cheltenham	11	
SAM JOHN	59 MEYER ST TORPGIVENIU	5001/	Not Accepted Duplicate
AU DESLANDES	38A LIGHT TCE THEBARRON 508		
BENJAMIN SAMES	76 KINTORE STREET 503/	D.	Not Accepted Duplicate
TALITHA HARDING	59 JERVOIS ST TORREGULLE SO	31 Hans	1
ASHLEY CONNOU	y 32 HORRYS RUB TERRENSVILLE SO	31 AC	

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.

(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). In written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

(a) Extend the period of initial consultation by a turner 4-6 weeks, and the period of initial consultation by a turner 4-6 weeks, and the community in languages other than English; i.e. (b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE	
JORTIZ	18 Passmore St. West Ridard	TAB	Not Accepted Incomplete name
Tyla	3 hardys Rd Unfordate	- fw	Not Accepted Incomplete name
RENAE MASTERS	17 Bagat Ave, Mile End	Dir.	
Genco CARUA	VA 7 5telle au Tonanle	Gl Ence	e .
13: stof Bunet	1 Shipster St torrensville	El Lings	
Shanchitim	1 Shipsterst too reasure	& is	
Angela Scrang	19 Tuner St, Comandilla	AN	Not Accepted
288 JIVI	3 Novembry &	700	Incomplete address
SEAN CATEY	26 COURTS MILERY	Supe	Not Accepted
John	21 Walhouse Torre		ncproplete Kame
Sue Marks	82 Jernous St Torrenoville		Not Accepted Duplicate
Briony Liebich	32 chapel St Thebarton	155	Not Accepted
Karin Kassahn	32 Hardys Rd Torrensville	C. Can	Crossed out

229 Henley Beach Road, Torrensville South Australia 5031 Continued

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.
(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE	
MARIE MINEURS	18 WAREST THERACTON SO31.	ORTH	
ERIN DOCKREY	20 WARE ST THEBARTON 5031		
uam Haren	184 HARE ST THEBARTON SOSI	Affers	
HARLEY DOCKREY	20 WARE ST THEBARTON SOSI	Hotapary	
GEMMA HEATH	14 WARE ST THE BARTON 5031	66	>
KENTH COLENAN			Not Accepted Incomplete address
BEN SELLAR	ICI CANTHORNE ST, THEBARTON, 5031	20le	
ROBERT PRICE	64 CLIFFORD ST. TOPRONOVILL	E 1	Not Accepted Duplicate
RAMESHSFIAR			Not Accepted No signature
JEANNA WEUS	8HAIGSTINETHEORY 5062	Julus	
CHAD HARDING	1259 DeLucis ST 5631	a	Not Accepted Duplicate
STUART WATSO	V F FERNLEIGH ST 5032	SC-10-1	
DAVID SINOR	90 NORTH PARADE TORRENSVILLE	Lavid L	

This sheet may be copied and used for additional pages of the petition.

8 November 2022 Page 68

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

(a) Extend the period of initial constitution by a tutuler 4-5 weeks, anowing for proper that the recognition of the issues involved.

(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE	
AKEEM O'HARA	47 JERVOIS ST TORPENSVILLE	A Offa,	
MEGAN JONIES	47 JEWOUS ST TORREASML	& Mone	2->
Ni wie Scott	58 Ashley St. tomensule	AA	Not Accepted Duplicate
George Kokoh	16 Goodenough St. Mile End	other	
MARIA KOKOTI	16 GOODENOUGHET, MILE END	M. Hopote	
TRIGUER ROGER	8 46 TARRACON SE MULE END	Hegos	Not Accepted Duplicate
JOSY RINALDI	41 STEPHENS AVE TORPENSVILLE	oner	Not Accepted Duplicate
TED MCMUEGUE		De	
TANYA ROGER	46 FARRITGON ST MILE END !	Those	Not Accepted Duplicate
Marrie Max	60 Ashley St Torrensvilles	ull	
ELIZABETH THOMAS	19 DELRAY ST, FULHAM, 5024	Thanes	
SIMON THOMAS	19 DELRAY ST, FULHAM 5024	3	
KARIN KASSAHN	[777]	1/20	

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

proportionate to the issues involved.

(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME	FULL ADDRESS	SIGNATURE	
(i.e. JOHN SMITH)	(i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)		
JAMESGUNT	BEAST ST TORRENSM	LE A	
TENEERA CASEY	IA EAST ST, TORRENSVILLE	au	
JOE VITA	23 SHIPSTER ST TORRENSVILLE	The	
JENNIFER SHARMAN	25 SHIPSTER ST, TORRENSVILLE SOS	190	
Angla		W.	Not Accepted Crossed out
ANGELA VITA	27 SHIPSTER ST, TORRENSVILLE	A Voto	
MATT FORTE	SI SHIPSTER ST TORRENSVIL	LE ST	
LAULA COOKE-061	WR 31 SHIPSTER ST TORRENSVILLE	ST	
LEAH GRANCHI	19 DANGS STRURGERSULE SOSI	Lens	
KELLIE SLOWINSKI	65 JERLOIS ST, TOPRENSVILLE	Cly	,
TYSON MCLEOD	69 EAST ST TORRENSUILLE	and a	
	69 EAST ST TORRENSULLE C		
MEGAN O'HAR	47 TERVOIS ST TORRENSVILLE	2MD	Not Accepte Duplicate

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

proportionate to the issues involved.

(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
MELISSA KELLY	24 PARKER STREET, MILE END SA 5031	ALO A
Craig Herrisan	24 Parker Street, Mile End SA	Chy M
Millie Tait	65 Hounslow Ave Cowandilla.	Miffait
Stuart Krige	55 Hourslow Au, Cowandilla	N. T.
ALICE KRIGE	52 DANBY STREET, TORRENSVILLE	2
ALEX WEILAND	52 DANBY STEET, TORRENSVILLE	lan.
CONNIE Carbone	29 Danby STREET, Torrensville	Connie Carbone.
NELSON GRANCHI	19 DANBY STREET TO RRENSVILLE	Swechi
EMILY FOGG	60 CARITON PARADE TORRENSULLE	Eviffe
CHEUSEA SMART	60 CARLTON PARADE TORRESONUE	
MARK SCHULTZ	22 EAST ST TOLREUSVILLE	Ms
MICHAEL SIMEONE	7 EAST ST TOPLENSVILLE	A
JO AKE	Sa BAST ST TORRENSVILLE	my.

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.
(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE	
	51 Meyer Street Torrensville Sozi	Sonn thou	
VAMER SIMSER	36 STEPHENS AV TOLDENSVILLE	III.	
BERNADA MASLA	36 STEPHENS AV TORREMSHIEDSI	ER/ally	
HEATHER SORSON	66A JERVOIS ST, TORRENS VILLES	Morson	
Gog GREGNEYON			
HEATH TIERWEY	74 TERIOIS ST TORRENSVILLES	1 11111	
KATE TIERNEY	74 JERVOIS ST TORREVSVILLÉ 503	THE Y	
NICOLA VENDITOZZI	72 JERVOISST TORRENSVINE 50	3 NV	-
MADELEINE	76 JERVOIS ST TOKRENSW		Not Accepted
KAYLENE BRICE	80 JERUOIS ST. TORKENSUL	uc Row	Duplicate Not Accepted
Stephen Brice	80 Jervois Street Torrensville		Crossed out Not Accepted
STEPHENBRICE	80 JERNIS STRETTORRENSUI	LLE / 1	Duplicate
NICK HEATH	84 JERVOIS ST TORPENSVILL	MIL	

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.

proportionate to the issues involved.

(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e.

Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

0

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE	
KALE OLDS	61 Jervois street, Torrensille, 1, 5031	wells	
KERENBACKSHAL	L57 Jerucisst Torrensulle	Bales	,
DANIEL COX	55 Jervois St. Torrensville	Day	
C Cartalan	59 JEAUDES FTE TONS	mille	Not Accepted Incomplete name
Toto Gen	50 Jervois st Torrensville	T.Sm	
JULIET ANKERS	54 Jelvois Street, Talensville 581	Mach.	
SAMANTHA CORB	56 JERVOIS GTORRENSVILL	tooker.	
JAMES BOWER		gny	
REBECCA O'REGAN	56 JERVOIS ST, TORRENSVILLE SO31	10	
FORM VENNY	60 Jervois st Toversuilles	31 XILLY	
DALTON TUCKER	62 JEWOIS ST TORRENSUILLESO	198	5
ENTO BROW	V 64 JERUOISST TORREA	sville 5!	rocen
ALEXANDER ABEL	51 MEXER STREET TORRENSVILLE	5032 Alele	Not Accepted Duplicate

Please don't sign if you have already signed. (Continued

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.

(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS SIGNATURE **FULL NAME FULL ADDRESS** (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031) (i.e. JOHN SMITH) South Ret Tarre Arnott West Hindman THEBARTOS TARLA RASTIANS 55 BALLANTYNE ST SA 503 Kella Simmons 77 HARDY ST GOODWOOD 8084 DANBY STREET TOPPENSVILLE 80 NORTH PARADE TORRENSVILLE King St, Mile End

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

(a) Extend the period of initial constitution by triating 40 weeks, attending proportionate to the issues involved.

(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE	
John	21 wathous	1000	Not Accepted Crossed out
JOHN LAMBRING	S 21 WAIN HOUSE ST, TORROWSVILLE	JLambrin	05
	L 45 WEST ST TORRENSULUE		Not Accepted Duplicate
MARVIN SIEVER	2 37 ROSE ST. MILE END	their	
KRISTEN TALL	ON 45 HUNTERSS ST, TOEPENSV	ILLE Kotail	la
Ros Macon	1 BAUMYTHEW ST TURBANCON	n	
ASALEY CONNOLLY	32 MARDYS RUAD TOPREMSVILLE	R	Not Accepted Duplicate
VICTORIA RICH	5 WILTON TCE TORRENSVILLE		
GEORGE KAGTI	16 GOODONOUGH ST, MILETON	o gette	Not Accepted Duplicate
BIANCA MARKOVIC			+
CARLA PHILLIPS	27 HUNTRISS ST, TORRENSUILLE, 5031	SP.	
KIMBERLEY DINHAM	7 NORTH COTE ST, TORRENSVILLE, 5031	SC	2
SASMIN WONG	40 HUNTRISS ST, TORPENSVILLES	osi Il Dong	

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

proportionate to the issues involved.

(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE	
(i.e. JOHN SWITH)	,	~ 0	
Ross INAPOLI	17 HUNTRISS ST TORREWS VILLE SA 5031	Me	
has Autoborson	28 HUNTAISS ST TOPPENSILLE	Cell	
ZACHALANDERSON	26 KUNTRISS ST TORRENISHED	was	
JODI LUTLIYUK	28 HUNTRISS ST, TORRENSVILLE	Down	
WILL CUSHORTH + KATE JETTERIS	8 HUNTRISS. ST. TORRENSULE	LL	Not Accepted Two names
MARIA FACHIN	O HOLDING ST. LOKKEING TECE	MJ	
OSCAR VEATING	12 HUNTRISS, ST, TOPRENSUIL	LE OG	
	RA SHUNTRISS ST. TORRENS		V-6
SAM VIRGHR	AS HUNTRISS ST, TOUREN	12 Vin	
PAULINE DIXON	II HUNTRISS STREET TORRENSU	TILLE PANDOX	Not Accepted Duplicate
SEFF CAHI	L 13 HUNTRISS ST TO	RRIFUSUI	WE
	21 HUNTRISS STREET TORRENSUL		gar
Linda Evangelis	LIS 47 BICKFORD St. RICHMON		
LINDA ENANGEL	15715		

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.

(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key either.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
VICTOR GARMA	52 HATWARD AVEDUE TORREDSVILLESO	31
JULIE NAEBSANTHA	53A HAYWARD AVE TORRENSVILL 5031	4
}	LIS 55 HAYWARD AVE TORRENSHUS	
MIKROULA HATZIAANA	GIOTIS 33 WAINHOUSE ST TORRENSMUE	Matignaget
LEAH POSS	7 Herbert Ave, Jornensville, 509, 59 HAYMARD AUE TORRENVILLE	
SHANEEN WHANEEN	2031	Ceroper- Mos
MARINA DAS	2/58 HAWYARD AVE TOPEFNSVILLE	NOS
SAM SOLMAZ	4/58 HAMMARD QUE TORREMENTLE	Sups
Rosieschirripa	4/58 Hayward Lie Torrenswille 5031	Ren
CHAN LAI	6138 Hayward Ave Torrensuille 5031	100
Ame Mail e Duip	on 88 House Ave Tours wille	a
Gillian Mexcer	4A HOWIEL AVE TOPPENKULLE SA SOSI	goe.
CLAUDIA DURAN	17 HAYWARD AVE TORFENSVILLE	Mr.

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.
(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME	FULL ADDRESS	SIGNATURE	
(i.e. JOHN SMITH)	(i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	/ N	
	23A Highes St, Mile End SA5031	A. Vaselli	
Mercedes Ferdinands	25A Hughes St, Mile End St 5331		
Robert BARTLETT	26 BAGSANW WAY, MILE EVA.	Differth	
1 0	18 Bagshow Way Mile End	Hoeli	
AMAL NAVLED	69 Hubbles, STREET, MILE END	Mis	
Xuan Pang	2 Bag Shaw Way, Mile Law	TES	
For Suriso	4 FOUTOW PL, MILE END	us	
JOSEPH LUMLEY	6 FARROW PC, MILE ENDS	53 9-	Not Accepted Duplicate
MARIA ZAGA	LA 6 FARROW PL, MILE EN		
Susie Ruthen beck.	12 Farrow Place, MILE END	\$thuthoube	ah .
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	25413 Barker Ct, Mile end	40	
Podie Herderson	19 Backer Ct, MIE FACT SA 5031-	Mas	
LAWFIE LOWIZ	24 Barkin Coul Miste Ent	Jaco -	

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.
(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

	FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 ŞIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE	9	
	Emma Christie	19 Cawthorne St. Thebarton	2		
	Michael Rounie	GI But Ave Hilton 5332	Phi		
	BRIONNI LYNNERO	DBG Claremount st. ends	08/BJum	0 n	
	DARREUT	BART 56 CUMINE STA	TILE EXI	554	
	JASON HANDUN	SDEW, ST MILE ED	STAX	107	
	Georgia in Keden	nhe 5a Claremont It Mile End	your sen	west	
	COLOTN LIDDLE	124 SOUTH RD, TO RRENSVILLE	2000	Not Accepted Duplicate	
	JAMES JOHNSON	98 GEORGE STREET THEIGHTON	\$ 503		
SUZANI	E CHARBON	NET, 7 LTVINGSTONE ST	03 Jujus Cit	Not Accepted Suplicate	
	Belinda Stachand	NET, 7 LIVINGSTONE STS	9502		
		21 Kitson AVE RICHEMEND &		Not Accepted Duplicate	
		AMS 19 CANTHORNE ST THEB.	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	all	
2.	Eva Sterp		water	Not Accepted Crossed out	
	NEW SIERP	2T CAWTHORNE ST, THEBART SA 503	ON O	8	
		31. 900			

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

(a) Extend the period of initial constitution by a future 4-o works that the period of initial constitution by a future 4-o works that the period of initial constitution by a future 4-o work that the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

(i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON; SA, 5031)	SIGNATURE	
TARA CORDWELL	21 NORTH PARADE TORRENSVILLE	auchull!	
PETER MAYSEY	OTORRENS ST. TORRENSYLLE	V. V. yru	
CHRISTINE HENSEL	3 GLAPSTONERD MILE END 5031	Culteral	
MICHAEL WHITE	3 GLADSTONE AD MILE END 5031	M. W.R	
GUY RINGWOOD	100 NTH PARADE, TORRENSVILLE 50	My mil.	
ALEX RINGWOOD	100 174 PARADE TERRETEVILLE	If Kingwood	
Hearing Perry	46 NORTH HEMDE TORREVSVILLE 500	W / P	
ANN-MARK DERRE	38 WAINHOUF EST TERKENGY LES	Toure of Ma	ia
MICHAL KLUVAND	K 22A DEWST, THEBARDOY, SA	1	
CHRIS TARAS	2 DEVON ST MILE ENDING	BIL Tovas	otAccepted
1. BARANCETC	NORTHPDE, TORRENSILLE NORTH PARADE 5031	+ HMuery	Complete name
to Karafillowy	25 Most fate locephylle 8A >		not Accepted Incomplete name Not Accepted
P.BENGER	26 NORTH PARADE TORRENSVICLE	P3	ncomplete name

RECEIVED

AM. 7 8 9 10 11 12

3 1 0CT 2022

PM 1 2 3 (4) 5 6

West Torrens CSU

PETITION

To the Mayor and Councilors of the City of West Torrens

Part 1.

Head Petitioner (contact person): Richard Parton
Telephone number: 0406 050 317

Address: 29 Jervois Street

Torrensville 5031 Ref #: A 292 4424

3.1-0CT 2022

Scanned - Permanent

Part 2.

The petition of the Residents of the City of West Torrens (including the Residents of Thebarton Ward).

Part 3.

Draws the attention of the Council to the proposed grant of lease of the majority portion of the Thebarton Oval and Kings Reserve precinct to the Adelaide Football Club (AFC).

Residents are concerned about the minimal approach to consultation with the community that is being undertaken by Council on such a major proposal (both in cost and time). This proposal will have a lifetime of significant impacts on the local community. Residents consider these impacts must be consulted on in detail PRIOR to any decision to grant a lease to the AFC.

Residents consider the current process using the online YourSay survey to be inadequate and it does not provide sufficient information for residents to fully understand this proposal and its impacts. This prevents Residents undertaking an informed engagement in the issue.

Residents are also concerned that the proposed time allowed for comment is too short, not proportional to the significant scale of the decision, and should be extended. It is also not inclusive and does not allow our multi-generational, multicultural community to have a say.

Part 4.

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

- (a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.
- (b) Expand the current consultation process; including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding

1

Special Council Agenda Item 5.1 - Attachment 3

public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

8 November 2022 Page 82

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton

Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.

proportionate to the issues involved.

(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA,	SIGNATURE
	s 33 Huntiples street torrensville sa 5031	es->
EMILY FITZPATRICK	18A TARRAGON STREET MILE END	ell.
DARCY FITZPATRICK	18A TARRAGON STREET MILE END 5031	lang tepent
Stacey Lynch	2/39 Rankine Rd Mile Enct	Skinge
HOVITEM AR MA	11A CORNWRALLSTREET, 5082	Gran
SIME VUKSEVIC	9 BURNLES ST, FULHAM SOZY	2
SARAH KEMP	33 NORTHERN AVE, WEST BEACH SOL	180 P.
STUART KEMP	33 NORTHERN AVE, WEST BEACH 5024	SOM
		V

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

proportionate to the issues involved.

(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE	
EMMA DAWES	58 CARLTON PARADE TORRENSVILLE	BO 0	-
KATE BARRY	58 CARLTON PARADE TORRENSMILLE 5031	Fl	Not Accepted Duplicate
KATIE CROCKER	10 KINTORE ST, THEBUTERON 5031	Ve,	
PETER HARDING	9 HUNTRISS ST, TORRENSVILLE SO	Paj	Not Accepted Duplicate
ROBERT BOUGAUT	9 HUNTRISS ST, TORRENSVILLE SOSI	6	Not Accepted Duplicate
BEN FINLAT	25 HUNTIPLISS ST, TOPLANSVILLE 5031	A	
GARY BRANFORD	53 EAST ST, TORRENSVILLE SO31	Brook	
HANNAH SEXTON	25 HUNTRISS ST, TORRENSVILLE S	031	
ALEXANDRAN	ITKING ST, HILE END SOSI	AACOL	1
FEONA KENNEDY	40 HOUNSION AVE TORRENSVI	E 5031	
-		10	

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

- (a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.
- (b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key sites.
- (c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	(i.e. 165 SIR DONALD BRADMAN DRIVE,	SIGNATURE
Jeanette Arre Lucas	51 maria Street Thebarton SA 5031	early
ANTHONY NEWMAN	49 MARIAST THEBARTON SO 31	16 heunrest
Patricia Bennetts	47 Moria St Thebarton 5031	PABernet 1
Amy MILHNOH	55 MARIA STREET. THEBAGON SO	puettary
	386 Light Terrace, Thebarton 508	
Nikola Wright	76 MEYER ST, TORRENSVLLE	Mornight.
	22 East St, Torrensuille	8
Caitlin Fulton	56 Hughes St Mile End	Cotulton

Page not accepted due to non-conformance with clause 8(5) of the Code of Practice - Procedures at Meetings

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	(i.e. 165 SIR DONALD BRADMAN DRIVE,	SIGNATURE	
Annebel Sandley	16 Shaw Are RICHMOND	form	Not Accepted
STENE BONSON	386 LIGHT TCS THOSAMON	881	Not Accepted
MARKHUKTABLE		Walt	Not Accepted
Anna Austin	59 maria st THEBARTON	JAJ	Not Accepted
James Tarracen	Sa Maria St. Thebourton	lla	Not Accepted
Emilie Bell	76 kintore st Thebarton	alle	Not Accepted
Glona Streeta	72 Kintage St Thebarton	Commi	Not Accepted
James Alderson	72 Kintre St Theboth	an	Not Accepted
langhe lanaway	41 Spencer St Cowandilla	\$	Not Accepted
BIBI FRANCO	46 SMITH ST THEBARTON	en c	Not Accepted
michace Lawboin	29 6,6AT TE THE BANTON	MM.	Not Accepted
NARELLE WALKE	2 53 MARIA. 8T. THEBARTON	Dura	Not Accepted Duplicate
	•		

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.

(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME	FULL ADDRESS	SIGNATURE
(i.e. JOHN SMITH)	(i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	
WENDY GREENSLADE	32 MILNER ROAD HILTON, SA 5033	10/6reenstade.
KATE BOCKMANN	32 MILNER ROAD, HILTON, SA, 5033	Bockman
SAMUEL BOCKMANN	32 MILNER ROAD, HILTON SA 5033	SDBodman
	s 55 EAST ST. TORRENSVILLE 503	Dear
THOMAS FAMOUR	is 55 EyST TORRENSVILLE	125
PRODROMOS STROUBLS	55 EAST ST. TOPPENSVILLE	E Letochis.
ANDREW WILKINS	40 EBOIZ AVE MILLERIDSON	Allilling
ADRIENNE MURRELL	40 EBOR AVE, MILE END SOBI	Sell
Holen Kontlas	46 East Stred Tomensyl	e H. Koultra

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

(a) Extend the period of minds consultation by a tention 4-0 works, standing to proportionate to the issues involved.

(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
SALLY ROBINSON	StrateT TORRENSVILLE S4 5031	J. Roleiser
RACHEL PARGE	THE 86 JERUS STROET, STRONG	its of the
NED SMITH	77 JERWIS ST, TORRESVILLE	NSUV
GRACE SMITH	77 JERVOIS ST, BRREVILLE	asult
,	e 77 Jeniois of Tomenville 5031	03
CHARLOTTE FABBLO	77 JERNOUS OF TOPPENSVELLE 5031	PAAR
WENDY SMITH	77 TERVOIS ST FORRENSUILLE	NOT
DI AN SMIT	4 77 JERVOIS ST TORRENSVL	i A had

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.

(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC,

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
TIM EGERTON	21 NORTH PARADE TORRENSVELLE	
·		
,		
,		

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.
(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
25 CANTHORNE ST, THEBANTON, SA, FOST	· 10
,	
·	
· · · · · · · · · · · · · · · · · · ·	
	· · · · · · · · · · · · · · · · · · ·
	(i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031) 25 CANTHONNE ST, THEBAUTON, SA, 17551

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

proportionate to the issues involved.

(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

]	SIGNATURE	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	FULL NAME (i.e. JOHN SMITH)
Not Accepte Two names	Mass	73 HAYWARD AVENUE SO3\$	LAURA + ERIC TOWNAEY
Not Accepte Duplicate	1 Light	& HAMATO ANE, TOLLESVILLESOS	Stake KNOW,
	, v		
	11.1		
la i	15	0 0	
			387
	* . * .		

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.

(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME	FULL ADDRESS	SIGNATURE
(i.e. JOHN SMITH)	(i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	211
Joicinta MANOS	MILE END SA 5031	
MICHAEL	39 COWRA STREET MILE END SA SOBI	e
LEAH RIGBY	GB FAIRFAX TERRACE TORRENSVILLE 5031	TRJO1
AM WESSELS	68 FAIRPAX TCE TORRENSUILLÉ SOBI	(In S
ASHLEE KOCH	MARLESTON	AKOCK
RYAN KOCH	9 A BARNES AVENUE, MARLESTON	R Roch



PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the Issues involved.
(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE	
TIMOTHY GRISBROOK	73 EXT ST TONNEWINGE SO31	Misnoll	
CLAUDIA HUMAN	53 DARFBIN ST MILE FND SOSI	Um	
GABE LEVER-BRINE	" "	Ghui an-	Not Accepted Incomplete address
Spiro Pistidas	46 EBOT AVE 5051	an	
Isabelle Schnider	44 torrens of Torrensville 5021	Off	
Janen Crawford	44 Tomens & Towerstille 5031	8201	
Alexis Pflaum	42 EborAve, MileEnd 5031	Alexis Hum	
	55 DAREBIN ST., MILE END 5031	The free my	1
			_

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.
(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
	9 EAST ST TORRENSVILLE	1
PATRICIA SYMON	S IC DARINGA ST, MILE END 5031	Psymors
MILHAEL SYMONS	I C DARTH CAST MILLEUNGS	My
JOSIE BARBARO	8 CRAWFORD COVET ADELANDE 5055	931ce
JOEL YOUNGER	57 HUGHES ST, MILE END 5031	afel pape
TODD PURSCHE	9 EAST ST TORRENSVIlle 503	
		,
	7	
	·	

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

(a) Extend the period of initial constitution by a further 4-5 weeks, anowing for proper and thorough community constitution by a further 4-5 weeks, anowing for proper and thorough community constitution proportionate to the issues involved.

(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). in written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
SIMON FINCK	28 JERVOIS ST, TORRENSULLE SA	
Quynh Hoang	28 Jerrois St. Torrensville SA SOSI	Show
ALLAN RUSSO	27 JORYOUS ST TORRANGULUS 50?7-	X
PEIRDRE RUSSE	27 Jeniors St torrensible 8031	TRINO.
vici Badge	69 North parade torrensville 1031	um Bagl
Simon Hilmyrd	69 WORTH RDE, TORREMOVILLE	Si Host
MICHACL WATERN	17B EAST ST TORRESSULLE	ML
AMELIA GOWER	178 EAST ST. TORGUSVILLE	184
		0

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the Issues involved.

(b) Expand the current consultation process, including: i), engaging with the community in languages other than English; i.e. Greek and Italian; ii), in written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME	FULL ADDRESS	SIGNATURE
(i.e. JOHN SMITH)	(i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

(a) Extend the period of initial consultation by a lattice 4-5 weeks, anothing of proportionate to the issues involved.

(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
ANGELA WAGNE	2 7 VICTORIA AUE CAMOEN PR	da
TOU LYGINER	7 VILTORIA ANZ CAMBON PK	411
BEWAGNEY	19 Neville Road The barton	/ dx/hy
GIRO PONTECO	26 JERVOIS ST, TORRENSVILLE TVO 26 JERVOIS 5031	Alma
MIREA BALABA	26 JERNOIS ST, TORRENSVILLE	E LAS
	5 HENLEY STREET, MILE END SO31	16:
	5 HEWLEY STREET, MILE END 9031	h .
	24 JERVOIS ST TORRENSVILLE SOB)	Satillagge
	24 JERVOIS ST TORZENSVILLE S	
	1887 Shop 5, 188 Henley Beach and, Torrensville, 503)	Lema Hyrina
3. 10 10 1110 011	4 LOWRY ST, FULHAY, SASUZY	Hart
THE BUTEOU	4 200327 31 100011111 313	,
1		

3

8 November 2022 Page 97

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.

(b) Expand the current consultation process includes 4

(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
ANDREAS SPYRIUS	30 LURLINE STREET, MILE END, 503	ASS.
STEFANIE CIRLLO	7 WAINHOUSE ST TOPRENSVILLE	flasher to
DAVID GRILLO	7 WAINHOUSE ST TORRENSUILL	#100
MARISA BRIGANTE		1 1 1 1
	1	
	,	
	9	

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

proportionate to the issues involved.

(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE	
KARENA SLANI	NKA. 23-HUNTRISS, ST TERRENSU	le SC	Not Accepte Duplicate
Weylar Katherica	15 MUNTRISS ST. TORRENSVILLE 503	1/4	Not Accepted Duplicate
RILEY KOPFSTEIN	23 HUNTRISS ST. TORRENSVILLE 503	Relief	
(*)		iii	

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton

Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

proportionate to the issues involved.

(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
MAKTIN STONE	9 BLACKBURN AVE, CONANDILLA SA 5033	msin
MICHAEL HOLZWGER	12 WAYMOUTH AVF, GLANDOLE SA 5037	llfr
HARRY WILLIAMS		Mr.
ALEKSANDRA KUCANSKI – DURMANOVIC	10/360 ANZAC HWY; 5038 PLYMPTON; SA	A. Ku comi Ducous
MUHIDIN DURMANOVIC		Duncous Eu.
TRUDY ROBBIN	SI DAREBIN ST MILE END	Hesmis
BRIAN DAVIS	SI DAREBN ST MILE END	BD.
ELLA DAVIS	30 LURLINEST MILE END	es ·
MAGGIE RUSSELL	5 PERCY JONES COURT HIGHTON/VIC	*
ROSE KUSSEUL	30 LURLINE ST MILE END	Ø.

Special Council Agenda Item 5.1 - Attachment 3

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the Issues Involved.

(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE	
MALK WOODS	34 STEPHENSAVE TORRESSTILLE	As I	Not Accepted
Donna Leader	0 10 10	Kub	Crossed out
BONNIE LACEAN	D 12 LANGDOW ST BROOKLYN PAR TH 12 LANGDOW ST. BROOKLYN PARK	t Du	
	V 1A ROEBUCH ST MILE END 5031	Mm	
DOWN LEGKER	STEPHENS ARE TOURSHILLE L	& Kerber	Not Assessed
HELEN STEVE	of 50 Bodford Sig Booklyn Both 5032		Not Accepted Crossed out
	vs 5 a Bedford St, Brooklyn Pa	A STATE OF THE PARTY OF THE PAR	
HETEN STEUER	5 5 & BROFDED ST. BROOKLYN PARK 50.32	1	
] .
]

This sheet may be copied and used for additional pages of the petition.

8 November 2022 Page 101

8

Continued

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton

Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

(a) Extend the period of limital constitution by a factor of works, stateming a period of the proportionate to the issues involved.

(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA,	SIGNATURE
CHRISTOPHER BOOK	27 DANSY ST. TORRENSVILLE	All
TAMMY BODEN	27 DANBYST, TORRENSVILLE	=
AY THONY DEAN	8 FLM AUE MILEND	OF The
POLA LEKSTAN	8 ELM AVE MILE END SA	Pl'
ELISE BODEN	27 DANBYST TORRENSVILLE	
NICOLE HOGARTH	61 ROBBUCK ST MILE END.	Notage
AXCIA ALEXI	61 ROEBUCK ST, MILE END	Accia
ANNACLEMENTS	26 LEWIS ST, BROOKLYN BACK	celemp
pa) v ice		
	·	

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

proportionate to the issues involved.

(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. In written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
LANDAY FAMESD	2 ROMAND SURES THESPOON	tR
Nicola Gurrer		for the
Moth Med	28 Kinhue of Tuboper	Mal
V		
		•

This sheet may be copied and used for additional pages of the petition.

3

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton

Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.
(b) Expand the current consult

(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/ discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA,	SIGNATURE
JACKSON DEAN	7 SALISBURY ST, WEST RICHMOND, SA	Em
MARIA ARMSTRON	6 BELMANE MILLEND 5037	M.D.
,		/ *
*		
7		
		*
		A CONTRACT OF THE PARTY OF THE
4		AND

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

proportionate to the issues involved.

(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e.

Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to
outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key
sitos.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
KRISTINA BOGATI	18A WARE STREET THERAPION SA 50	31 Julys
NICOLE SCOTT	58 ASHLEY ST. TORRENSVILLE, SA	5031
ANDREW SLOTT	58 ASHLEY ST TORRENSVILLE SA 5031	Solt
RACHEL TELFER	91 ASHLEY ST TORRENSVILLE SA 503/	R.Ce
ADAM KRETSCHMER	91 ASTILEY ST TORRENSVILLE SA503	
JULIE BARRY	19 RITCHIETCE MARLESTO	3 B
	RY 19 RITCHIE TOE MARKES	EN ABourg
Benjamin James	76 Kindue St Thebourdon 50	y One
ALEC OUSLANDES	38 n Light Tee Thebarren 503	the M
SCOTT SYRL	69 ASILEY ST TERRESSUILL	5015A
MATTHEW WOLFF		

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

proportionate to the issues involved.

(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
ALEXIA ESPOSITO-	56 EBOR AVENUE MILE END	
PAOLO ESPOSITO-	SIG EBOR AVENUE, MILE END	RE
JASON CALRO	1 ARTHUR STREET, RICHMOND SA	JLC
Annamaria Beltram	2 ARTHUR St, RICHMOND SA	ABellian
	4 BROADMORE AVE FULHAM	ale
THELMA . YIALLOYG	OS 56 DAREBIN ST MILEEND	J. Tiallouros
PAYL YIALLOURI	5 56 DAREBIN ST MILE ENO	Scheno
	47 DAREBIN ST MICE CAR	SLEER
James Trever	GRAF CONSTRUCTION	320
NICKI DANTALI	36 CHMING ST MILE END	MAX
	8 26 CHMING ST MILEEUD	Gullens
	/	



PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

proportionate to the issues involved.

(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). In written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at

key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE	
Toditha Harding	59 Jerrois St Torransource	The	Not Accepted Crossed out
STEVE MICHOLIS	ST MEYERS ST TOMESVILLE		
South	SAMEYER ST TORREDWINE	K	Not Accepted Crossed out
Riley Gibson Smith	109 North Porade TORRENSVILLE	Juliles	-
BARBARA BAIRD	5 WILTON TCE TORRENSVILLE	BES	Not Accepted Duplicate
CARISTOPHER PONGT	AC 41 HUNTRUSS STREET FOR LEASING	e gripin	
JESSICA CRONIN	30A GLADSTONE RD, MILE END SAS	3	-
EMMA SOVERBEI	30A GLADSTONE RD, MILE END)94.	
GRACE BROOKS		Mrs	
VIOLAINE BUYER	8 Strond St south, Cheltenham	1	
SAM JOHN	59 MEYER ST TORREWILL	5001/	Not Accepted Duplicate
AU DESLANDES	38A LIGHT TCE THEBARRON 5081		
BENJAMIN	76 KINTORE STREET 503/	DY	Not Accepted Duplicate
TALITHA HARDING	59 JERVOIS ST TORRENSVILLE SO.	31 Hans	6
ASHLEY CONNOU	y 32 HORRYS RUM TERRENSULLE SO	31 AL C	

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.

(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). In written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME	FULL ADDRESS	SIGNATURE
(i.e. JOHN SMITH)	(i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

(a) Extend the period of initial consultation by a turner 4-6 weeks, and the period of initial consultation by a turner 4-6 weeks, and the community in languages other than English; i.e. (b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE	
JORTIZ	18 Passmore St. West Ridma	Torking.	Not Accepted Incomplete name
Tyla	3 hardys Rd Unferdale	. fw	Not Accepted Incomplete name
RENAE MASTERS	17 Bagot Ave, Mile End	Dir.	
Genio CARUA	NA 7 5tellen au Tonamil	Gl Ence	e .
13:50 Bennet	1 Shipster St torrensville	14244A	
Shanchitian	1 Shipstost , too reasure	& w	
Ancela Sciano	19 Tuner St, Comandilla	AN	Not Accepted
38851V1	3 Daviey X	400	Incomplete addres
SEAN CAFEY	26 COURTS MILERY	50 pc	
John	21 Walhouse Torre	nt lamb	7
Sue Marks	82 Jervois St Torrenoville	() 1/1/1	Not Accepted Duplicate
Briony Liebich	32 chapel St Theparton	-13-5	
Karin Kassaln	32 Hardys Rd Torronsville	C. Car	Not Accepted Crossed out

229 Henley Beach Road, Torrensville South Australia 5031 Continued

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.
(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

MARIE MINEURY 18 WAREST THERARTON SO31 ORTHORING THERARTON SO31 ARTON SO31 AR	FULL NAME	FULL ADDRESS	SIGNATURE]
ERIN DOCKREY 20 WARE ST THEBARTON 5031 HARDAN HARLEY DOCKREY 20 WARE ST THEBARTON 5031 HARDAN MOT Accepted Incomplete address of the Barton 5031 WARE ST THEBARTON 5031 WARREST NOT ACCEPTED BEN SELLAR WALLEY DOCKREY WAREST THEBARTON 5031 WARREST PRICE 64 CLIFFORD ST. TORRENTVILLE NOT Accepted Duplicate Not Accepted Dupli	(i.e. JOHN SMITH)	(i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)		-
HARLEY DOCKREY 20 WARE ST THEBARTON SO31 HORIZONS GEMMA HEATH 14 WARE ST THEBARTON SO31 HORIZONS KENTN COLENAN BEN SELLAR 19 LANTHORNEST, THEBARTON, 5031 ROBERT PRICE 64 CLIFFORD ST. TORRENZVILLE DUPLICATE Not Accepted Duplicate	MARIE MINEUR	18 WAREST THERACTON 5031.	ORTh-	
HARLEY DOCKREY 20 WARE ST THE BARTON SO31 MARY STATE OF SO31 MARY SO31 WARE ST THE BARTON SO31 Not Accepted Incomplete address of the Barton So31 ROBERT PRICE 64 CLIFFORD ST. TORRENOVILLE Not Accepted Duplicate Not Accepted Dupli	ERIN DOCKREY	20 WARE ST THEBARTON 5031	The second secon	Maria
GENMA HEATH 14 WARE STHEBARTON 5031 Not Accepted Incomplete address SEN SELLAR WALAUTHORNEST, THERARTON, 5031 ROBERT PRICE 64 CLIFFORD ST. TORRENOVIUE Not Accepted Duplicate Not Accepted Duplicate Not Accepted Duplicate Not Accepted Duplicate	uam Haren		THESE	
ROBERT PRICE 64 CLIFFORD ST. TORRENZVILLE Not Accepted Duplicate Not Accepted Incomplete address of the property of the prope	HARLEY DOCKREY	20 WARE ST THEBARTON SOSI	Hetapary	
ROBERT PRICE 64 CLIFFORD ST. TORRENSVILLE Not Accepted Duplicate Not Accepted Duplicate Not Accepted Duplicate	GEMMA HEATH	14 WARE ST THEBARTON 5031	66	7
ROBERT PRICE 64 CLIFFORD ST. TORRENSVILLE Duplicate Not Accepted Duplicate Not Accepted	KENTW COLENAN	/		Not Accepted Incomplete address
ROBERT PRICE 64 CLIFFORD ST. TORRENSVILLE DUPLICATE Not Accepted	BEN SELLAR	19 CANTHORNEST, THEBARTON, 5031	200	
Not Accepted	ROBERT PRICE	64 CLIFFORD ST. TORRENSVILLE	E X	
NAME STEPHEN TO SIGNATURE NO SIGNATURE	RAMESH SEGAR	1111 /) / IDITOUDOTEM		Not Accepted No signature
GANNA WELLS 8HAIGST, NETHERBY 5062 JWELLS	EANNA WEUS	8 HAIGST, NETHERBY 5062	Julus	
CHAP HARDING \$259 Delucis ST S631 DL Not Accepted Duplicate	CHAD HARDING	1259 Delucis ST 5631	d	
STUART WATSON F FERNLEIGH ST 5032 SCHOOL	STUART WATSO	V F FERNLEIGH ST 5032	SC+92/	
DAVID SINOR 90 NORTH PARADE TORRENSVILLE Cariel	DAVID SINOR	90 NORTH PARADE TORRENSVILLE	Lavid L	

This sheet may be copied and used for additional pages of the petition.

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

(a) Extend the period of initial constitution by a tutuler 4-5 weeks, anowing for proper that the recognition of the issues involved.

(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE	
(i.e. JOHN SWITH)	(i.e. 103 SIK DOWALD BIKADIWAY DIVIVE, THE TOY, 3A, 0001)	Antla	
AKEEM O'HARA	47 JERNOUS ST TORPENSVILLE	# Wha!	
MEGAN JONIES	47 JEWOUS ST TORRENSML	& Mone	->
Ni we Scott	58 Ashley St. tomensule	AA	Not Accepted Duplicate
George Kokoh	16 Godenough St. Mile End	other	
MARIA KOKOTI	16 GOODENOUGHET, MILE END	M. Hopote	
TREWR ROGER	8 46 TARRACON SE MULE END	Hegos	Not Accepted Duplicate
JOSY RINALDI	41 STEPHENS AVE TORPENSVILLE	oner	Not Accepted Duplicate
TED MCMUEGUE	4 STEMBE AT THERENEWILL	0 .	
TANYA ROGER	46 FARRITGON ST MILE END !	Those	Not Accepted Duplicate
Marrie Max	60 Ashley St Tomensvilles	ulti	
ELIZABETH THOMAS	19 DELRAY ST, FULHAM, 5024	Thanes	
SIMON THOMAS	19 DELRAY ST, FULHAM 5024	3	
KARIN KASSAHN	5777 1	1/2	

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

proportionate to the issues involved.

(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME	FULL ADDRESS	SIGNATURE	
(i.e. JOHN SMITH)	(i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)		
JAMESGUNT	BEAST ST TORRENSM	LE A	
TENEERA CASEY	IA EAST ST, TORRENSVILLE	au	
JOE VITA	23 SHIPSTER ST TORRENSVILLE	The	
JENNIFER SHARMAN	25 SHIPSTER ST, TORRENSVILLE SOS	190	
Angla		W.	Not Accepted Crossed out
ANGELA VITA	27 SHIPSTER ST, TORRENSVILLE	A Voto	
MATT FORTE	SI SHIPSTER ST TORRENSVIL	LE ST	
LAULA COOKE-061	WR 31 SHIPSTER ST TORRENSVILLE	ST	
LEAH GRANCHI	19 DANGS STRURGERSULE SOSI	Lens	
KELLIE SLOWINSKI	65 JERLOIS ST, TOPRENSVILLE	Cly	,
TYSON MCLEOD	69 EAST ST TORRENSUILLE	and a	
	69 EAST ST TOPRENSULLE C		
MEGAN O'HAR	47 TERVOIS ST TORRENSVILLE	2MD	Not Accepte Duplicate

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

proportionate to the issues involved.

(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
MELISSA KELLY	24 PARKER STREET, MILE END SA 5031	WED /
Craig Harrison	24 Parker Street, Mile End SA	Chy Mr
Millie Tait	55 Hounslow Ave Cowandilla.	Myfait
Stuart Krige	55 Hourslow Ave, Cowandilla	175
ALICE KRIGE	52 DANBY STREET, TORRENSVILLE	2
ALEX WEILAND	52 DANBY STEET, TORRENSVILLE	lan.
CONNIE Carbone	29 Danby STREET, Torrensville	Carbone.
NELSON GRANCHI	19 DANBY STREET TO RRENSVILLE	Swechi
EMILY FOGG	60 CARITON PARADE TORRENSULLE	Eviffe
CHEUSEA SMART	60 CARLTON PARADE TORRANSVILLE	
MARK SCHULTZ	12 EAST ST TOLREUSVILLE	M
MICHAEL SIMEONE	7 EAST ST TOPLONSVILLE	R
JO AKE	Sa BAST ST TORRENSVILLE	my)

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.
(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE	
SAMUEL ABELA	51 Meyer Street Torrensville 5031	Sonn tool	
LAMER SIMSER	36 STEPHENS AV TOLDENSVILLE	W.	
BERNADA MASIA	- deliver 2	Braken	
MEATHER SORSON	66A JERVOIS ST, TORRENS VILLES	Alorson	
Goog GREGNEYUN	60 JERUOIS ST TERRENSVILLE 9031		
HEATH TIERIVEY	The Property of Commences in the	4 ///	
KATE TIERNEY	74 JERVOIS ST TORREVSVILLE 503	rilly	
NICOLA VENDITOZZI	72 JERVOISST TORRENSVINE 50	31 NVZ	
MADELEINE	TO JERVOIS SI TORKENISVI	ir Mo	Not Accepted
KATLENE BRICE	80 JERUOIS ST. TORKENSUL	W. Kore	Duplicate Not Accepted
Stephen Brice	80 Tervois Street Torrensyllis	1/4	Crossed out Not Accepted
STEPHENBRICE	80 JERIOIS STRETTORRENSUI	LLE / 1	Duplicate
NICK HEATH	94 JERVOIS ST TORPENSVILLE	Mer	

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.

(a) Extend the period of initial constitution by the state of the proportionate to the issues involved.

(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

0

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE	
KALE OLDS	61 Jervois street, Torrensille, 1, 5031	wills	
KERENBACKSHAL	L57 Jerucisst Torrensulle	Bales	,
DANIEL COX	55 Jervois St. Torrensville	Day	
C. C. Blanc	59 JEAUDES FT. Tons	mille	Not Accepted Incomplete name
Toto Gen	50 lervois st Toppensuille	T.Sm	
JULIET ANKERS	54 Jelvois Street, Talensville 581	Mach.	
SAMANTHA CORB	56 JERVOIS GTORRENSVILL	tooker.	
JAMES BOWER		gus	
REBECCA O'REGAN	56 JERVOIS ST, TORRENSVILLE SO31	10	
FIONE VENTY	Go Jervois st Toversuilles	31 XIII	1
DALTON TUCKER	62 JERNOIS ST TORRENSUILLESO		
END BROW	V 64 JERUOISST TORREA	svidhe b	rown
ALEXANDER ABEL	51 MEXER STREET TORRENSVILLE	5032 Abole	Not Accepted Duplicate

Please don't sign if you have already signed. (Continued

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.

(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS SIGNATURE **FULL NAME FULL ADDRESS** (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031) (i.e. JOHN SMITH) South Ret Tarre Arnott West Hindman THEBARTOS TARLA RASTIANS 55 BALLANTYNE ST SA 503 Kella Simmons 77 HARDY ST GOODWOOD 8084 DANBY STREET TOPPENSVILLE 80 NORTH PARADE TORRENSVILLE King St, Mile End

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

(a) Extend the period of initial constitution by triating 40 weeks, attempt proportionate to the issues involved.

(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE	
John	21 wathous		Not Accepted Crossed out
JOHN LAMBRING	S 21 WAIN HOUSE ST, TORRENSVILLE	JLambrin	105
JENNY RUSSE			Not Accepted Duplicate
MARVIN SIEVER		their	
KRISTEN TALL	LON 45 HUNTERSS ST, TORRENSV	ILLE Kotal	lon
Ros nous	1 BALLAY THE ST TUBBANCON	n	
ASHLEY CONNOLLS	32 HARDYS RUHD TOPREMOVILLE	k	Not Accepted Duplicate
VICTORIA RICH	5 WILTON TCE TORRENSVILLE		
GEORGE KOKET	16 GODDONOUGH ST, MILETO	o gette	Not Accepted Duplicate
BIANCA MARKOVI	- 1	f	-
CARLA PHILLIPS	27 HUNTRISS ST, TORRENSUILLE, 5031	SP.	
KIMBERLEY DINHAM	7 NORTHOOTE ST, TORRENSVILLE, 5031	S/C	2
JASMIN WONG	40 HUNTRISS ST, TORRENSVILLES	osi IIDang	

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

proportionate to the issues involved.

(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE	
(I.e. JOHN SWITH)	(i.e. 165 SIK DONALD BRADWAY DRIVE, THE TON, SA, 5051)	A	
ROSS NAPOLI	17 HUNTRISS ST TOCREWS VILLE SA 5031	Me	
Nex Autosoul	28 HUNTAISS ST TOPPOSSILLE	Cell	
ZACHARANTERSON	25 RUNTRISS ST PRRENISHED	Ms	
JODI LUTLIYUME	28 HUNTRISS ST, TORRENSVILLE	Down	
WILL CUSMORTH + KATE JETTERIS	& HUNTRISS. ST. TORRENSULLE	4	Not Accepted Two names
MARIA FACHIN	- HOLLOW TOOK CLASS TOOK	MJ	
OSCAR KEATING	12 HUNTRISS, ST, TOPRENSUI	LE OG	
MATILDA VIRGA	RA 5 HUNTRISS ST. TORRENS	VILLE CON	V-B
SAM VIRGHR	AS + MNTRISS ST, TOPREN	Vis Vin	
PAULINE DIXON	II HUNTRISS STREET TORRENSE	TILLE PANDOR	Not Accepted Duplicate
SEFF CAHI	L 13 HUNTRISS ST TO	DRRIFUSUI	KLE
JOE FORMICHEUA	21 HUNTRISS STREET BORRENSUL	ir de	gar
Linda Evangelis	LIS 47 BICKFORD St. RICHMON		
LINDA EVANGEI	15715		

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.

proportionate to the issues involved.

(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
VICTOR GARMA	52 HAYWARD AVEDUE TORREDSVILLESO	31//2
JULIE NAEBSANTHA	53A HAYWARD AVE TORRENSVILL 5031	9
THEMI KARATZOVA	LIS 55 HAYWARD AVE TORRENSMUS	ee:
MIKROULA HATZIAANS	GIOTIS 33 WAINHOUSE ST TORRENSSILE	Materomayet
LEAH POSS	7 Herbert Ave, Jornensville, 509 59 HAYMARD AUE TORRENVILLE	1 spran
SHANEEN WHANEEN	2031	Cero Por Mos
MARINA DAS	2/58 HAWYARD AVE TOPPENSVILLE	MB
SAM SOLMAZ	4/58 HAMMARS QUE TORREMENLLE	Sup
Rosie Schirripa	4/58 Hayward Le Torrenswilk 5031	Ren
CHAN LAI	6158 Hayward Ave Torrensuille 5031	190
Ame Mail e Duip	SB HONIZ AVE TOLLA VILLE	(Ax)
Gillian Mexcer	4A HOWIEL AVE TOPPENCULLE SA SOJI	99
CLAUDIA DURAN	17 HAYWARD AVE TORFENSVILLE	W.

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.
(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE	
(i.e. JOHN SMITH)	(i.e. 165 SIR DONALD BRADWAN DRIVE, HILTON, SA, 5051)	/ N	
	23A Hughes St, Mile End SA5031	A. Vaselli	
Mercedes Ferdinands	25A Hughes St, Mile Ind St 5331		
_	26 BAGSANW WAY, MILE EVA.	Start	
1 0	18 Bagshow Way Mile End	Hoeli	
AMAL NAVLED	69 Hubbles, STREET, MILE END	Ma	
Xuan Pang	2 Bag Shaw Way, Mile Law	TES	
For Suriso	4 FOUTOW PL, MILE END	un	
JOSEPH LUMLEY	6 FARROW PC, MILE ENDS	53 9-	Not Accepted Duplicate
	LA 6 FARROW PL, MILE EN	1	
	12 Farrow Place, MILE END		ah .
	25413 Barker Ct, Mile end	1	
Bodie Herderson	19 Backer Ct, MIE FACT SA 5031-	Mas	
LAWFIR LOWIZ	24 Bar-Kir Coul Mrl. Ent	Jake -	

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.
(b) Expand the current consultation process, including: 1. engaging with the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

	(i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 ŞIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE		
	Emma Christie	19 Courthorne St. Thebarton	2		
	Michael Raunie	GI But Ave Hilton 532	Phi		
	BRIONWI LYNNERO	D 3G Claremount st. ends	5813 Juon	0 10	
		BART 56 CUMINESTA		55 ax	
	JASON HANDUN	Jo Dew, ST MILLER	STA	(- 7	
	Georgia M. Keder	nhe 5a Claremont It Mile End	Cow Len	wood	
	COLOTN LIDDLE	124 SOUTH RD, TO RRENSVILLE	2 Jelle	Not Accepted Duplicate	
		98 GEORGE STREET THEMANTON,	1		
SUZANI	E CHARBON	NET . 7 LTVTNASTONE SE	03 Jujus Cit	No Accepted	_
	Belinda Stachand	NET, 7 LIVINGSTONE STONE STONE STONE STONE	9502		
		21 Kitson AVE RICHMOND &		Not Accepted Quplicate	
		AMS 19 CANTHORNE ST THEB	1 1756	ale	
2.	Eva Sterp		water	Not Accepted Crossed out	
	NEVA SIERP	2T CAWTHORNE ST, THEBART SA 503	ON O	8	
		31, 908			

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

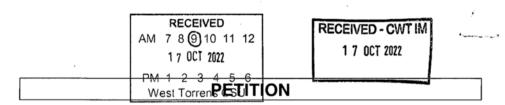
Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

(a) Extend the period of initial constitution by a future 4-o works that the period of initial constitution by a future 4-o works that the period of initial constitution by a future 4-o work that the community in languages other than English; i.e. Greek and Italian; 2. in written formats (letterboxing immediate area) so that consultation is inclusive; 3. Holding public meetings to outline the proposal; and 4. Provide a model scale of the development that can be viewed by the community and displayed at key

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE	
TARA CORDWELL	21 NORTH PARADE TORRENSVILLE	Ever hould	
TETER MAYSEY	10 TORRENS ST. TORRENSMULE	V. V. yru	
CHRISTINE HENSEL	3 GLAPSTONERD MILE END 5031	Culterial	
MICHAEL WHITE	3 GLADSTONE AD MILE END 5031	M. M.R.	
GUY RINGWOOD	100 NTH PARADE, TORRENSVILLE 50	Mynul.	
ALEX RINGWOOD	100 MYH PARADE TORREFIELVILLE	If Kenger on	
Harrie Perry	46 NORTH HENDE TORREVSVILLE 5057	1/" / Pr	,
DERRE L	38 WAINHOUTHE STATERKENGY HE	Toure of Ma	ia
MICHAL KLUVAND	K 22A DEWST, THEBARION, SA	1	
CHRIS TARAS	2 DEVON ST MILE ENDIGO SA BOST	BIL Tovas	otAccepted
1. BARANCEK	NO TH PARADE, TORRENSILL	1	Complete name
D Karafillardy	25 Most the loceannie 84 2		Incomplete name
P.BENGER	26 NORTH PARADE TORRENSVICLE 5.A. 5031	10	ncomplete name



To the Mayor and Councilors of the City of West Torrens

Part 1.	
Head Petitioner (contact pers	on): Richard Parton
Telephone number:	0406 050 317
Address:	29 Jervois Street
	Torrensville 5031

Part 2.

The petition of the Residents of the City of West Torrens.

Part 3.

Draws the attention of the Council to the proposed grant of lease of the majority portion of the Thebarton Oval and Kings Reserve precinct to the Adelaide Football Club (AFC).

Residents are concerned about the minimal approach to consultation with the community that is being undertaken by Council on such a major proposal (both in cost and time). This proposal will significantly impact the local community and residents. Residents must be consulted in detail on the impact of this project PRIOR to any decision to grant a lease to the AFC.

Residents consider the current consultation process using the online YourSay survey to be inadequate as it does not provide sufficient information for residents to fully understand the proposal and its impact. This lack of information prevents Residents from undertaking informed engagement in the issue.

Residents are also concerned that the proposed time allowed for comment is too short, not proportional to the significant scale of the decision, and should be extended. It is also not inclusive and does not allow our multi-generational, multicultural community to have a say.

Part 4.

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

- (a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.
- (b) Expand the current consultation process; including: i) engaging with the community in languages other than English, i.e. Greek and Italian; ii) in written formats (letterboxing immediate area) so that consultation is inclusive; iii) holding public meetings to outline the proposal; and iv) provide a model scale of the development that can be viewed by the community and displayed at key sites.
- (c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

1

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

proportionate to the issues involved.

(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). in written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
APRIENNE HAINES		
SARAH BOCCACCIO	26 HARDYS RD, TORRENSVILLE	Sol
Jan Bocacio	26 HARDYS RD, TORRENSVILLE SA 5031 26 Hardys Rd, Torrasville SA 5031	In Breeze
		Y.
	0.8 3	Fee

This sheet may be copied and used for additional pages of the petition.

2



260 in lotal

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.

(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). in written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan.that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

			_
FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE]
(i.e. JOHN SIMITH)	(i.e. 165 SIR DONALD BRADINAN DRIVE, HILTON, SA, 5031)	(X) 21	-
DAVID Wood	40 Koncks of Gullnock	Wolf of	
graene (de)	60 Milner Rd, Fichmond	4	
SEAN BENNETT	14 LEY ST, NONTH PLYMPION	Bel	_
FELICITY DAVIES	12 ROSS ST, THEBARTON 5031	Devon	
MICK JACKSON	30A LIGHT TCE, THEBLETON SOSI	7	
JOHAMNA FLAVE	- PO BOX 117 STIRLING SISZ	- GUMUSC	
LOUGE WATSON	13 Alice St Plympton 5038	KIMAN	\bigcap
Melanie Dinna	13 Alice St Plympton 5038	us?	
Wendy Sourcier	56 Carlton Pde TORRENSVILLES	BI Codern	-
Colintidate	124 south Rd, TORRENSUILLE	DOM	
ROSE LADCASTER	124504TH RD, TORREBUTICE	Danasta	
Kate Bing	36 Culpu Parch	6]
Herel Berry	58 Calton Perah	1	Not Accepted Incomplete signature
Win Berry	1	W	Not Accepted Incomplete address
AMEN 2083	SOR VICTORIA RD OSDOMESA	88	

This sheet may be copied and used for additional pages of the petition.

2

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.

(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). in written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
(i.e. JOHN SMITH)	(i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	
	·	
	1	
		-
	•	
4446		

This sheet may be copied and used for additional pages of the petition.

1

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.
(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). In written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at

key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
RITA CLAYTON	58 DANBY ST. TORRENSVILLE	RC/ay C
SUSAN DEBORAH	N 57 EAST ST TORRENSVILLE	If loca
LUCY COHEN	47 HENLEY BEACHROAD	Tuang total
PENNY WILLIAMS		P. Williams
KYM HARRIS	36 JERVOIS ST, TO PRENSVILLE	the sing
10 HARRIS	36 JERNOIS ST TORRENSVILLE	
HELENSHEPHER	SA OFFE OF TORRESTILLE	\$
ANDREW DENNA	RD 59 CUPFORD ST TORKENSUILE	18
	38. 27 HUNTRISS ST. TORRENSTILL	
Mary Parget	8 54 HUSTRUSS ST, TERRENSVILLE	100
ELIZABETH RICHA	POS, 23 WAINHOUSE ST, TURRENSVILLE	0
BARRIE HINTON	23 WAINHOUSE ST TORRENSVILLE	
KNOVI VABUE	42 HAYWARD AVE, TORRENSVILLE	de
TALLESIN IV	ORY 42 HAYWARDANT TOR	CEVSVILLE 3
	WIH 29 KINTOLE ST, THERARTON	

This sheet may be copied and used for additional pages of the petition.

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.
 (b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). in written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at key sites.
 (c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
FONA FERGUSON	31 FREDERICK ST RICHTOND 5033	Home.
ANDREW HAMITON	152 METER ST TORREMSVILLE 5031	1
	20 ALBIA AVE GLANDORS	The state of the s
Richard BITHELL	4 Frontage rd LOCKUS/55052	0
	N I BAGOT AVE, MILE GND	
BRIAN NICKLESS	62 DANBY STREET TORRENSVILLE	
	32 NORTH PARADE TORIENSVILLE	
JO DAL PIN	4 49 SHIPSTER ST TOUREN	SULLE Helles a
	44 WEST ST TOREWRILE	
ROTALL ROTAL	55 ASHLEYST, TOPPENIUS	race!
Maria A. De Vira	43 Sherriff St. Underdale	1190
BRUCE MURRIE	32 NORTH PARADE TORRENSVILLE	18 Marie
CHAO HARDING	59 JELVOIS STREET, TOLLENSVILLE	
PAUL KEARNEY		\$ C
RICHARD PARTON	29 JERNOIS ST, TORRENSVILLE 5031	MI

This sheet may be copied and used for additional pages of the petition.

2

15

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.

(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). in written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE	
SueMarks	82 Jervois St Torremoville	2m	
Danyl Janut	26 Northcote of Towners 16	All said	
MORITHE EDWARD	BALLANTYNEST 5 THEBARTON	Adams	
Ros MALGAM	" (R	Not Accepted Incomplete address
LYNN MARTIN	15 JAMES ST HEBOARTON	Meler	/
Away GOURLAY	SG HAYWARD AND TODGESSYILL	Algorery	
Navellewaller	63 Mario St. Meloerta	Kalia.	
KYM HARRIS	36 JERVOIS ST, TORRENSVILLE	HJT.	
WHENCH SILL ME	S 3+. HARRISED, LENSWOOD	NB	3
Fiana Connell	9 Gothic Ave Stongell -	A	
Varessa Suinne	11 Yours St. Shiedow Park	D.	
(mith hall)	68 HEARY ST WEST CEPTRON	10	
1- Genlin	16 Norman Tu forghille sit	(Not Accepted Incomplete name
N. Burges	4 Clery Cres, Mt Gambier	12612	Not Accepted Incomplete name
P. Emera	1/23 Cobyrg Rd, Alberton	A Course	Not Accepted Incomplete name
This sheet m	ay be copied and used for additional pages of the	petition.	
		1	

. 1

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.

(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). in written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
	18 1	", :
		,
	,	
		T Ave
,	٠.	

This sheet may be copied and used for additional pages of the petition.

2

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

(a) Extend the period of initial consultation by a futurer 4-6 weeks, allowing for proper and thorough community in languages other than English; i.e. Greek and Italian; ii), in written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at

key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE	
MINDONSKI	19 ROSE STREET MILE END SO31	1881	1
MELANIE JANE STEUER	UB, 88-100 EAST ST TORRELISVILLE 5031	al.	
	464 TARRAGONST MILEND SA 5031	- Chune	
HASTIE	35A JERVOIS STORRENSVILL	e	-
	22 WEST ST TORRENSVILLE	Aluses	
KAREN MITTEL	TON 72 WEST ST TORRENSVILLE	Jan	
UNDA MUNDY	29 JERNOIS ST TURKENS VILLE	Ma	1.
	21 KITSON AVE. RICHMOND 5033	Atulia	
TRICIA LARKING	44 EAST ST, TORRENSVILLE, 5031	0 25	
JEMNIFER FINLAY	SLOW 93 ASHLEY ST TORPEYSVILLE	an	
DUNCAN BRAIN	93 ASMICY ST TORRENSUILLE, 5031	L.	Not Accepted Incomplete signature
HELEN MELLOS	74 NORTH PARADE TORRENSVILLE.	Addentibles.	
JOBN LYNCH	1 - 7, ROEBUCK STRUCT MILE GA	o Anno	
TERRY CREALY	33 North Pole Torrensville	My 5	
	44 EAST ST, TORRENSVILLE, 5031	yate 1	

This sheet may be copied and used for additional pages of the petition.

2

15

Continued

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). in written formats (letterboxing Immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE	
Marlene Phillips	27 Huntriss. St. Torrensville	No.	Not Accepted Duplicate
HUGH PHILLIO	27 HUMMISS ST TORECHSVILLE	gl.	
Matt Kilgariff	113 Walter St Thebarton	N. D	
JOHN BROWNEN	e 43 RAMSEY AV. KLEMZIC	JORP.	
BJBARKEL	39 DAVENDUCT TIES HIGTON	Des	Not Accepted Incomplete name
Rylie Sanderson	2112 clost avene mile end	aglive	
Petpeli Osolliu	38 Lurline Street, MileEna	PODuller	
Med Horaman	39 George of Tresan, 5031	mm	
GEORGINA Willow	200 26 Henley St Mile END	5021	
,	12 Filsell Street Thebarton5031	and C	
	12 FILSER STREET, THEBARTON, SOR		
KATHEYN CLARK	12 FILSELL ST. PHERARTON 5031		
MENERGANARIA	2 HARDY ST FORWATER 5013	90/m	
1ZABELLA SHAW	77 EAST STREET, TORRENSVILLE	Jon	
Sape Finner	39 GEORGE ST, THEBANTON, SA 5031	the terms of the t	

This sheet may be copied and used for additional pages of the petition.

2

PETITION

To the Mayor and Councilors of the City of West Torrens

Part 1.

Head Petitioner (contact person): Richard Parton

Telephone number: 0406 050 317

Address: 29 Jervois Street

Torrensville 5031

Part 2.

The petition of the Residents of the City of West Torrens.

Part 3

Draws the attention of the Council to the proposed grant of lease of the majority portion of the Thebarton Oval and Kings Reserve precinct to the Adelaide Football Club (AFC).

Residents are concerned about the minimal approach to consultation with the community that is being undertaken by Council on such a major proposal (both in cost and time). This proposal will significantly impact the local community and residents. Residents must be consulted in detail on the impact of this project PRIOR to any decision to grant a lease to the AFC.

Residents consider the current consultation process using the online YourSay survey to be inadequate as it does not provide sufficient information for residents to fully understand the proposal and its impact. This lack of information prevents Residents from undertaking informed engagement in the issue.

Residents are also concerned that the proposed time allowed for comment is too short, not proportional to the significant scale of the decision, and should be extended. It is also not inclusive and does not allow our multi-generational, multicultural community to have a say.

Part 4.

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

- (a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.
- (b) Expand the current consultation process; including: i) engaging with the community in languages other than English, i.e. Greek and Italian; ii) in written formats (letterboxing immediate area) so that consultation is inclusive; iii) holding public meetings to outline the proposal; and iv) provide a model scale of the development that can be viewed by the community and displayed at key sites.
- (c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

1

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.

(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). in written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE	
ANTHONY VENDE	TORIZ 72 JEKVOIS ST, 503/	AND	
Times Rock	6/88 East Steet, Tomewille	gar.	
Christine D'Array	6/88 East St Torrensville 5081	CP SAray	
DAWN LANGM	AN 1/88 East St, Torransville 5031	Dawn Change	new
Di Voysey	16/88 East St Torressulle 5031	Mapey	
LISA DRAPER	49 SHIPSTER STREET SUS	1 78Digg-	
DANNY HUYNH	93 EAST STREET TIRRENSU	Till, Offel	
Archer Wilson	85 East street Torrestule 1		
James Gmont	umt 11 85/100 East St Toviensville	JAM	
Mohamad Beyan	Unit9 88 East St, Torronsiille 5284	50111	
Tahali K. M.	47A Meyer St Torrensville	All	Not Accepted Incomplete name
C. Henberg	47A Meyer St Tomensville.	Kel.	Not Accepted Incomplete name
Meg Hockley	51 meyer st Tone namile	upe	
STEVE HOLLEY	11 11 1 1 1	Ohr	Not Accepted Incomplete address
Samuel Abelo	11 11 11 11	Som Hola	Not Accepted Incomplete addres

This sheet may be copied and used for additional pages of the petition.

3

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.

(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). in written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
	· · · · · · · · · · · · · · · · · · ·	

This sheet may be copied and used for additional pages of the petition.

4

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.
 (b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). in written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at key sites.
 (c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE	
A LANG COR	MACE 3 MOTLOW AVE,		
Josy EWALDI	41 STEPHENS AVE, TORRENGINES	031	
KERRIE MONEIL	50 HUNTRISS ST TORRENSVILLE	Konavel	
GREG KIRIAKOU	50 HUNTRESS ST TORRENS VILLE	Whit	2
BIANCA BARBARO	BOA ROBERT CT, WEST (BOYDON)	/ Real	
JESS DAVIES-HUYN	H 93 EAST ST, TORRENSVILLE	JA JA	
N CETOTEN	62 CLIFFORDST TORRENSVILLE	NEDYKA	Not Accepted Incomplete name
PENNY GERMEI	N 62 MEYER ST, TORRENSVIL	LETE	
SUE ANTHOMY	62 MEMER ST, TORRENSVILL	E 500	
STEVE KMGMT.	66 HUYWARD AV, TORLENSVILLE	\$.	
	66 HAYMARD AV, TOCKENSVILLE	Solch.	
NICK LINDER	SSA ASHLEY ST, TORRENSVILLE	glan.	
BRANDON BEATTLE	45 MEYER ST TORRESSILLE. 47 MEYER ST, TORRENSVILLE	Bold	
CATHERINE		On	
MAHESH UMAPATHYJWAM	47 MEYER ST, TORREMOUNTE	M.	

This sheet may be copied and used for additional pages of the petition.

2

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.
(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). In written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at

key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
LESLEYSANDER	TOCK 73 CLIFFORD ST TORRENS MU	E asugnort
JASON MILLER	49 MEYER STREET TORRESSVILL	all
AUSON BOOTH	50 MEYER ST, TORRENSEETHE	profeet
CATHY HARDING	55 MEYER ST TORRENSVILLE	Cary
	JORTH 55 MEYER ST TORRENSVIL	
STEFAN KOSTI	ARELIS, 9 HENLEY ST, MILE	5031
SAM JOHN	59 MEGER ST TOPPENSIZE	LE 5031
BELINDA ALCO	K GS CLIFFORD ST TORRENSO	UF Solo
JENNY RUSS	ELL 45 WEST ST TORRENSUL	E Bust.
	RAY 56 HAYWARD AVETORRENSUL	uc Elyone
	20 WARE ST THEBARTON 5031	Dealing
	57 MEYER ST TORRENSULLEGON	
LA CHIAPPE	1A 25 NORTHLOTEST TOKKE	white the
	# 25 NORTHCOTE ST 70	PLENSVILLE
MAPLA BIRST	39E KINTORGST MILE END	MB

This sheet may be copied and used for additional pages of the petition.

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.
(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). In written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at

to outline the proposal, and (v). From a finite state of the consultation on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE	
GURPREET MINH	8 1/49 Suby ST KURRALTAPARIC	37 de	11
	ARBONNET 7 LIVEINGS	FONEBST	Luna H
	TH 33 NEVILLE ROAD, THEBARTOWS	31 Fruds	. /
KATLENE BRICE	80 JERVOIS STREET POR	KINSUR CE	Kohn
	80 TERVOISTITOREENS		5
	11 ASHLEY ST TOARES		Not Accepted Incomplete name
1 .	30 CVMING ST MUE END SO31	11 / /	Not Accepted
1	56 Carlton Pde TORREUSVILLESO	34 Dune	Duplicate
	13 HUGHES ST MILLEUND SO31	100	
	12 MILHER RD HILTON 5031	de	
	22 HOUNSLOW AND TORRENSVILLES		
	HAUGE 65 MCDONNEU AVELLES		
	DIEY 9 FILSELL ST THE GAR		
	23 MUNTAISS ST, TRAKENSVILLE	The	

This sheet may be copied and used for additional pages of the petition.

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.
 (b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). in written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at key sites.
 (c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
ANT HONY CLERKET	33 HUNTRISS ST TOPPENSULLE	19C
TREVER ROGERC	46 TARRAGON ST MILE END	Hoge
TANYH ROGERS	46 TARRAGON ST MILE EUD 31	78052
HARRISOH	21 NORTH PIE TORDENSWILL	THE.
FRANCIA DU TON		360
CIATHERINE (ARRO		(.Correl)
JOSEPH KUMLEY		1 - 3
The second second second	to 83 EAST ST TOPRENSVILL	=95/VietLJ
	83 Fast St TOURS IN	NY (VIII)
Acres 1	131 TATHLEY ST TORROUSE	THE POPULATION OF THE POPULATI
1	GIZ CLIFFORD ST, TORRENSV	a Carlo
JOAN AMON	T 29 House thre Torransun	de sos) gov
- The contract	19 Ballontyne She	Ly Ox
	SGA ASHLEY ST TOPPREDSUILLE SOSI	John To
KARENA SLANII	VILLA 23 HUNTRISS ST, TERREUS	ICLESS !

This sheet may be copied and used for additional pages of the petition.

2

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.
(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). In written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at

key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE	
JAMES TOWNER	D 71 CLIFFORD ST TORREDSVILLE S	sport.	
KYLA Young	FI CLIFFORD ST TORRENSVILLE SO	SI 47)	
Ali Kirby			Not Accepted Incomplete address
ALISON KIRBY	79 CLIFTORD TORRENSVILLE	on	
HASSAN BADDAH	79 CLIFFORD ST TORRENSVILLE	th.	
BULETEMORT	IERCLIFFORD ST TORRENDULE	M.	
JAKQUE MORTIER	68 CLIFFORDST TORRASVILLE	OF-	
ROBERT PRICE	64 CLIFFORD ST TORRENSVILLE	ARD.	
Youwei WU	64 CLIFFORD ST TORRESTY	6 Jonne W	4
REBECCA BILTON	67 CLIFFORD ST TORRENSVILLE	, Pollo	
JOHN VASS	67 CLIFFORD ST TORRENSVILL	E V.C. Vars	
SUSAN RICHTER	650 CLIFFORD ST PORRESSVILLE	8n	
IAN BROOKSBY	B CLIPFORD ST TORRENSVILLE	Albay	
NATASS. POS	69 CLIFFORD ST TORPENSIL	6/1	,
BEVAN DEARMAN	63 CLIFFORD ST TORRENSVI		

This sheet may be copied and used for additional pages of the petition.

2

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.
(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). In written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at

to outline the proposal, and My. Provide a most state of the consultation) on the proposed grant of lease as (c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please U	ise CAPTIAL LETTERS	//	
FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE	
Bill Nikoleau.	25 ANSETT AVE. NETLEY P	MA	
G-VAILAS	75 PRESS RA BROOKLYN		Not Accepted Incomplete name
Jimi Krecu	UZ Z Bray are Torrenso	alle 1001	62
TAVE BANGE			1
Jim 1) mm	ST Norma ST, MILE EX	s) Office	
JUAN JURISEVI	34 WARNIEN, CURRALAN PAR	Jus	
D. Kirk	ul faraborate a creat well Beach	10	Not Accepted Incomplete name
Ali	63 water louse Red Se	ou plyman to	Not Accepted Incomplete name
12016		6	Not Accepted Incomplete address
V Forza	40 Hughes St Mile End	A STATE OF THE PROPERTY OF THE	Not Accepted Incomplete address
APELITIS	35 FOUNTING TO 17.6	Alves	Not Accepted Incomplete name
FRESHRIGEN.	15 REDINST. RICHTORS	1	Not Accepted Incomplete name
Pat Incolen	t. West Bolain.	RKL	Not Accepted Incomplete address
• 1/	13 PAPELRE TEE	2.0000	Not Accepted Incomplete name
RUD LAW GE	CVIVIAN ST HENCEY	D	

This sheet may be copied and used for additional pages of the petition.

2

To The

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.
(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). In written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at

to outline the proposal, and (v). Formation (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE	
DAVID	869 95ACKY ST TORRESTATION 5031 SA	Mille	
Natatie Hr			Not Accepted Incomplete address
NATALIE	27 BALLANTYPE ST THEBARTON 5031	AAA	
THOMAS SLOWINSKI	65 JERVOIS (T	200	>
KANDAWINS	2/18-70 Honand St Debarton 5031	R	
Kanin	2/18-20 HOLLAND STO21	Remon	
PAUL ROSE	104 A EAST ST TORRENSUME	My	-
BARBARA BAIRD	5 WITHOUTER TOURENSVILLE SO31	Balson	
PETER HARDIN	4 THUNTRISS ST TORRENSVI	E Bef	
	of 9 HUNTRISS ST TORRENSVILLE	PO	
LUA ALLION	83 DAREBINST MEDI	you	
CRIN MACIN	MRE THERAPTON 5031	88	
Louis Stephe		116	
Pauline DIXO	NII HUNTRISS ST TOrrenson	10 Kmel	
AMITA MALH	OTRA 17 BRITTON STREET. WRICH	MONS Are	

This sheet may be copied and used for additional pages of the petition.

2

Special Council Agenda Item 5.1 - Attachment 3

Continued

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). in written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
Alexander Abeler	51 Meyer Street, Tomersville, SA, 5031	Abele
Dale Grage (63 Seabist street gorrenoville	Ohy
Machenzie Briston	a de-	ma
Kristing Gallego	48 Jerrois St., Torrensuille	1/m
Claire Lohneyge	59 East St, Tomersville	all a
Istvan Revesz	67 East St. Turrensville	Afer
RAUL MARTIN	86 A EAST ST T/VILLE	Think
Madeline Loke	SBA East of Tomosville	ley
Josephine Revesz	67 East St., Torrensville	Reverz
		/

This sheet may be copied and used for additional pages of the petition.

2

8 November 2022 Page 143

PETITION

To the Mayor and Councilors of the City of West Torrens

Part 1.

Head Petitioner (contact person): Richard Parton

Telephone number:

0406 050 317

Address:

29 Jervois Street

Torrensville 5031

Part 2.

The petition of the Residents of the City of West Torrens.

Part 3

Draws the attention of the Council to the proposed grant of lease of the majority portion of the Thebarton Oval and Kings Reserve precinct to the Adelaide Football Club (AFC).

Residents are concerned about the minimal approach to consultation with the community that is being undertaken by Council on such a major proposal (both in cost and time). This proposal will significantly impact the local community and residents. Residents must be consulted in detail on the impact of this project PRIOR to any decision to grant a lease to the AFC.

Residents consider the current consultation process using the online YourSay survey to be inadequate as it does not provide sufficient information for residents to fully understand the proposal and its impact. This lack of information prevents Residents from undertaking informed engagement in the issue.

Residents are also concerned that the proposed time allowed for comment is too short, not proportional to the significant scale of the decision, and should be extended. It is also not inclusive and does not allow our multi-generational, multicultural community to have a say.

Part 4.

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

- (a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.
- (b) Expand the current consultation process; including: i) engaging with the community in languages other than English, i.e. Greek and Italian; ii) in written formats (letterboxing immediate area) so that consultation is inclusive; iii) holding public meetings to outline the proposal; and iv) provide a model scale of the development that can be viewed by the community and displayed at key sites.
- (c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

1

8 November 2022 Page 144

Continued

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.

(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). in written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
Zoë YARES	42 Broughton Are KURRANTA PK	zzu6.
Cam Whiting	68 Fisher Place, Mile End	Scutter
Sava Chiera	48 Roebuck St. Mile End	
Jacob Chiera	48 Roppyck St. Mile End	
VIROUGO BULTONI.	42 HERLING ST MILE END.	V.D.
Michelle van oss	3 collin St Cavancilla	5
Cindy Lee	17 fairfax Tee Porransville	344.
5		

This sheet may be copied and used for additional pages of the petition.

B

PETITION

To the Mayor and Councilors of the City of West Torrens

Part 1. Head Petitioner (contact person): Richard Parton Telephone number: 0406 050 317 Address: 29 Jervois Street Torrensville 5031

Part 2.

The petition of the Residents of the City of West Torrens.

Part 3

Draws the attention of the Council to the proposed grant of lease of the majority portion of the Thebarton Oval and Kings Reserve precinct to the Adelaide Football Club (AFC).

Residents are concerned about the minimal approach to consultation with the community that is being undertaken by Council on such a major proposal (both in cost and time). This proposal will significantly impact the local community and residents. Residents must be consulted in detail on the impact of this project PRIOR to any decision to grant a lease to the AFC.

Residents consider the current consultation process using the online YourSay survey to be inadequate as it does not provide sufficient information for residents to fully understand the proposal and its impact. This lack of information prevents Residents from undertaking informed engagement in the issue.

Residents are also concerned that the proposed time allowed for comment is too short, not proportional to the significant scale of the decision, and should be extended. It is also not inclusive and does not allow our multi-generational, multicultural community to have a say.

Part 4

The petitioners therefore request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

- (a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.
- (b) Expand the current consultation process; including: i) engaging with the community in languages other than English, i.e. Greek and Italian; ii) in written formats (letterboxing immediate area) so that consultation is inclusive; iii) holding public meetings to outline the proposal; and iv) provide a model scale of the development that can be viewed by the community and displayed at key sites.
- (c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

7

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.

(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). in written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including <u>financial arrangements</u>, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

•			
FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE	
DAVID BLUMBERG	26A HENLEY ST, MILEEND, SA, 5031	Blily	
CAMILLERICH	26A HENLEY SI MILE ENDSASOBI	and to	
JAMES TUIGGER	3 MARTHA WAY. BLAKEVIEWS119	ton	-
A. JAKONECE	3/1- Dorebon St. Mile End 5031	1	Not Accepted Incomplete name
P. GLANLEY	33 SURREY RO, KESTILL 5.35		Not Accepted Incomplete name
S. SKINNUR	6/1A TAYLORST. BROMPTON	A	Not Accepted Incomplete name
THOMAS GRAHAM	15 VICTORIA ST. MILE END	Softwar .	
		9	
	~		
	b		

This sheet may be copied and used for additional pages of the petition.

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.

(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). in written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
(,	(
		-
A		

This sheet may be copied and used for additional pages of the petition.

8 November 2022 Page 148 Continued

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.
(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). In written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at

key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
DENSE GRECH	82 HAYWARSANE T. JOSE	Jac, 1
Donese martin	34 Lassrock Ave Lackter	s Ship.
	34 Lasscock Ave LockEys	
LANREN BARRY	644 JERVOIS STREET TORRENSVILLE	00
MARGARET GPEUAN	D 41 NORMAST MILE END	Maple
PAUL BOYCON	88 GEORGE ST FHEBERE	POBCA
MARY KOLUSN	IEWSKI 3 ADA ST GOODWOOD	D M Dkeloran
		9

This sheet may be copied and used for additional pages of the petition.

8 November 2022 Page 149 To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.

community consultation proportionate to the issues involved.

(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). in written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE	
Brent Anderson	16 spences st consmons 5033	do	
Rose Kemp	37 Harris Rd, Lenswood 524		
CHECYL EMPS	68 HENRY ST, WEST CROYDON, STOS	afla	
JUDITH SRIMMY	- 220 GATENHILL R) FASTWORD	86 gmit	
1	2/1 Victoria due Camden Parte	100	Not Accepted Crossed out
	n 2/11 Victoria Ave Churchen Par		
Laist blocks	40 beadwall The alengoune	NB.	
Rey Moore	608 Greenhill Rd Burnsides A	23 None	Not Accepted Duplicate
DEB NINER	542 GLYNBURN RP BURNSBE	BAUNLOS	Not Accepted Crossed out
		,	

This sheet may be copied and used for additional pages of the petition.

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation

(a) Extend the period of initial consultation by a further 4-6 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.

(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). in written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
(i.e. JOHN SWITH)	(i.e. 183 SIR DOIYALD BRADIVIAN DRIVE, FILTON, SA, 5031)	
• •		
· ·		

This sheet may be copied and used for additional pages of the petition.

8 November 2022 Page 151

5

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.

(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). in written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

EID I NAME	FULL ADDRESS	SIGNATURE
FULL NAME (i.e. JOHN SMITH)	(i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	_
REGINALD MOORE	608 GREENHILL ROAD BLIRNSIDE SA	Der Miller
DEB MILLER	542 SYNBURN RD BURNSIDE	Der Mille
TOBY TIDMYS	12A CLIFFORD AVE TURRENSVILLE	- Am
TEGAN FERGUSON	2 MCDONNELL AVE HINDMARSH	Tegles
DONNA GORDGE	2/11 VICTORIA AVE/CAMDEN PARK	03
	,	

This sheet may be copied and used for additional pages of the petition.

8 November 2022 Page 152

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.

(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). in written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
	,	
		1979
1117 - 1117 - 1117		

This sheet may be copied and used for additional pages of the petition.

2

8 November 2022 Page 153

5

Continued

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.
(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). In written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at

key sites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL NAME (i.e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE	
Ce&	45 LOGRAM DUG	C)	Not Accepted Incomplete name
CHPUS_SMITH	2/7 HAYWARD AVE, TORRENSVILL	EM	
DIAL - JENANY	9/371 Henley Beh Rd Tarrensville	ien.	Not Accepted Incomplete name
		Manne	
ANDREW ZAHNEMAG They Free	3 Staymont we 60 cu prof	4	
,		V	
			1
			1
			1
			-
			-

This sheet may be copied and used for additional pages of the petition.

4

PETITION

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.

(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). in written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and it also at the views ites.

(c) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of lease as \ \ \ ^A \ received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

e. JOHN SMITH)	FULL ADDRESS (i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)	SIGNATURE
peler Anastas.	Foodis 59 coming of Mile Ed 59 Comma for Mule tend	parkind,
Cathy Cashen	59 Cuming SA Mill tend	C. Centre
Sally Telford	406/16-18 Wirm Drive, New Port 5015	
Pawers Telford	59 Cuming St Mile tend 406/16-18 Wirm Drive, New Port 9015 17 La Berouse And, Flinders PR. 5025	Altad.
		V

This sheet may be copied and used for additional pages of the petition.

To the Mayor and Councilors of the City of West Torrens

Head Petitioner: Richard Parton Telephone: 0406 050 317

The petitioners request that the Council undertake a more meaningful consultation, proportionate to the lease proposal, that includes the following suggestions and strategies prior to any decision on the lease being made by Council:

(a) Extend the period of initial consultation by a further 4-8 weeks, allowing for proper and thorough community consultation proportionate to the issues involved.

community consultation proportionate to the issues involved.

(b) Expand the current consultation process, including: i). engaging with the community in languages other than English; i.e. Greek and Italian; ii). in written formats (letterboxing immediate area) so that consultation is inclusive; iii). Holding public meetings to outline the proposal; and iv). Provide a model scale of the development that can be viewed by the community and displayed at key sites.

(b) Provide detailed information (4 weeks before the end of the consultation) on the proposed grant of the sar received/discussed/negotiated with the AFC including financial arrangements, community access restrictions, traffic management plans, liquor and gaming licensing and the business plan that justifies the rates and rental discount offered to the AFC.

Part 5 Please use CAPTIAL LETTERS

FULL ADDRESS	SIGNATURE
(I.S. 100 SIN DOMALD BINDWINN DIVIVE, TILLTON, SA, 5051)	
	
	,
	,
<u> </u>	
·	
	(i.e. 165 SIR DONALD BRADMAN DRIVE, HILTON, SA, 5031)

This sheet may be copied and used for additional pages of the petition.

1

 O^2

6 DEPUTATIONS

6.1 Adelaide Football Club Lease Proposal for Thebarton Oval Precinct

Ms Kyla Young of Torrensville, Mr Richard Parton of Torrensville and Ms Margaret-Ann Copeland of Mile End, wish to address Council in relation to the Thebarton Oval Precinct Community Consultation process.

7 REPORTS OF THE CHIEF EXECUTIVE OFFICER

7.1 Thebarton Oval Precinct Consultation Feedback

Brief

This report provides Elected Members with a detailed summary on the consultation report received from consultants regarding the proposal by the Adelaide Football Club to lease a portion of the Thebarton Oval Precinct.

RECOMMENDATION

It is recommended that:

 Council notes and receives the report of the CEO titled "Thebarton Oval Precinct Consultation Feedback" dealing with the community consultation feedback in relation to the proposed lease of the Thebarton Oval Precinct by the Adelaide Football Club (AFC), including the report prepared by URPS entitled "Thebarton Oval Precinct Proposed Lease Agreement".

2. Council:

- have regard to all of the outcomes of the community consultation, in particular areas of concern raised by the community, the various submissions made in their entirety, the content of the CEO report on this matter and the fact that a further round of public consultation will occur in relation to the draft Masterplan (when developed); and
- b. in doing so, factor them into its considerations for the purposes of informed and responsible decision-making, as required by the *Local Government Act 1999*.
- 3. Council accepts the CEO report and the findings of the URPS Report and in particular, acknowledges the views expressed by the community in the feedback process.
- 4. Subject to those current third-party interests in the Thebarton Oval Precinct expiring, being terminated, or surrendered, the Administration progress negotiations with AFC in relation to the proposed lease with such outcomes being the subject of further report(s) to Council.

Introduction

To assist the Council with this consultation, URPS was engaged as a third-party consultant to oversee the community engagement process and report on the feedback received.

The purpose of the consultation was to understand the level of support from the community for the proposed lease.

Members will be aware that the Adelaide Football Club (**AFC**) held a press conference at Thebarton Oval on the morning of 24 August 2022. This was to advise that, after extensive analysis and the conduct of all necessary due diligence matters, the Club had determined that Thebarton Oval and the surrounding Kings Reserve was their preferred new home.

Concurrently, Council was approached by the AFC to lease Thebarton Oval and portion of Kings Reserve (**the Precinct**) long term, for a period of 42 years (refer **Attachment 1** for area of lease).

The Precinct is owned and managed by Council on behalf of the community and is classified as 'Community Land'. As per Section 202 of the *Local Government Act 1999*, before entering into any lease arrangement, the Council must follow the relevant steps set out in its public consultation policy and consult with the community to understand the level of support the community has for the lease proposal.

At the Council meeting held 15 September 2022, Members were presented a confidential report which responded to the AFC announcement. At the meeting, Council resolved to commence a number of required processes before considering the potential relocation of the AFC to the Precinct, including a period of initial public consultation.

A consultation/communications package was developed by consultants, in association with the Administration and AFC, and presented at the meeting. The multi-faceted consultation approach was endorsed by Council and included:

- The placement of an advertisement regarding the proposed grant of lease within The Advertiser;
- Availability of information regarding the redevelopment and lease proposal on Council's website (including a Frequently Asked Questions flyer released post community meeting -Attachment 2), at Council's Civic Centre and the Hamra Library;
- The opportunity for residents to complete an online feedback form through Council's "Your Say" platform;
- A letterbox drop of approximately 4,500 'flyers' to residential and business properties within a specified area;
- A letter to the existing Council lessees/licensees of Thebarton Oval and Kings Reserve which would be directly impacted by the proposal; and
- Signage on/around the Precinct advising of the proposal and consultation details.

Members were advised that Council's solicitors had confirmed that the Public Consultation Documents met the public consultation requirements of the *Local Government Act 1999* and the *Council Policy: Public Consultation* and they were considered generally acceptable and sufficient to allow informed public consultation to occur.

Following endorsement by Council at its meeting held on 15 September 2022, for a period of public consultation regarding the proposed grant of a long-term (ground) lease over the Precinct, the consultation period commenced on Friday 16 September 2022 and concluded on Friday 14 October 2022. The total period of community consultation was 29 days, which is in excess of the minimum period required (21 days) under legislation.

As resolved at the September meeting, a report is now presented to Council, detailing all responses received, to enable Council to give full and due consideration to any, and all issues, that have been raised relating to the proposal from the AFC for a long-term lease over portion of the Precinct

Discussion

Council engaged consultants (URPS) to oversee the community consultation process regarding the potential to grant a long-term lease for the AFC and report the feedback to Council.

Consultants have now provided a feedback report: 'Thebarton Oval Precinct Proposed Lease Agreement: Community Consultation Summary Report' containing details and analysis of all feedback received to the Administration and this report has been provided for Members information under separate cover (Attachment 3 - under separate cover). The Administration has summarised the key findings of the Feedback responses below.

The community engagement process generated moderate feedback number wise, and evoked strong responses both, for and against the proposal.

At the conclusion of the public consultation period, 1,276 feedback submissions were received (either online via Council's *YourSay* platform or in hardcopy).

Respondent Demographics:

The feedback form asked respondents to describe themselves using the following options:

- West Torrens resident;
- West Torrens ratepayer;
- West Torrens business owner;
- Adelaide Football Club (AFC) member or supporter; and
- General Public.

As respondents could select all the options that applied, a total of twenty-five (25) different combinations were selected (i.e. a business owner plus West Torrens ratepayer plus AFC Member etc.). The Administration has consolidated these combinations into groups to provide a clearer picture of the demography of respondents.

Grouped Title	What best describes you?	Total Number	Grouped Total Number
General Public	None selected	7	- 378
	Adelaide Football Club member or supporter	192	
	Adelaide Football Club member or supporter, General public	83	
	General public	96	
CWT	West Torrens business owner	6	8
Business Owner	West Torrens business owner, Adelaide Football Club member or supporter, General public	2	
CWT Ratepayer	West Torrens ratepayer	46	72
	West Torrens ratepayer, Adelaide Football Club member or supporter	8	
	West Torrens ratepayer, Adelaide Football Club member or supporter, General public	4	
	West Torrens ratepayer, General public	2	
	West Torrens ratepayer, West Torrens business owner	6	
	West Torrens ratepayer, West Torrens business owner, Adelaide Football Club member or supporter	6	
CWT Resident	West Torrens resident	135	818
	West Torrens resident, Adelaide Football Club member or supporter	32	
	West Torrens resident, Adelaide Football Club member or supporter, General public	7	
	West Torrens resident, General public	9	
	West Torrens resident, West Torrens business owner	3	
	West Torrens resident, West Torrens business owner, General public	1	
	West Torrens resident, West Torrens ratepayer	348	

Continued

Grouped Title	What best describes you?	Total Number	Grouped Total Number
	West Torrens resident, West Torrens ratepayer, Adelaide Football Club member or supporter	147	
	West Torrens resident, West Torrens ratepayer, Adelaide Football Club member or supporter, General public	24	
	West Torrens resident, West Torrens ratepayer, General public	75	
	West Torrens resident, West Torrens ratepayer, West Torrens business owner	14	
	West Torrens resident, West Torrens ratepayer, West Torrens business owner, Adelaide Football Club member or supporter	16	
	West Torrens resident, West Torrens ratepayer, West Torrens business owner, General public	7	
TOTAL		1276	

From this data, it can be seen that approximately 70% of respondents are residents, ratepayers and/or business owners within the City of West Torrens.

The City of West Torrens has a total population of approximately 62,400 residents with approximately 31,000 rateable properties. Based on these numbers, 1.4% of residents/ratepayers (890 expressed as a percentage of 62,400) participated in this consultation process (note: people could be both ratepayers and residents).

Any response rate will depend upon how controversial the issue is, the socio-economic and demographic of the population you are consulting with, and the method used to consult. Anything over 10% is considered a good response rate however, it is generally regarded as a fact that most people either are not interested or just cannot be bothered to respond. Statistically, the response received should be broadly representative of the wider population but with a low response rate of 1.4%, this may not necessarily be the case.

Accordingly, the feedback received cannot be considered statistically representative of the wider West Torrens population. A high response rate is what is aimed for to achieve a better statistically based response rate but a low response rate may just mean the greater majority of people don't have anything to object to or can't be bothered responding. A lack of response to the survey by potential respondents is referred to as nonresponse bias. Nonresponse bias is fatal to both the reliability and validity of the survey findings.

It needs to be made clear that the consultation undertaken is not a referendum on the AFC proposal, but more an opportunity for the Council to obtain community views on the merits or otherwise of the proposal. The true picture of whether there is stronger community support for the AFC proposal has been somewhat misrepresented through media coverage because a focus group, who oppose the proposal, secured the majority of media attention.

As URPS state in their report "It should be noted that participation in the community consultation process is self-nominated and therefore the feedback received should not be considered statistically representative of all views."

URPS further state "the consultation illuminates key themes regarding issues and opportunities and provides insight regarding community views about the proposed lease agreement to be used as one input to the decision-making process."

Level of Support for the Proposal:

The feedback form asked respondents to rate the level of support for the proposed lease on a scale from 'Support', 'Somewhat Support', 'Unsure', 'Somewhat Don't Support' and 'Don't Support'. Across <u>all</u> respondents to the survey, 57.2% supported or somewhat supported, and 37.9% did not support or somewhat did not support the granting of the proposed lease agreement.

Of those respondents that are West Torrens residents, ratepayers and/or business owners, 36% supported and 40% did not support the granting of the proposed lease agreement. Additionally, 8% 'somewhat supported' and 9% 'somewhat did not support' the proposal, bringing the total to 44% support or somewhat support and 49% do not support or somewhat do not support.

When analysing the data, it can be seen that there was an overall general level of support for the proposal. However, when consideration is given only to residents, ratepayers and/or business owners within the City of West Torrens, the level of support reduced (approx. 44%). As a result, it can be concluded that no clear direction has been provided by the local community (i.e. there is no clear majority for support or non-support of the proposal).

The Administration has therefore summarised key feedback received (outlined within the attached *Consultation Summary Report*) and responded to a number of key concerns identified, in order to assist Member's consideration of this matter.

Key areas of support for the Proposal:

Those respondents who are <u>generally in support</u> of the proposal to grant a long-term lease to the AFC, cited a number of reasons for their decision:

1. Community benefit and revitalisation and amenity

The most commonly cited reason for supporting the proposal was the benefit it would provide to the local and broader community. Potential benefits listed include improved community facilities and improved access to green space; promotion of health, fitness and inclusion; a greater sense of community and local community events. Many respondents commented that the current site and locality is underutilised and would greatly benefit from reactivation. Some respondents considered the proposal will raise the profile of the City of West Torrens and draw more people to the area.

2. Investment, economic and business benefit

Some respondents supported the lease agreement due to the club's (AFC) investment into the site which will bring about broader economic activation of the area attracting private investment and businesses, increased property values and guaranteed revenue for Council. Further, some respondents supported the lease agreement because of the additional patrons and spending for local business in the area.

3. Retaining/continuing history and heritage

A number of respondents were supportive of the proposal due to Thebarton Oval's rich football history including the previous home to the West Torrens Eagles. Further, preserving heritage elements of the site was seen as a positive contribution to the local area by the AFC.

4. General support

A number of respondents provided general support for the proposal. Some respondents identified the many benefits that the proposal would provide the AFC and its members, players, staff and the wider football community. General support also included support for the location as it is close to the city, already used as a football oval and has historic value as a football base.

For Members information it is noted that the AFC undertook an engagement campaign during the consultation period, aimed at its members, who were encouraged to respond to the consultation process.

Key concerns against the Proposal:

As detailed in the *Thebarton Oval Precinct Proposed Lease Agreement: Community Consultation Summary Report*, feedback made against (not supportive)(or in recommendation of amendments to) the proposal, generally shared one or more of the following common themes, and the Administration has provided comment regarding how the concerns may be mitigated should the proposal move forward:

1. Public access to open space/facilities / Loss of public facilities

Across all respondents, the most commonly cited concern was regarding the loss of community access to public open space and facilities. The lack of existing public open space in West Torrens was emphasised as was the community value of Kings Reserve.

Members are aware that in 2018 a Master Plan for Kings Reserve was endorsed. As previously reported, the Master Plan identified 6 key themes which are important to the community, namely:

- Remove barriers and activate the spaces.
- Preserve pedestrian and cycling accessibility.
- A unified community precinct approach.
- Enable community-based facilities.
- Improve existing sporting infrastructure.
- Allow for passive recreation.

These themes have been, and will continue to be, front and centre in the Council's consideration of the request by the AFC to lease the Precinct.

Within the report titled "Thebarton Oval Precinct Lease Proposal", which forms part of this meeting's agenda, Members have been provided with a draft Memorandum of Agreement (MOA) for the Thebarton Oval Precinct, which the Administration will, subject to the consent of Council, seek to enter into with the AFC. The MOA clearly states that any lease agreement that may be entered into between the parties:

'...will include a provision that AFC use of the two ovals will not exceed 30% of available daylight hours".

Members are reminded that the Messinian Association MA Hawks soccer club currently hold a site licence over portion of King Reserve for soccer games and training. Their annual exclusive usage of the site is approximately 700 hours. In addition, SANFL hold a lease over Thebarton Oval, which allows exclusive use of the Oval 365 days per year/24 hours per day. It is expected that the community will be afforded much greater access to public open space should this proposal progress. In effect, the community will have access to the open space 70% of available daylight hours, far in excess of what they currently have.

As part of the MOA, a Masterplan Advisory Group (MAG) is proposed to be established. The MAG will include community representation along with Council and AFC representatives. Although Terms of Reference have not yet been developed, the purpose of the MAG will be to inform the development of the agreed Masterplan, ensuring concerns such as public access to open space and facilities as well as traffic management, connections across the precinct, noise and light spill are appropriately considered.

It is noteworthy to confirm that should the AFC proposal proceed to the next stage, no net loss of public facilities (e.g. upgraded skate park and playground etc) are proposed. All public realm facilities that currently feature at Kings Reserve will be incorporated in any new masterplan for the site (community facilities along South Road will be removed as determined by the T2D road corridor project).

2. Traffic and Parking

Traffic and Parking were significant concerns of many respondents. It was identified that current traffic in local streets is extremely congested and any additional traffic would have a major impact on the local area. Concerns regarding safety from dangerous driving, particularly for children and the elderly, was also raised, as well as the impact of parking on game days which will impact residents, businesses and access to greenspace if used for overspill parking.

Traffic and parking have previously been identified as key issues across the site through the development of the Kings Reserve Masterplan. On-site parking was recommended for the redevelopment as a way to alleviate future parking concerns.

The State Government has informed the Administration that, as part of the Torrens to Darlington (T2D) road corridor project, an entry and exit point will be constructed from South Road to the site, however, the final design for the T2D has not yet been provided. This commitment will assist in minimising traffic on and through local streets. Once final designs are received from the Department for Infrastructure (DIT), a thorough investigation can commence including recommendations on how to minimise parking and traffic concerns across the Precinct and neighbouring local streets. This investigation will be undertaken as part of developing a master plan for the site. The master planning process will also consider lighting, landscaping, access, location of new buildings and noise.

Additionally, any Development is subject to Assessment, whereby the impacts on the road system arising from land use developments under the Planning and Design Code, are identified and must be managed.

With regard to traffic and parking concerns across the Precinct, the Administration has sought and received the following advice (detailed below) from its traffic consultant regarding the proposal:

North-South Corridor project

There were some references in the respondents' submissions about the traffic impact implications that would arise from the North-South Corridor. I understand that, at this stage, the Department for Infrastructure and Transport (DIT) have not finalised the road design layout. There is also no DIT traffic impact assessment report of the road project that is available for Council to review at this stage. For major road projects of this nature, Council would work closely with DIT in addressing traffic issues of concern in the local street network that may be impacted by the North-South Corridor project. With reference to the traffic concerns in Ashwin Parade that were raised by some of the respondents, it is envisaged that, with the grade separation of South Road (the major north-south traffic flows being accommodated by the proposed tunnel), there should be significant improvements to the operational capacity of the intersection of Ashwin Parade/West Thebarton Road/future atgrade South Road service road. It is anticipated that these improvements would also potentially improve traffic flows on Ashwin Parade and the surrounding streets.

The Brickworks shopping centre was also mentioned as one of the areas of traffic concern. The shopping centre is located on Ashwin Parade in close proximity to South Road. I understand that Council has continued to engage with the owner of the shopping centre over a period time to consider improvements within the shopping centre site to assist with improving access and traffic flow conditions on Ashwin Parade. The North-South Corridor project may have beneficial impacts for the shopping centre, particularly when traffic flow conditions are improved with the grade-separation of South Road. I understand that Council would take the opportunity to work with DIT on a holistic approach to address this concern relating to the access to the shopping centre site.

Concerns about the existing traffic and parking conditions in the area

In 2015, Council adopted a Local Area Traffic Management Plan (LATM) for the suburbs of Torrensville, Underdale, Thebarton and Mile End, which included the area between South Road, Henley Beach Road, Holbrooks Road and the River Torrens. The LATM Plan was developed following extensive traffic and parking data analyses, consultation with the community and considerations of various traffic management controls to address the traffic and parking concerns raised by the community.

Since the adoption of the LATM Plan in 2015, Council has been implementing traffic management devices such as roundabouts, intersection thresholds and kerb protuberances at multiple locations in the area as per the recommendations of the LATM Plan. Some intersection improvements were also undertaken as part of the DIT-funded Black Spot program which Council has successfully secured from time to time (for a listing of projects completed under the LATM Plan – refer to City Assets department). Council would continue to monitor traffic conditions in the area and respond and address the community' concerns as best as possible and consistent with the objectives of the LATM Plan that was adopted.

Parking concerns that are raised by the community are regularly addressed by Council, in consultation with the affected residents. For instance, where all-day commuter parking is affecting parking for residents or their visitors, time limit parking controls would be implemented by Council, if supported by the majority of the affected residents and stakeholders. Where parking concerns may impact a wider area, Council would have regard to implementing parking controls over a wider area, which is consistent with the approach of the LATM Plan adopted, and in consultation with the affected residents and stakeholders.

To summarise, Council's City Assets department's responsibilities include responding and addressing all traffic and parking concerns raised by the community and also through proactive investigations to improve safety throughout the City. For this particular area, Council also has an adopted LATM Plan as a strategic-level document to guide the longer-term traffic and parking improvements to the area. This LATM Plan has been progressively implemented since its adoption.

The Adelaide Football Club (AFC) proposal

Any proposals for development would need to be assessed specifically under the South Australian Planning and Design Code, which is a separate process to road upgrade projects or LATM projects or the current matter considering the lease agreement.

In relation to the specific issues of traffic and parking impacts under the Planning and Design Code, typically the proponent of the development would need to provide a Traffic Impact Assessment (TIA) report which would address issues such as:

 How much parking is required to be provided by the development (day to day parking, parking associated with training and major game events) based on the relevant parking table in the Planning and Design Code

• If a potential parking shortfall were to arise, what is the potential impact in the area and what alternative parking measures may be required to address the issue;

- Where are the new access points located to service the development and if these locations are consistent with the requirements of the Planning and Design Code and the relevant parking guidelines;
- How much traffic would be generated by the development (based on relevant traffic generation guidelines) and how this traffic would be distributed to the adjacent street network;
- What is the traffic impact on a particular street affected by the development (analysis of road capacity, traffic flow and safety implications); and
- What alternative modes of transport (such as bus services, shared use paths) may be available for future users of the development (to encourage non-car modes of transport).

At this stage, I understand a TIA report has not been provided for the development.

Council's approach to the assessment of the proposed AFC development, if it proceeds, would generally be as follows:

- Adequate on-site parking should be provided by the proponent in accordance with the requirements of the Planning and Design Code, given the current on-street parking conditions in the area and the limited kerbside parking that is available.
- Adequate on-site parking should be provided to deal with those activities that generate higher parking demands than the typical day to day activity.
- Adequate on-site parking should be provided to deal with the infrequent major game day events, with an accompanying detailed event traffic management control plan to deal with the short-term access and parking requirements for such events.
- The strong preference is for the access to the main car park of the development to be from South Road (or future South Road service road) so as to minimise the impact in the local street network.
- The strong preference is for all access movements generated by the development to be to and from South Road and, where minor car park access is required by the development using the local street, this traffic should be discouraged from using the local street network. This may mean that, as part of the consideration of the development application, the proponent may be required to implement traffic management measures in the adjacent local streets, in consultation with Council and the affected residents and stakeholders of that street.
- Consultation with DIT will be required to ensure that the traffic impacts of any proposed access points on South Road or that will have an impact on South Road will be appropriately addressed.
- Appropriate conditions of approval will be considered and 'tied' to the development to
 ensure that all requirements are complied with into the future. For example, conditions
 may include how on-site parking is specifically dealt with for major game day events
 (eg event traffic management control plan to be approved by Council, use of marshals
 to direct traffic etc).

While some respondents have expressed doubts about how the site may operate or managed after approval is obtained for the development, appropriately worded conditions, which is not an uncommon approach for development approvals, should ensure that the traffic and parking management requirements expressly detailed by Council can be legally enforced or acted upon if non-compliance occurs.

Traffic and parking summary

In relation to the existing traffic and parking concerns expressed in some of the respondents' submissions regarding the lease agreement matter, I note that Council is actively implementing the LATM Plan to address the community' concerns regarding the existing traffic flows, parking conditions and safety.

Separate from the LATM Plan implementation process, traffic and parking concerns that are regularly raised by residents are investigated by City Assets and, where feasible, options to address these concerns are consulted with the affected residents and implemented by Council (if there is support from the affected residents). This Council approach to dealing with traffic and parking concerns, which is consistent with the recommendations of the Council's Transport Plan, will not change irrespective of the AFC proposal proceeding or not proceeding.

With respect to the AFC proposal, if the lease agreement proceeds and a development application is then lodged with the planning authority, the development will be considered under the South Australian Planning and Design Code. Council's approach to the AFC assessment (and consistent with how other developments are assessed in the Council area) is detailed in Section 3.0 above.

The Development process will also be subject to a period of Public Notification where local residents can provide feedback and input into the traffic and parking solutions proposed. Ultimately, the assessment will aim to address the needs of all road users and minimise the effect upon the broader community.

3. Lease Terms

Many respondents raised concerns about elements of the proposed lease terms. Some were not supportive of the reduced rates and rent which they felt would make the proposal unprofitable for Council and the community by extension. There were also concerns regarding the length of the lease and the lack of detailed terms regarding community access, provision of community facilities and management of the site.

Members are aware that a series of documents including the draft key commercial lease terms and draft lease covenants, formed part of the consultation package and were available for viewing by the public. This package included information regarding, but not limited to, the proposed lease term, rent, permitted use, insurance, signage, maintenance, community access, heritage grandstand and the masterplan. As previously reported, should the AFC proposal progress to the next stage, the proposed future lease agreement will detail minimum monthly hours of use of the greenspace by the public.

It is not unusual for Council to consider subsidised rental fees when it comes to the provision of community facilities. The AFC proposal is unique, in terms of being a private entity, in that the AFC propose investment into the development of Council's land, and the provision of community facilities.

By resolving to offer reduced lease rates to AFC, it could appear as though Council are foregoing a commercial rental – as some community feedback suggests. However, in the context, the reduced rental fee is essentially in-kind support that Council can contribute to the development of community facilities on its land.

It is not often that Council can leverage an opportunity for a third party to construct and maintain facilities on its land that are in part for the benefit of the community, without any significant financial cost to ratepayers.

Further, the 'Frequently Asked Questions' document available to the public through the consultation period, outlined the determination of rent proposed in the lease agreement. The proposed ovals, plaza spaces and community facilities will be available for community use (with minimum average monthly time allocations agreed between the parties) and therefore community rates apply to these areas. The areas that will have a commercial function will be subject to commercial rates. Commercial rates have been (and will be) based on an independent valuation undertaken for the Precinct.

As outlined within the consultation documentation, the proposed rental also acknowledges and recognises the substantial contribution (of some \$45M) to be provided by the AFC on public realm facilities/assets which through the delivery of the AFC project, and also the expenditure incurred by the AFC in being solely responsible for maintaining the ovals. A separate service level agreement or similar instrument is envisaged to apply to the "non-turf" public realm space. In addition, the AFC will be responsible for all user costs/outgoings applicable to its use of the facilities.

4. Loss of green open space/Environmental issues including litter, noise and light spill

Some respondents raised concerns about the loss of green open space and the loss of vegetation and trees through the development of buildings, carparks and ovals. Additional environmental concerns were also raised such as stormwater management, increased litter and noise impacts on local residents.

As part of the master planning process, consideration will be required to be given to these issues including the development of an Environmental Impact Statement. This Development is subject to Assessment and to a period of public notification, therefore local residents will be given the opportunity to provide feedback and input into the final plan. The assessment will determine the appropriateness of the environmental impact, stormwater management, tree removal, noise and other relevant issues such as traffic and parking. Further, conditions can be placed on Development Consent in order to mitigate adverse project impacts and ensure regulatory objectives are achieved.

The development of any masterplan must align with Council's existing corporate documents. Corporate plans relevant to this proposal include but are not limited to, the *Community Plan 2030*, *Community Land Management Plans*, *Public Health Plan 2021-2026*, *Tree Strategy*, *Open Space Plan 2021-2026*, *Stormwater Management Plan and AdaptWest In Action 3-Year Action Plan 2019-2022*.

Council's Stormwater Management Plan provides the framework for a coordinated and multiobjective approach to the management of stormwater on a catchment wide basis. Any development must align to the principles outlined with the Stormwater Management Plan including:

- Flood protection
- Improved water quality
- Harvest and use of stormwater runoff
- Maintaining a healthy ecosystem
- Sustainable stormwater management and maintenance
- Desirable planning outcomes for new development and management of open space, recreation, and amenity
- Effective community engagement and education on stormwater practices and risks.

Flood mitigation strategies and Water Sensitive Urban Design (WSUD) strategies must be addressed as part of the Development Application in order to maximise the level of flood protection and to reduce the volume and improve the quality of stormwater. A bio-retention system and raingardens already exist on site and will be retained in any development. Bore water is currently used for irrigation.

It is expected that some tree removal will be required in order to achieve the development of a second football oval on Kings Reserve (a number of tree removals may also be required as part of the T2D road corridor project). Currently Kings Reserve features approximately 24,000m² of open grassed area, and approximately 14,500m² of tree lined canopy. In order to achieve an oval the size of the MCG, 20,000m² is required. Council's adopted *Tree Strategy* aims to preserve as many existing trees as possible and where necessary, appropriately plan for and plant new trees to ensure an overall net gain of trees across the Council area each year. Proposed tree removals will be required to be identified through the Development process and, additional trees will be required to be planted across the Precinct to ensure the total number of trees across the site is no less than the current number of 334 trees.

Local environmental nuisance and littering issues are currently managed by council using the *Local Nuisance and Litter Control Act, 2016.* As advised earlier and as outlined within the consultation material available to the public, a service level agreement will be developed regarding the maintenance obligations of the AFC, which will assist in addressing litter concerns. Additionally, the responsibility for control of litter etc. within any areas solely occupied by the AFC would be addressed via a standard provision within a proposed lease agreement.

The requirement to minimise any light spill (from floodlights) or noise emanating from the premises (at times other than where there are football matches or other approved special events occurring) would also be addressed within a proposed lease (as standard lease conditions). Further, in regards to noise and light spill, the Development assessment process can assign conditions to the development consent such as maximum hours of operation of function/bar areas, games and training as well as oval lighting. This has been implemented at a number of Council's other recently upgraded sporting precincts.

In response to the concerns regarding single-use plastic use onsite, State-wide legislation introduced in March 2021 and expanded in March 2022 prohibits the supply, sale or distribution of single-use plastic straws, cutlery and stirrers, polystyrene cups, bowls plates and clamshell containers in South Australia. Oxo-degradable plastic products are also prohibited from sale, supply or distribution and manufacture and production in South Australia.

5. Consultation Process / Lack of information and transparency

Another common theme amongst those that did not support the proposal was that Council has not undertaken an adequate or appropriate engagement process. Many respondents also thought a cost-benefit analysis by an independent party would help address issues that have been raised. Other concerns included the lack of multilingual consultation materials, engagement with Kaurna community, consulting on the potential lease during caretaker period of Council and disparity between the local community and wider AFC member views on the proposal.

It is noted that that residents from Torrensville, Thebarton and Mile End were highly active prior to and during the community engagement process and arranged their own information distribution, meetings and social media discussion page. Whilst the Administration acknowledges the aforementioned concerns, there are factors that may have contributed to this community sentiment.

Firstly, some respondents expressed a view that consultation on a developed masterplan would have been preferable to the Council's decision to consult on the proposal to enter into a long-term lease with the AFC.

The AFC has advised on a number of occasions that it is reluctant to proceed with development of full and detailed drawings (at considerable cost - in the order of \$1.7M) - which would then allow consultation on the proposed actual development - without some degree of certainty regarding its lease status over the premises.

Nonetheless, Members will be aware that the AFC publicly released a short video, concepts and other documents (which received media coverage) which provide an indication of the type and style of development it is proposing for the site.

In addition, much of the discussion that occurred between the relevant parties until very shortly before the commencement of the public consultation period, was exploratory in nature i.e. specific matters regarding the proposed grant of lease (upon which the public consultation was predicated) were not settled or did not crystallise until this time.

Members are aware that the requirements set in Council's Consultation Policy and in legislation were exceeded when conducting this initial community engagement – this included a longer than required engagement period and utilising a variety of engagement mediums. The engagement evoked a lot of communication both informally with Council, on social media platforms and in broadcast media.

This suggests to the Administration that generally, the methods of engagement were sufficient at raising awareness of the proposal being consulted on. Council's social media advertisements relating to the consultation made 'impressions' on 4,683 users, and the YourSay engagement platform received more than 7,200 views from 5,266 unique visitors during the engagement period. In addition, the YourSay platform allows users to 'Select Language' which results in the webpage being translated into a number of different languages.

Nevertheless, as with any community engagement, there are often limitations and this process was not exempt. Although a high degree of engagement was achieved for this initial consultation, for any further consultation, it is recommended that consideration be given to expanding the consultation strategy.

Furthermore, should the Council decide to proceed to the masterplan development stage, the establishment of a MAG with community representation will assist in improving all future community engagement activities.

Throughout the consultation period, information was updated and released to the community as it became available and as community concerns were raised, such as the *Frequently Asked Questions* document. This was developed as a strategy to respond to enquiries and alleviate some misunderstandings such as the confusion as to whether the proposed long-term lease would be signed at the end of the initial consultation period.

All documentation associated with the community consultation was clear that the current consultation period was being used as a gauge to ascertain whether the community had an appetite for Council to potentially engage in a long-term lease with the AFC for the Precinct. Concerns raised through this initial consultation period can now inform the development of the draft masterplan should it proceed.

Council requires consultation be undertaken on any draft masterplan developed for Council-owned and/or managed community land. Should Members agree to proceed to the next stage, and once AFC have developed a masterplan for the site, a period of consultation will take place in order to confirm that the design addresses the community's concerns and meets the needs and requirements of Council. Any masterplan developed will also be subject to further periods of community consultation through:

- the Development Assessment process;
- the Prudential review process.

Given the expected quantum of expenditure related to this project a prudential review process will need to be undertaken by the Council. A Prudential Report is prepared for all Major Projects (excluding road construction or maintenance projects or drainage works projects) and determines and assesses the appropriate level of due diligence applicable to the Project.

In accordance with the requirements previously adopted by Council in similar projects (e.g. the projects to upgrade Lockleys Oval, Apex Park and Mellor Park, and the projects to upgrade Weigall Oval and Camden Oval) it is proposed that an independent external consultant with suitable and relevant experience be appointed to provide the report.

Amongst other things, the person conducting the review is required to give due consideration to:

- the relationship between the project and relevant strategic management plans;
- the objectives of the Development Plan in the area where the project is to occur;
- the expected contribution of the project to the economic development of the local area, the impact that the project may have on businesses carried on in the proximity and, if appropriate, how the project should be established in a way that ensures fair competition in the market place
- the level of consultation with the local community, including contact with persons who may be affected by the project and the representations that have been made by them, and the means by which the community can influence or contribute to the project or its outcomes; and
- any risks associated with the project, and the steps that can be taken to manage, reduce or eliminate those risks (including by the provision of periodic reports to the chief executive officer and to the council)

It is thus apparent that this will address a number of concerns raised by some respondents through the feedback process.

Members are reminded that the nature of the AFC's proposal, meant that Council did not have anything to consult on before being presented with this request for lease. Since the proposal is not a Council-driven proposal, it is different to other developments – where Council may look to engage the community earlier in the process in order to assist shape the outcome. The purpose of this consultation was to ask the community whether they supported or have concerns with the potential granting of a long-term lease.

Finally, the AFC has indicated that it wishes to undertake its own consultation regarding the masterplan and has confirmed that the findings of its consultation process will be provided to Council for consideration in conjunction with future Council-managed community consultation.

6. Financial ratepayer impact

Some respondents expressed concerns about the financial impacts on ratepayers, including ratepayer money being used to invest in and maintain the facility and rates rising as a result of the development.

Members are reminded that at the meeting held 15 September 2022, it was proposed that a funding deed (or similar agreement) be executed by the parties, which will acknowledge Council's commitment to previously nominated and approved Kings Reserve Masterplan works e.g. skate-park and other reserve upgrade works and thus Council's contribution to various public realm elements associated with the project. Within its current budget and forward estimates, Council has earmarked \$9.46M for this purpose.

There has also been some discussion regarding possible soil contamination issues, and which party should bear any risks associated with the presence of contaminated soil. Whilst this matter remains subject to negotiation and further discussion, Council's representatives have indicated and maintained that CWT will not accept any undue risk in dealing with soil contamination matters.

Whilst negotiations between the parties are not finalised, the Administration has notified the Council position to AFC as follows:

- the Council will not commit to anything more than the amount it has agreed to contribute to the Redevelopment, namely \$9.46m
- AFC will be responsible for managing soil contamination of any areas on which it will develop
 its facilities for exclusive AFC use: and
- subject to further information and investigation by AFC, the Administration will consider the AFC position that management of contamination in public realm areas are a joint liability.

7. Anti-social behaviour

Some respondents identified concerns about anti-social and unsafe behaviour arising from the development, including pokies, alcohol consumption, petty crime and football crowd behaviour.

Members may be aware that the Administration currently spends significant time and resources at the Precinct in an attempt to manage existing anti-social behaviours such as:

- Lewd behaviour;
- Homelessness;
- Drug and alcohol issues; and
- Dog baiting.

As Members are aware, when open spaces and public places are redeveloped, consideration is given to Crime Prevention through Environmental Design (CPTED) principles such as activating the space, improving passive surveillance and limiting vulnerable places. Incorporation of these principles into masterplan design has been a successful way to manage antisocial behaviour, such as at Weigall Oval and Apex Park.

The AFC proposal for the precinct will activate the site and result in improved passive surveillance, increasing users across the site at varying times and will thus reduce the potential for antisocial behaviour to become a continued concern.

Members are also aware that the inclusion of pokies will not be approved at this site.

8. Access/public transport to the facility

Some respondents were concerned about the lack of adequate access to the site including the lack of current or proposed public and active transport options for the site, the non-central location of the site, and concerns about access from South Road.

The Administration is of the belief that the Precinct is well-catered for by public transport, noting that there are existing bus routes (immediately adjacent, along South Road to the east, Ashwin Street to the north and Ashley Street to the south) which provide direct service to the Oval.

In addition, there are also bus services which run along Henley Beach Road (some 825m metres to the south) and the tram service along Port Road (some 1.2kms to the east) which provide (less direct) public transport access to Thebarton Oval. (By way of comparison, until the footbridge was opened to allow more direct pedestrian access to Adelaide Oval from the Adelaide Train Station, rail commuters were required to walk some 1.1kms from the train station to the oval [North Terrace and King William Street route]. The footbridge route from the train station to Adelaide Oval is approximately 700m.)

The Administration (via information available on the Austadiums website) further notes that the average crowd attendance at AFC AFLW home games during the "early" 2022 season was approximately 2,200 patrons and that the average crowd attendance at AFC AFLW home games during the "later (current)" 2022 season is approximately 2,550 patrons . (Please note that the attendances at the finals matches that were held in Adelaide in early April 2022, and the first showdown match between the AFC and Port Adelaide on 30 September 2022 have been excluded from the average attendance figures as these matches would not be/be most unlikely to be held at Thebarton Oval.)

This limited analysis identifies an increase in numbers attending AFC AFLW home matches (in the order of 14% in the current season (over the "early" 2022 season).

Should this trend continue the Administration anticipates that negotiations between the Council, AFC and Serco/TransAdelaide/alternate bus operator(s) would result in the provision of additional bus services to the Precinct (should the AFC relocate to Thebarton Oval, and on proviso that spectator/patron demand justified those additional services), in much the same fashion that additional services are provided to Adelaide Oval on home match days and for large events within the city, and as were provided to Football Park/AAMI Stadium during its period of operation.

There is also a pedestrian/bicycle network along River Torrens Linear Park which provides a linkage to Kings Reserve and Thebarton Oval.

As previously mentioned, there is a commitment from the State Government to provide a main entry and exit point to the Precinct from South Road (as part of the T2D road corridor project) in order to minimise the impact of vehicles on neighbouring local streets.

9. Loss of community

Some respondents were concerned that the development and the loss of public open space would lead to a loss or change to the sense of community and social connection currently enjoyed by local residents.

As Members are aware, the proposed concept for the Thebarton Oval Precinct includes increased and improved facilities and green space for the community. In addition, and as previously indicated within this report, the MOA aims to ensure the needs of the community will continue to be incorporated into a future masterplan for the site.

The development of any masterplan will also be guided by the principles of the Kings Reserve Masterplan which includes activation of the site and improved community spaces. This will result in additional opportunities for community events and activities available to the community, which may lead to increased social capital and sense of community and a reduction in isolation.

10. Visual Amenity

Some respondents were concerned that the development will be an 'eyesore' and will not fit in with the surrounding suburb's character. Sponsorship and signage were other concerns cited.

Members are aware that any development is subject to assessment. All decisions made through the assessment process give particular regard to amenity value and local character. In addition, *Council By-Law No. 2 - Local Government Land* stipulates Advertising and signage on Council Land must be first approved by Council and *Council By-Law No. 4 - Moveable signs* requires any moveable sign or banner erected on Council-land to also be approved by Council.

Furthermore, the Administration has previously advised the AFC that there are no issues relating to inward facing signage at the Oval and acknowledges that this is the current state of play. However, in circumstances where the signage would be visible from the exterior of the premises, a mechanism/clause will be included within the lease agreement which would require the AFC to divulge the terms of any commercial arrangement relating to such externally visible signage. This will allow Council to receive a (financial) benefit via an increase in rates and/or additional rental. Council would also be required to grant consent in its capacity of landlord for the erection/placement of any exterior facing signage.

11. Heritage preservation

Some respondents cited concerns about the heritage elements, including built heritage onsite and Aboriginal cultural heritage.

Council values and acknowledges the Kaurna people as the original occupants and custodians of the Adelaide Plains, which were settled by Europeans without treaty or consent; and further acknowledges the importance of maintaining the beliefs and values of Indigenous Australians to enrich and strengthen the Australian heritage. Although Terms of Reference are yet to be determined for the proposed MAG (as outlined within the *Memorandum of Agreement* document), it is proposed that Kaurna input will be sought to assist in guiding and informing the masterplan process.

In preliminary discussions, and as part of its due diligence procedures, the Administration has made the AFC aware of, and the AFC has specifically acknowledged, the requirement to retain the two heritage structures (i.e. the southern [Ashley Street] gate/ticket office [listed on the Heritage Register as State Heritage place No 11835] and the [Phil Ridings] Grandstand [listed on the Heritage Register as [Local] Heritage No 9119] within the facility.

Furthermore, Members are aware that funding has been committed to preserve all State Heritage elements at the Precinct.

12. Concerns about AFC reputation

Some respondents identified concerns about the Adelaide Football Club's past reputation including at their West Lakes site and the issues created there for local residents.

Information provided to Council and the Administration from the AFC has highlighted their commitment to be a good neighbour and positive contributor to our local community. Further, the Club has consistently confirmed their commitment to deliver a sporting and community precinct that benefits the community as well as the Club.

Climate Impact Considerations

(Assessment of likely positive or negative implications of this decision will assist Council and the West Torrens Community to build resilience and adapt to the challenges created by a changing climate.)

This report outlines the potential for council to enter into a long-term lease agreement with the AFC over the Thebarton Oval Precinct. Should Council resolve to move forward with the AFC proposal, the AFC will commence the development of a masterplan for the site.

Although the scope and extent of all proposed works have not yet been determined, it is expected that the proposed masterplan will consider best practices to reduce the climate / environmental impact for the development of the new facilities and improve the open space areas on the reserve.

Although some removal of vegetation and trees are anticipated to facilitate construction of the proposed masterplan as well as the T2D road corridor works, the Administration will work with the AFC to offset the removals by ensuring an overall net-gain of tree numbers across the site to maintain or improve the canopy cover.

Research demonstrates that access to good quality green spaces (ie: parks and public spaces) that are well connected and attractive have significant benefits to individuals and communities including: reduced pollution and heat; opportunities for social interaction; reduced stress levels; and opportunities to be more physically active. At this time, the proposal by the AFC for the Precinct aims to manage our environment in the most responsible way, providing our community with well-maintained public open spaces, which has a direct and positive influence on the liveability of the city.

Conclusion

At its meeting of 15 September 2022, Council provided authority for the Administration to undertake a period of public consultation regarding a proposal for the AFC to enter into a long-term lease over Thebarton Oval and portion of Kings Reserve, in line with the requirements of the Local Government Act given the land is Community Land.

The survey results show those living closest to the proposed development are much less likely to support the development, and although Council received a majority feedback supporting the proposal (57.2%), this feedback was often geographically away from the immediate community surrounding the Precinct and outside of the Council area. Council ensured it exceeded the requirements set in its consultation policy, when conducting the public consultation – this included a longer than required engagement period and utilising a variety of engagement mediums.

Although polarising, the engagement evoked a lot of communication both informally with Council, on social media platforms, in broadcast media and in formal submissions received. During the consultation process, it has been evident that particular members in the local community do not feel that their opinion will be heard by Council.

There has been the misconception that Council are considering a 'vote' and because of the nature of the Club, in this case being a nationally recognised elite sporting body with thousands of members, it was felt that the 'meaningless votes' in the affirmative are going to outweigh those with concerns that are potentially more impacted by the Council's decision. The Council have continued to inform parties that Council is not considering a 'vote', that Council is simply conducting engagement before it makes a significant decision, a decision that will, either way, have an impact on the community.

There are no predetermined rules for how Council may 'weigh up' the opinions of those that have provided feedback, except to the extent that Council have to comply with its obligations under the *Local Government Act 1999*.

Council could consider the impacts outlined by the parties not in favour of the proposal (who are most likely to live closer to it) to be far greater, and therefore choose not to progress the proposal irrespective of the breadth of the supportive feedback.

However conversely, community land is also technically owned by the whole community and therefore Council must consider the input of those geographically separated from the land to also be valid.

The initial public consultation period has closed and a summary report has been provided to assist in Council's consideration of the potential granting of a long-term lease to the AFC.

Attachments

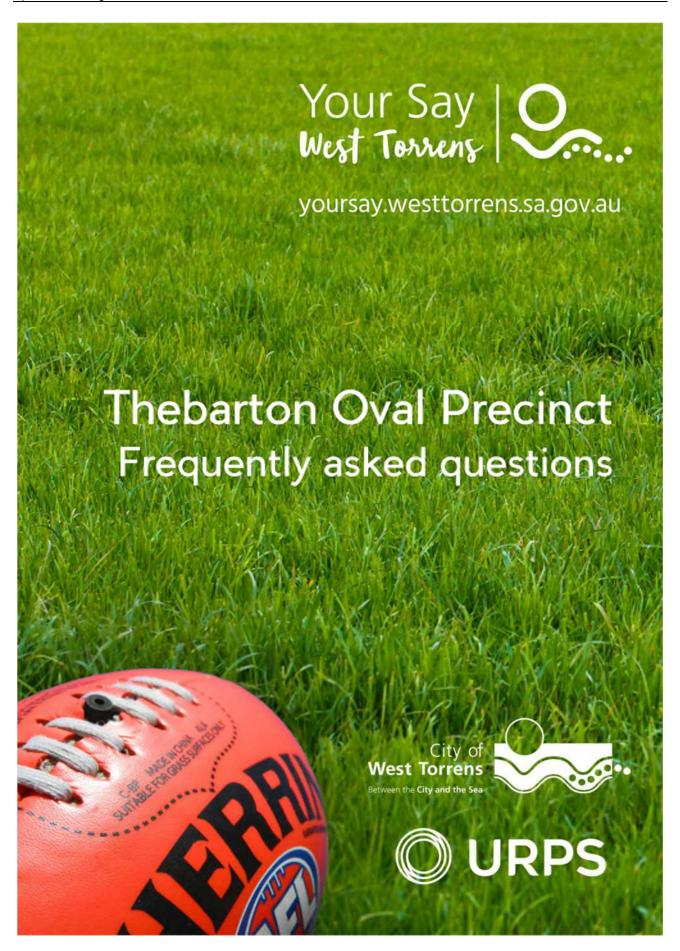
- 1. Thebarton Oval Precinct Proposed Lease Area Map
- 2. Thebarton Oval Precinct Lease Consultation Frequently Asked Questions (FAQs)
- 3. Thebarton Oval Precinct Proposed Lease Agreement: Community Consultation Summary Report (under separate cover)

Special Council Agenda Item 7.1 - Attachment 1



8 November 2022 Page 177

Special Council Agenda ______ Item 7.1 - Attachment 2



8 November 2022 Page 178

How do I provide feedback on the proposed Thebarton Oval Precinct Lease?

You are invited to provide your thoughts on the proposed lease between Council and the Adelaide Football Club by:

- Completing the online survey available at <u>yoursay.westtorrens.sa.gov.au/thebartonovallease</u>
- Completing the hardcopy survey (available from Council) and returning to 'AFC Lease submission', City of West Torrens, 165 Sir Donald Bradman Drive Hilton SA 5033.

All responses must be received by 5pm, Friday 14 October 2022.

I can't access the online material or need assistance, how can I have my say?

If you are unable to access online resources, a hardcopy of the survey and information pack can be requested by calling 8416 6333 or visiting Council's Civic Centre at 165 Sir Donald Bradman Drive, Hilton.

If you need assistance in completing the online survey, contact Council on (08) 8416 6333 during business hours.

Is the consultation material available in other languages?

The Your Say West Torrens project website is available in a number of different languages, which can be accessed via a button on the top right-hand corner of the webpage.

If you require assistance with completing the online survey or understanding any of the information, please contact Council on 8416 633 during business hours or email enquiry@thebartonovallease.com.au

I have a question. Who do I ask?

To make an enquiry, please email enquiry@thebartonovallease.com.au

How has Council been able to initiate this consultation during caretaker period?

Consultation on the lease proposal during caretaker period is permitted as the City of West Torrens has a ministerial exemption from the Minister for Local Government under the *Local Government Act 1999.*

Why is the consultation only 4 weeks?

This is only an initial consultation to gauge if there is appetite from the community to engage in a lease with the Adelaide Football Club (AFC) for the Thebarton Oval Precinct.

At the conclusion of this initial consultation, Council will consider the community feedback received and determine whether a lease should be supported.

If the project proceeds to the next stage, the Adelaide Football Club will be required to prepare a master plan which will involve further consultation with Council and the community. This will include holding a public meeting as previously advised by Mayor Coxon.

No lease for the use of the Thebarton Oval Precinct by the Adelaide Football Club will be entered into until all consultation stages are complete and Council is satisfied with the master plan developed from feedback provided by the community.

Why have no concept plans been included in the consultation information when the Adelaide Football Club have released them to the media?

The images included as part of the Adelaide Football Club's (AFC) media campaign are for their use. They are not representative of any agreements between Council and AFC as to what the site may look like if the lease is granted.

The issue with releasing such images as part of the consultation is that some people may assume that is what is proposed when the master plan, which is yet to be developed, may end up looking very different.

Will a lease be entered into between the City of West Torrens and the Adelaide Football Club during caretaker period?

Although the consultation is occurring during the caretaker period, no lease will be entered into during this time.

Council will receive the summary report about the consultation on the proposed lease at a Council meeting in November when it will then decide whether to move the project to the next stage.

If the project proceeds to the next stage, the Adelaide Football Club will be required to prepare a master plan which will involve further consultation with Council and the community. This will include holding a public meeting as previously advised by Mayor Coxon.

No lease for the use of the Thebarton Oval Precinct by the Adelaide Football Club will be entered into until all consultation stages are complete and Council is satisfied with the master plan developed from feedback provided by the community.

Will a lease be signed at the end of this first consultation?

Council's current consultation regarding the matter is only an initial consultation to gauge if there is appetite from the community to engage in a lease with the Adelaide Football Club (AFC) for the Thebarton Oval Precinct.

At the conclusion of this initial consultation, Council will consider the community feedback received and determine whether a lease should be supported.

If the project proceeds to the next stage, the Adelaide Football Club will be required to prepare a master plan which will involve further consultation with Council and the community. This will include holding a public meeting as previously advised by Mayor Coxon.

No lease for the use of the Thebarton Oval Precinct by the Adelaide Football Club will be entered into until all consultation stages are complete and Council is satisfied the master plan reflects the feedback provided by the community. If Council deems that the master plan does not meet the needs of the community, a lease will not be entered into.

How will your feedback be used by Council to make a decision?

Community consultation is a valuable part of how Council makes decisions but is not a vote or referendum that determines the outcome.

Community consultation is one input to the decision-making process and will need to be considered along with the overall costs, impacts and benefits of the lease proposal.

Council is actively seeking public feedback on the Thebarton Oval Precinct proposed lease to ensure our community's views are included in the decision-making process. If this proposal is of interest to you Council encourages you to participate in the consultation and provide your feedback.

Why is Thebarton Oval and Kings Reserve being called the 'Thebarton Oval Precinct'?

Thebarton Oval Precinct was used as a catch-all of both Thebarton Oval and Kings Reserve. While consultation material is referring to the Thebarton Oval Precinct, the proposed lease information pack clearly identifies that the Precinct includes both Thebarton Oval and Kings Reserve in both the text and the map.

Why can't I see the Thebarton Oval Precinct Master Plan now?

While Adelaide Football Club has a concept for how it will develop the Thebarton Oval Precinct, there is currently no master plan.

Following this first phase of consultation, Council will consider the community feedback received and determine whether a lease should be supported. If there is appetite from the community to engage in a lease, the next stage would be to develop a master plan.

Master Plans are costly to develop, this is why we need to gauge community support first on the proposed lease prior to engaging in the development of a master plan. The development of a master plan which will involve further consultation with the community. This will include holding a public meeting.

How will Adelaide Football Club's proposed move to Thebarton affect traffic and parking in the area?

Council is currently consulting with the community to understand the level of support for the proposed Thebarton Oval lease agreement. If the project moves to the next stage, further work will be undertaken by the Adelaide Football Club and Council to plan and design the Precinct. Further opportunities to provide feedback will be available through this process.

This planning process would include developing a Master Plan which would consider the location of new buildings, facilities and ovals, landscaping, lighting, State government and community assets and a range of other factors such as traffic, parking, lighting, game-day operations and noise.

Will I still have access to Kings Reserve?

Under current arrangements, Thebarton Oval is not available for general community use. The proposed lease with the Club would see this space 'opened up'. The existing greenspace (where Kings Reserve is currently) would still be accessible for recreational activities, with more greenspace being provided. In addition, improvements to existing community facilities and infrastructure would be made as part of the proposed lease.

As part of the proposed lease the Adelaide Football Club is proposing a significant investment of \$80 million at the Precinct which could see facilities such as:

- Two ovals accessible for use by the community (when not in use by the club)
- · Community accessible hospitality spaces
- · Improved community recreational facilities
- · Increased usable greenspace and public plazas for community use
- A proposed site to accommodate a community facility to replace Thebarton Community Centre (identified to be removed by T2D works).

Exact details about what will be offered will be developed throughout the master plan process. A master plan will consider the location of new buildings, facilities and ovals, landscaping, lighting, State government and community assets and a range of other factors such as traffic, parking, lighting, game-day operations and noise.

How does the Adelaide Football Club proposal compare to the 2018 Kings Reserve Master Plan?

The 2018 Master Plan for Kings Reserve identified a number of key themes that are important to the community including the activation of spaces, pedestrian and cyclist accessibility, a unified community precinct approach and improved sporting infrastructure and community facilities. This feedback will be taken into account by Council in consideration of the Adelaide Football Clubs request to lease the precinct.

If the Thebarton Oval Precinct project moves to the next stage, the Adelaide Football Club will be required to prepare a master plan which will involve further consultation with Council and the community. This will include holding a public meeting as previously advised by Mayor Coxon.

A master plan would consider the location of new buildings, facilities and ovals, landscaping, lighting, State government and community assets and a range of other factors such as traffic, parking, lighting, game-day operations and noise.

Under current arrangements, Thebarton Oval is not available for general community use. The proposed lease with the Club would see this space 'opened up' and the existing greenspace would still be accessible for recreational activities, with more greenspace being provided. In addition, improvements to existing community facilities and infrastructure would be made as part of the proposed lease.

As part of the proposed lease the Adelaide Football Club is proposing a significant investment of \$80 million at the Precinct which could see facilities such as:

- Two ovals accessible for use by the community (when not in use by the club)
- Community accessible hospitality spaces
- Improved community recreational facilities
- · Increased usable greenspace and public plazas for community use
- A proposed site to accommodate a community facility to replace Thebarton Community Centre (identified to be removed by T2D works).

How much rent will Adelaide Football Club pay for the Thebarton Oval Precinct?

At the commencement (for the initial 21 years) of the proposed lease period, the rental is proposed to be a rates inclusive rental which acknowledges and recognises the substantial contribution (of some \$45 million) provided by the AFC on public realm facilities/assets which are to be delivered by the AFC project, and also expenditure incurred by the AFC in solely maintaining the ovals.

In addition, the AFC will be responsible for all user costs/outgoings applicable to its use of the facilities.

A market based approach will be used to determine the rental after the initial concessionary (phase in) period.

Approximate Rent & Council Rates for Initial Term calculated on indicative figures only as follows (and based on current values):

- Years 1 to 10 = \$20,250 p.a. (Rent \$20,250 + Rates \$0)
- Years 11 to 20 = \$40,500 p.a. (Rent \$40,500 + Rates \$0)
- Years 21 to 30 = \$141,443 p.a. (Rent \$60,750 + Rates \$80,693)
- Years 31 to 42 = \$161,693 pa (Rent \$81,000 + Rates \$80,693)

NB: This amount excludes any additional rates payable where AFC grants a sublease or sublicence to a 3rd party on commercial terms.

How will a rate rebate on the Thebarton Oval Precinct affect rates for residents?

A rate rebate on the Thebarton Oval precinct will not affect the rates payable by West Torrens ratepayers as Council does not currently receive any rates for this precinct.

Will the Consultation Summary report be made public?

Yes. The consultation summary report prepared by URPS and submitted to Council will be made publicly available via the Your Say West Torrens project website and Council meeting Agenda.

How will Council understand the views of the City of West Torrens community compared to those who live outside the Council area?

Most of Council's consultation processes are open to anyone who would like to put in a submission. This one is no different.

The feedback form seeks details from respondents about their street address and suburb as well as if they are a West Torrens resident, business owner and/or rate payer, Adelaide Football Club member or supporter, general public and/or other (respondent can enter own description). This information will enable the Council to understand who has responded to the consultation and where they are from, including whether they are a rate payer and/or located within or beyond the Council area.

This information will then be presented to Council to help inform their final decision. Council exists to represent its residents and ratepayers and as such, greater consideration will be given to feedback from those groups.

How will Council use the consultation feedback in its decision making?

Community consultation is a valuable part of how Council makes decisions but is not a vote or referendum that determines the outcome. It is one input to the decision-making process and will need to be considered along with the overall costs, impacts and benefits of the lease proposal.

Was this consultation process approved by Council?

The consultation process being implemented about the proposed lease of the Thebarton Oval Precinct by the Adelaide Football Club is being delivered in accordance with the Engagement Plan approved by Council. The Council has also approved the information pack that is associated with the consultation process.

What is the financial proposition of this proposal and how does it benefit the community?

The Adelaide Football Club is proposing significant investment of approximately \$80 million at the Precinct, including a substantial contribution (of some \$45 million) on public realm facilities/assets

The AFC will also be responsible for user costs/outgoings applicable to its use of the facilities and expenditure incurred in solely maintaining the ovals.

Some of the benefits to the community include:

- Two ovals, both accessible for use by our community, when not in use by the Club.
- Aquatic facilities, rehabilitation and medical amenities, with publicly accessible allied health services.
- A proposed site to accommodate a community facility to replace Thebarton Community Centre (identified to be removed by the T2D works).
- Community accessible hospitality spaces.
- Improved on-site public car parking options and greater accessibility to accommodate the daily use of the proposed facilities.
- Improved community recreational facilities.
- Continued community festival hosting with greater public amenity provided.
- o Increased usable greenspace and public plazas available to our local community.
- o A commitment to maintain green space and to enhance existing tree planting.
- o Containing parking on site to manage impacts on local roads.
- Retaining State significant heritage assets.

If the lease is to be approved, how will the community's concerns about the use of the Thebarton Oval Precinct by the Adelaide Football be addressed?

The Council understands that the local community are concerned about a range of issues associated with the use of the Thebarton Oval Precinct by the Adelaide Football Club if a lease was to be granted. These issues include how traffic and car parking will be managed, loss of trees, loss of green space, loss of residential amenity and reduced public access to the area.

If the project does proceeds to the next stage, the Adelaide Football Club will be required to prepare a master plan which will involve further consultation with Council and the community. This will include holding a public meeting as previously advised by Mayor Coxon.

No lease for the use of the Thebarton Oval Precinct by the Adelaide Football Club will be entered into until all consultation stages are complete and Council is satisfied the master plan reflects the feedback provided by the community. If Council deems that the master plan does not meet the needs of the community, a lease will not be entered into.

Can the Council include the feedback form about the lease proposal with the mail out of ballot papers for the Local Government elections to reach all City of West Torrens rate payers?

No. This is not possible because ballot letters for the Local Government Election are being sent by the Electoral Commission of South Australia (ECSA), not individual councils.

Was Kings Reserve gifted to residents for community use?

No, the land was purchased by Council.

In June 1979, Council purchased an industrial site that had previously housed Hallet's Brickworks' brickyard for the purpose of open space recreation. It was then redeveloped with extensive landscaping and named Kings Reserve.

Have you ever used URPS on other projects?

URPS was engaged by Council as the consultant to facilitate the consultation on this project for a number of reasons including their experience in running consultation projects across local government.

URPS are a current City of West Torrens panel contractor and they have an excellent understanding of the requirement for open space in our city as a result of undertaking the following projects:

- Open Space for Higher Density Structure Plan 2019 which identified opportunities for the provision of open space in areas experiencing significant increases in higher density built form within the city
- Open Space Plan 2022 to guide the delivery of quality public open spaces to meet the community's needs

7.2 Thebarton Oval Precinct Lease Proposal

Brief

This report provides Members with a further update and additional information regarding the granting of a proposed long term lease to the Adelaide Football Club over portions of the Thebarton Oval complex and Kings Reserve.

RECOMMENDATION

It is recommended that:

1. The Council notes and receives the report of the CEO titled "Thebarton Oval Precinct Lease Proposal" in respect of the proposed draft Memorandum of Agreement (MOA) between the Council and Adelaide Football Club (AFC), for the purposes of structuring and conducting negotiations with AFC in connection with the proposed redevelopment and the proposed lease of, Thebarton Oval Precinct (the **Project**).

2. The Council:

- a. approve the draft Memorandum of Agreement (MOA) (including the Flowchart attached thereto) for execution, subject to any further non-material refinements being approved by the Mayor and CEO and after having taken legal advice; and
- authorise the Mayor and CEO to execute the MOA on behalf of the Council, including if required by affixation of the Common Seal of the Council; and
- c. authorise the CEO to take all steps contemplated by the MOA to advance the Project in accordance with the terms of the MOA.

Introduction

Members will be aware that the Adelaide Football Club (**AFC**) held a press conference at Thebarton Oval on the morning of 24 August 2022. This was to advise that, after extensive analysis and the conduct of all necessary due diligence matters, the Club had determined that Thebarton Oval and the surrounding Kings Reserve was their preferred new home.

Members will also be aware that there has been considerable discussion and ongoing negotiations between Mayor Coxon, Council's Chief Executive Officer, the Council Administration and the AFC and that these negotiations were not finalised prior to the AFC issuing the abovementioned Press Release.

High level conceptual drawings have been provided by the AFC to the media and it is expected that the costs associated with the implementation of this concept (master) plan, should it come to fruition, will be in the vicinity of \$85 million.

Members will likely recall that the Council did at that time, not provide any comment publicly to the AFC announcement, having regard to its role as a responsible public authority, mindful of the statutory framework within which it operates, and also in recognition that it has existing leasehold arrangements with the South Australian National Football League (SANFL) at Thebarton Oval.

Members will also recall that in order to consider this matter, Ministerial Exemption was required to be obtained given that the Council was in an 'election period' for the purposes of section 91A of the *Local Government (Elections) Act 1999* (the **Elections Act**). As such, its decision-making powers are subject to the Elections Act and its own *Elections Period Caretaker Policy* (the **Policy**).

Members will be further aware that on 5 August 2022, Minister Brock, by letter to the Mayor, confirmed his exemptions to the Council to make certain 'designated decisions' pursuant to section 91A(4) of the Elections Act.

At the Council meeting held 15 September 2022, Members were presented with a confidential report which responded to the Adelaide Football Club (**AFC**) announcement that Thebarton Oval and the surrounding Kings Reserve was their preferred new home.

Council resolved at that meeting to commence a number of required processes before considering the potential for the AFC to relocate to the Thebarton Oval Precinct, including a period of initial public consultation. The aim of this initial consultation was to gauge the community support for the proposal by the AFC for a long-term lease over portion of Thebarton Oval and Kings Reserve.

A consultation/communications package was developed by consultants, in association with the Administration and AFC, and presented at the meeting.

Members are referred to the accompanying public consultation report within this Agenda for further details regarding the consultation process and the outcomes of that exercise.

Discussion

The initial impetus for the consideration of this matter arose at Council's meeting of 17 November 2020. At that meeting, it was resolved:

That Council provides its in principle support for the relocation of the Adelaide Football Club to Thebarton Oval subject to:

- 1. The Adelaide Football Club determining Thebarton Oval as their preferred location;
- 2. Both the Adelaide Football Club and SANFL agreeing on such proposal; and
- 3. Council, as land owner, endorses any agreement reached by the Adelaide Football Club and SANFL to cohabitate at Thebarton Oval.

Prior to considering the subject matter of this report, and whilst acknowledging and referencing the above, the Administration believes there is considerable merit in providing pertinent background information and recapping how the Council came to reach the position in which it now finds itself.

Accordingly, a summary of a number of those key milestones and events is provided below.

Kings Reserve Masterplan:

On 5 June 2018, the Council endorsed the recommendations of the Community Facilities Committee Meeting of 22 May 2018 to formally adopt the Precinct Masterplan for Kings Reserve, (*Masterplan*). The Masterplan presented a long term vision for Kings Reserve. The Masterplan recognised the existing qualities of the Reserve as well as its role in the wider Thebarton Oval precinct.

Key elements proposed through the Masterplan included:

- Removing barriers to open up Thebarton Oval for public use;
- Preserving and enhancing pedestrian and cycling accessibility to unify the site;
- Creating a wetland system with water harvesting capacity;
- Improving existing sporting infrastructure;
- Allowing for passive recreation.

The Masterplan considered the future South Road upgrade proposed as part of the North-South corridor works as well as the (former lease-holder of Thebarton Oval) Adelaide Footy League's vision to realign the Thebarton Oval to a true North-South orientation matching the size of the Adelaide Oval site. The realignment of the field aimed to have Thebarton Oval appointed the home of women's football in Adelaide, resulting in the Adelaide Crows Women's team home matches played at the site.

The Masterplan proposed a staged approach to the upgrade over a 10 year period. The Administration was authorised to undertake the early works (development of a wetland and pond system) and to implement the playground component of the proposed Masterplan. The early works have been completed with the wetland and pond system operational, treating water runoff before it is directed to the irrigation bore. An application for grant funding was sought (and granted) to assist with funding the playground component of the project.

The Torrens to Darlington (T2D) Project

The Torrens to Darlington (T2D) Project is the final 10.5 kilometre section of the North-South Corridor and will impact the Thebarton Oval Precinct.

As part of its due diligence processes, the AFC, jointly with, and separately to, Council's Administration, sought and entered into discussions with representatives from the Department of Infrastructure and Transport (DIT) in order to gain a clear understanding and appreciation of the area that was required by DIT for the duration of the T2D works, and to also determine whether any variation of that temporary works area could be negotiated. The initial DIT works area presented significant impact upon the AFC plan for the site, making it untenable for the duration of the T2D works.

As a result of these discussions, formal advice was received from DIT that the majority of Kings Reserve is/will now be excluded from any temporary occupation by DIT for the duration of the T2D project (and permanent acquisition during, and upon completion, of the works).

Nevertheless, the Torrensville Bowling Club (**TBC**) will be significantly impacted by the Torrens to Darlington (T2D) project with the most recent plan indicating a large portion of the site will require acquisition, permanently for T2D infrastructure and temporarily for the DIT work zone. Members are also aware that, on the basis of the significant impairment that will result to the TBC site from the T2D project works, the Minster for Infrastructure and Transport has committed to secure a site to which the TBC can relocate and to provide new bowling facilities for the Club.

The licence agreement held by the Messinian Association is likely to expire prior to any impact from the T2D, however any further ("run on") licence which may be (have been) contemplated for the Messinian Association on Kings Reserve would be impacted by the T2D project works and the proposed granting of lease to the AFC. The concept for the AFC Masterplan envisages that an AFL oval will be constructed on a significant portion of the land that is currently occupied by the Messinian Association's MA Hawks' soccer pitch, however, a commitment has been made by the AFC to provide additional community facilities on the site including a soccer-pitch sized turf area.

At present the lease/licence areas specified within both the TBC and Messinian Association's agreements are the subject of Notices of Intention issued by the Minister for Infrastructure and Transport to enable the T2D works to proceed. Both groups have also been issued with early/informal notices of resumption by the Council and Members will be aware that the Administration has taken some steps to enable co-location of the MA Hawks to an alternate site.

The Adelaide Football Club proposal for Thebarton Oval Precinct:

It was acknowledged that the AFC had outgrown its existing site at West Lakes and, given the demolition of Football Park/AAMI Stadium, had no reason to remain at this location.

The AFC had identified and considered locations other than the Thebarton Oval Precinct for a new base including within the Adelaide parklands, in the vicinity of the North Adelaide Aquatic Centre, and the former SAGASCO site at Chief Street, Bowden. The Thebarton Oval Precinct was not initially a preferred location, most likely due to the uncertainty over the site and impacts which are/were expected to arise as a result of the Torrens to Darlington (T2D) road corridor project. Plans for both the Adelaide Parklands and Bowden have since been abandoned by the AFC.

The AFC and its consultants presented a briefing to Members on 30 August 2022 outlining the key deliverable elements of the proposed project for the Thebarton Oval Precinct. This included:

- Realignment and reconstruction of the existing Thebarton Oval playing space to match the dimensions and orientation of Adelaide Oval;
- Construction of a new football oval within Kings Reserve to match the dimensions of the Melbourne Cricket Ground;
- The ovals will be available for public use at times when not required by the AFC (essentially outside of training times and match days);
- An indoor artificial grassed training field;
- AFL and AFLW facilities capable of accommodating the AFC's future expansion to full-time athletes and coaches;
- Aquatic facilities including hydrotherapy resources, as well as leading rehabilitation and medical amenities;
- Construction of a new Clubroom and Corporate headquarters which is proposed to include allied health facilities:
- A new and improved Council community hub to replace the existing (Thebarton Community Centre) building, which will be required to be removed as part of the planned Torrens to Darlington (T2D) works;
- Additional community facilities including a public plaza area, new roadway and associated parking, skateboard park, playground and soccer pitch-sized turfed area.

Given the very significant expenditure proposed by the AFC (of some \$85m), the AFC has advised that it seeks a long-term lease over portion of the "Thebarton Oval Precinct". As the subject land is classified as 'community land' and the desired lease term is longer than a five (5) year term, a period of public consultation was required, in accordance with the relevant provisions of the *Local Government Act (SA)*, 1999.

A concept for the proposal was developed and presented to the media by the AFC in August 2022. The intent being that the conceptual proposal would form the basis of the public consultation material and, dependent upon the results of the community consultation and a decision being made by Council to progress discussions with the AFC, the Masterplan would be developed further (including additional period(s) of community consultation).

Existing Lessees and Licensees:

As Members are aware, a number of lease/licence agreements exist over the Thebarton Oval Precinct. There are existing leasehold arrangements at the Torrensville Bowling Club (TBC) and a licence exists for the Messinian Association of SA Inc (**Messinian Association**) for the use of Kings Reserve. The existing 21-year lease to the TBC expires on 28 February 2039 and the existing 5 year licence to the Messinian Association expires on 30 November 2023.

The South Australian National Football League (**SANFL**) is the current leaseholder of the Thebarton Oval, having taken an assignment of the lease from the Adelaide Footy League/South Australian Amateur Football League (**AdFL**) in December 2019. At the time of the assignment of lease over Thebarton Oval from AdFL to SANFL, an agreement was signed between those two organisations to develop a Venue Improvement Plan (**VIP**) that would contemplate a redevelopment of the Thebarton Oval precinct including:

- The construction of a new football facility on the western side of Thebarton Oval comprising change rooms, player and official amenities, office accommodation, gymnasium, learning facilities, function and meeting spaces;
- refurbishment of the existing change rooms in the heritage listed Phil Ridings Stand;
- provision of new office accommodation for the AdFL and a capital contribution toward a proposed 'Associations' or 'Sports House';
- Realigning the Oval to a true North/South orientation; and
- Upgrading the lighting to broadcast quality.

Given the estimated significant expenditure associated with the VIP (of some \$18m or thereabouts), the SANFL requested Council give consideration to granting it a long-term lease. However, and unfortunately, the progress of this project was significantly interrupted or delayed by the COVID-19 pandemic and, subsequent to this, the possibility of the AFC relocating/co-locating to Thebarton Oval.

At the meeting of the City Facilities and Waste Recovery Committee held 23 September 2021, Members resolved to provide their consent for the Administration to commence negotiations with the SANFL for the proposed grant of a long term lease (or licence) for its use of portion of the Thebarton Oval complex. This resolution was subject to public consultation requirements being met and the AFC determining whether it wished to relocate/collocate to the Thebarton Oval precinct.

Members will also be aware that following the meeting of 23 September 2021, the SANFL and AFC were involved in lengthy and protracted negotiations, initially regarding the possible co-location of the AFC to the Thebarton Oval site and, subsequent to this, the AFC's decision to seek to be the sole lessee of the site. This decision (i.e. AFC to be the sole lessee), prior to the expiry of the SANFL lease, required the SANFL to agree to either surrender its lease or to assign it to the AFC (both/either of which required Council consent).

The SANFL's current lease term expires on 28 February 2026 but there is a further/extended term of 5 years available to the SANFL (should it not be in breach of, and should it seek the extended term in accordance with the relevant provisions within, the lease) that would expire on 28 February 2031.

Both the SANFL and TBC lease agreements were subject to a period of public consultation due to their long term nature and as required by the *Local Government Act*, 1999. A fifteen [15] year lease was granted to the SANFL (5 + 5 + 5) years) and a twenty-one [21] year lease was granted to the TBC. These long-term leases were negotiated in order to assist the Clubs recoup some of the significant investment they were making at the site.

Early termination of the SANFL Lease

At its (confidential) meeting of 17 May 2022, Council resolved to provide the authority for the Administration to:

"...enter into negotiations with the Adelaide Football Club (AFC) to progress discussions for the grant of a lease or licence to the AFC upon expiry, or sooner determination, of the current lease held by the SANFL".

An Agreement was reached between the parties for SANFL to surrender the lease over Thebarton Oval, and Members were advised that on 11 September 2022, the CEO of the SANFL Mr Darren Chandler, notified Council's CEO Mr Terry Buss in writing, of SANFL's contractual arrangement with AFC regarding AFC's intention to relocate to Thebarton Oval. The making of this agreement provided SANFL's support to enable Council to commence public consultation in relation to the same.

Consultation with tenants of Kings Reserve and the Thebarton Oval Complex

As parties that would be directly impacted by the AFC proposal, the Council tenants of Kings Reserve and the Thebarton Oval Complex (the SANFL, Torrensville Bowling Club and Messinian Association) were provided with a direct letter and invited to lodge any comments or submissions relating to the proposal.

A formal response was received from the Messinian Association, which is attached for the benefit of Members. **Attachment 1**

An acknowledgement of receipt of the letter was also received from the Torrensville Bowling Club.

Given that there are existing negotiations occurring with the SANFL relating to their lease over the premises, it is understandable that no direct response was received from SANFL in regard to this letter.

As is indicated within the submission from the Messinian Association, the Association has been located in Stephens Avenue (only approximately 900 metres from Kings Reserve) since 1959 and the MA Hawks Soccer Club have a long standing relationship with Kings Reserve, having been based there since the early 2000's.

The current licence for the MA Hawks Soccer Club use of (portion of) Kings Reserve expires on 29 November 2023 and the Association had presumed that a further licence would likely be granted to it at the end of this current term (as has been the case on prior occasions) save for these previously unforeseen circumstances, i.e. the T2D project and the AFC lease proposal) which have now arisen.

Whilst the Association indicates that it has no objection to the proposal, it does so on the basis that any initiatives that are foreshadowed by the proposal do not negatively impact the ongoing use of (portion of) the Reserve by the MA Hawks Soccer Club.

AFC proposed Lease - key elements

Since the meeting of Council in May 2022, the Administration has been involved in negotiations with the AFC, and a headline Terms Sheet has essentially been agreed between the parties, although there are some elements that require further discussion/negotiation (however such matters are not critical, or essential, to the overall agreed position). Key commercial lease terms and draft lease covenants were developed and subsequently endorsed by Council, and formed the basis of the public consultation package, which was made available for consideration by the community.

Members have previously been advised that the AFC seeks the maximum lease term (of 42 years) available under the *Local Government Act* (upon completion of the project works) and that it seeks a ground lease over the premises. However, in the event that the maximum lease term permitted under the *Local Government Act* were to be increased during the period of lease, the AFC (further) seeks that the lease be varied to recognise such increase.

The AFC also requests that an additional 42-year term, beyond the initial 42-year term, be granted in order for it to recoup/write off its investment in the facility. To this end, it seeks the inclusion of a clause that will trigger negotiations for this additional term, no earlier than 10 years and no later than 8 years, prior to the expiry of the initial term. (The Council will not be obliged to offer any renewal or option in circumstances where the AFC is in breach of the lease.)

In the event that the Council of the day was to determine <u>not to grant</u> the additional term sought, the AFC would seek to rely on the provisions of an alternate clause, which it wishes to be included within the lease agreement, that would require Council to "recompense" or "compensate" the AFC, essentially for the "unused" market value of its investment.

During the period of the project works it is envisaged that a construction licence or similar agreement will operate (however for a term that is less than 5 years and, hence, not requiring public consultation).

The Administration has sought clarification regarding the proposed valuation mechanism which is envisaged to be used, and confirmation of the assets which are proposed to be included and excluded as part of any potential buy-back. Accordingly, the final form and detail of this clause is not settled. Nevertheless, there has been agreement that, although the AFC project envisages upgrade of the heritage grandstand, this would not be included in the list of "buy-back" assets.

Should the additional lease term be granted by the Council of the day, the buy-back clause would not apply to any further term. In all other aspects it is envisaged that any renewal provided to the AFC would be subject to the same or similar terms and conditions as the initial lease.

Rental, rates and outgoings

At the commencement (for the initial 21 years) of the lease period, the rental is proposed to be a rates inclusive rental which acknowledges and recognises the substantial contribution (of some \$45m) provided by the AFC on public realm facilities/assets which are to be delivered by the AFC project, and also the expenditure incurred by the AFC in solely maintaining the ovals. A separate service level agreement or similar instrument is envisaged to apply to the "non-turf" public realm space.

In addition, the AFC will be responsible for all user costs/outgoings applicable to its use of the facilities.

A market-based approach will be used to determine the rental after the initial concessionary (phase in) period.

Lease Area

The AFC has defined its required/desired lease area (Attachment 2). Members will note that this area is essentially all land within the Thebarton Oval precinct that is not (anticipated to be) impacted by the T2D project (i.e. the land excludes the DIT works area).

Times of Use

The oval and plaza spaces will be available for public use at times when not required by the AFC. It is envisaged that the AFC's use of the turf spaces will, essentially, comprise training or other approved uses (e.g. necessary oval upkeep and maintenance and match day usage) and that the publicly accessible spaces will have minimum average time allocations agreed between the parties.

Signage and naming rights

The AFC seeks rights to name the facility. The Administration does not have any objections to this request, on the proviso that the name is not gratuitous and does not offend "normal" community expectations or standards. It is noted that there are/were existing naming rights provided to both the South Australian Amateur Football League/Adelaide Footy League (the previous tenant) and the current sitting tenant (SANFL) of the Thebarton Oval. The Administration further notes that Naming Rights have also been granted to the West Adelaide Football Club in regard to Richmond Oval.

The AFC has indicated that it would locate a number of sponsor signs within the complex and would/may seek to erect signage, which is visible from the exterior of the premises. The Administration has advised the AFC that there are no issues relating to inward facing signage (and acknowledges that this is the current state of play at the Oval).

However, the Administration suggests that in circumstances where the signage would be visible from the exterior of the premises, a mechanism/clause be included within the lease agreement, which would require the AFC to divulge the terms of any commercial arrangement relating to such externally visible signage.

This will allow Council to receive a (financial) benefit via an increase in rates and/or additional rental. In making such a suggestion the intent is that the erection/placement of any exterior facing signage would continue to remain subject to Council's consent (in its capacity of landlord) and that the presence of the clause would not override any requirement for the AFC to seek and gain any necessary planning and/or other approval(s) or consents.

Assignment of the Lease

The Administration and its solicitors have indicated, and the AFC and its solicitors have agreed, that the matters relating to rental and rates etc. are confidential "personal" (i.e. applicable only) to the AFC. Thus, in circumstances where the AFC may seek to assign its interest in the lease, such concessional treatment in relation to these matters would not be applicable to an incoming lessee. (Any assignment of the lease will require Council consent.)

Memorandum of Agreement (MOA)

Following the public consultation period, and given the tenor of some of the responses received during (and subsequent to) that consultation, the Administration requested its solicitors to prepare a further document, i.e. a Memorandum of Agreement (MOA). A copy of the proposed Memorandum of Agreement is attached for the benefit of Members (Attachment 3).

The principal intention or purpose of the MOA is for it to precede the Council entering into any further proposed agreements relating to this matter, until such time as all conditions within the MOA are met to Council's satisfaction.

A flowchart outlining how the various documents relating to this matter are connected, their intent and the proposed order of execution is attached for the benefit of Members (Attachment 4).

The attention of Members is drawn to this document, particularly as it formulates and establishes some very clear and key requirements from the Council's perspective.

It is also worth emphasising that these key requirements flow directly from, are as a result of, and have been included in an endeavour to address, concerns raised by residents and rate-payers during (and subsequent to) the public consultation period.

Of particular note are the following provisions which the Administration wishes to bring to the attention of Members:

- Clause 4.1 seeks the establishment of a (the) Masterplan Advisory Group (MAG). As indicated
 by this clause, "As a consequence of the support and concerns of the community identified in
 the URPS Report, the Council has identified the need for community representation in the
 development of a masterplan in relation to the Redevelopment and Proposed Lease".
- Clause 4.2 provides a framework to determine the composition of the Committee. Members
 will note that, in addition to representatives of the Council and the AFC (3 of each), and
 officers (2) of Council, the proposed composition includes four (4) members of the community,
 appointed by the Council and AFC by mutual agreement. Such community members will need
 to meet specified criteria, including being a resident and ratepayer of the Council Area for a
 minimum of 5 years and be able to work with others holding differing opinions.
- Clause 4.2.3 confirms that the "MAG does not have any delegated authority to make decisions for or on behalf of Council or AFC."
- As previously referred to within this report, clause 4.1.3 states that (the parties) "agree that the Agreed Masterplan must include confirmation that any lease to be entered into between the Council and AFC in relation to the Land will include a provision that AFC will not use any portion of the Land which is designated as an oval, for more than a mutually agreed percentage of available daylight hours...."
- Clause 5 of the MOA provides a framework for the conduct of further public consultation on an "Agreed Masterplan".
- Further, clause 6 of the MOA (at 6.1) requires the AFC to acknowledge Council's role as an "informed and responsible decision maker" pursuant to relevant provisions of the Local Government Act, and at 6.2 notes that "...where the Council can reasonably demonstrate that the Members do not adopt the outcomes of the Masterplan Consultation, the Council may terminate this MOA immediately on notice to AFC and in this event, AFC reserves all of its rights against the Council in relation to the termination to the extent it is unlawful or a breach of the MOA."
- Finally, Clause 14 of the MOA requires the AFC to acknowledge that:
 - 14.1.1 by entering into this MOA, the Council is not predetermining any position, in particular in relation to the outcomes of any public consultation process that it undertakes; and
 - 14.1.2 the Council will use reasonable endeavours to obtain the approvals contemplated in this MOA and any Transaction Document; and
 - At clause 14.2.2, the AFC "agrees that where the Council terminates this MOA under clauses 5.4 or 6.2, it (AFC) does not have any recourse against the Council, for exercising such right of termination except as specified in these clauses."

Other related matters - Community Land Management Plan and amalgamation of Titles

Should Council determine to proceed with the granting of a long-term lease to the AFC, the Administration also proposes to recommend in a future report that:

The Community Land Management Plan (CLMP) for Thebarton Oval and Kings Reserve be
revised and updated to acknowledge the project and the long-term lease to the AFC. (Council
maintains CLMPs for all land classified as community land and those plans set out how we
use and manage our community land for the betterment and enjoyment of the community.

As with all corporate plans, there is a requirement to undertake a review of the adopted plans. This process has begun for all of Council's CLMP's and a period of public consultation will take place before Council adopts a new or amended management plan as is required by Section 197 of the *Local Government Act 1999*); and

 The existing 7 (seven) titles within the Thebarton Oval precinct be amalgamated/consolidated into two new titles - one that will cover the proposed lease/licence area for the AFC and the other that will apply to the balance of the land within the complex post the T2D works.

Council's direction is now sought to determine whether a long-term lease for the AFC over portion of Thebarton Oval and Kings Reserve should be supported by Council. If supported, the next stage of the process will require the AFC to prepare a masterplan for the site, which will be subject to further community consultation. No lease for the use of the Thebarton Oval Precinct by the AFC will be entered into until all consultation stages are complete and Council is satisfied that the masterplan acknowledges and reflects the feedback which has been provided by the community.

Should Council proceed to the Masterplan stage, reference is also made to the Community Engagement Plan prepared by AFC that aims to work meaningfully with the community in formulating development of a Masterplan (Attachment 5). The purpose of the AFC Community Engagement Plan is to;

- Meaningfully engage with the community to seek input and feedback on the design and detail
 of the Masterplan;
- Raise community awareness of the proposal to establish a home for the AFC at the Thebarton Oval Precinct; and
- Enable the community to seek clarification and provide their thoughts/feedback on the various elements being consulted.

The AFC Community Engagement Plan will dovetail nicely into the work of the Masterplan Advisory Group (MAG) with the aim of seeking community input into development of the Masterplan and keeping the community informed during the whole process.

Climate Impact Considerations

(Assessment of likely positive or negative implications of this decision will assist Council and the West Torrens Community to build resilience and adapt to the challenges created by a changing climate.)

At this time (and until such time as there is a clearer understanding of the scope and extent of all proposed works) it is difficult to fully determine and understand the nature of any climate change impacts arising from the project. However, given the current understanding of the project, there is unlikely to be any significant reduction in the amount of turf/green space; and there is likely to be a benefit which will accrue as a result of the substitution of halogen floodlights with LED on Thebarton Oval.

Conclusion

The Administration and representatives from the Adelaide Football Club have met on a number of occasions to progress discussions and negotiations regarding a proposed long-term lease to the AFC over portion of Thebarton Oval and Kings Reserve.

Council provided authority for the Administration to undertake a period of public consultation, in line with the requirements of the *Local Government Act (SA), 1999* given the land is community land, and the length of the proposed lease.

The initial public consultation period has closed and a summary report (within this Agenda) and information contained within this report has been provided to assist in Council's consideration of progressing to the next stage of developing a Masterplan for the AFC lease of the Thebarton Oval Precinct.

The proposal from the AFC is unique in terms of its requirement to lease a substantial portion of community land within the Council area but with a corresponding commitment to construct and maintain facilities that are in part for the benefit of the community. While there is certainly value to the AFC in the use of community assets, a 'commercial rate' is not ordinarily appropriate for the use of community facilities either especially where non-exclusive use applies. In this case, achieving the provision of sports facilities without a capital investment by the Council is a key aspect of the project. It is not common for Council to be presented with an opportunity where a lessee is in a position to fund the development of community facilities that Council would ordinarily provide for its community at a substantial cost to the ratepayer.

The proposed development will provide community access to high quality recreational spaces that facilitate significant health and wellbeing outcomes for the community. Further, the development project has the potential to bring economic benefits to the City and will assist to sustain the Adelaide Football Club's operations within the City for many years to come. On balance, the perceived negative impacts of the proposal expressed in the consultation feedback process, which can be addressed by careful and considerate planning in the masterplan development stage, are considered to be outweighed by the overall benefits of the proposal for the entire West Torrens community.

From a risk management perspective, effective management of community resources and managing competing demands brings reputational risk that may give rise to groups or the wider community not feeling supported by Council.

This is especially true in the proposal being considered in this report, as there will be impact on the community in close proximity to the Precinct if the AFC proposal proceeds and some parties are going to be ultimately disappointed with the Council's decision. Council must consider the community's feedback provided during the formal consultation, and the objectives set out in its Community Plan, and ultimately weigh up the opportunities and impacts that the proposal brings.

From an environmental and social impacts perspective, the AFC proposal has social impacts in considering the possible alienation of community land. While the facilities that are proposed are focused on providing the community new and additional facilities, the impact is that current areas of open space (available as passive reserve) will no longer be able to be as freely accessed by the community however, provisions will be determined and agreed that provide overall greater community access to the entire Precinct. In addition, the new facilities will potentially change the everyday use and activation of the site, and as a result, there may be some impact on neighbouring residents. In addition, the proposal to grant the lease to AFC will result in the Club undertaking development activities that will result in the loss of a number of trees (including established trees). While the proposal includes the replacement of lost trees, with the planting of new and additional trees, there will be detriment (in terms of environmental impact) during the construction phase of the development and before the new trees are established.

Attachments

- 1. Messinian Association Letter of Representation
- 2. AFC Desired Lease Area Map
- 3. Draft Memorandum of Agreement
- 4. Flowchart detailing sequence, operation and connectivity of various Agreements
- 5. AFL Community Engagement Plan

ΜΕΣΣΗΝΙΑΚΟΣ ΣΥΛΛΟΓΟΣ ΝΟΤΙΑΣ ΑΥΣΤΡΑΛΙΑΣ



MESSINIAN ASSOCIATION OF SOUTH AUSTRALIA INC

4 October 2022

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

By Email: csu@wtcc.sa.gov.au

Dear Mr Buss,

SUBMISSION REGARDING THEBARTON OVAL LEASE

Representation Summary

The Messinian Association of SA Inc ('the Association') supports the proposed Lease to AFC but not at the expense of the existing occupant, the MA Hawks ("the Club"). Conditions of the proposed Lease to AFC should be subject to and protect the existing occupation by the Club and should include:

- that the soccer pitch and facilities be maintained in their present position on Kings Reserve for the continued use of the Club;
- alternatively, that the soccer pitch and facilities be replicated and relocated on some immediate and adjacent area of Kings Reserve, should that be necessary, for the continued use of the Club.

Background

The MA Hawks ("the Club") was established by the Messinian Association of SA Inc ('the Association') in 1987.

The Association as the parent organisation was established in 1959 and has extensive facilities at its Hall at 68 Stephens Avenue, Torrensville.

The Association was established by Greek migrants originating from southern Greece from the prefecture of Messinia. Many of whom settled in the West Torrens Council ('WTC') area. The Association has a long and deep engagement in the West Torrens Council area, not only because it has its headquarters in the area but has also carried out its community, cultural, philanthropic and sporting activities for over 60 years in the area. A significant number of members of the Association and their families live in the boundaries of the WTC. The Association has contributed positively to the cohesion and social fabric of the WTC area and the wider community.

68 Stephens Ave, Torrensville, SA 5031 - Tel (08) 8352 8171 Email info.messinians@gmail.com Web www.messiniansa.com

2

Indicative of this is the recognition and honour bestowed by the Council in forming a Sister City relationship with the City of Kalamata, the capital of the prefecture of Messinia.

MA Hawks

Since its inception in 1987 the MA Hawks has competed in the South Australian Amateur Soccer League in various divisions, currently in second division being relegated from first division last season. It is open to players of all backgrounds.

It fields 3 teams, A grade, B grade and C grade.

Over the years many players have enjoyed playing with the Hawks. The Comets who play in the Premier League is an offshoot of the Hawks.

MA Hawks & Kings Reserve

The MA Hawks have been based at King's Reserve since the early 2000's pursuant to a Licence granted from WTC.

Its use of Kings Reserve involves the use of a dedicated soccer pitch to train on and play its home matches.

By the terms of its Licence the Club uses the soccer pitch and change rooms between:

- (a) 1 January and 31 October in each year on Tuesdays, Thursdays and Saturdays as follows:
 - Tuesday and Thursday afternoon between the hours of 6:00 pm and 9:30 pm;
 - Saturdays between the hours of 9:30 am and 6:00 pm (excluding the first Saturday in May in each year);
- (b) 1 November and 31 December on Wednesdays between the hours of 6:00 pm and 9:00 pm.
- (c) on the third Sunday of March in each year for a Family Fun Day.

The facilities enjoyed by the Hawks include the use of the changerooms, exclusive use of the canteen building and storeroom located within the changerooms. Ideally located nearby is the Messinian Hall at Stephens Avenue. The location of the Club is intrinsically tied in its situ in the surrounding local community. Any permanent move away from that area would be detrimental and may even precipitate its decline.

Facilities & Improvements

The Club has been involved in developing the facilities over the years in the following respects:

- Lighting in the north west pocket of the ground was erected as a means to light the ground at night but has also served as a means for lighting council and non-council supported events.
- A veranda was attached to the existing canteen to provide cover from the weather.
- The canteen facility was upholstered with cladding, painted, a sliding door was added to the entrance of the canteen, cupboard facilities were incorporated in the kitchen and an industrial exhaust fan was fitted as a rangehood.

68 Stephens Ave, Torrensville, SA 5031 - Tel (08) 8352 8171 Email info.messinians@gmail.com Web www.messiniansa.com

3

Licence of King's Reserve to the Club

The Licence to use Kings Reserve is granted by Council to the Messinian Association of SA Inc, the parent body of the MA Hawks.

Licences are for 5 year terms which are regularly renewed for further 5 years from the expiration of each term.

The current Licence of 5 years is due to end on 29 November 2023. It is the expectation of the Association that ordinarily a further 5 year Licence would be granted at the end of that term.

Representation re Proposed Lease to Adelaide Football Club (AFC) Your Letter of 16 September 2022

We thank you for your letter of 16 September 2022 and the prior opportunity to meet with Mr Buss and Mr Ottanelli on 12 September 2022. We also thank you for providing us with the opportunity to make submissions in relation to the AFC Lease proposal.

DIT Impact - T2D Works

Following receipt by the Association of the DIT Form 1 Notice of Intention to Acquire Land (Portion of Kings Reserve) dated 14 February 2022 and correspondence from Council, the Association sought clarification from Council as to what portion of Kings Reserve was the subject of the Notice and how it impacted on the Licensed area to the Association.

Council provided such clarification by letter dated 31 March 2022 (attached) in which was enclosed an aerial photo of portion of Kings Reserve with the area licensed to the Association shown and the portion subject to acquisition under the current Notice also shown.

The upshot is that the Club's licensed area affected is negligible being a very small triangular piece at the north-eastern boundary corner of the licensed area. This would not affect the integrity of the licensed area for continued use as a soccer pitch nor occupation by the club for its activities.

To our knowledge there has not been any further Notice issued by DIT. We are aware of press coverage in relation to review of the T2D project. However, our impression is that the review is likely to diminish the impact rather than to increase the area for acquisition.

On the present information and Notice, the DIT acquisition is not a factor to be taken into account, as it enables the continued use by the Club of the licensed area.

Proposed Lease Terms to AFC re T2D Works

We note that a key term is that following completion of the T2D works it is understood that DIT will return a portion of the land to CWT and the CWT will grant a lease for such land to AFC.

We further note that Conditions Precedent include surrender, resumption of the AFC lease, following confirmation by DIT of any part of the land that will be impacted.

We have no objection to such terms in general, save and except to the extent they negatively impact on our current licensed land.

68 Stephens Ave, Torrensville, SA 5031 - Tel (08) 8352 8171 Email info.messinians@gmail.com Web www.messiniansa.com

4

Impact on Existing Occupant - the Club

We understand the AFC's difficulties in securing a base for its operations.

We do not object to the proposed Lease but it should not be at the expense of a longstanding local community organisation, the Club, which has had a long connection with Kings Reserve.

The proposed Lease Area to the AFC extends and encroaches into the area Licensed by the Club, such that it makes the Club's use unviable as a soccer pitch unless appropriate conditions are imposed.

Conditions

We respectfully suggest that conditions be imposed on the proposed Lease to AFC to protect the continued use of Kings Reserve by the Club.

We suggest a condition of the Lease be that it be subject to the Licence to the Club as renewed from time to time with the use of the existing ground and facilities.

Alternately, that AFC move the ground and facilities to some immediate adjacent area in Kings Reserve for continued use by the Club.

There is sufficient area to accommodate both the Club and the AFC at Kings Reserve. In the event that the Club needs to be temporarily relocated because of any increased acquisition by DIT, that on completion of the T2D project and return of the land, that the Club be reinstated at Kings Reserve with its existing facilities.

Attachment

Letter CWT to the Association dated 31 March 2022 (with attached aerial photo).

Yours sincerely, Messinian Association of South Australia Inc

Martha Joannides

Martha Ioannides President, Executive Committee

68 Stephens Ave, Torrensville, SA 5031 - Tel (08) 8352 8171 Email info.messinians@gmail.com Web www.messiniansa.com



Draft: 04.11.2022

Thebarton Oval Precinct Memorandum of Agreement

City of West Torrens ABN 16 346 877 634

Adelaide Football Club Limited ABN 48 008 101 568

wtcc0001_220156_120.docx Legal/80278009_1

Kelledy Jones

CONTENTS

1.)efi	nitions and interpretation	2
	1.1		Definitions	2
	1.2		Interpretation	4
	1.3		Legal effect of this MOA	5
2.	F	ur	oose	5
3.	F	lov	vchart and Stages	5
4.	Ν	/las	terplan Advisory Group	6
	4.1		Establishment of the Masterplan Advisory Group	6
	4.2		Composition of the Masterplan Advisory Group	7
	4.3		Agreed Masterplan	8
5.	F	ub	lic consultation	8
6.	C	ou	ncil as responsible decision maker	9
7.	F	Progress reports9		
8.	li	Insurance 9		
9.	Т	err	m and termination	9
10).	С	onfidential Information1	0
11	١.	Р	ublic announcements1	0
12	2.		ispute resolution1	
13. Notices				
	13.	1	Form of notice and service1	1
	13.	2	Signing of notices	1
	13.	3	Deemed service	1
14	ŀ.	С	ouncil's discretion1	1
15	5.	0	versight legislation1	2
16	6.	G	eneral1	2
	16.	1	Further documents	2
	16.	2	Waiver	2
	16.	3	Severance	2
	16.	4	Governing Law1	3
	16.	5	Costs	3
	16.	6	Counterparts	3

1wtcc0001_220156_120.docx

Legal/80278009_1

Kelledy Jones

MEMORANDUM OF AGREEMENT

THIS AGREEMENT IS MADE THE

DAY OF

2022

BETWEEN

CITY OF WEST TORRENS ABN 16 346 877 634 of 165 Sir Donald Bradman Drive, Hilton SA 5033 (the Council)

and

ADELAIDE FOOTBALL CLUB LIMITED ABN 48 008 101 568 of 105 West Lakes Boulevard West Lakes SA 5021 (AFC)

BACKGROUND

- A. The Council is the owner in fee simple of the land identified in the Plan and comprised in Certificates of Title Volume 6131 Folios 655 and 656. Volume 5092 Folio 344, portion of Volume 5436 Folio 231 and portion of Volume 6221 Folio 506, more commonly known as 'Kings Reserve' and 'Thebarton Oval' (the Land).
- B. The Council and AFC are in negotiations in relation to a proposed lease in the Land to be granted by the Council to AFC and to that end, the Council has undertaken a period of public consultation in accordance with the requirements of section 202 of the LG Act and its Public Consultation Policy (the Lease Consultation).
- C. AFC and the Council acknowledge and agree that the Land will need to be redeveloped to meet the requirements of AFC as a lessee of the Land, however acknowledge the community sentiment in relation to the public's on-going use of, and access to, the Land.
- D. The Council and AFC propose to enter into various agreements, subject to the parties meeting the conditions precedent set out in this MOA.
- E. The parties have entered into this binding MOA to demonstrate their bona fides to work together to progress the intentions of the parties, and to address the genuine needs of the community, ahead of the parties entering into the Transaction Documents.

OPERATIVE PART

1. DEFINITIONS AND INTERPRETATION

1.1 Definitions

In this MOA:

Agreed Masterplan means the masterplan for the Project, as approved by the Council and AFC, with input from the MAG in accordance with clause 4.3.

Action means any action to be performed by either or both parties (including, where relevant, any third party), in order to complete a Stage and/or execute a Document, as set out in the Flowchart.

Approval means any approval to be obtained by a party, in order to complete a Stage and/or execute a Document, as set out in the Flowchart.

2wtcc0001_220156_120.docx

Legal/80278009_1

Kelledy Jones

Business Day means a day that is not a Saturday, Sunday or public holiday in South Australia.

Commencement Date means the dated of execution of this MOA.

Condition or Conditions, is defined in clause 3.1.

Confidential Information means any documentation or information of a confidential nature supplied by either of the parties to the other in connection with this MOA or any Transaction Document (and its preparation or negotiation) and includes financial, commercial, contractual or marketing information possessed by each party but specifically excludes any documentation or information which has been previously published or otherwise disclosed to the general public or is required to be disclosed by law.

Contribution Deed means a Contribution Deed to be entered into between the parties in relation to their respective financial contributions towards the Project.

Council Area means the area for which the Council is constituted in accordance with the LG Act.

Council's Policy or **Council's Policies** means, at any relevant time, the prevailing policy or policies adopted by the Council relevant to the activities contemplated by this MOA.

Development Deed means a Development Deed to be entered into between the parties in relation to the development of the Land in accordance with the Agreed Masterplan, including the grant of a construction licence to AFC to perform the Redevelopment and, upon completion, to enter into the Proposed Lease.

Document means the relevant Transaction Document to be executed by the parties, in order to complete a Stage, as set out in the Flowchart.

Flowchart means the flowchart of the Project annexed to this MOA as Annexure A.

Key Commercial Lease Terms means the Key Commercial Lease Terms published by the Council as part of the Lease Consultation.

Land has the meaning given in Background paragraph A.

Lease Consultation has the meaning given in Background paragraph B.

Lease Covenants means the Lease Covenants in the form made publicly available as part of the Lease Consultation.

LG Act means the Local Government Act 1999.

Masterplan Advisory Group or MAG has the meaning given in clause 4.1.1.

Member means, at any relevant time, an elected member of the Council, namely the Mayor and each councillor.

MOA means this Memorandum of Agreement, as executed by the parties (and as amended from time to time).

Project means development, operation and use of the Land in accordance with the Transaction Documents and for the term of the Proposed Lease.

3wtcc0001_220156_120.docx

Legal/80278009_1

Kelledy Jones

Project Master Deed means a Project Master Deed to be entered into between the parties in relation to the preliminary obligations of the parties to proceed with the Agreed Masterplan and Redevelopment.

Proposed Lease means the ground lease of the Land, in accordance with the Project Master Deed (and having regard to but not limited by the Key Commercial Lease Terms and Lease Covenants), as may be further negotiated between the parties.

Redevelopment means the development of the Land in accordance with the Agreed Masterplan, for the purposes of the Project.

Service Level Agreement means a Service Level Agreement to be entered into between the parties in relation to their respective maintenance and repair obligations for the Land.

Stages means the various Stages set out in the Flowchart.

Transaction Documents means each of the following documents, upon their execution:

- (a) this MOA;
- (b) the Project Master Deed;
- (c) the Development Deed;
- (d) the Service Level Agreement to be made between CWT and AFC in respect of the Land; and
- (e) any other agreement or document made between CWT and AFC in relation to the Project, which the parties agree in writing is a "Transaction Document" for the purposes of any Transaction Document.

URPS Report means the independent report prepared by URPS in response to the Lease Consultation.

1.2 Interpretation

In this MOA, unless the context otherwise requires:

- 1.2.1 headings do not affect interpretation;
- 1.2.2 a reference to a 'party' or 'parties' is a reference to a party or the parties to this MOA (as the case may be);
- 1.2.3 the term "person" includes a corporate body, partnership, association, government body or other entity;
- 1.2.4 a reference to a party includes its executors, administrators, successors and permitted assigns;
- 1.2.5 singular includes plural and plural includes singular;
- 1.2.6 a reference to any statute or subordinate legislation includes all statutes and subordinate legislation amending, consolidating or replacing the statute or subordinate legislation referred to.

4wtcc0001_220156_120.docx

Legal/80278009_1

Kelledy Jones

1.3 Legal effect of this MOA

The parties acknowledge and agree that:

- 1.3.1 this MOA is and is intended to be legally enforceable and binding on the parties to the extent of its terms;
- 1.3.2 the matters set out in the Background to this MOA are true and accurate and form part of the terms of this MOA; and
- 1.3.3 this MOA obliges the Council and AFC to act in good faith in order to finalise and agree or execute the Agreed Masterplan and the Transaction Documents.

2. PURPOSE

The Council and AFC have entered into this MOA to record their commitment to:

- 2.1 negotiate in good faith; and
- 2.2 take all steps reasonably available to each of them, and subject to the Transaction Documents and each Stage,

to progress the Project in accordance with the provisions of this MOA and any Transaction Document.

3. FLOWCHART AND STAGES

- 3.1 The Council and AFC acknowledge that the other party's obligations are subject to various conditions and approvals, before certain Transaction Documents can be executed, or become binding on the parties (each a Condition, and together, the Conditions).
- 3.2 A number of the Conditions are subject to:
 - 3.2.1 third party approval, including approval by:
 - (a) the Members, in the case of the Council; and
 - (b) the board of the AFC, in the case of the AFC;
 - 3.2.2 public consultation, or other statutory requirements, including under the LG Act; and/or
 - 3.2.3 the satisfaction of other Conditions.
- 3.3 The parties agree to progress their negotiations under this MOA in accordance with the Stages, to ensure that each Condition can be met by the relevant party or parties.
- 3.4 The parties agree that:
 - 3.4.1 they may vary the Flowchart from time to time on agreement in writing;
 - 3.4.2 notwithstanding clause 3.4.1:
 - (a) subject to paragraph (b), the Council may propose any Action or Approval to be taken by it (including to add or remove any Action or Approval), but such Action or Approval will not vary this MOA unless

5wtcc0001_220156_120.docx

Legal/80278009_1

Kelledy Jones

mutually agreed in writing by the Council and AFC; and

- (b) the Council may amend any Action or Approval to be taken by it (including to add or remove an Action or Approval) where reasonably necessary to meet any requirement of the LG Act or other statutory obligation and will promptly notify AFC of any intention to do so and the onus of establishing the requirement as reasonably necessary rests and is to be discharged by the Council;
- 3.4.3 the Project will proceed in numerical order of the Stages; and
- 3.4.4 a party may progress any Action in any subsequent Stage, however, neither party is obliged to perform any Action in a subsequent Stage, unless and until the previous Stage or Stages is/are completed.
- 3.5 For the purposes of this MOA, a Stage is not complete until such time that each:
 - 3.5.1 Action is completed to the satisfaction of both parties;
 - 3.5.2 Approval is obtained by the relevant party; and
 - 3.5.3 the relevant Document is executed,

(as applicable), for the relevant Stage.

To avoid doubt, the Actions under Stages 4 and 5 will be included as conditions precedent in the Project Master Deed and are included in the Flowchart for information purposes only, to reflect the parties' intentions following the satisfaction of Stage 3 and (without limitation) any Action or Approval under Stages 4 or 5 does not constitute a Condition or Condition Precedent under this clause 3.

4. MASTERPLAN ADVISORY GROUP

- 4.1 Establishment of the Masterplan Advisory Group
 - 4.1.1 As a consequence of the support and concerns of the community identified in the URPS Report, the Council has identified the need for community representation in the development of a masterplan in relation to the Redevelopment and Proposed Lease (the Masterplan Advisory Group or MAG).
 - 4.1.2 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;

6wtcc0001_220156_120.docx

Legal/80278009_1

Kelledy Jones

- (h) connections to and through the Precinct; and
- (i) public use, enjoyment, and access to open space and facilities.
- 4.1.3 Despite clause 4.1.2, the parties acknowledge and agree that the Agreed Masterplan must include confirmation that any lease to be entered into between the Council and AFC in relation to the Land must include a provision that AFC will not use any portion of the Land which is designated as an oval, for more than a mutually agreed percentage of available daylight hours (as published under the *Proof of Sunrise and Sunset Act 1923*), with access for any special event convened for or by either party, to be negotiated between the parties (acting reasonably).

4.2 Composition of the Masterplan Advisory Group

- 4.2.1 The membership of the MAG shall comprise:
 - (a) three (3) 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 and 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):
 - through experience, network or skill, to broadly represent their community;
 - (B) an ability to work with others holding differing opinions;
 - (C) willingness to equitably and fairly represent the interest of their relevant community group; and
 - (d) two (2) officers of Council, nominated by the Chief Executive of the Council.
- 4.2.2 The Mayor of the Council will chair the meetings of the MAG but in the absence of the Mayor (whether or not previously notified in writing by the Mayor), a nominee of AFC will be appointed as the acting chair for the duration of the Mayor's absence from any meeting.
- 4.2.3 The MAG does not have any delegated authority to make decisions for or on behalf of Council or 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.
- 4.2.4 Secretariat support for the MAG will be provided by Council.
- 4.2.5 Minutes of the proceedings of meetings of the MAG will be kept and

7wtcc0001_220156_120.docx

Legal/80278009_1

Kelledy Jones

maintained by the Council and will be promptly distributed to members following each meeting.

- 4.2.6 The parties agree to negotiate in good faith, any further terms of reference for the MAG, promptly on execution of this MOA.
- 4.2.7 The parties agree to do all things reasonably necessary to:
 - (a) promptly appoint the members of the MAG;
 - (b) agree to the terms of reference in accordance with clause 4.2.6; and
 - (c) convene the first meeting of the MAG within one (1) month of the Commencement Date.

4.3 Agreed Masterplan

Following consultation with the MAG in accordance with this MOA and any terms of reference for the MAG under clause 4.2.6, the Council and AFC must act in good faith to finalise the Agreed Masterplan:

- 4.3.1 to be tabled at the next available ordinary Council meeting, to be recommended for approval for public consultation; and
- 4.3.2 to reflect the input of the MAG to the extent to which the Council and AFC consider it is reasonable and appropriate.

5. PUBLIC CONSULTATION

Upon the Council and AFC finalising the Agreed Masterplan under clause 4.3, the Council:

- 5.1 must use reasonable endeavours to obtain the approval at a Council meeting to undertake public consultation of the Agreed Masterplan;
- 5.2 subject to clause 5.1, must undertake public consultation on the Agreed Masterplan in accordance with sections 50 and 202 (2) of the LG Act and its Public Consultation Policy;
- 5.3 together with any submissions received from the public in connection with the public consultation, put the Agreed Masterplan to the Members for approval at a meeting of the Council;
- 5.4 if the Members do not approve the Agreed Masterplan under clause 5.3, must promptly give written notice to AFC setting out reasonable details and particulars of the grounds on which the Members consider that the Agreed Masterplan under clause 5.3 is not appropriate for approval and acknowledges that AFC may make a deputation to the Council at the next ordinary Council meeting in relation to the appropriateness of the Agreed Masterplan or appropriate amendments thereto and ensure that AFC is permitted to make such deputation; and
- 5.5 if the Members do not approve the Agreed Masterplan under clause 5.4, may terminate this MOA immediately on notice to AFC and in this event, neither party will have any claim against the other under this MOA or at law or otherwise.

8wtcc0001_220156_120.docx

Legal/80278009_1

Kelledy Jones

6. COUNCIL AS RESPONSIBLE DECISION MAKER

- 6.1 AFC acknowledges that, in accordance with sections 6, 7 and 8 of the LG Act, the Council is established to provide for the government and management of its area, and must be an informed and responsible decision-maker.
- 6.2 Accordingly, where the Council can reasonably demonstrate that the Members do not adopt the outcomes of the Masterplan Consultation, the Council may terminate this MOA immediately on notice to AFC and in this event, neither party will have any claim against the other under this MOA or at law or otherwise.

7. PROGRESS REPORTS

Each party agrees to give the other party an update on the progress of their respective Actions under each Stage on the first Business Day of each month following the execution of this MOA, and as otherwise reasonably requested in writing.

8. INSURANCE

- 8.1 At all times prior to the Commencement Date, the Council must maintain its membership of the Local Government Association Mutual Liability Scheme or take out and maintain during the term of this MOA, a public liability insurance policy as required by legislation.
- 8.2 Notwithstanding any insurance held by the Council under clause 8.1, AFC must also keep and maintain a public liability insurance policy in respect of the Land for an amount of not less \$20,000,000 for each claim:
 - 8.2.1 where AFC (or any person engaged by the Contractor) is located on the Land for the purpose of AFC progressing any Action; or
 - 8.2.2 AFC occupies the Land (or any part of it) under a licence or permit from the Council; or
 - 8.2.3 immediately upon execution of the Development Deed.
- 8.3 Each party must provide to the other, a certificate evidencing its compliance with this clause 8.

9. TERM AND TERMINATION

- 9.1 This MOA expires without any further action by either party on the execution of the Development Deed (noting that the terms of the respective documents do not merge on expiry), unless terminated earlier in accordance with its terms.
- 9.2 Either party may terminate this MOA if:
 - 9.2.1 it establishes that an Action in Stage 2 is not capable of being met;
 - 9.2.2 it establishes that an Action in Stage 3 is not capable of being met;
 - 9.2.3 the other party is in breach of any of its obligations under this MOA and does not remedy such default within twenty (20) Business Days of written notice issued by the non-defaulting party in relation to that breach; or
 - 9.2.4 a party is in breach of its obligations under this MOA and such breach is not

9wtcc0001_220156_120.docx

Legal/80278009_1

Kelledy Jones

capable of remedy.

9.3 Termination of this MOA does not affect the rights and obligations of a party that arose prior to termination but the parties agree that the event of termination is not a compensable event.

10. CONFIDENTIAL INFORMATION

- 10.1 Subject to clause 10.2, each party agrees that it will not use any Confidential Information of the other party or allow any Confidential Information of the other party to be used for any purpose, except for the purposes of and in the manner contemplated by this MOA, and agrees that it will:
 - 10.1.1 keep confidential;
 - 10.1.2 take reasonable steps to ensure that the party's officers and employees do not disclose to a third party;
 - 10.1.3 maintain proper and secure custody thereof; and
 - 10.1.4 not use or reproduce in any form,

any Confidential Information belonging to the other party. Any departure from a party's obligations pursuant to this clause may only occur with the written consent of the other party or as required by law or the terms of this MOA.

- 10.2 A party may disclose Confidential Information of the other party:
 - 10.2.1 which is or becomes part of the public domain unless that has occurred as a result of a breach of this MOA; or
 - 10.2.2 if required by law or by a Government agency with the power to require such disclosure.
- 10.3 To avoid doubt, the parties agree that this MOA is not Confidential Information.
- 10.4 The Council must ensure that any members of the community appointed to the MAG pursuant to clause 4.2.1 comply with the provisions of this clause 10.

11. PUBLIC ANNOUNCEMENTS

- 11.1 Neither party may make any public announcement or media release about any aspect of this MOA without the prior consent of the other party (which consent must not be unreasonably withheld).
- 11.2 Notwithstanding any consent given under clause 11.1, the parties agree to issue jointly-prepared announcements where reasonably practicable.
- 11.3 The Council must ensure that any members of the community appointed to the MAG pursuant to clause 4.2.1 comply with the provisions of this clause 11.

12. DISPUTE RESOLUTION

12.1 If any dispute or disagreement arises between the parties in connection with this MOA, the parties undertake to use all reasonable endeavours, in good faith, to settle the dispute or disagreement by negotiation between representatives of the parties.

10wtcc0001_220156_120.docx

Legal/80278009_1

Kelledy Jones

- 12.2 In the event that negotiations do not resolve the dispute within twenty (20) Business Days, a mediator agreeable to both parties may be engaged to seek a resolution.
- 12.3 If the parties cannot agree upon a mediator within a further twenty (20) Business Days, a party may apply to the President or Acting President of the Law Society of South Australia to appoint a mediator to resolve any dispute under this MOA.
- 12.4 The cost of any mediator appointed to resolve a dispute under this clause be borne equally by both parties, unless the mediator makes a finding in favour contrary to one of the parties.
- 12.5 Nothing in this MOA is intended to limit either party's right to seek a legal remedy for any dispute that arises.

13. NOTICES

13.1 Form of notice and service

Without prejudice to any other means of giving notice, any notice required to be served or given under this MOA will be sufficiently served or given:

- 13.1.1 by personal service on that party (or if it is a body corporate on a director, secretary or other officer of the party);
- 13.1.2 by post or electronic transmission to the address or email address of the party set out in this MOA or such other address or facsimile number as the party may notify the other party from time to time as being the that party's address or facsimile number for service of notices.

13.2 Signing of notices

Any notice may be signed on that party's behalf by its attorney, director, secretary or other officer or solicitor.

13.3 Deemed service

A notice, if validly given, is taken to have been received:

- 13.3.1 if delivered in person, at the time of delivery;
- 13.3.2 if posted, the third (3) Business Day after posting; or
- 13.3.3 if sent by email and the sender does not receive delivery failure message notifying the sender that the email has failed to be delivered:
 - (a) between 9.00am and 5.00pm on any Business Day, at the time the notice is sent; and
 - (b) on any day that is not a Business Day, at 10.00 am on the next Business Day.

14. COUNCIL'S DISCRETION

14.1 The Council enters into this MOA as a council acting under sections 7 and 36 of the LG Act and not in any other capacity. This MOA does not preclude or pre-empt the exercise by the Council of any other regulatory function or power.

11wtcc0001_220156_120.docx

Legal/80278009_1

Kelledy Jones

14.2 In particular, AFC:

14.2.1 acknowledges that

- (a) by entering into this MOA, the Council is not predetermining any position, in particular in relation to the outcomes of any public consultation process that it undertakes; and
- (b) the Council will use reasonable endeavours to obtain the approvals contemplated in this MOA and any Transaction Document; and
- 14.2.2 agrees that, where the Council terminates this MOA under clauses 5.4 or 6.2, it does not have any recourse against the Council, for exercising such right of termination.

15. OVERSIGHT LEGISLATION

- 15.1 AFC acknowledges that the Ombudsman Act 1972 empowers the Ombudsman to investigate matters in the public interest. AFC must ensure compliance with all obligations arising under that Act and all applicable legislation.
- 15.2 AFC acknowledges and agrees that by entering into this MOA, it must ensure its own compliance with the *Independent Commissioner Against Corruption Act 2012* (ICAC Act) and must comply with the ICAC Act and the Directions and Guidelines issued pursuant to the ICAC Act.
- 15.3 AFC acknowledges and agrees that the Council is an 'agency' for the purposes of the Freedom of Information Act 1991 and that documents, correspondence or other information relating to this MOA may be subject to disclosure under that Act.

GENERAL

16.1 Further documents

The parties will take all reasonable steps to complete any applications or enter into any documents reasonably necessary to fulfil the intentions of the parties under this MOA.

16.2 Waiver

- 16.2.1 The failure, delay, relaxation or indulgence by a party in exercising a power or right under this MOA is not a waiver of that power or right.
- 16.2.2 An exercise of a power or right under this MOA does not preclude a further exercise of it or the exercise of another right or power.

16.3 Severance

Where a clause or part of a clause in this MOA would, but for this clause, be unenforceable:

- 16.3.1 the clause or part of the clause shall be read down to the extent necessary to avoid that result; or
- 16.3.2 where the clause or part of the clause cannot be read down as contemplated by clause 16.3.1, it may be severed from this MOA and the remainder of the

12wtcc0001_220156_120.docx

Legal/80278009_1

Kelledy Jones

clause or of the MOA shall continue in force, unless this would result in a material change to the intended effect of the MOA.

16.4 Governing Law

This MOA is governed by the laws of South Australia.

16.5 **Costs**

Each party will bear its own costs incurred by it in connection with the preparation, negotiation and execution of this MOA, including to meet any obligations under it.

16.6 Counterparts

This MOA may be executed in any number of counterparts and all counterparts together will be taken as one document.



13wtcc0001_220156_120.docx

Legal/80278009_1

Kelledy Jones

Executed as an Agreement.	
THE COMMON SEAL OF CITY OF WEST TO the presence of:	RRENS ABN 16 346 877 634 was affixed in
Michael Coxon Mayor	Terry Buss PSM Chief Executive Officer
Date	
EXECUTED by ADELAIDE FOOTBALL CLUB with section 127 of the <i>Corporations Act 2001</i> (0	
Signature of Director	Signature of Company Secretary/ Director
Name of Director	Name of Company Secretary/ Director
Date	

14wtcc0001_220156_120.docx

Legal/80278009_1

KelledyJones

ANNEXURE A - FLOWCHART

[insert MOA flowchart]

DRAFT

15wtcc0001_220156_120.docx

Legal/80278009_1

Kelledy Jones

MEMORANDUM OF AGREEMENT: ANNEXURE A - FLOWCHART

ACTIONS	APPROVALS	DOCUMENTS
STAGE 1 - LEASE CONSULTATION PHASE		
Lease Consultation	Council	Memorandum of Agreement
Lease Consultation report for consideration by the Council	Council accepting the outcomes of the Lease Consultation for the purposes of progressing negotiations with AFC in in relation to a lease with AFC on materially same terms as presented for public consultation.	
	Council to authorise the Mayor and CEO to enter into the Memorandum of Agreement.	
	AFC ITBCI	
STAGE 2 - MASTERPLAN DEVELOPMENT		
CWT & AFC to negotiate the terms of reference for the Masterplan Advisory Group (MAG)	Council	Project Master Deed Contribution Deed
Establish MAG	Council to approve the Agreed Masterplan for the purpose of the Masterplan Consultation.	
MAG to inform the development of the Agreed Masterplan with CWT and AFC	Council to approve the form of the community consultation plan for the Agreed Masterplan.	
AFC/CWT to finalise Masterplan for Masterplan Consultation	Council to authorise the Mayor and CEO to enter into the Project Master Deed and Contribution Deed.	
	AFC ITBCI	
STAGE 3 - MASTERPLAN CONSULTATION		
Masterplan Consultation	Council	
Masterplan Consultation outcomes reported to the Elected Members for consideration	Council accepting the outcomes of the Masterplan Consultation for the purposes of the Redevelopment to progress on materially same terms as presented for public	
Amendments to the agreed Masterplan, where required, in line with the public consultation process	consultation. AFC TBC	

Legal/80278004_1

KelledyJones

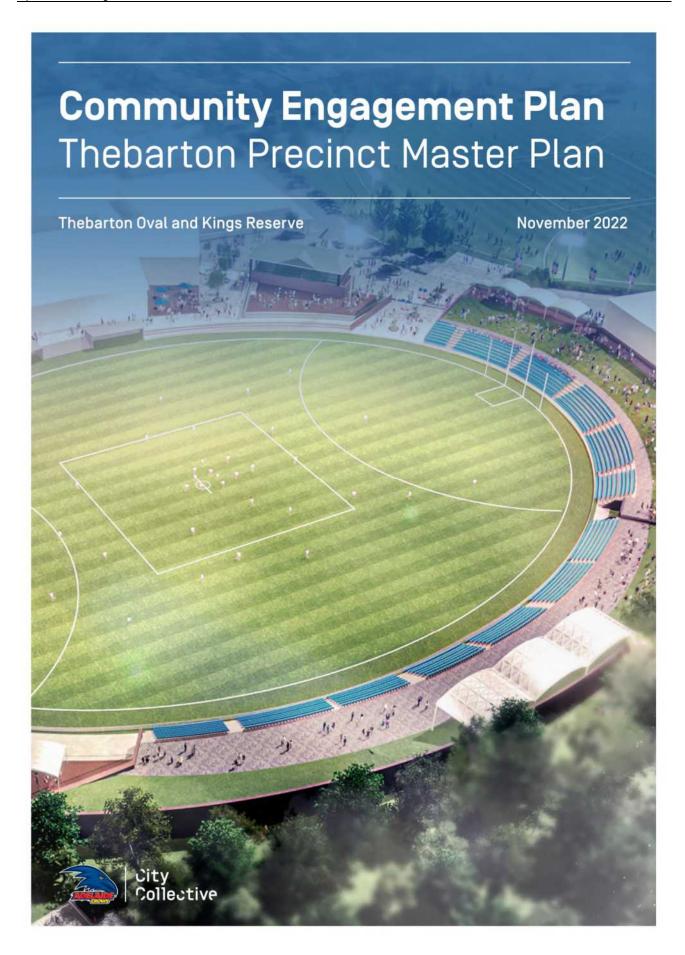
MEMORANDUM OF AGREEMENT: ANNEXURE A - FLOWCHART

DOCUMENTS	RSUANT TO CLAUSE 3.6	Development Deed Service Level Agreement										
APPROVALS	STAGES 4 & 5 ARE INCLUDED AS INFORMATION ONLY AND ARE NOT CONDITIONS TO THIS MOA PURSUANT TO CLAUSE 3.6 STAGE 4 - LICENCE TO CONSTRUCT AND LEASE	Council adopting the prudential report.	Having considered the prudential report, authorise the Mayor and CEO to execute the Development (and, subject to the Development Deed, the Lease) and the Service Level	Agreement.	TBC							
ACTIONS	STAGES 4 & 5 ARE INCLUDED AS INFORMATION C STAGE 4 – LICENCE TO CONSTRUCT AND LEASE	The Council and AFC obtaining all necessary approvals to enable the Council to enter into the proposed Agreement for Lease, including:	 approvals under the Planning Development & Infrastructure Act 2016; 	 any approvals required under the Environment Protection Act 1993; 	 confirmation from DIT in relation to the portion of the Land to be acquired by it for the T2D Project; 	 DIT acquiring a portion of the Land; 	 the Land being subdivided to accommodate the DIT acquisition; 	 the Council securing a surrender of its lease with SANFL; 	 the Council securing a surrender, or otherwise terminating, its lease with the Torrensville Bowling Club; 	 the Council terminating its licence agreement with the Messinian Association (or earlier expiry, if applicable). 	The parties negotiating in good faith, the treatment and/or management of the Land in line with any environmental assessment.	The Council obtaining a prudential report for the purposes of compliance with section 48 of the LG Act and the requirements of its own Policies.

Legal/80278004_1

7

3 Kelledy Jones Lease MEMORANDUM OF AGREEMENT: ANNEXURE A - FLOWCHART STAGE 5 – REDEVELOPMENT & CONSTRUCTION Council and AFC entering into and performing the necessary works under the: Service Level Agreement Agreement for Lease Project Master Deed Contribution Deed Legal/80278004_1



Special Council Agenda



Adelaide Football Club Ltd ARN 45 006 101 568 ACN 008 101 568 105 West Lakes Boulevard West Lakes \$A 5021 PO Box 10 West Lakes \$A 5021

Administration (08) 8440 6666 Member Services (08) 8440 6690 CROWmania (08) 8440 6600



Dear Elected Members,

The Adelaide Football Club wants to make Thebarton its long-term home and we are committed to doing the right thing, being a good neighbour and a positive contributor to the local community.

That's why we have been taking note of the feedback already received and we would now like the opportunity to conduct our own extensive and meaningful community engagement. It will be crucial in helping us formulate a draft master plan, which once finalised, will provide the framework for a first-class precinct encompassing Thebarton Oval and Kings Reserve.

We look forward to having representation on the City of West Torrens' Masterplan Advisory Group and likewise, receiving input from the residents, elected members and council staff, who will make-up the 12-person group.

In addition, our own initiatives will also seek to increase our understanding of local sentiment, ensure we take a well-informed approach to formulating our master plan, and ultimately deliver better outcomes. This is an inter-generational project and we must get it right.

Please find attached our formal Community Engagement Plan which spells out the path forward in greater detail and demonstrates our genuine commitment and determination to seek input and feedback on the design.

Our consultation will be wide-ranging and inclusive and take into consideration the diversity of residents and visitors to the City of West Torrens. Written material will be presented in different languages, while there will be face-to-face sessions or focus groups, an online survey and a purposebuilt website, among other elements.

We will reach out to interested and affected residents and groups, including but not limited to, sporting clubs, schools and local traders. By doing so, these important stakeholders will be kept informed and feedback will be taken into account in the master plan.

We know that quality, publicly accessible space is a high priority. We also believe our proposal – once fully designed and viewed in its entirety – will provide access to more green space than ever before.

The recent State Government commitment guaranteeing a direct entry and exit to the precinct from South Road is as significant as it should be effective in easing fears about traffic congestion in and around the area. Further and careful consideration will also be given to other traffic management initiatives and parking.

With your approval, the Club-led public consultation phase would soon start in earnest and run through until March. We would then review and summarise all the feedback and prepare an engagement report to assist in the final master plan design. After that, we commit to informing the many and varied stakeholders of the outcome.

Together with the City of West Torrens and its residents, we can deliver a sporting and community precinct that provides genuine and long-lasting benefits for everyone. It can and will be a source of pride for all of us.

Yours sincerely

Tim Silvers

CHIEF EXECUTIVE OFFICER

afc.com.au

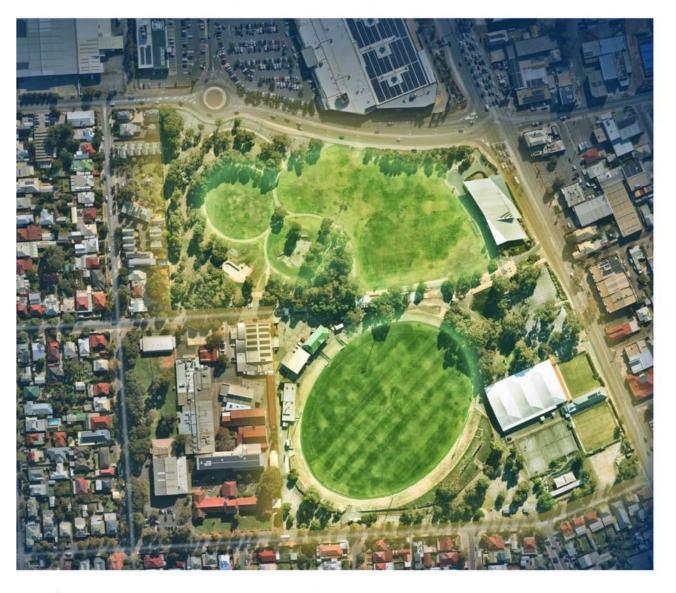




8 November 2022

Special Council Agenda

Thebarton Precinct | Community Engagement Plan



Your opportunity to contribute to the Thebarton Precinct Master Plan.

Following Council's community engagement on the proposed lease agreement over Thebarton Oval and Kings Reserve, the Adelaide Football Club ('AFC') are now in the position to progress formulating a draft master plan which will, once finalised, provide the built form framework in which the AFC will establish their home within the Thebarton Precinct.

The recent engagement undertaken by Council for the proposed lease followed a legislative process in accordance with the Local Government Act, which included providing the public with a determined period in which they were able to provide comments.

The AFC acknowledges the process raised several points of interest and are leading the **next** steps to work meaningfully with the community in formulating a master plan.

The Club-led community engagement seeks to strengthen the relationship with the community and provide an opportunity for a well-informed approach to delivering on the vision for the Thebarton Precinct. It will be one that is consistent with community sentiment, and, in turn, improves the project outcomes.



8 November 2022

4

Special Council Agenda

Thebarton Precinct | Community Engagement Plan

Establishing clear Community Engagement Objectives and Purpose.

The AFC will work with the community to ensure their concerns and aspirations are considered and understood in the formulation of the master plan.

The objectives of the AFC-led community engagement are to:

- Ensure that there is meaningful engagement with the community and that feedback on the proposal is taken into account in the final design
- Become more aware of community priorities and desired outcomes for Thebarton Oval and Kings Reserve
- Ensure the community is kept informed about the proposal
- Provide return feedback to the community to 'close the loop' on the final master plan design and the process for delivering the vision

The purpose of the community engagement is to:

- Meaningfully engage with the community to seek input and feedback on the design and detail of the master plan;
- Raise community awareness of the proposal to establish a home for the Adelaide Football Club at Thebarton Oval and Kings Reserve;
- Enable the community to seek clarification and provide their thoughts/feedback on the various elements being consulted.





8 November 2022

1

Thebarton Precinct | Community Engagement Plan

Engagement that aims to strengthen the relationship with the community and improve project outcomes.

Stakeholder engagement.

There is an identified need for targeted engagement with key stakeholder groups in the formulation of the master plan.

These key stakeholders include but are not limited to:

- Master plan advisory group
- Resident groups
- · Local sporting clubs
- School communities
- Business and trader associations
- Kaurna representatives
- City of West Torrens
- Department for Infrastructure and Transport
- · Department for Premier and Cabinet
- · Ministers and Members of Parliament
- Federal Government

Stakeholder engagement will provide context and background information, with the responses to inform the formulation of a final master plan of which will incorporate, where possible, the feedback received.

At the conclusion of the engagement period, there is the need to re-engage with stakeholders to 'close the loop'. This process involves reporting back on what was heard during consultation and the outcomes.

The Master Plan Advisory Group.

The AFC supports the City of West Torrens' concept of a 'Master plan Advisory Group' ('MAG'), and looks forward to being an active and engaged participant on this 12-person panel, which will comprise local residents, Elected Members, Council staff, and AFC representatives.

The MAG will inform the development of the AFC master plan and cover a range of topics including:

- Heritage items
- Landscaping and vegetation
- · Traffic management and car parking

How we will consult.

The AFC is committed to providing an inclusive and broad engagement. In this, it is intended the consultation can occur using a range of techniques to maximise the opportunities for public and other stakeholder groups to provide their input.

Printed and digital consultation material will be provided in languages that represent the diversity of the residents and visitors of the City of West Torrens Council area.

The engagement techniques will include:

- · Face-to-face sessions or focus groups
- An online survey
- · Printed versions of the online survey
- Dedicated website
- Site walks
- Media releases
- Social media posts

The four stages of our engagement.

The engagement will be undertaken in four stages:

Stage 1: Pre-engagement

Stage 2: Public consultation

Stage 3: Review feedback

Stage 4: Inform of outcome

Details are provided in Appendix 1 - Engagement Staging.

When we will consult.

It is proposed that a broad range of engagement methods will be used to make contact with as much of the community as possible.

Details of the community engagement activities and indicative time frames are detailed in Appendix 1 – Engagement Staging and Appendix 2 – Engagement Activity Plan.

Primary mode of receiving feedback.

The online survey will be the main tool used for receiving feedback from the community. Where a community member requires assistance to complete the survey, printed versions will be available on request.

The AFC will adopt the Survey Monkey, or similar, platform that will be accessible through a purpose-built website, which will also allow users to view the draft plans and read about the project.

For longer submissions made outside of the survey parameters, a dedicated email address will be made available to allow for lengthier responses.

Closing the loop.

A necessary step in consultation is to report back to stakeholders and the broader community on the outcomes of the engagement.

Closing the loop engagement will occur with those people who have made a submission and have opted-in to receive updates on the project.



8

8 November 2022

Thebarton Precinct | Community Engagement Plan November 2022

Appendix 1 - Engagement Staging.

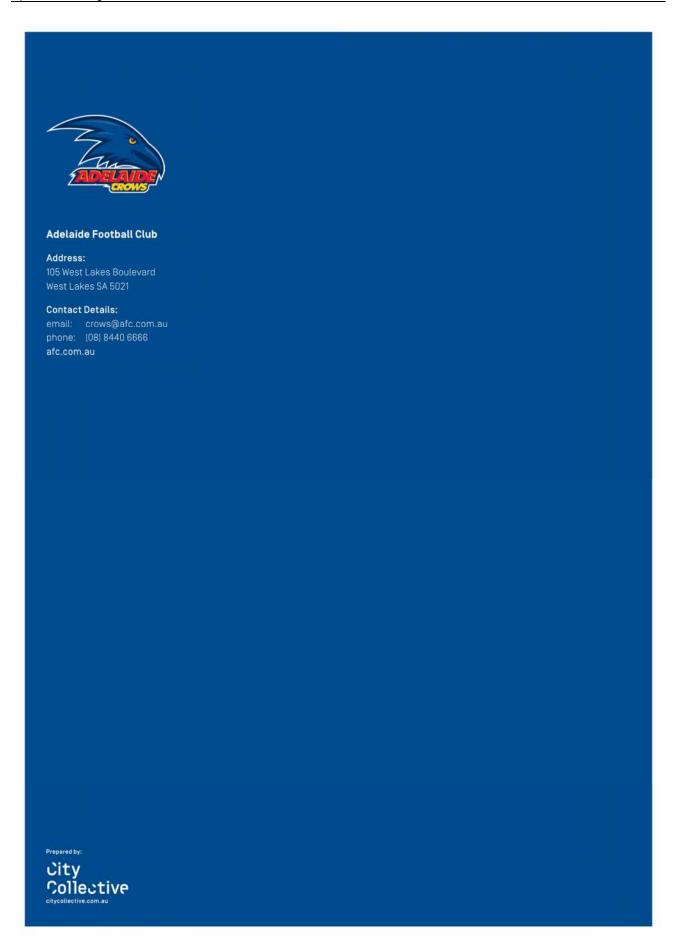
10

Engagement Staging				
Stage	Objective	Timing		
1: Pre-engagement	We will undertake pre-consultation engagement with key stakeholders to gain early input to help shape the master plan, particularly in determining the technical aspects for consideration.	November 2022		
2: Public consultation	We will consult on the master plan to provide an opportunity for affected or interested people and organisations to be made aware of the master plan, have an opportunity to participate and influence the outcome.	November 2022 – January 2023		
l: Review feedback	We will review and summarise consultation feedback and prepare an engagement report to assist in the formation of the final master plan design.	February 2023		
4: Inform of outcome	We will inform stakeholders of the outcome of the master plan and proceed to secure all necessary approvals to deliver the master plan.	March 2023		

Appendix 2 - Engagement Activity Plan.

Engagement Activity Plan			
Activity	Timing		
Meetings with key stakeholders prior to formal consultation	November 2022		
Media release: proposal, consultation approach, and how to have your say	November 2022		
Social media posts promoting engagement	November 2022		
Direct letter/email to owners and occupiers in the immediate locality	November 2022		
Face-to-face sessions	November 2022 - January 2023		
Site walk	December 2022		
Website launch	January 2023		
Online survey	January 2023 - February 2023		
Engagement summary report release	March 2023		
Summary email to those involved in engagement	March 2023		
Website updates	March 2023		





Special Council Agenda 7 November 2022

8 MEETING CLOSE

CITY OF WEST TORRENS



ATTACHMENT UNDER SEPARATE COVER

Special Council Meeting

8 November 2022

Item 7.1 - Thebarton Oval Precinct Consultation Feedback

Table of Contents

7.1	Tla a la a 114 a 114	Oval Precinct	A	
/ 1	Indhartan	UVAL Precinct	Conclutation	FEEDMARK

Attachment 3 Thebarton Oval Precinct Proposed Lease Agreement: Community
Consultation Summary Report1

Thebarton Oval Precinct Proposed Lease Agreement

Community Consultation Summary Report





Thebarton Oval Precinct Lease Agreement – Community Consultation Summary Report

2 November 2022

Lead consultant URPS

Suite 12/154 Fullarton Road (cnr Alexandra Ave)

Rose Park, SA 5067 (08) 8333 7999 urps.com.au

Prepared for City of West Torrens

Consultant Project Manager Nicole Halsey, Director

nhalsey@urps.com.au

URPS Ref 22ADL-1309

Document history and status

Revision	Date	Author	Reviewed	Details
V1	19/10/22	N. Halsey	A. Deller- Coombs	Initiation of Report
V2	28/10/22	N. Halsey	A. Deller- Coombs	Final Report
V3	2/11/22	N. Halsey	Sue Curran	Final report

 $We acknowledge the Kaurna \ People \ as the \ Traditional \ Custodians \ of the \ land \ on \ which \ we \ work \ and \ pay \ respect to their \ Elders \ past, \ present \ and \ emerging.$

© URPS. All rights reserved; these materials are copyright. No part may be reproduced or copied in any way, form or by any means without prior permission. This report has been prepared for URPS' client. URPS and its associated consultants are not liable to any person or entity for any damage or loss that has occurred, or may occur, in relation to that person or entity taking or not taking action in respect of any representation, statement, opinion or advice referred to herein.



Contents

1.	Intro	oduction	1
	1.1	Purpose of the consultation	1
	1.2	Consultation activities	1
	1.3	Participation in the community consultation	3
	1.4	Note on participation in the consultation	4
2.	Fee	dback Form	5
	2.1	Feedback form respondents	5
	2.2	Level of support for the proposed lease agreement	9
	2.3	Understanding responses about the proposed lease agreement	14
	2.4	Why do you support the proposed lease agreement?	14
	2.5	What are your concerns regarding the proposed lease agreement?	19
	2.6	Concerns identified depending on level of support for the proposed lease	19
	2.7	Concerns about the proposed lease	20
	2.8	Other feedback	35
3.	Con	nmunity meeting	38
4.	You	r Say West Torrens and direct email questions	42
5.	Wri	tten feedback	44
Арр	endix	A	47
Арр	endix	B	48
aqA	endix	C	49



Executive Summary

The City of West Torrens Council has been approached by the Adelaide Football Club to lease the Thebarton Oval Precinct long term, for a period of 42 years.

The Precinct is classified as 'Community Land' and includes Thebarton Oval and Kings Reserve, which Council owns and manages on behalf of the community. As per Section 202 of the Local Government Act 1999, this means that before entering into any lease arrangement, the Council must follow the relevant steps set out in its public consultation policy and consult with the community to understand the level of support the community has for the lease proposal.

To assist the Council with this consultation, URPS was engaged as a third-party consultant to oversee the community engagement process and report on the feedback received.

The purpose of the consultation was to understand the level of support from the community for the lease proposal and what people supported about the proposal as well as concerns.

The consultation period ran for a period of four weeks, from Friday 16 September 2022 to Friday 14 October 2022. Under Council's Community Consultation Policy, a consultation of this nature needs to have a minimum duration of three weeks.

The consultation was promoted via a wide range of channels including signage at numerous locations at the Thebarton Oval Precinct, print and social media, posters and displays at Council facilities, distribution of a postcard to 4,500 residential and commercial properties in vicinity of the Precinct, and Council's website.

Participation in the consultation is summarised below.

Activity	Participation
Feedback form	1,276 participants
Community meeting	Approximately 275 participants
Your Say West Torrens page	Engaged participants 1,284 Informed participants 2,659 Aware participants 5,111
Your Say West Torrens questions	12 participants
Dedicated email address	14 participants
Written feedback	34 participants

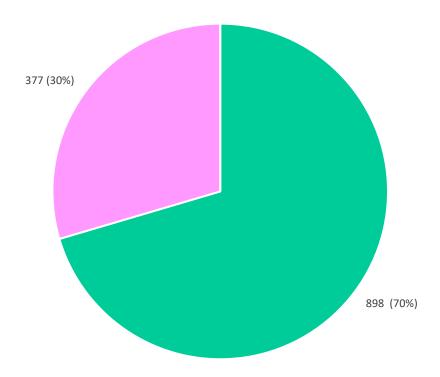


The primary way that people participated in the consultation was by completing a feedback form either online or in hardcopy. People could also participate in the consultation by providing written feedback and/or attending a community meeting hosted by Mayor Michael Coxon.

One thousand, two hundred and seventy six feedback form responses were received.1

The majority of people (898 or 70%) who completed a feedback form were from the West Torrens Council area, either as a ratepayer, resident and/or business owner (refer figure below).

Feedback form respondents



■ West Torrens ratepayer/resident/business owner ■ All other feedback form respondents not from West Torrens

Overall level of support

Overall feedback is divided about the lease proposal. Just over half of all feedback form respondents (57.2%) identified they support or somewhat support the proposal, 37.9% identified they somewhat don't support or don't support the proposed lease and 4.9% were unsure.



¹ Note one feedback form respondent did not complete all questions

Level of support-West Torrens respondents

The feedback from West Torrens respondents (ratepayers, residents and business owners) is divided with 44.5% of West Torrens feedback form respondents identifying they support or somewhat support the proposal, 48.6% identifying they somewhat don't support or don't support the proposed lease and 6.8% unsure.

Of these respondents from West Torrens, 27% also identified themselves as an Adelaide Football Club member or supporter.

Level of support-West Torrens ratepayers

The feedback from West Torrens ratepayers is divided with 44% of West Torrens ratepayers feedback form respondents identifying they support or somewhat support the proposal, 48% identifying they somewhat don't support or don't support the proposed lease and 8% unsure.

Of these respondents who are West Torrens rate payers, 29% also identified themselves as an Adelaide Football Club member or supporter.

Level of support- Thebarton, Mile End and Torrensville respondents

The feedback from Thebarton, Mile End and Torrensville respondents (ratepayers, residents and business owners), the closest three suburbs to the Thebarton Oval Precinct, is not supportive with 62% of Thebarton, Mile End and Torrensville feedback form respondents identifying they somewhat don't support or don't support the proposal, 29% identifying they support or somewhat support the proposed lease and 9% unsure. The response rate to the feedback form was highest in Thebarton, Mile End and Torrensville. Respondents from these suburbs are generally less supportive than the majority of other suburbs.

Key reasons for support

Across all consultation activities, key reasons identified for supporting the lease proposal include:

- The community benefit it will deliver including improved community facilities, increased community access to green open space, a greater sense of community, promotion of health, fitness and inclusion, and local community events
- Revitalisation and amenity of the local area through improved facilities, activation of the space and increased activity
- Investment and economic benefit into the local area
- Benefits to local businesses due to increased activity and people visiting the area
- Adelaide Football Club and wider football benefit

Key concerns

Across all consultation activities key concerns identified about the proposed lease include:

- Loss of public access to open space and facilities
- Traffic impacts on local streets and exacerbation of existing traffic issues in the area



- Parking
- Lease terms including the long timeframe, lack of detail committing the Adelaide Football Club to key terms such as levels of public access, reduced rent and rates, and costs to be borne by ratepayers
- Loss of open green space that is already limited in the Council area
- Loss of access to highly valued open space and facilities at Kings Reserve
- · Loss of existing trees
- Lack of transparency from the Council about the process to lease Thebarton Oval Precinct to the Adelaide football Club
- A consultation process which was too short, not undertaken early enough, information not made easily accessible, information not available in different languages, limited opportunities to participate
- Visual impact of the proposed development
- Anti-social behaviour by visitors/users of the Adelaide Football Club facilities
- Nosie and light spill
- Lack of detailed information about the Adelaide Football Club master plan for the Precinct to be able to make an informed decision
- That the Adelaide Football Club will not engage the community when preparing its master plan if the lease is granted.



1. Introduction

The City of West Torrens Council has been approached by the Adelaide Football Club to lease the Thebarton Oval Precinct long term, for a period of 42 years.

The Precinct is classified as 'Community Land' and includes Thebarton Oval and Kings Reserve, which Council owns and manages on behalf of the community. As per Section 202 of the Local Government Act 1999, this means that before entering into any lease arrangement, the Council must follow the relevant steps set out in its public consultation policy and consult with the community to understand the level of support the community has for the lease proposal.

To assist the Council with this consultation, URPS was engaged as a third-party consultant to oversee the community engagement process and report on the feedback received.

1.1 Purpose of the consultation

The purpose of the consultation was to understand the level of support from the community for the lease proposal.

The consultation period ran for a period of four weeks, from Friday 16 September 2022 to Friday 14 October 2022. Under Council's Community Consultation Policy, a consultation of this nature needs to have a minimum duration of three weeks.

1.2 Consultation activities

The following consultation activities were undertaken.

Activity	Description/objectives
Your Say West Torrens webpage	Council's online engagement platform. Provided all relevant information about the proposed lease and consultation including an information package, Frequently Asked Questions, copy of the draft key commercial lease terms and draft lease covenants, how to participate in the consultation and contact details for more information or to ask a question
Feedback form	Feedback could be provided via the online feedback form on https://yoursay.westtorrens.sa.gov.au or by completing a hard copy feedback form which was available via download from Your Say West Torrens or from displays located at Council's Civic Centre and Hamra Centre Library
Dedicated email address	Dedicated project email address enugiry@thebartonovallease.com.au for questions/ clarification, providing written comment and requesting to be added to project database Promoted on all communication materials



Activity	Description/objectives
Community meeting	A community meeting was held to provide community members the opportunity to gain more information direct from Michael Coxon, Mayor of the City of West Torrens, ask questions and provide feedback in person
Written feedback	Feedback could be provided in a written response direct to Council or via email to enquiry@thebartonovallease.com.au and via the question tool on the Your Say West Torrens project page
Postcard	A postcard was directly letterbox dropped to approximately 4,500 residential and commercial properties in the vicinity of the Thebarton Oval Precinct promoting the community consultation about the proposed lease and opportunities to participate, inviting feedback and providing link to the Your Say West Torrens web page
	The postcard delivery area was bounded by the River Torrens to the north, Holbrooks Road to the west, Port Road to the east and Henley Beach Road to the south
Social media	Posts on Facebook and Instagram
Public advertisements	In the Advertiser (21 September - public notice and 24 September - general news)
Consultation displays	Information displayed at the City of West Torrens Civic Centre and Hamra Centre Library
	Hardcopies of information packs and surveys were available
Council website	News article on homepage
Signage	Five core flute signs installed at entryways to Kings Reserve and Thebarton Oval promoting the community consultation about the proposed lease, inviting feedback and providing link to the Your Say West Torrens web page
Posters	Displayed at Community Centres including Thebarton Community Centre



1.3 Participation in the community consultation

Participation in the community consultation is summarised below.

Activity	Participation	Comments
Feedback form	1,276 participants	1,250 online and 26 hard copy Note one feedback form respondent did not complete all questions
Community meeting	Approximately 275 participants	Registrations were requested via Eventbrite 297 people registered but not all attended People also attended as 'walk ins'
Your Say West Torrens page	Engaged participants 1,284 Informed participants 2,659 Aware participants 5,111	Engaged participants are those people who have actively participated in the project (ie asked a question or completed a survey). Informed participants are those people who have taken steps to learn more about the project (ie download documents). Aware participants are those people who have visited the page but taken no further steps
Your Say West Torrens questions	12 participants	Some people asked more than one question
Dedicated email address	14 participants	Some people asked more than one question
Written feedback	34 participants	Some people submitted written comments multiple times Written comments were received via Your Say question



Activity	Participation	Comments	
		tool and/or dedicated email	
		address and direct to Council	

1.4 Note on participation in the consultation

It should be noted that participation in the community consultation process is self-nominated and therefore the feedback received should not be considered statistically representative of all views. Rather, the consultation illuminates key themes regarding issues and opportunities and provides insight regarding community views about the proposed lease agreement to be used as one input to the decision-making process.

The City of West Torrens has approximately 60,000 residents and 31,000 rateable properties. This means that just over 1% of residents participated in the consultation and just over 2% of ratepayers (people could be both a ratepayer and a resident).



2. Feedback Form

The feedback form was designed to understand community views about the proposed lease of the Thebarton Oval Precinct to the Adelaide Football Club for the longer term. It sought to understand what people supported about the proposal as well as what concerns they had. There was also the opportunity to provide any other information respondents considered relevant to the consultation on the lease proposal.

A copy of the feedback form is provided at Appendix A and all feedback form responses (redacted) are provided at Appendix B.

2.1 Feedback form respondents

Respondents were asked to describe themselves using options of West Torrens Rate payer, West Torrens resident, West Torrens business owner, Adelaide Football Club member or supporter, general public and/or other. Respondents could select all that applied.

The majority of people who completed a feedback form identified as being a West Torrens rate payer and/or being from West Torrens as a resident and/or business owner (refer Figure 1).

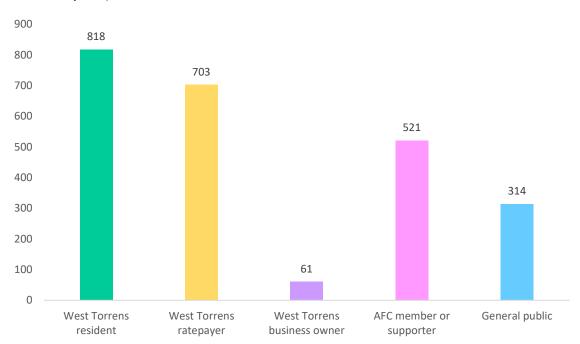


Figure 1 All categories selected by feedback form respondents (note respondents could choose more than one option)

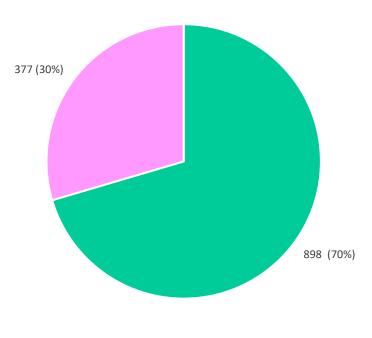
While respondents could choose all categories that applied in the above question (for example West Torrens resident AND AFC member or supporter, or West Torrens resident AND ratepayer AND business owner), all respondents were only able to submit one response to the feedback form and their feedback was only counted once.



The risk of multiple submissions being made by the same person was limited through the Your Say required registration which allowed only one feedback form response per email address. This was also checked manually by Council. Hard copy surveys were manually entered and checked against current submission details. Ratepayer details were checked against Council's database to ensure those who identified as a ratepayer were being truthful.

898 feedback form respondents (70%) identified as being a West Torrens rate payer and/or being from West Torrens as a resident and/or business owner (refer Figure 2).





West Torrens ratepayer/resident/business owner

All other feedback form respondents not from West Torrens

Respondents who identified as being from West Torrens were most commonly residents or ratepayers, with some business owners (refer Table 1). Many ratepayers were also residents and vice versa. Those who selected multiple categories still only submitted one feedback form and are only counted once in responses.

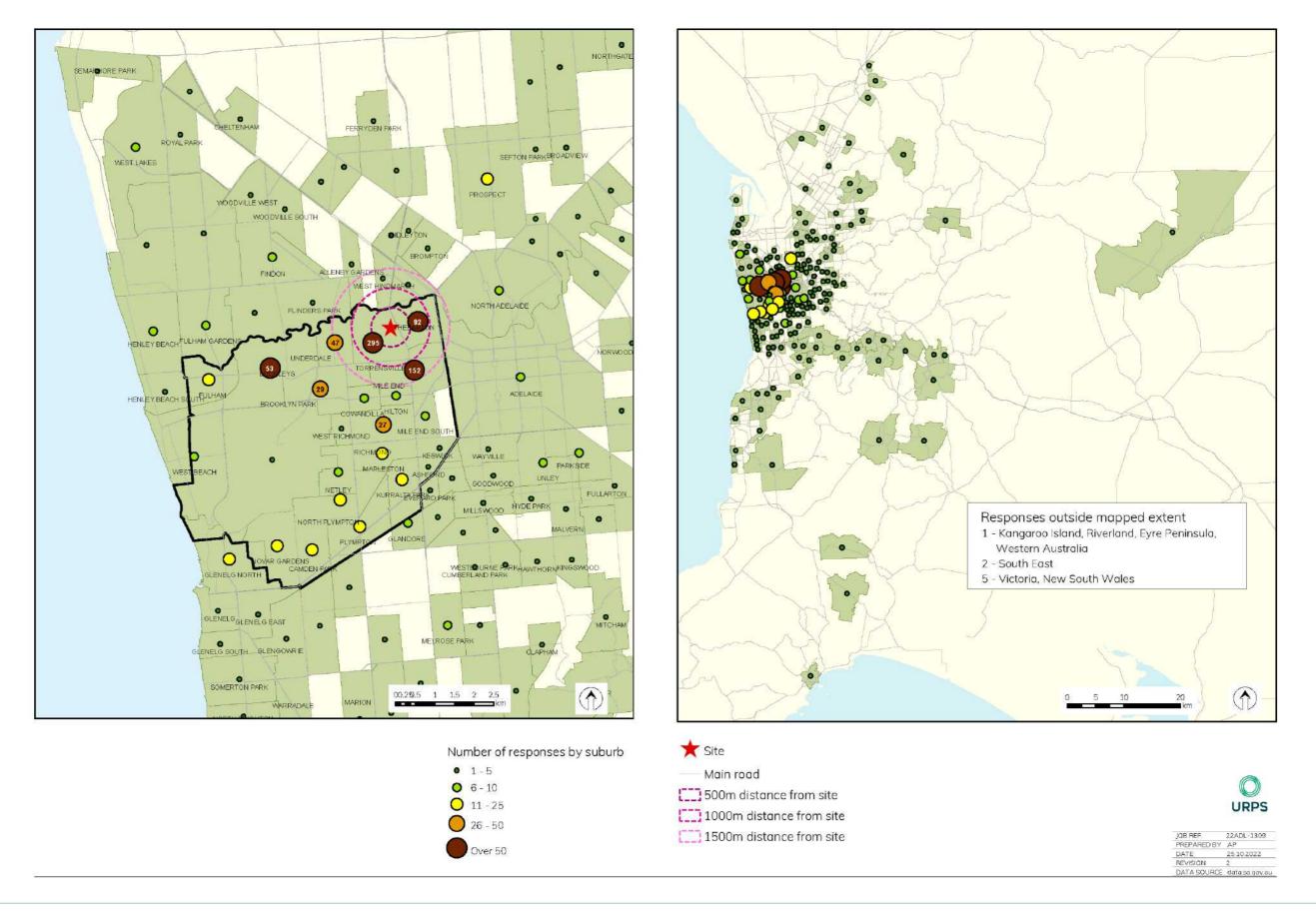


Table 1 Respondents from West Torrens

	West Torrens ratepayer	West Torrens Resident	West Torrens business owner	Total West Torrens Respondents (ratepayer, residents and/or business owner)
Number	703	818	61	898
Percentage of all respondents (out of 1,276 total respondents)	55%	64%	5%	70%

Figure 3 shows the geographical location of respondents.

Figure 3 Location of all feedback form respondents



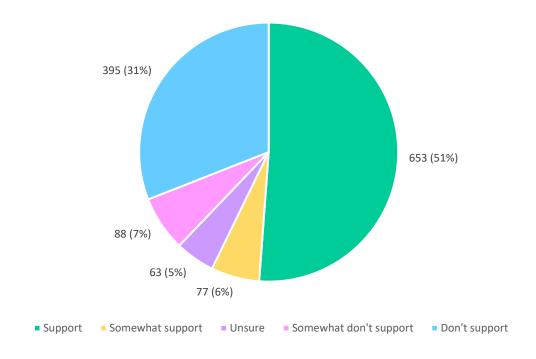
2.2 Level of support for the proposed lease agreement

Respondents were asked to use a Likert scale from 'don't support', 'somewhat don't support', 'unsure', 'somewhat support', or 'support' to indicate their level of support for the proposed lease.

2.2.1 Overall level of support

Just over half of all feedback form respondents (57.2%) identified they support or somewhat support the proposal, 37.9% identified they somewhat don't support or don't support the proposed lease and 4.9% were unsure (refer Figure 4).

Figure 4 Level of support-all respondents



2.2.2 Level of support-West Torrens respondents

The feedback from West Torrens respondents (ratepayers, residents and business owners) is divided with 44.5% of West Torrens feedback form respondents identifying they support or somewhat support the proposal, 48.6% identifying they somewhat don't support or don't support the proposed lease and 6.8% unsure (refer Figure 5).

Of these respondents from West Torrens, 27% also identified themselves as an Adelaide Football Club member or supporter.



356 (40%) 356 (40%) 73 (8%) 61 (7%)

Figure 5 Level of support-West Torrens respondents

2.2.3 Level of support-West Torrens ratepayers

Support

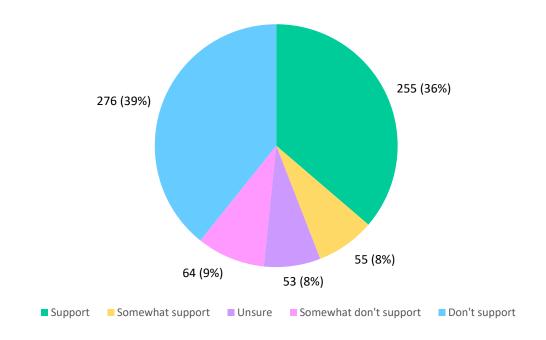
The feedback from West Torrens ratepayers is divided with 44% of West Torrens ratepayers feedback form respondents identifying they support or somewhat support the proposal, 48% identifying they somewhat don't support or don't support the proposed lease and 8% unsure (refer Figure 6).

■ Somewhat support ■ Unsure ■ Somewhat don't support ■ Don't support

Of these respondents who are West Torrens rate payers, 29% also identified themselves as an Adelaide Football Club member or supporter.



Figure 6 Level of support-West Torrens ratepayers

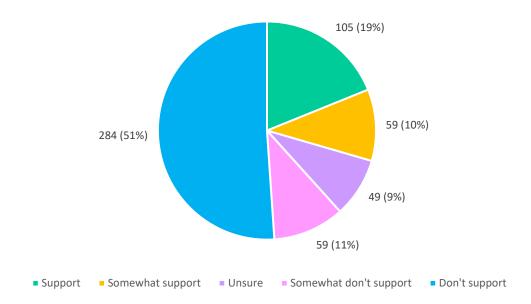


2.2.4 Level of support – Thebarton, Mile End and Torrensville respondents

The feedback from Thebarton, Mile End and Torrensville respondents (ratepayers, residents and business owners), the closest three suburbs to the development, is not supportive with 62% of Thebarton, Mile End and Torrensville feedback form respondents identifying they somewhat don't support or don't support the proposal, 29% identifying they support or somewhat support the proposed lease and 9% unsure (refer Figure 7).



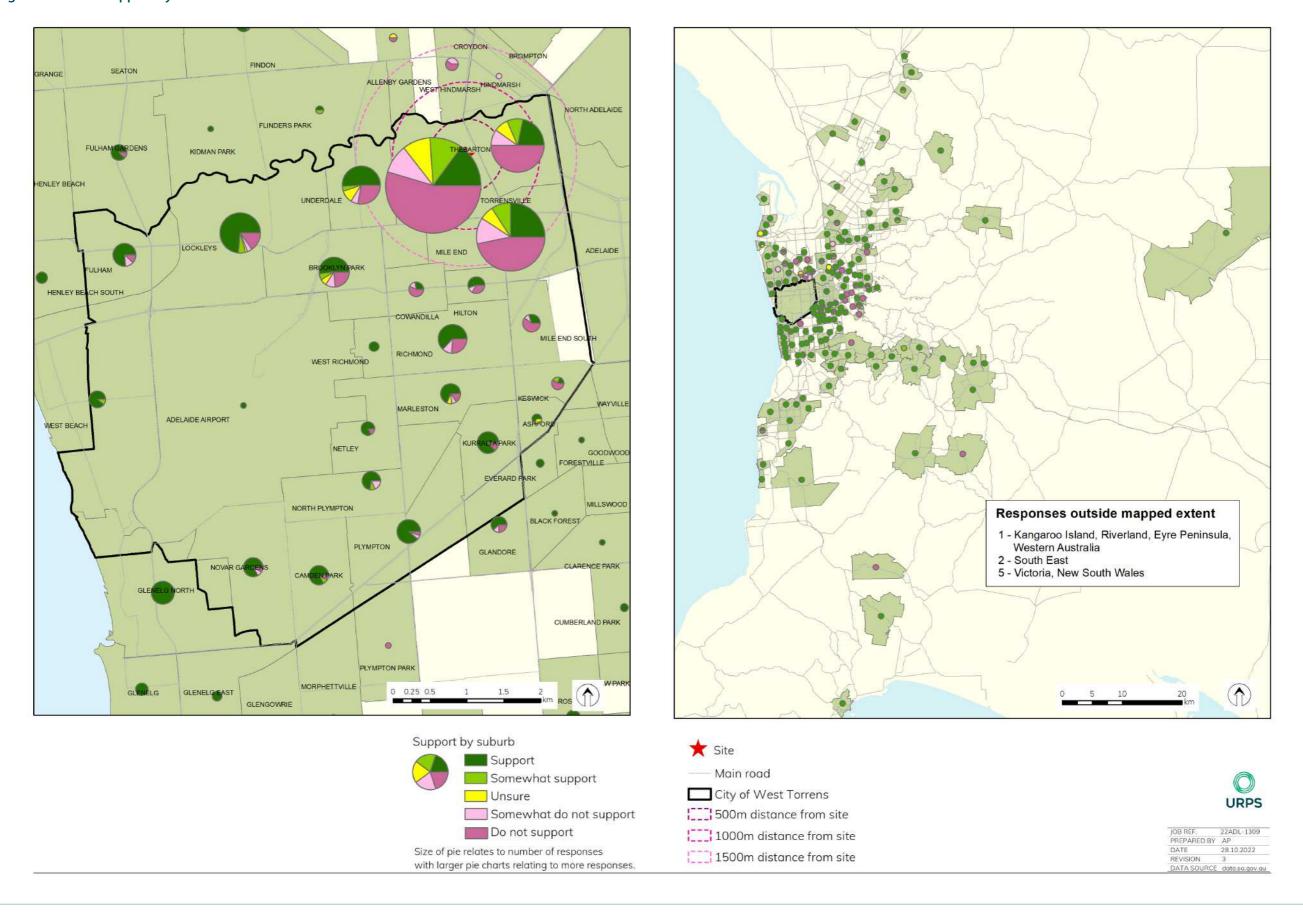
Figure 7 Level of support–Thebarton, Mile End and Torrensville respondents



As visualised in Figure 8 on the following page, the response rate to the feedback form was highest in Thebarton, Mile End and Torrensville. Respondents from these suburbs are generally less supportive than the majority of other suburbs.



Figure 8 Level of support by location



2.3 Understanding responses about the proposed lease agreement

Where respondents indicated their support for the proposed lease, they were required to provide further information about why they support the proposal.

All respondents were invited to provide information about any concerns they have about the proposed lease.

All respondents were also invited to provide other feedback they might have about the proposed lease.

These free form comments have been analysed and 'coded' by URPS to identify key themes as well as show the commonly identified reasons for support or concerns provided by respondents.

Eight themes emerged from the coding of the comments for reasons of support by those respondents who indicated their support for the proposed lease. Twenty-one themes emerged from the coding of the concerns raised by all respondents who provided comments about their concerns associated with the proposed lease.

The outcomes of this coding process are more fully summarised in the following sections.

2.4 Why do you support the proposed lease agreement?

Across all respondents, the most commonly cited reasons for support were relatively similar as summarised by Table 2.

Table 2 Common key reasons for support

Key reasons for support									
West Torrens ratepayers (255 respondents)	Community benefit	Revitalisation and amenity	Investment and economic benefit	Business benefit	Club/football benefit	General support			
	55%	31%	25%	19%	18%	10%			
West Torrens ratepayers, residents and businesses (327 respondents)	Community benefit	Revitalisation and amenity	Investment and economic benefit	Club/football benefit	Business benefit	General support			
	57%	29%	24%	20%	17%	10%			
All respondents (653 respondents)	Community benefit	Revitalisation and amenity	Club/football benefit	Investment and economic benefit	Business benefit	General support			
	55%	27%	27%	22%	14%	10%			

² This was a mandatory question that required response in order to submit the online feedback form



Community benefit

The most commonly cited reason across all respondents who indicated their support for the lease agreement was the benefits it will provide to the local and broader community such as improved community facilities as well as improved community access to green open space. Other community benefits identified included a greater sense of community, promotion of health, fitness and inclusion, and local community events. There were also many general comments that the proposal would be good for the community. Comments about community benefit included:

The facilities for the community will be of a high standard compared to current facilities at the oval

The promise of opening up of an area that is currently unavailable to residents. It is such a shame to currently not be able to access this space on our daily walks around the oval

By hosting facilities not just exclusively for the club, but accessible to the community, will further enhance this area's sense of identity and allow people of all ages, genders and mobility an opportunity to participate in a broader range of community activities in a brand new facility

Better general community use of Kings Reserve and facilities within it

The proposed new cafes, arts and children's areas that are part of the agreement are of most interest to me and my family

Great to have a new restaurant and pub there too

This project will open up green space for local families to utilise which, in-turn, helps kids and parents lead a more active, healthy lifestyles

The arrangement whereby the community facilities being lost by the South Road widening is provided as part of the facility is a very positive and constructive response to resolving this issue

Involving community with the Crow's fun days

AFC, like many other sporting clubs, provides members of the community with the ability to find meaningful social and community connection through a sense of belonging, something that we all strive and hope for

Benefit to Thebarton Senior College students

Revitalisation and amenity

Another commonly cited reason for supporting the lease proposal identified across all respondents was the way the proposed development and use of the Precinct will revitalise the site and improve local amenity. Many respondents commented that the current site and locality is underutilised and would greatly benefit from reactivation. Others look forward to improved local amenity, energy and atmosphere. Some respondents considered the proposal will raise the profile of the City of West Torrens and draw more people to the area. Comments about revitalisation and amenity included:

I believe it will put our suburb on the national map of Australia

It's great energy for our area giving it a great buzz

Because it is a fresh look for our area

Redevelopment of very tired site



This will bring greater amenity to our neighbourhood

Add much need vibrancy to the area

Good way to activate the Kings Reserve area

Opportunity to get greater use and activation of those spaces

It breathes sport into Thebarton and adds to the identity of the suburb. It will create a real sense of community

Will draw more people to the area

I'm really looking forward to the area being rejuvenated after seeing it look the same for 40 years

It will change that area for the better. More energy. A great vibe

It will provide a place buzzing with joy

Investment and economic benefit

Some respondents supported the lease agreement due to the investment and economic benefit it will bring to the local area. This includes club investment in community facilities, broader economic activation of the area attracting additional private investment and businesses, increased property values, and guaranteed additional revenue for Council. Comments about investment and economic benefit included:

Long term, stable commitments of this size are huge assets for forward planning and future proofing the areas relevance for residents, visitors and tourists.

Leasing this area would provide the Council with additional revenue.

Having a professional club willing to invest significant amounts of money to develop this precinct leaves the operational responsibility with the club, whilst ensuring a steady stream of land lease revenue to the Council for at least the next forty years.

It will provide significant economic benefit to the area, not the least of which being the fact that ratepayers will no longer have to pay to upkeep the area but will still be welcome to use it.

It's a great opportunity of investment for the area and will increase the value of the local homes that will no doubt be affected by the future tunnel works.

State significance and drive significant renewal and private catalytic investment in the area.

As a rate payer I like value for money. If the crows are to invest the millions of dollars into the location and save the council from this initial input and ongoing maintenance costs this will be a great benefit.

Business benefit

Some respondents supported the lease agreement because of the additional patrons and spending for local businesses in the area. Comments about benefits to businesses included:

Business opportunities in our area from local and interstate people, investing in our area

The project will encourage patrons from all over the State to utilize local business

Bring in more people and dollars to local businesses



Club and football benefit

Respondents identified the many benefits the proposal will have for Adelaide Football Club members, players and staff and for the wider football community. Comments about benefits to the club and football included:

Long time overdue for a permanent home for Adelaide Football Club

The Adelaide venue will be the first purpose built to provide dedicated accommodation for professional women's sport, as opposed to just building a set of change rooms

The proximity of Thebarton Senior College will provide an excellent opportunity for immigrants to Australia to learn about Aussie Rules

Amazing opportunity for the club and its member/fans

Will improve state football facilities

To enable the creation of a safe space that will assist and support the growth of one of our proud and elite SA sporting clubs.

To provide a home and playing facilities for all generations from every walk of life to allow them to follow their dreams to play sport, or watch their family, friends or heroes

It would be awesome for the available facilities to support all three teams. Then we can all develop to the absolute best of our ability due to better facilities

Great opportunity for us to have equal facilities to be the best athletes we can

General support

Some respondents provided no specific reasons for support other than indicating general support of the proposal. Comments about general support included:

It's good for everyone

Because I think the AFC coming to Thebarton Oval would benefit the City of West Torrens

I think it would be great for the area.

Retaining/continuing history and heritage

Some respondents were supportive of the proposal considering the previous use of the Thebarton Oval for the West Torrens Eagles and the preservation of heritage elements of the oval. Comments about heritage included:

It is historically a sporting precinct. The proposal adds to the history and community amenity of the area

Thebarton Oval has a rich place in SA football history and as West Torrens then to be known as Woodville/West Torrens is a founding club of the AFC, great link and opportunity to that history

The West Torrens Eagles played on that oval years ago, so it's nothing new to bring back footy to the area

It will also ensure that the heritage value of Thebarton Oval is retained which is important



Good location

Some respondents supported the lease agreement because they considered the proposed site is a good location which is close to the city, is already used as an oval and has historic value as a football base. Some respondents shared their enthusiasm for having the Adelaide Football Club's facilities so close to their home. Comments abut the location included:

Thebarton Oval has a strong heritage with south Australian football and this is an appropriate central location to be the new home of the state's premier AFL club

The Crows need a new and improved venue and Thebarton Oval is close to amenities such as the tram and the CBD. Which would be good to go to after AFLW games for example

Having a new home closer to the CBD excites me as an AFC member and I look to sharing memories here with my kids

A very appropriate and accessible choice

An Inner Western Suburb location which hopefully will be easy to access once South Rd once upgrade is completed

A great location for AFLW & places to go before & after matches

Because the Crows need a new home and Thebarton Oval is the best place for them to establish a new home

It is the perfect location for the Adelaide Football Club!

I love the AFC, so to have a club oval so close to home is a bonus!

Central location, already an Oval situated there



2.5 What are your concerns regarding the proposed lease agreement?

Across all respondents, the most commonly cited concerns about the proposed lease were the same as summarised by Table 3.

Table 3 Top 5 common concerns

	West Torrens ratepayer only	West Torrens ratepayers, residents and businesses	All respondents
Number of respondents	703	898	1276
Public access to open space/facilities	42%	42%	33%
Traffic	32%	32%	23%
Parking	29%	28%	21%
Lease terms	25%	24%	18%
Loss of open green space/ other environmental issues	24%	23%	17%

2.6 Concerns identified depending on level of support for the proposed lease

Although there was relative consistency regarding common concerns raised across all respondents, there were a number of concerns that were particular to the level of support of the respondent as summarised below.

Supportive respondents

Of those respondents who indicated that they supported the proposed lease agreement, many did not have any concerns. However, a number did identity concerns that the lease agreement was not long enough and that there was a lack of certainty about what happens when the lease runs out considering the level of investment needed by the club at the site. This concern was not shared by those who were somewhat supportive or not supportive of the proposed development. Comments that reflect this view included:

That the lease would one day end and have to move on

I would prefer the lease term be 60 years rather than 42



The length of the lease - seems too short for the type of major infrastructure development being proposed

Concerns about the consultation process were mixed amongst respondents who were supportive of the proposed lease. While some wanted to ensure that consultation took into account local resident/ratepayer views, others were concerned that a small number of residents may stimy the development despite support from the broader community. Comments that reflect this view included:

As long as you listen to the people who live or use the area. Not those that think they know

Local views and opinions must be considered and balanced against the benefits to the broader community

Only that a minority group of residents might get in its way

The only concern of this project is that it gets watered down because a small number of vocal residents who just generally don't want to see change

Somewhat supportive respondents

A number of somewhat supportive respondents identified that if traffic and parking issues were addressed, they would support the development.

Unsure respondents

A number of respondents who indicated that they were unsure if they supported the proposed lease agreement said they do not have enough information about the proposal to make an informed decision about their level of support.

Somewhat do not support and do not support respondents

Respondents who somewhat do not support and do not support the proposed lease agreement had a wide range of concerns as summarised below.

2.7 Concerns about the proposed lease

Public access to open space/facilities

Across all respondents the most commonly cited concern was about the loss of free 24/7 community access to public open space and facilities. Respondents emphasised the lack of existing public open space in the City of West Torrens which will soon be further limited as a result of the South Road upgrades. This means that the value of the public open space such as Kings Reserve to the community is increased. Many respondents also identified their opposition to the privatisation of community land. Some respondents were sceptical that the Adelaide Football Club would provide community access the space/facilities. Comments about public access included:

I oppose the lease as the loss of public space to be used at any time by residents will make our suburb less desirable to live in for me and my family. I regularly use a Kings Park for running and exercise at times I believe would clash with AFL training times

Space that I am currently free to use at any time becoming off limits whenever it suits the AFC



We are concerned about the preservation of the existing passive recreation and green space that currently has community ownership, is welcoming to all and does not hold exclusivity to any one individual group, club, or commercial organisation. Currently, the space feels like a real community space that is open for use by individuals, families, friendship groups, sporting groups and wider community groups equally. It is open for all and preference is not given to any one entity

We need absolute guarantee that the community has access to the space that we have been promised, for the entire length of the lease

Gives one group / a selected interest group that does not represent the community at large overall control of public land that is there for the benefit of local community

Loss of Thebarton Oval and Kings Reserve to amateur sporting clubs and community groups - the idea that this space will be accessible is misleading as the AFC will always be prioritised

We already have limited green spaces in our community. To lose a well-used park for at least 42 years will be a blow to the health and well-being of the community and residents

There is insufficient information to properly understand the impact on the community being able to access facilities at the commensurate level of availability and cost

A minimum number of hours per week needs to be allocated to community use. At the moment the community has absolutely zero assurances. These hours need to be provided during traditional times used by residents e.g. when parents get home from work and want to play with their children in green space or walk their dogs

Population density in our suburb is on the rise. For every house that is demolished in Torrensville, at least 2-3 houses tend to be rebuilt. People will not have their own yards to enjoy their own greenspace, so this piece of land is so valuable to our community for those that don't have their own yards

The AFC lease proposal promises a large number of benefits and facilities with very limited space Access during construction for public

The South Road upgrade is likely to remove the Ashley Street playground and the remainder of green space in the area, making it even more crucial to be able to preserve the existing amenities in Kings Reserve

Traffic

Traffic was the next most commonly raised concern by respondents. Many respondents identified that current traffic in local streets is extremely congested and any additional traffic would have a major impact on the local area. Safety from dangerous driving was also a common concern, particularly for children, students and the elderly. The lack of ability for ambulances and other emergency vehicles to park was raised numerous times. Concerns about the increase volume in pedestrian traffic that would occur as a result of the change of use at the Precinct was also raised.

Traffic concerns were raised for a number of local streets including Ashwin Parade, Ashley Street, Meyer Street, East Street, South Road, Henley Beach Road, West Thebarton Road, Port Road, Clifford Street,



Hardys Road, Wainehouse Street, Huntriss Street, Shipster Street, Jervois Street, George Street, Kintore Street, Rose Street and Phillips Street.

Comments regarding traffic included:

The roads in the area are not equipped to deal with the volume of traffic we are receiving, if this goes ahead I dread to think about the increase and grid lock we will incur

I have concerns about traffic, South Road is already congested as are other residential streets during peak hour with people escaping the busy roads

I am concerned, with the amount of traffic already, if I or others in my area require an ambulance how long it would take them to get through.

Similarly, the access on Ashwin parade (particularly on weekends) due to the Brickworks is dreadful and to support such an increase of vehicles during events at the venue the council must take steps to prevent further backlog

I believe, prior to committing to a lease that Council and the Crows need to have an understanding on how they will address traffic management and parking in the area as I believe this will be the major challenge and concern for me and all residents of Torrensville re this development

Improve traffic around the Brickworks (the roundabout is a mess! - maybe traffic lights?)

There are many senior residents in the neighbourhood. Ensure safe road crossings in place as traffic would increase

I'm aware there are some residents concerned regarding the current parking and traffic issues (with a college, football oval, swim centre and child care centre already in that area), so I feel this is an area that needs serious consideration - not just for the residents, but from a safety perspective given there's a large presence of children here

Parking

Parking was a common concern identified by respondents, including reduced residential and business on street parking, the proposed parking on the reserve green space, and the parking impact on game days in addition to daily parking by players and staff. The compounding effect on current parking issues in the locality was commonly noted, including overspill parking from the Brickworks and other local facilities. Respondents suggested significant onsite parking capacity will be needed to reduce impact on local streets but did not want onsite parking to reduce green open space. Comments regarding parking included:

Parking on game days is bad now but tolerated because it is infrequent and they are community events. The AFC franchise will make parking a nightmare

Local street parking in the vicinity should be signed as much as possible to allow only local residents/visitors to residents to park. If the club builds a car park - it must be free to users so as to avoid oval visitors using local streets for parking

I use a wheelchair and am quite independent. However I will need family/carers to visit/provide care and parking will be difficult if not impossible



Parking is also required for Thebarton Senior College, the Childcare Centre and Thebarton Aquatic Centre, so there is potential for congestion on surrounding streets

I have lived in spots where pressure for parking means that some drivers obstruct driveways and park in "no go" zones. This must be avoided at all cost

The area has a lot of potential in the way of parking. It would be a large investment but if the lease is for 40 years plus + 40 years plus the investment needs to be made. I would like to see underground car parking somewhere around the oval areas. This will keep residents happy with little to no parking issues for residents and safe and secure parking for all that want to use the facilities for the new area

Car parking will require a solid solution for day to day and game day. Across the 3 Crows teams, day to day will mean up to 80+ players and staff with cars

Council's solution cannot be to slap up 1 hour parking limit signs in the nearby streets as Council have done in other parts of Torrensville. This is not a good solution and is unfair for residents

Parking is my primary concern. We live in close proximity to the proposed area and would like assurances that adequate parking will be available without hindering our everyday movements too much.

Use of green space for parking during events is undesirable.

I rely on parking space to be available in my street so if resident zoning can be introduced I would be in favour of the development

Lease terms

Concerns were raised about elements of the proposed lease terms. Many respondents were not supportive of the reduced rates and rent which they felt would make the proposal unprofitable for Council and the community by extension. Respondents were also concerned about the length of the lease and the lack of detailed terms committing the Adelaide Football Club to a level/times of community access, provision of community facilities, management of the site, requirements to protect mature trees/greenspace etc. Comments about the lease terms included:

The astonishing reductions in the rent and rates that us ratepayers aren't being offered. They are the wealthiest club in the AFL which has 600 million dollars a season behind it. They should pay their full share

I also am to understand that the council is considering giving the AFC considerable reduced rates for a period of time. How do you intend to solve traffic and road problems without considerable revenue?

The lease itself does not mention green space...why? How does the Council propose to retain existing green space (including established trees) if there is no minimum percentage of greenspace / permeable surface required in the lease agreement?

This is a terrible lease agreement. \$20,000 annual return on a \$9 million investment by the ratepayers of West Torrens. \$9million would be better spent on other real community services in the council area, or spent on the site and retain unrestricted access



The lease is a long period and we can never get this green space back

The lease rental and rate arrangements are scandalous. Scarce land of this quantum and quality, close to the CBD, the sea, transport hubs such as the airport, ample retail and quality housing ought to attract a full commercial rent and full commercial rates, return a solid income stream for social investment.

Although it is hoped that AFC will be successful and remain financially stable and strong where ever they choose to develop, we have seen in past years numerous instances of AFL (and other) clubs and businesses experience financial difficulties and fail or have their future stability seriously impacted

The Council will be in a very weak position to conduct meaningful negotiations in the absence of conditions precedent that protect community access and related matters through concrete requirements. The current outline leaves the Crows with interpretation room wide enough for them to render the entire space inaccessible for public use most of the time.

Our rates have gone through the roof this year and to read that Adelaide Football Club will not be paying rates for the first 10 years is ridiculous and paying rent of \$20000 dollars a year you cannot even rent a four bedroom house anywhere in the area for that!

Adelaide Crows can afford and must pay full rates and rent to the council from day one. This is money that can go into the community via programmes and creating more green spaces etc.

The conditions for the AFC lease place the responsibility for maintaining community access with the Club. This should be accompanied by strong measures for Council to ensure these conditions continue to be met well into the future with supervisory and enforcement measures in place

Lease would need provision to ensure that if AFLW becomes more popular to the extent that the parking issue grows further action is undertaken to address the issue, the access to the at least significant portions of the green space must include times that are popular with the community e.g. 4-8pm on most days of the week, none of the lease terms should be changed to be less favourable to the community

Having the club based in Thebarton will have increased council costs in the long term, so council should be working to ensure those costs are covered and that we receive extra financial gain for other council services in the long term

Loss of green open space/other environmental issues

Some respondents raised concerns about the loss of green open space, vegetation and trees through development of buildings, carparks and ovals. Other environmental concerns included a lack of sustainable building initiatives, pollution from additional road traffic and calls for appropriate stormwater management onsite. Comments about the loss of open space and environmental issues included:

We need more trees not more turf

Environmental issues from hard surface drainage, and heat issues as Western Adelaide already identified as hotter than other parts of the suburban areas

Need no single use plastic use on site (cups, plates, cutlery, balloons etc)



Need minimum four bin systems on site (waste, co-mingled recycling, compost and container deposit

Existing infrastructure can't handle increased storm water from urban infill. If this development goes ahead it must contain and use its own stormwater on site

The current proposal not does not explicitly commit the AFC to sustainable practices such as water and energy efficiency. We would like to see some stronger statements about this in any future commitments

The impact of $C0^2$ emissions on the health of local flora and fauna and residents living in close proximity to the Kings Reserve related to increased vehicle traffic associated with the high volume of vehicles regularly accessing this precinct in addition to machinery and equipment that will be operating during the South Road redevelopment

We need to be championing sustainable, innovative and small footprint development with long term planning for the future that has positive benefits to all and takes in to consideration climate change

This limited green area is already being eroded by the planned widening of South Road - no more!

Loss of local park / green space with well-established trees and undulating landscaping that provides a 'soft edge' park ... conducive to contemplative walks, dog walking, picnicking, informal play for a wide age range, meeting and making friends, etc

Infill development is happening rapidly in the area, more open space needs to be created to compensate for a growing population and less gardens

There are dozens of gum trees in the park that support native birds who eat from them and nest in them. Will these be replaced elsewhere, or nearby, or will any be saved?

Loss of current/proposed public facilities

Some respondents raised concerns about the loss of community facilities currently onsite which they felt would be removed through the development such as the skate park, aquatic centre, picnic areas, bowls club, BBQ areas, basketball area, tennis courts, soccer field, natural un-turfed play spaces, dog walking areas and community event spaces. Concerns were raised regarding the loss of the possibility of proposed facilities planned through the original 2018 Masterplan which many respondents considered provided more multi-use facilities that better meet the diverse needs of the community. Respondents were concerned that the facilities proposed by the Adelaide Football Club had no commitment, that there was a lack of space for these facilities on the site considering the development of the two ovals, and that these facilities may not be what the community actually needs or wants. Comments about the loss of current/proposed facilities included:

The lease agreement would mean loss of existing open green spaces at Kings Reserve which are currently extensively used by the community as sporting fields, skate park, playground, bowls club, BBQ areas

I'm concerned that we will lose the basketball area, skate park, parklands and public swimming pool. I don't want to lose these and/or pay for them.



Destruction of ratepayer funded community facilities with little or no guarantee of public access to any facilities by Adelaide Football Club once the lease is signed in skate ramp, soccer field, basketball and tennis courts, aguatic centre and bowls club

One specific aspect of the proposal that remains unclear is how any proposed lease agreement would accommodate dogs in Kings Reserve. I am aware that similar such shared use AFL facilities in other parts of the country exclude dogs, and I can imagine that could well be the case under the proposed lease agreement

The area is currently in desperate need of a revamp to its playgrounds, barbeque and recreation facilities which has seemingly been shelved due to the T2D. With the AFC taking the lease of the area, what happens to these plans?

Loss of public pool and no replacement for the public

The argument being the AFC is investing significantly in facilities at the oval, unfortunately community benefit appears limited to access to green space (green space which will predominantly consist of... lawn) so the community will have access to better quality turf only

How the Crows HQ is going to affect access to our prime green space in the area, namely, Kings Reserve. This is not just for exercise and recreation, but also, how will club's presence affect our community events held at Kings Reserve?

Lack of information/transparency

Some respondents were concerned about the lack of information provided about the lease process, lease terms and the proposed development. Comments were made that information provided was biased and misleading with a clear focus on the benefits of the development without mention of the possible negative outcomes. Many thought a cost-benefit analysis by an independent party would help address this knowledge gap. Many felt they did not have adequate information to make an informed decision about their level of support. Respondents were also concerned about the lack of transparency from Council and the Adelaide Football Club throughout the entire lease and consultation process.

There is insufficient detail to make an informed decision about supporting a lease agreement with the AFC

Plans for the Precinct lack detail especially how it fits with the South Road alterations

I feel as though the council has been very misleading referring to the space as being "Thebarton Oval Precinct" in communications. This area has never been called that, it's Thebarton Oval and Kings Reserve. It is misleading to residents who may not realise the space being referred to also includes Kings Reserve.

The descriptions of the lease on your site are phrased in glowing terms. This leads to questions of bias. This bias is particularly noticeable by the hiding of information on the rates that the Adelaide Crows will be paying

The lack of detail provided to the community about exactly how the lease will benefit us

The reluctance of the Mayor to agree to a meeting for us to ask questions about the lease



Access for the community - no clarity about the amount of time the precinct will be available. Design of precinct - exactly what, where, green space? How will parking be managed?

Entering into a lease BEFORE seeing the Master Plan nor having clear and specific requirements to meet community needs presented to AFC BEFORE they sign the lease.

The lack of transparency of negotiations the council has entered into to arrive at a lease agreement in principle without ANY community consultation

Insufficient and contradictory information in media. Council Mayor has been quoted in the media contradicting what has been said by the AFC and vice versa

I am concerned that residents have not been provided with an independent cost/benefit analysis of the project

Some of the listed positives or benefits of the lease include actions that are required under law in any case and are therefore not an act of goodwill by the proposed lessee. The lessee isn't doing us a favour by simply following the regulated policies of the day. It feels like an attempt at manipulation and therefore makes me feel uneasy about what else is going on

Transparency on existing native vegetation and what will be impacted during construction and once the construction works are completed

Seem to not have a clear concise plan on what they want. If they do, it's not being communicated well

How they will be held accountable to those plans

Local government accountability - the timing of this is questionable (during caretaker period)

Consultation process

Some respondents identified a range of concerns about the consultation process including a lack of indepth, early and meaningful consultation with the community and all interested stakeholders, biased consultation, a disparity between the views of locals and wider club members, the independence of consultants URPS and questioned how community consultation will influence the final decision. Numerous respondents called out the lack of multilingual consultation materials and consultation in different forums other than online to cater to the elderly and those without access to technology. The lack of consultation with Kaurna was raised numerous times. Some questioned the consultation and lease being done during the Council Caretaker period and questioned the need to rush the consultation. Many were concerned that statements made in the media indicated that the lease had already been confirmed prior to community consultation. Some were also concerned that the Adelaide Football Club would stop consulting with the community as soon as the deal was signed. Comments about the consultation process included:

This deal has been done behind closed doors, with no prior consultation with the residents that live nearby, and the users of Kings Reserve

We would like to see a mention of early engagement with Kaurna and other Aboriginal peoples in developing the concept and expectation setting of the site

Rather than the proposal be around the single alternative, it would be more appropriate to provide an open for ideas option on how that large space could be used best by the public



Lack of transparency in regard to community consultation, feedback options in languages other than English or options for locals who do not have internet access or literacy

There has not been enough consultation and discussion with ratepayers and I feel the consultation period should be longer and that more information be provided.

As soon as they have control, community consultation will no doubt be silenced and they will do what they want

This 'survey' doesn't address the concerns of residents. There are too many questions and no time to respond appropriately in this forum. The registration on this site is designed to exclude people. Having to redo the registration process and go through several links!

Who is paying the fees for consultancy (URPS) managing the consultation process? Is there any current relationship or planned future relationship between URPS and the Crows?

As a person with a young family about to move into the Thebarton Ward I was very concerned to hear about the limited community consultation over this development, especially given preceding plans for development as a community space which have not been honoured

Also the fact that almost 70000 Crows members have been asked to consult even if they don't reside in the area seems pretty unfair given there will be little to no impact on their daily lives thereby potentially skewing this surveys result.

Furthermore the means of this consultation by using an English-only survey for such a short duration is completely inadequate given the significance of the decision being made. The consultation in 2018 with the community was much more inclusive and extensive and the outcome of that plan should remain

Consultation has not been inclusive of all people, no reference groups for First Nations, people with a disability, people from non-English backgrounds etc, it also seems quite rushed without any explanation.

I was shocked to see a video created by the AFC to some of its members asking them to participate in this consultation to 'tip the scales' in favour of their bid

An online survey is not meaningful consultation. The elderly and people from culturally diverse backgrounds should also have the opportunity to voice their concerns.

The survey question asks about support for "a" long-term lease agreement, which could be reasonably understood to mean the idea of a lease. The question does not specify that the lease will include the published terms.

How will council use responses from this survey to make a decision on the final lease? Will they have any impact?

The public documents about the lease seem to be promoting the lease i.e. the council already has decided that the lease is a good idea and is promoting it - rather than asking the community.



Announcement made by the AFC on 24 August 2022 Crows identify Thebarton Oval as new headquarters | Austadiums which was made 3 weeks prior to the CoWT undertaking community consultation

Council Consultation is not inclusive of many of the residents of WTC, residents and ratepayers are being excluded due to English as a second language, lack of digital literacy, inaccessible legal and technical language of the documentation.

Stage 1 consultation should be for residents and ratepayers of WTC only

Do not support second oval on Kings Reserve

Some respondents particularly identified they did not approve of the proposal to build a second oval on Kings Reserve. Respondents considered that Kings Reserve is highly valued by the community in its current form and that replacing the current public, multi-use, biodiverse space with an oval would be highly detrimental to community and environmental outcomes. Many respondents noted that previous Adelaide Football Club site proposals were limited to one oval and that football clubs around Australia use one oval, and so questioned the need for two ovals. Comments about the sue of Kings Reserve included:

I do not support the second oval as it would mean that the trees would need to be removed

Suggest the development of two ovals is excessive when AFCs previous proposals in North Adelaide and Brompton made do with one oval

I don't mind if the council enters a lease agreement with the club to use the football oval that is already existing but not the park with facilities that members of our community use daily

There should just be the one oval (i.e. the old Thebarton Oval) for training and for use by Women's AFL games only. The proposed second oval area on Kings Reserve should not be built and the area should be used for community recreation only - nature park, playgrounds, tennis, etc. Having just one oval will also reduce local traffic and parking in the local streets

Kings Reserve is a special place for residents and others to pause, reflect, be inspired, learn, share memories

I am unsure exactly how and when the impending roadworks along South Road will impact Kings Reserve and local access. Until this is completed and the local impacts known there should be no further work on the proposal in my view

My impression from the limited information available is that the remaining amount of Kings Reserve does not have adequate space to suitably offer both a commercial venture – an MCG sized oval and structures required to access the oval

I don't understand the need for a second massive oval - this seems to dominate the lease space leaving very little room for community facilities that were previously in the Master Plan such as a playground, and shelter/picnic type facilities.

Noise

Some respondents identified concerns about noise impacts during construction, day to day operation including playing and traffic, and on game days. Comments about noise included:

Length of construction and disruption to the area



Loss of quiet leisure space

The noise and increased traffic will be intolerable to live with

The impact of training related noise (loud voices, whistles blowing) on the wellbeing of residents in close proximity to the Kings Reserve (like us and our neighbour's property back onto the Kings Reserve)

What kind of noise management will be in place regarding loud speakers, PA systems and sirens? Late night noise when people exit club rooms

Financial ratepayer impact

Some respondents expressed concerns about financial impacts on ratepayers, including ratepayer money being used to invest in and maintain the facility, rates going up as a result of the development, and impact on property values. Comments about impacts on ratepayers included:

Ratepayers should not be massively subsidising the Crows facilities for negligible benefits or financial returns

I am also concerned the council maybe influenced by 'big business and money' at the expense of the rate payers who they should be representing

Dramatic impact and reduction of quality of life and value of property on all local residents around the Thebarton Oval

COST - Rate payers should not pay for the club to move in. The proposal has \$9million being put in which is a huge amount for local rate payers to donate to a football club

The council rates that will not be able to be reinvested back into the community due to significant and long term rate reductions.

Anti-social behaviour

Some respondents identified concerns about anti-social and unsafe behaviour arising from the development including pokies, betting, alcohol consumption, petty crime and football crowd behaviour. Comments about anti-social behaviour included:

Definitely no pokies! Already enough petty crime.

Presence of intoxicated and disorderly football supporters attending live streams of AFL games at the 'crowd shed'

We do not support any inclusion of poker machines or other gambling facilities on this community land

The areas directly around it become high crime areas, with a lot of drunken rowdiness

Will there be a liquor licence for the proposed new clubhouse? If there is, what will be implemented to minimise antisocial / drunk behaviour?

Will there be licensed bars etc - I can see the late night departures being an issue

When some football events were held in the past, the noise was ridiculous, the traffic and parking was chaotic, the rubbish left on the streets was putrid, and the behaviour of people leaving the



event was unacceptable, including foul language, rubbish thrown on streets, fences had objects dragged on them and some residents even had plastic bottles and food wrappers thrown into their properties

Potential increase in vandalism, crime, road-rage incidents (already experienced), and street or sexual assaults fuelled by increased alcohol consumption (eg current Brittany Higgins case)

I'm concerned for my son's safety playing in our backyard (on the boundary of Kings Reserve) especially if a liquor licensed facility is approved at our back door

Access/public transport to the facility

Some respondents were concerned about the lack of adequate access to the site including the lack of current or proposed public and active transport options for the site, the non-central location of the site, and concerns about access from South Road and local residential streets. Access to the site during construction was also raised. Comments about access and public transport included:

Hoping for strong emphasis and encouragement to create alternative transport away from private motor vehicles (instead use public transport, cycling or walking)

There is limited public transport in the area, just a bus route nearby really. Tram is 20-25 minutes walk away. So most people attending for whatever reason will need to use cars

The club should be as close as possible to Adelaide Oval or next to train line from Adelaide Oval

Proposing access to the proposed Crows site from Ashwin Parade just shows how little you understand about the existing traffic congestion issues

We are not only concerned about access and safety once the project has been completed but during the development phase. East St and Meyer St are one of a few access points to the site and our concern is that there will be road closures due to heavy machinery and construction requirements

The lack of detail on road entry and exit ways around the oval

Given the imminent commencement of South Road upgrade works, access to the oval precinct is likely to be limited to the existing access points on Ashley Street, Meyer Street and Ashwin Parade for quite a few years. Eventual access to the oval precinct from the completed South Road is not guaranteed

State Government will need to ensure appropriate transport options. Perfect opportunity to run a tram down West Thebby Rd

Dedicated public transport access is essential

The main concern is access to the site during the next decade as south road projects are in construction phases

Light spill

Some respondents were concerned about the impacts of light spill on nearby residents and wildlife. Comments about light spill included:

Light pollution at night



Visual disturbance (lighting at night) on the wellbeing of residents in close proximity to the Kings Reserve

Has council done a study on the impact of noise and lights on the many birds that nest in the trees?

Lighting pollution effecting local residents

Loss of community

Some respondents were concerned that the development and the loss of public open space would lead to a loss or change to the sense of community and social connection currently enjoyed by local residents. Respondents currently highly value the opportunities for social interaction and community events the space currently provides and felt that if the space was privatised these community benefits would be lost. Comments about loss of community included:

Changing fabric of suburb

It will take the community feel out of the suburbs

I have concerns that if the South Rd upgrade goes ahead & this precinct is developed it will divide the community to either side of South Rd

Loss of community interaction

Currently, the space feels like a real community space that is open for use by individuals, families, friendship groups, sporting groups and wider community groups equally. It is open for all and preference is not given to any one entity – this is the cornerstone of what a community space is

We are concerned about the preservation of the existing passive recreation and green space that currently has community ownership, is welcoming to all and does not hold exclusivity to any one individual group, club, or commercial organisation

My concerns are on the impact this proposal has with the restriction to Kings reserve for community events

I have a lack of trust in such large developments committing and adhering to promised community interests and concerns

Visual amenity

Some respondents were concerned that the development will be an "eyesore" and will not fit in with the surrounding suburb's character. Signage and loss of a natural landscape were common concerns. Comments about visual amenity included:

The area will be destroyed for two ugly ovals

If a training oval is built too close to the western boundary of Kings Reserve as currently it is "natural" and a lovely view from my backyard. What will I be looking at outside my back window?! A carpark? An oval with flood lighting?

Sponsorship and signage and "Crows" related paraphernalia and marketing that will visually detract from the space



I'm extremely disappointed with the neglect and lack of vision to create an inviting and attractive looking Thebarton Oval by the council. I have dreams of it looking like Unley Oval and incorporating public art rather than barbed wire fences and degraded concrete walls. The lease will not solve any of this, only council getting on with the original plan.

This is like a project from the 1990's. It is tired, obscene, has no originality. It looks like a land grab and has no considerations for future generations wellbeing or communities over health

The club must develop facilities that fit the aesthetic of the area, and not build facilities that do not fit the landscape. It's a beautiful suburb and cannot be tarnished by ugly development

Heritage preservation

Concerns about the heritage elements, including built heritage onside, in the surrounding suburbs, and Aboriginal cultural heritage were identified. Comments about heritage included:

We are concerned about the management of the heritage gates on Ashley Street. There isn't a lot of detail about these in any proposals yet. We do not want the gates to be impacted and would like some guarantee that they will continue to be maintained

The housing in the area is all heritage so the new addition needs to consider this

Loss of character to Torrensville as a heritage zone

The historical buildings must be retained and restored to help blend in with any additional new buildings

I hope that the heritage features of the current grand stand can be incorporated into the build

The Council should also be in consultation with the Kaurna Heritage Committee regarding the impact on our public space and vegetation, to properly honour the wisdom and science of Kaurna knowledge systems that would see us protect our green space and cultural heritage into the future, and not destroy, damage or limit access to it.

The current proposal does not make any reference to First Nations Peoples, and there is an opportunity lost if any new development does not include connection to Kaurna Culture given it is Kaurna Yerta. We would like to see a mention of early engagement with Kaurna and other Aboriginal peoples in developing the concept and expectation setting of the site.

Litter

Some respondents were concerned that the development and its patrons would result in increased litter in the Precinct and surrounding suburbs. Comments about litter included:

Rubbish - this is already a challenge with the shopping centre and the oval would very likely make it worse

Hoons leaving beer cans along our lovely streets

Additional street sweeping requirements from litter due to increased visitors

Increased pollution levels

Impact on businesses



Some respondents were concerned that the amenities provided inside the Precinct (e.g. restaurant and bar) would take patrons away from local businesses. Other impacts to businesses included reduced staff and customer parking and reduced amenity for local businesses. Comments about business impacts included:

There is no social or economic benefit for the residents or the current traders at the brickwork markets

Effect on local pubs if they include a club rooms for the public

- lack of impact analysis done for businesses in the area.

We operate the Torrensville Community Childcare Centre on the corner of East St and Meyer St, right on the edge of the proposed project. Our concern here is that once the project is underway, council will impose more parking restrictions in the surrounding streets which will impact our staff and customers. Our concern is that there will be road closures due to heavy machinery and construction requirements. Our Centre looks out on to Kings Reserve and the beautiful green space that it offers. We regularly use this space and take the children to the reserve to play. We are unsure how much this project will encroach on the green space outside our Centre. This will impact on our ability to attract and retain customers to our service.

Concerns about AFC reputation

Some respondents identified concerns about the Adelaide Football Club's past reputation including at their West Lakes site and the issues created there for local residents. Comments about the Adelaide Football Club's past reputation included:

The Adelaide Football Club have a terrible management history and I have little faith that they could manage the precinct development

This situation was highly restrictive when the same club was in West Lakes and the residents had no access to the green space

The sincerity of the Adelaide Football Club in its claims to allow public access and maintain greenspace must be seriously questioned when they have gone ahead and made public announcements of them acquiring this space already this was disingenuous or arrogant

The AFC only made \$1.2m profit in 2021, assumptions around capacity of AFC to finance this development, thus risk is back on West Torrens residents if this commercial venture fails

Concerns regarding the good reputation and positive intent of the proposed leaseholder towards the community, particularly our First Nations community. I also have significant concerns regarding the AFC treatment of First Nations people and see them taking over a large green space without consultation with First Nations people as confirmation of their inherent racism and bias

Generic concerns

Some respondents noted more generic concerns about the proposed lease. Many comments mentioned that there was little benefit for the community. Comments of this nature included:

I am against major development for this site

I see little benefit to the community



Yes many concerns – I do not want a major sporting facility at the end of my street

I believe Thebarton Oval precinct is NOT a good location for the Adelaide Crows Headquarters

Other comments

Other concerns that were less common across respondents included the following:

General concerns about inconvenience of long term construction impacts of the development, and the compounding effects of this for residents already dealing with the T2D South Road upgrade

The lack of consideration or provision of alternative use arrangements for the site

Concerns that this level of development is not suitable for a densely residential area

Concerns that the removal of the fence will introduce a safety issue and some form of barrier will be required to prevent footballs entering the road.

The location is not big enough to offer everything the Club wishes to have operating at the one facility.

2.8 Other feedback

Respondents were invited to provide any other feedback they might have about the proposed lease.

Almost all other comments provided were consistent with the reasons for support and concerns raised in previous comments and as summarised in the sections above.

Reasons for support

Many respondents provided a generic statement reiterating their support for the proposal while some respondents chose to repeat their key reasons for support including:

- Investment in the local area creating more diverse jobs and boosting the economy, providing ongoing revenue for council to spend on the community, and increasing property value
- Enhanced community facilities and access to open space that promotes physical activity and wellbeing and provides an inclusive community feel
- Providing the AFC with a long-term home for all their teams, with additional benefits for football and women's football at a state level
- Benefits for business through increased numbers of people and spending in the local area
- Rejuvenation for the site, providing it with new vibrancy and life, giving the City of West Torrens national prominence, and enhancing use of the currently underutilized area
- A good location close to the CBD and other facilities and with a history of football at the site.

Many supportive respondents explained that they are supportive of the proposal as long as their key concerns are adequately addressed such as traffic and parking and public access, and that the development is undertaken in a way that is sensitive to the surrounding stakeholders and environment with due diligence taken during later detailed planning stages.



Other supportive comments raised through the 'other' comments section included:

- Suggestions for the inclusion of a licensed bar and restaurant
- Calls to keep the proposal and development moving quickly: "let's get it done!"
- Comment that the presence of the AFC in this area will ensure that security is improved, making the entire precinct safer for everyone.

Concerns

Some respondents provided general statements indicating their lack of support for the proposal, while many others repeated concerns made in previous comments.

Addressing parking and traffic issues to ensure the development does not further exacerbate existing issues for the convenience, amenity and safety of local residents, users of local facilities and business owner was a key area of concern that was reiterated.

Concerns about the impacts on the current level and times of public access to open space and community facilities were emphasised. Respondents highlighted the lack of public open space and backyards in the area, the loss of open space through the South Road development, and the lack of lease terms committing the Adelaide Football Club to a certain level of free community access.

Many respondents called for a revision to the lease agreement to ensure Council gets a fair deal that benefits the community. This included increasing rates and rent to at least market rates and including stronger lease terms that prescribe conditions to ensure community and environmental benefit, for example hours of public access, community facilities provided, and environmental and green space standards.

Concerns were raised that the consultation was not undertaken early enough, was not accessible for all interested stakeholders, was not promoted adequately, was not undertaken in enough formats, did not go for a suitable length of time, and may not continue to an adequate level after the lease agreement is signed. Queries were made about how genuinely the results of consultation will be taken into account by Council in the decision-making process, particularly the views of local ratepayers and residents. Concerns were also identified about the lack of information and transparency provided about the proposed lease and Master Plan and how it will impact the community.

Respondents were concerned about the loss of current community facilities and multi-use open space to ovals and Adelaide Football Club buildings. Calls were made to instead implement the 2018 Masterplan which many respondents believe delivers greater community benefit. Queries were also made as to how the Adelaide Football Club proposes to fit all its proposed facilities onto the limited site area and questioned whether all promised facilities would actually be delivered for the community.

Other concerns included:

• The inclusion of Kings Reserve in the proposal, with many indicating preference for the AFC to be limited to the existing Thebarton Oval



- Loss of green open space and trees to manicured turf, buildings and carparks, particularly as Kings
 Reserve is a popular space for many people and provides significant biodiversity, amenity and cooling
 benefits
- Financial impact on ratepayers, including using ratepayer funds to fund the private development and impacts on property value
- Impact on the sense of community connection and community focus currently provided by the space
- Lack of environmental considerations including sustainable building design and emissions from the development
- Lack of adequate access to the facility via car, public transport and active transport, and concerns about how the South Road upgrade may impact on future access
- The impact of noise and light spill as well as litter on residents
- Preservation of heritage features at the Oval, and consultation with and celebration of First Nations communities
- Loss of aesthetics through replacing a natural green space with buildings, carparks and ovals
- Liquor licencing for the site, pokies and unsociable behaviour impacting local residents
- The history of racism and sexism of the AFC
- Not being held back by the concerns of "not in my backyard" respondents and that those who support
 the proposal will not be accounted for as supportive people often do not have the motivation to
 respond to surveys.



3. Community meeting

A community meeting was held on Wednesday 6 October 2022. It was scheduled from 6pm to 7pm and ran until 8pm in order to accommodate the large number of questions from attendees.

The meeting was hosted by Mayor Michael Coxon and facilitated by Nicole Halsey from URPS.

The aim of the meeting was to provide the community with the opportunity to hear directly from Mayor Coxon about the lease proposal, ask questions and provide feedback.

More than 275 people attended the meeting.

Attendees were invited to leave written comments on feedback sheets provided at the meeting. 78 people provided written comments at the meeting which are summarised below under key themes.

The consultation process and lack of detail about the master plan to make an informed decision

The most commonly identified issue in the written feedback was that people did not feel that there was enough time to understand what was being proposed and participate in the consultation process and that there was not enough detailed information being provided to make an informed decision. In particular, people noted the difficulty in providing feedback on the proposed lease without a more fulsome understanding about what the lease would then enable to occur at the Thebarton Oval Precinct. Many felt that consultation on a master plan should have occurred prior to the lease proposal.

Will the period be extended to include more representation and more details, especially regarding access to Kings Reserve, and in more languages.

Hard to make a decision with information provided.

How can I know if I support this proposal when I don't know how access to our green space is affected? If I don't know I can't support it.

Can we extend the consultation process? We need more info before we progress to the next stage.

There was desire to see a timeline of engagement activities and outcomes from the start of the whole process for clarity and understanding.

West Torrens Council have been sitting on this proposal since 2020, how come we as residents only knew two weeks ago? Sounds like a done deal.

Can you make the memorandum of agreement details public?

Considering rate-payers money is being spent on a consultation process, can the residents see the Consultation Plan please?

It was noted several times through the written feedback that the project webpage shows information about the benefits to the community, but not so much about any disadvantages.

Can you please put the pros and cons of the project on the webpage so everyone can fully understand?



A common concern identified in the written feedback was that people did not feel they had an understanding of how much green space would still be available for the community to use and what the potential impacts of the new facilities would be.

Can we see what community space will still be available? How big is the stadium, what is the capacity?

How does this project apply to the West Torrens Open Space Plan 2021-2026?

Many community members wanted to know what level of influence community support or lack of support identified by the consultation process would have on the final decision made by the Council.

Please clarify what power does the community have to say no to things if we do move to phase 2?

What exactly constitutes 'community support' and what exactly is required for the lease agreement to have community support?

How will our responses be weighed against any decision?

The timing of Council elections was also raised as an issue and it was questioned whether any major decision regarding the future of a prime piece of community land should be made during this period.

Loss of green space, trees and the use of Kings Reserve

Many people identified in their written feedback the desire to maintain full-time public access to Kings Reserve. Many also indicated their desire for (part-time) access to the oval but were sceptical that this would be provided by the Adelaide Football Club. Some people indicated their support for the use of Thebarton Oval by the Club but not Kings Reserve, and others questioned the need for a second oval.

I've never seen an unfenced 'professional oval'.

The lease of Thebarton Oval is supported but not Kings Reserve.

Open space needs to be preserved at its existing size or bigger. No to the second oval.

I prefer AFC lease the Thebarton Oval only – upgrade it and take land towards the south towards Ashley Street which is currently dirt and unused.

I honestly have no problem with the Crows leasing Thebarton Oval but I think the construction of a second oval is a bit absurd. Why do they need a second whole oval just to practice on?

Some people identified in their written feedback that they were concerned that if the lease was granted the resulting development would mean a loss of trees and green space which was a particular concern noting that that open space is essential to maintain mental health and that West Torrens is a high-density area with limited open green space.

We don't want a football oval here for Kings Reserve. We want a beautifully developed park with a new playground, skate park, shady new BBQ area with seating and a place for families to visit with their pets to enjoy open green space.

We want full-time public access for Kings Reserve – we want our park, skate park, new playground and trees.



I am a child my name is Mackenzie. Please make the right choice and don't let them take my green space.

Accessibility to the consultation process

A number of people questioned the accessibility of the consultation process, identifying that the project information should have been translated into different languages, particularly Greek and Italian due to large presence of both in the Council area.

The process is not engaging with the elderly, non-English speaking people and people who are time-poor.

Why is the survey only in English, City of West Torrens has the highest Greek population of all SA Councils. What about Italian? Mandarin?

It was suggested that a more inclusive approach to the consultation be provided by Council, including more promotion about how to receive support with getting involved in the consultation process if people are of non-English speaking background, do not have access to a computer or just need help completing a survey.

Several people identified their concerns that people from outside of the West Torrens Council area and Crows fans will participate in the consultation process to support the Adelaide Football Club's proposal and "skew" the engagement results.

How foolproof is the process of verifying the YourSay data in terms of whether participants are local residents or not? It's really not that hard to say that you live in this postcode when you don't! Have you ever been in a position where completing a survey is being spruiked by the Adelaide Football Club?

The consultation process should be limited to City of West Torrens ratepayers and those that are directly impacted. Has an assessment been done on the impact to house prices in the area?

Parking, traffic and noise impacts

Numerous people identified in their written feedback concerns about the potential impacts of the resulting development on parking and traffic in the area. It was identified that any new development would compound existing problems with traffic experienced by local residents in the area, particularly along Ashwin Parade and associated with the busy Brickworks Shopping Centre and the Torrens to Darlington project.

We can't get out of our street (North Parade) as it is. This will make things much worse. Is council really listening to local residents?

Where will parking be, how will you access the carpark and where is it located given there is already congestion in the area.

Concerns about noise impacts on local residents and businesses were also identified.

The scale of the project is too big. What are the noise impacts to local residents and to Thebarton Senior College?



Details of the lease agreement

Many people who provided written feedback identified the desire for more detail around the lease agreement and for further explanation about some aspects such as why the rent is so low and why Council is offering discounts to a professional football club to use community land.

The rent is way too low for too long! Needs to be a proper commercial lease.

Why is the rent so low? You did not answer this question.

No rent relief for the Crows. You can't even rent a house in West Torren for \$500.

Why is the council offering large discounts for the football club to use community land when the Open Space Asset Management Plan shows a projected shortfall in the budget? How were the discounts decided?



4. Your Say West Torrens and direct email questions

The consultation on the lease proposal was hosted by the Your Say West Torrens online platform. The lease proposal webpage provided background information, access to an information pack, frequently asked questions, draft key lease commercial terms and covenant conditions and a link to the feedback form (online and hard copy).

The page also provided the opportunity to ask questions directly to the consultation team to support people to provide their feedback. In total, 12 posts were received via the Your Say page (note that some posts from individuals comprised multiple questions within one post).

In addition to making contact via the Your Say page, people could also email their queries direct via the dedicated email address <u>enquiry@thebartonovallease.com.au</u>.

It should be noted that some people both asked questions and provided comment on the proposed lease via these contacts. Where comments rather than queries have been made, this has been incorporated into Section 5 of this report.

Key questions/themes of enquiry comprised:

- How traffic impacts are to be addressed, given existing traffic and car parking issues experienced in the local area
- How public transport will be provided
- Requests for lease documents available on Your Say to be directly emailed
- What the level of community access to Thebarton Oval and Kings Reserve will be
- What the impacts on green space and mature trees will be
- If green space is lost how Council will provide additional green space accessible to the community elsewhere
- Requests for more detail about the lease terms and conditions
- How long the Adelaide Football Club will be using the ovals and at what times
- Whether the new facility involve pokies
- How the feedback gathered by the consultation process will be used by Council in its decision-making process
- Will the current Council or the next Council vote on granting the lease
- Why is Council considering this issue during a caretaker period
- Can Council or the Adelaide Football Club 'walk away' if Council or the club are not satisfied with the master plan
- Why have alternative proposals not been considered eg just Thebarton Oval
- What will the level of public accessibility be to the proposed aquatic facilities, rehabilitation and medical amenities



- What is the future of the Thebarton Community Centre
- Why has reference been made to the Thebarton Oval Precinct rather than Thebarton Oval and Kings Reserve
- What is the projected revenue from the Adelaide Football Club over the proposed 42-year term
- What is the level of independence and engagement of URPS by Council to assist with the implementation of the consultation
- Can information be provided in non-English speaking languages
- How to answer the feedback form
- Requests to be added to the contact database



5. Written feedback

A number of people provided written feedback via the dedicated email address or direct to Council via the Your Say platform or other means.

In total 34 pieces of written feedback were received. It should be noted that some people provided written feedback multiple times.

Key themes of this written feedback are summarised below, with copies of the written feedback provided in Appendix C.

General support

Three people provided written feedback expressing full support for the lease proposal.

Parking

A number of people expressed concerns about the impacts on parking from any proposed new development and noted that parking in the area is already exacerbated by the nearby Brickworks Shopping Centre and would be further impacted on game days.

Traffic

Throughout written feedback, the potential impacts were noted as being a significant concern. Respondents expressed concerns about existing traffic issues in the area and were worried these issues will be further exacerbated with the T2D road project and proposed Thebarton Oval development.

One respondent noted concerns around people using the Brickworks carpark during gamedays creating additional parking and traffic issues and exacerbating the existing issues of a build-up of traffic on Ashwin Parade.

Another concern was raised about the lack of suitable public transport in the area and how this would have further impacts on car parking, particularly on game days.

Community access

Community access to any proposed development was a very important issue for many people. There was a general perception that the second oval was unnecessary, would be excessive and would take up prized open/green space.

There is general support for full community access to the whole precinct, particularly Kings Reserve. It was noted that there is a strong community connection to Kings Reserve and the open green space and diverse recreational facilities that the reserve provides.

Some participants stated that many of the community values provided by the current Kings Reserve have been previously articulated in the 2018 Masterplan. These values include the support for play, activity, community facilities, sports grounds, festivals and open green spaces for people to connect. They do not want to see these values lost in a new development.



The second oval proposal is really the worst of all options – to make such an extensive oval (MCG size) given the parcel of land, will mean amongst other things that most, if not all of trees, will have to be removed and virtually all of Kings Reserve will simply be a wide expanse of grass.

Loss of open/green space

There were a number of concerns about the potential loss of trees, open green space and canopy cover at Kings Reserve. It was evident from the written feedback that the community has a strong connection to Kings Reserve and the positive benefits it provides to the community. It was noted that much of the community value provided by King's Reserve currently was previously articulated as desired in the 2018 Masterplan.

I am devastated that council thinks the physical, emotional, and social, well being needs of their community, (families, bird life, kids, dogs etc) can be met by grass and the devastation of over 140 mature trees. What we need is the plan that was proposed after community consultation, 4 years ago. Why is a commercial deal being considered over the health of our community?

A major issue for some people was the lack of clarity around the content of the proposed Adelaide Football Club Master Plan, including not being able to understand what the impacts to open space and trees would be if the lease was to go ahead.

Lack of details about the Master Plan to make an informed decision

Many participants noted that due to the lack of details about a Master Plan for the development it was difficult to make an informed decision about supporting the proposed lease. Respondents wanted to know how much access would be available for the new sporting grounds, how much of Kings Reserve would be taken up any new development and what the impacts would be on parking, traffic and the current community facilities at the Precinct.

Council should not be entering into a long term lease agreement with key details unresolved. Council should prepare and disclose to the public an independently prepared Prudential Review Report into the lease agreement before the lease is signed to provide a degree of independent assurance about the benefits of the proposal to residents and ratepayers.

A few questioned how the proposed lease would support other Council plans including the Community Plan 2030 and 2018 Masterplan.

Building 2 ovals completely deviates from the improvements to freely accessible green space that was first proposed in the 2018 masterplan.

If the proposal to lease the land to the Crows is granted, I can assure there will continue to be community angst and protest about the destruction of this Park which is definitely not in keeping with the 2018 Master Plan.

Consultation process

Concerns were identified about the short length of time provided for the consultation, accessibility to information and lack of time to process information required to make an informed decision about the proposed lease.



I would like to make the point that with so many issues around the consultation period and with the Council in caretaker mode that the signing of any lease should be delayed indefinitely. Any lease should not be signed until after there is considerably more clarity and the community have an appropriate amount of time to assess the information and provide their feedback.

There were concerns identified about non-City of West Torrens ratepayers being allowed to have their say in the consultation process. This was particularly noted with regard to Adelaide Crows supporters being involved and there were a number of concerns that this cohort may skew the feedback form results. Residents queried how much weighting would be applied to West Torrens residents and ratepayers over others.

Public consultation has been abused by the Crows encouraging their large supporter base and general football community to participate in this survey.

Concern was raised about accessibility to the feedback form and the consultation process. It was noted that many in the West Torrens area come from non-English speaking backgrounds and would also have difficulty using a computer to access the consultation materials online.



Appendix A

Feedback Form





Thebarton Oval Precinct - Proposed lease

Have your say

The City of West Torrens Council (the Council) has been approached by the Adelaide Football Club (the Club) who is looking for a long-term lease of the Thebarton Oval Precinct (the Precinct) as its new home.

Before entering into any lease arrangement with the Club, the Council needs to understand the level of support the community has for it. This aligns with the requirements set out in the *Local Government Act (SA)* 1999.

Your responses to the following questions will help the Council understand better what your interests are and, ultimately, make a decision on the proposed lease arrangements.

To provide feedback, you can either complete this form and return to 'AFC Lease submission', City of West Torrens, 165 Sir Donald Bradman Drive Hilton SA 5033, or undertake the survey online at yoursay.westtorrens.sa.gov.au/thebartonovallease

To assist you in completing the survey, please read the following:

- Thebarton Oval Precinct Proposed lease information
- Draft key commercial lease terms

All responses must be received by 5pm, Friday 14 October 2022.

Note: it is Council's requirement that for a formal submission to be received, it must include your name and residential address. To ensure your submission is valid, please include these details. Please refer to the information at the end of the survey with regard to Council's use of personal information.

If you require any assistance in completing this survey, please contact Council during business hours on 8416 6333.

About you
Name:
Street address:
Suburb:
Phone number:
Email:
What best describes you? Select all that apply.
☐ West Torrens resident
☐ West Torrens ratepayer
☐ West Torrens business owner
Adelaide Football Club member or supporter
☐ General public
Other (please specify):

Your thoughts on the proposed Thebarton Oval Precinct lease

Football Club? Tick	on box only.	rentering into a re	ong term lease agreemen	t with the Adelaide
Support	Somewhat support	Unsure	Somewhat don't support	Don't support
	t the Council entering into a to the next question. Please			vered 'Don't support'
	erns that you have with regar onal sheets if required.	rd to the Council e	entering into a lease agree	ement with the Club?
Do you have any otl Please attach additi	ner feedback about the propo onal sheets if required.	osed lease?		

Do you support the City of West Torrens Council entering into a long-term lease agreement with the Adelaide

Thank you for taking the time to provide your feedback.

If the lease arrangement proceeds, the next steps would be for the Club and Council to develop a Master Plan for the Precinct, with the opportunity for you to provide further feedback.

Updates on this process will be provided to everyone who participated in this survey.

Council's use of personal information

Please note that the City of West Torrens is a public authority which is bound by the Local Government Act 1999 and other relevant legislation, to retain information and to make certain information publicly available. In some instances, this requires Council to publish information such as names and addresses of those whose information it holds. If you have any questions regarding the use of your personal information please contact Council on (08) 8416 6333.

Appendix B

Redacted feedback form responses



REDACTED SURVEY QUESTIONS SUMMARY



Q4 Why do you support the Council entering into a long-term lease agreement with the Club?

Screen Na	ame F	Redac	ted
-----------	-------	-------	-----

9/16/2022 03:49 PM

I believe it will put out Suburb on the national map of Australia. It will provide awareness of the west Torrens area to ALL Australians. eg. Business opportunities in our area from local & interstate people, investing in our area, it's great energy for our area giving it a great buzz. Fantastic for Businesses in our area. \$\$\$\$\$\$\$ Our local small businesses need it. Dearly!!!! My family and friends are excited about having a National team like the Adelaide Football club on our doorstep.

Screen Name Redacted

9/16/2022 04:07 PM

I hope for a better general community use of kings reserve and facilities within it. I also hope for a better implementation of cycle ways, pedestrian ways and public transport for Ashwin Parade and West Thebarton Road.

Screen Name Redacted

9/16/2022 04:24 PM

Because it is fresh look for our area

Screen Name Redacted

9/16/2022 04:56 PM

Good for business, for the community and for bringing more activity into the area

Screen Name Redacted

9/16/2022 05:05 PM

A great use of the Thebarton Oval precinct and upgrade to community facilities very welcomed.

Screen Name Redacted

It's good for everyone

Screen Name Redacted

Love the club. Great for the community

Screen Name Redacted

9/16/2022 05:51 PM

This will bring great business opportunities to the area

Screen Name Redacted

To improve the facilities of the area

Screen Name Redacted

It will improve the facilities for the community in the area

9/16/2022 06:27 PM



Screen Name Redacted

9/16/2022 06:46 PM

It will bring a 'fresh' football culture to an old football venue. I grew up in West St when West Torrens played at Thebarton oval. I loved it. Football needs to return to Thebby oval. And of course, the money pumped into the local area will only benefit the local community.

Screen Name Redacted

9/16/2022 07:09 PM

Fantastic development opportunities for local community and excellent income generation options from supporting business enterprise. Long term, stable commitments of this size are huge assets for forward planning and future proofing the areas relevance for residents, visitors and tourists.

Screen Name Redacted

9/16/2022 07:07 PM

This will be a fantastic facility for the community

Screen Name Redacted

9/16/2022 07:27 PM

The facilities for the community will be of a high standard compared to current facilities at the oval. It's also great to live in a progressive council area.

Screen Name Redacted

9/16/2022 08:16 PM

Provides community with better facilities.

Screen Name Redacted

9/16/2022 09:57 PM

The area in question will benefit from redevelopment

Screen Name Redacted

9/16/2022 10:10 PM

Great investment for the council, creating an environment close to the cbd for football fans and supporters, quality development may increase profile to connecting suburbs, financial support to upgrade old infrastructure, improved community infrastructure

Screen Name Redacted

9/17/2022 06:43 AM

Brings great investment and jobs to the area, state of the art infrastructure, opportunities for current and future generation in sport and related employment fields and will proved a transition from the upgraded South road to existing residential areas.

Screen Name Redacted

9/17/2022 07:38 AM

Improve local facilities

Screen Name Redacted

9/17/2022 10:21 AM

Developing the training facility and reinvigorating the oval precinct will be a positive contribution to amenity for all. Both residents and the business community will benefit.

Screen Name Redacted 9/17/2022 11:03 AM	It's a very exciting opportunity for our community to not only welcome the Adelaide Football club to our neighbourhood but their supporters also.
Screen Name Redacted 9/17/2022 11:18 AM	it will be good for the wider WT community
Screen Name Redacted 9/17/2022 12:39 PM	The \$45m investment in facilities that will support the West Torrens community over the life of the lease, particularly given the loss of facilities with the South Road upgrade
Screen Name Redacted 9/17/2022 03:52 PM	Great for womens football. Increased/better facilities for public. Redevelopment of very tired site
Screen Name Redacted 9/17/2022 04:08 PM	Great redevelopment for the area. Would be great for mens and womens football. Great to have a new restaurant and pub there too.
Screen Name Redacted 9/17/2022 04:18 PM	Great for area. Good income for area and great for football
Screen Name Redacted 9/17/2022 05:53 PM	bringing more business to the area
Screen Name Redacted 9/17/2022 08:13 PM	I see benefits to improve the area from this deal as well as bringing people to the area.
Screen Name Redacted 9/18/2022 01:12 PM	Going to be fantastic for the area. Will bring people in and increase spending and amenities in the area.
Screen Name Redacted 9/18/2022 04:14 PM	New industry and investment coming to the neighbourhood will be good for local economy.
Screen Name Redacted 9/18/2022 08:39 PM	The club needs a home for members

A number of reasons, the dominant being the promise of opening up

Screen Name Redacted

9/19/2022 08:13 PM	of an area that is currently unavailable to residents. It is such a shame to currently not be able to access this space on our daily walks around the oval. Secondarily I consider this will bring greater amenity to our neighbourhood and support local business.
Screen Name Redacted 9/19/2022 08:47 PM	This will provide more services into the area and possibly more job opportunity. Create a bigger open space.
Screen Name Redacted 9/19/2022 11:06 PM	The current information available suggests the return to the public and local residents and business will far outweigh any negatives.
Screen Name Redacted 9/23/2022 01:33 PM	The amenity will be an excellent addition to the area. Public access will be welcome.
Screen Name Redacted 9/24/2022 08:35 AM	Long time overdue for a permanent home for Adelaide FC plus the local area will benefit from financial gains, green land gains and modernisation of the area.
Screen Name Redacted 9/24/2022 08:42 AM	I believe the proposed development will enhance the precinct and make the open air and facilities available to the general public. I endorse the development of promoting women's playing facilities and amenities.
Screen Name Redacted 9/25/2022 03:05 PM	A mutual benefit for the home of a previous great club, West Torrens & the Adelaide Crows & the West Torrens Council
Screen Name Redacted 9/26/2022 01:26 PM	great for the community
Screen Name Redacted 9/26/2022 03:32 PM	because I think the AFC coming to Thebarton Oval it would benefit the City of West Torrens
Screen Name Redacted 9/26/2022 04:11 PM	Add much need vibrancy to the area

Screen Name Redacted 9/26/2022 07:31 PM

Leasing this area would provide the council with additional revenue. The area is currently under utilized. With better planning and investment, it would allow the local youth to enjoy the shared community/ public facilities. Ashwin parade can be quite busy for

pedestrian crossing on a weekdays. Having cafes or eatery near the current swimming pool would be great additional for a gathering place on neighborhood walks.

Screen Name Redacted

9/26/2022 08:23 PM

I think it would be great for the area.

Screen Name Redacted

9/27/2022 08:35 AM

I believe it will be a better use of the space and attract more people to the area. I visit the area in question on almost a weekly basis and have done so for the last 7 years (two kids - 7 and 4). You can count the number of people on one hand that utilise the current ovals. Thebby oval is currently under utilised also.

Screen Name Redacted

9/27/2022 11:12 AM

It will be great for the area, the people and the club. Everyone wins

Screen Name Redacted

9/27/2022 11·48 AM

It will add significant economic and social benefits to our community. Community business, health, fitness and social well being will be impacted in a positive way. Having a professional club willing to invest significant amounts of money to develop this precinct leaves the operational responsibility with the club, whilst ensuring a steady stream of land lease revenue to the council for at least the next forty years. By hosting facilities not just exclusively for the club, but accessible to the community will further enhance this area's sense of identity and allow people of all ages, genders and mobility an opportunity to participate in a broader range of community activities in a brand new facility. I see nothing but positive impacts from such a development and sincerely hope it is approved! Sincerely,

Screen Name Redacted

9/27/2022 11:48 AM

Will make use of area and enhance it for the community

Screen Name Redacted

9/27/2022 12:11 PM

Better facilities and community involvement

Screen Name Redacted

9/27/2022 01:22 PM

Good for the area. Growth and jobs

Screen Name Redacted

9/27/2022 01:48 PM

Good for the local community to have an investment in the area. The proposed new cafes, arts and children's areas that are part of the agreement are of most interest to me and my family. It will also likely increase the value of our property.

Screen Name Redacted I work at Thebarton Senior College located next door to the new development. I believe it will bring great opportunities to the students who attend our college from volunteering to employment. GOOD FOR COMMUNITY AND THE THEBARTON SENIOR Screen Name Redacted COLLEGE Screen Name Redacted This agreement will support the development of a facility that will benefit all people who work and live in the West Torrens area. It will also boost income for the council having 2 major players in the state contributing to out community - Crows and Airport. Screen Name Redacted I see most developments as having a positive influence on the area. 9/28/2022 03:13 PM Also, we can't currently use the Woodville west torrens oval which doesn't make sense. Screen Name Redacted The area that it's proposed needs a lot of attention and it will be great for the area. But it needs to consider residents, especially in the way of streets parking and what are the plans around this. Screen Name Redacted I am a Crows supporter but this seems like a good deal for the public 9/29/2022 09:37 AM amenities and future financial reward for the Council. Screen Name Redacted Will enable the community to access facilities which it can not currently do. Screen Name Redacted this proposal will provide the reinvigoration that this area has been 9/29/2022 12:01 PM lacking, while delivering greenspace, the development of a new community hub and new and improved public realm facilities and infrastructure. Screen Name Redacted the project will encourage patrons from all over the state to utilize

a stellar idea.

area

local business and beautify the allocated space. I think this project is

Good for the community, good way to activate the Kings Reserve

Page 10 of 397

9/29/2022 02:32 PM

9/29/2022 12:44 PM

Screen Name Redacted

	West-Torriers
Screen Name Redacted 9/29/2022 02:38 PM	Good for local business and increased amenity for residents
Screen Name Redacted 9/29/2022 04:08 PM	Brilliant and very positive for our area. Bring in more people and dollars to local businesses. I and my whole family have lived in the western suburbs our whole life and want to see it move forward positively.
Screen Name Redacted 9/30/2022 02:41 PM	It would be great for the community. Upgrading of the Thebarton Oval and surrounding area. Much needed home for the Adelaide Football Club. Makes sense to have it in our area as were so central.
Screen Name Redacted 9/30/2022 02:55 PM	Add vitality and vibrancy to the area
Screen Name Redacted 9/30/2022 08:45 PM	Because we support the Crows and it would be great to see the team at training
Screen Name Redacted	Good for local businesses and economic development
Screen Name Redacted 10/02/2022 11:26 AM	This is a great opportunity for the West Torrens area for: - sustainable financial growth and security for the council - economic stimulus for the local area - builds a connected, vibrant, thriving local community - promotes health, wellbeing and connection for local residents and future generations - improves value and appeal of the area
Screen Name Redacted 10/03/2022 10:35 AM	I think the development will have a positive outcome for both local residents and business community. It will attract more people to our council area, who inevitably will spend money and add a vibrancy to it.
Screen Name Redacted	Great for our local community. They will spend \$\$\$ in our area and increase the vibe, facilities etc.

Screen Name Redacted

10/03/2022 05:38 PM

As a user of the precinct involved, I believe it is currently kept in a poor condition with no access to the Thebarton oval. I believe there is immense upside to having the Crows develop and maintain the precinct for the community which will provide high class facilities for

all locals to use. After viewing the current information, I can see no loss to the community as we currently have no access to Thebarton oval and the current half oval is of poor quality. Screen Name Redacted Adds amenity to the council area It is a fair deal Benefits the entire state Screen Name Redacted Well I think it is an asset to the area and Thebarton Oval is a beautiful area, it would be great to see it used in its full capacity. Screen Name Redacted I believe it will add vibrancy to our community. We want people 10/04/2022 12:26 PM wanting to visit our suburb, whether it be cafes/ bars/ shopping precincts. Regardless of my support for the crows, this is a good thing for our suburb. Screen Name Redacted It will provide investment and community amenities that will greatly 10/04/2022 07:32 PM help the area Screen Name Redacted Good and excitong for area 10/04/2022 08:04 PM Screen Name Redacted Great for the area 10/04/2022 09:58 PM Screen Name Redacted The added value that the crows will bring will only increase the area 10/04/2022 11:18 PM of thebarton. Screen Name Redacted The proximity of Thebarton Senior College will provide an excellent opportunity for immigrants to Australia to learn about Aussie Rules. The Adelaide venue will be the first purpose built to provide dedicated accommodation for professional women's sport, as opposed to just building a set of change rooms. Once built in the City of West Torrens, it's something residents and councillors can be justifiably proud.

Screen Name Redacted

10/05/2022 11:09 AM

Adelaide Crows need a new home and Thebarton Oval is the ideal location, as the Bowden and North Adelaide sites are no longer available, as my wife and I are Crows supporters and the location is not far away for us

	City of
Screen Name Redacted 10/05/2022 02:07 PM	It will bring more people to the area. Supply increased employment both at the facilities and nearby business precincts. Will provide increase and greatly improved facilities to the public. Easily accessed by existing public transport. Ensures space will Not be used for high density housing in the future. Allows for future expansion and diversification of facilities in future, T2D expansion dependant.
Screen Name Redacted 10/05/2022 05:00 PM	It's a win/win as more open available green space, monetary advantage to the council, and available space for events.
Screen Name Redacted	Prime location for multi generational project for the Crows
Screen Name Redacted 10/05/2022 05:59 PM	This will improve and make the area desirable to visitors/ investment boosting the business, status and positive profile of the area and be just the boost and revitalisation needed after closures to Coca Cola, West End and other important local businesses
Screen Name Redacted 10/05/2022 05:59 PM	Support the business community in the precinct and provide world class facilities for local residents in their neighbourhood.
Screen Name Redacted	Improvement to the facilities
Screen Name Redacted	The economic benefits the influx of families it's just a huge positive
Screen Name Redacted	Benefits to the city on so many levels.
Screen Name Redacted	I believe it is hoo for West Torrens and the Adelaide Football Club
Screen Name Redacted	This lease is great for the public. It has great open spaces for the public to use. When the crows aren't training.
Screen Name Redacted	The AFC is a socially and corporately responsible organisation that brings vitality and fun to our wider community

Thebarton Oval Precinct – Proposed lease feedback : Survey Report for 16 September 2022 to 14 October 2022

Thebarton Oval Precinct â€" Proposed lease feedback : Survey Report for 16 September 2022 to 14 October 2022		
Screen Name Redacted 10/05/2022 06:11 PM	It's a free upgrade to a community area in the council area. Council ratepayers in the area will still have access to the area they have now and Council will get more revenue from visitors outside their council area.	
Screen Name Redacted 10/05/2022 06:12 PM	It will lift the standard of the current facilities, bring more people to the municipality and create major benefits for local businesses	
Screen Name Redacted	The impact on the community and the benefits from having this facility that the community will receive.	
Screen Name Redacted 10/05/2022 06:14 PM	Make use of facilities	
Screen Name Redacted	Because it will become a generational improvement to site for all and provide facilities that community can share	
Screen Name Redacted 10/05/2022 06:18 PM	I think what is being proposed is a fabulous project that will benefit the local area and community as well as the Club and its members. The community aspects of the development will increase tourism and business traffic in the area. This will boost the local economy and locally owned businesses. It will utilise space in a more significant way without detracting from the environment.	
Screen Name Redacted	Great location	
Screen Name Redacted 10/05/2022 06:22 PM	Put simply, despite some people's concerns, the club will update, upgrade, improve and activate the space. It will provide significant economic benefit to the area, not the least of which being the fact that ratepayers will no longer have to pay to upkeep the area but will still be welcome to use it.	
Screen Name Redacted 10/05/2022 06:26 PM	Opportunity for development based on existing use that will also add value for the Community	
Screen Name Redacted	Club security and investment well spent	
Screen Name Redacted	This is a great opportunity for the Council to partner with an	

10/05/2022 06:34 PM

organisation that will invest millions of dollars into a project that will benefit not only both parties, but, more importantly, the local community. This project will open up green space for local families to utilise which, in-turn, helps kids and parents lead a more active, healthy lifestyles. Additionally, this project will provide material benefits for the local economy through not only the investment by the football club, but through it's members and supporters that will frequent the venue and local shopping/dinning precincts.

Screen Name Redacted

10/05/2022 06:36 PM

Having read the proposal I think that the AFC have taken everyone's interest into consideration. I supported the earlier proposal to establish a home in the North Parklands for the same reason. I think that huge amounts of money will be spent to benefit the local community which the ratepayers don't have to fund. Also there will be financial benefits in the future for the council.

Screen Name Redacted

10/05/2022 06:34 PM

It will build a facility for use by local residents as well as the Club and it's members. It will be a win-win for locals and the Club

Screen Name Redacted

10/05/2022 06:37 PM

Because it will be an excellent space for ratepayers as well as football supporters and an excellent community area

Screen Name Redacted

10/05/2022 06:39 PM

I've watched under age games at the oval and while it's a great playing surface the surrounding facilities could do with an update 286 and 288 bus from Cheadle Street stop at the gates

Screen Name Redacted

10/05/2022 06:39 PM

Benefits to Ratepayers through Investment in the area, the construction of facilities that will be available for many years and in supporting a community oriented and publicly minded sporting organisation. I think the benefits in tourism/visitor dollars and general upgrades to the site will be invaluable for many years.

Screen Name Redacted

10/05/2022 06:43 PM

I think it would be a beneficial arrangement for both the footy club and the community as the new facilities would be available for many people.

Screen Name Redacted

10/05/2022 06:49 PM

It's exciting to have such a great community space that focuses on sport, activities, future events and inclusion that everyone is welcome. The crows are for all supporters in SA, not just a small group of people who like footy. Although it is footy related, I love the other aspects that will be included in this proposal, it see. S they have

thought of more things than just a footy club.

Screen Name Redacted

10/05/2022 07:07 PM

Because it will rejuvenate a space that is currently underutilized. It will increase people coming into the area and spending money at other shops and small businesses. It will be world class and something the council can be proud of.

Screen Name Redacted

10/05/2022 06:50 PM

Women's football needs facilities, continued success of a South Australian organisation, place for a community to meet and support The area needs to be a modern sports precinct can't wait to walk through there in my lunch hour

Screen Name Redacted

10/05/2022 06:48 PM

Amazing opportunity for the club and its member/fans

Screen Name Redacted

10/05/2022 06:51 PM

It brings positive financial & recreation to the area

Screen Name Redacted

10/05/2022 06:55 PM

Great for club and community Must have liquor license also and appropriate green space US designers that are world class is a great initiative but hopefully we have a joint venture with a SA or Aust design firm too

Screen Name Redacted

10/05/2022 07:00 PM

Adelaide needs something like this, all great AFL clubs in Melbourne have high class facilities in the surrounding CBD suburbs I don't see why we can't have the same here.

Screen Name Redacted

10/05/2022 07:02 PM

It's a great development for the area to upgrade and enhance the whole precinct. I grew up in the area and it's been under utilised and under developed for far too long. This proposal is the best thing to happen in the council area for future and current generations. It's a world class facility for the community.

Screen Name Redacted

10/05/2022 07:02 PN

It benefits the residents of West Torrens by creating its own green space that can be used, the business' in the area by bringing patrons that would not normally be in the area and creating an environment of progress and excitement.

Screen Name Redacted

10/05/2022 07:02 PM

Best location

Screen Name Redacted	This is an Adelaide club , with a focus on developing and not exploiting the area . It will bring a much needed vibrancy to the district
Screen Name Redacted 10/05/2022 07:10 PM	It will be great for the community to have a word class sporting facilities open to the public
Screen Name Redacted	It is an excellent project for everyone
Screen Name Redacted 10/05/2022 07:15 PM	Regeneration of the area.
Screen Name Redacted 10/05/2022 07:16 PM	Excited that my club will add immeasurable value to the city of West Torrens. My poppa supported the Eagles when he was alive and apart from West Torrens having one of the best ever football jumpers, Thebarton Oval deserves a National stage as an outstanding and historic football ground.
Screen Name Redacted 10/05/2022 07:22 PM	This project will benefit both the Adelaide Football Club and the City of West Torrens ratepayers.
Screen Name Redacted 10/05/2022 07:26 PM	This will add so much value to both Adelaide club members and the West Torrens community, given more land will be available for community use. Having a new home closer to the CBD excites me as an AFC member and I look to sharing memories here with my kids.
Screen Name Redacted 10/05/2022 07:32 PM	It's great for the community, local football and will attract lots of visitors.
Screen Name Redacted 10/05/2022 07:36 PM	It's going to be a Fantastic community facility
Screen Name Redacted 10/05/2022 07:47 PM	The whole precinct will be made more accessible to the general public. Infrastructure will be improved and there will be more "greenspace".
Screen Name Redacted	This is a once in a generation opportunity to bring Thebarton Oval back to its former glory and secure the long term future of the

precinct for recreation and sport opportunities for the community. the

arrangement whereby the community facilities being lost by the South Road widening is provided as part of the facility is a very positive and constructive response to resolving this issue. I would encourage the Council to also look to address any lack of supply in specific recreation types (identified through current planning processes) in the broader region by incorporating these into the design. Council needs to "sell" the concept of activation for this site as a positive measure through the concept of the lease requiring access to the venue for a broad range of community events not just football related.

Screen Name Redacted

10/05/2022 07:53 PM

Will be great for the community Will bring money into surrounding businesses

Screen Name Redacted

10/05/2022 07:56 PM

The oval is a grand venue with historical value and the Adelaide Football Club will help to improve the location and add value to the local area. The added revenue would assist the LGA and its residents

Screen Name Redacted

10/05/2022 07:55 PM

Great facilities for the club and the public to enjoy

Screen Name Redacted

10/05/2022 08:00 PM

I think it is a fantastic idea for the people of west Torrens and the Adelaide football club

Screen Name Redacted

10/05/2022 08·02 PM

Member and supporter of Adelaide Football Club. Also see benefits to West Torrens and wider community of improvements being made to publicly accessible areas.

Screen Name Redacted

10/05/2022 08:11 PM

The improvements to existing community facilities and infrastructure would be great for the whole area. It's a win win for all parties. Existing residents can benefit from all this development. The Crows can build on and enhance a culture of community.

Screen Name Redacted

10/05/2022 08:15 PM

I think it will be a great home base and bring a lot of visitors to the precinct and having some involvement over years, my spouse worked for the west Torrens football club feel it's a modern advancement for the area and community at large

Screen Name Redacted

10/05/2022 08:11 PM

Because it's a good place for the club to locate to and the facilities will attract players from other clubs

Screen	Name	Redacted

10/05/2022 08:17 PM

Stated wish of the council. State of facilities - and reinvigorate the district.

Screen Name Redacted

10/05/2022 08:31 PM

To enable a world class facility to be built which will benefit all South Australians regardless of whether they are Crows supporters.

Screen Name Redacted

10/05/2022 08:59 PM

I support the West Torrens Council's decision as it is in the best interests of the State, the local community and the Crows. The Crows home base saga has been an embarrassment to SA for the past 2 years. I am glad the WTC is prepared to put an end to it. The Crows are the biggest sports team in SA and a massive icon. AFC should have a base closer to the City and Thebarton is a good spot for it. I've been very impressed with how hard the Council has worked to help the Adelaide Football Club find a new home. Wish they had of done this 30 years ago. Don't be put off by a few rabble rousing nimby's.

Screen Name Redacted

10/05/2022 08:52 PM

The Barton Oval has a strong heritage with south Australian football and this is an appropriate central location to be the new home of the state's premier AFL club.

Screen Name Redacted

10/05/2022 08:52 PM

Great for community health and wellness

Screen Name Redacted

10/05/2022 08:57 PM

Local business will profit, Adelaide Football Club members are loyal and will support the local business, close to the city, the West Torrens (Eagles) Football club will live on

Screen Name Redacted

10/13/2022 12:08 PM

The Adelaide Football Club proposal will provide more usable and accessible green space, enhance the vibrancy of the precinct and bring considerable visitation for local business. Beyond that, this will be a significant investment in a Council and community asset which will generate employment opportunities.

Screen Name Redacted

10/05/2022 09:14 PM

The club needs a permanent home base for the benefit of the players and supporters

Screen Name Redacted

10/05/2022 09:21 PM

Good location for the club, yes I'm a supporter, but also helps the council for upkeep of the area. There'd be commercial benefits with AFLW crowds and visitors to the area. Allowing for the rebuild of the Thebarton community centre in the land is good as well as retention

of the state heritage items.

Screen Name Redacted

10/05/2022 09:22 PM

It will be of benefit to all council residents by providing a strong cash flow to council

Screen Name Redacted

10/05/2022 09:27 PM

Think it's a great opportunity for the council, an \$80 million investment by the biggest sporting entity in the state into area is something that doesn't happen everyday.

Screen Name Redacted

10/05/2022 09:25 PM

Yes

Screen Name Redacted

10/05/2022 09:31 PM

Great to bring more people and activities to the area.

Screen Name Redacted

10/05/2022 10:04 PM

It will be an amazing facility that local residents can enjoy and use, and that Adelaide FC members and supporters can use and therefore spend a lot of money in the local West Torrens Community.

Screen Name Redacted

10/05/2022 10:45 PM

I feel our club needs a base for members to meet and enjoy a club atmosphere. I feel Thebarton Oval is an excellent location as it is in a central location not too far from Adelaide Oval.

Screen Name Redacted

10/05/2022 10:53 PM

It enhances the benefits from community land to all residents and will bring an improved economy to the area.

Screen Name Redacted

10/05/2022 11:26 PM

It is historically a sporting precinct. The proposal adds to the history and community amenity of the area

Screen Name Redacted

10/05/2022 11:28 PM

Great for the community and the state

Screen Name Redacted

10/06/2022 12:29 AM

This is a great thing for both club and community

Screen Name Redacted

10/06/2022 07:12 AM

It will revitalise significant assets in the area which will benefit the community and local businesses.

Screen Name Redacted

10/06/2022 07:23 AM

Exciting oppportunities and great facilitites and vibrant

Screen Name Redacted

Great for the community & great for the club. Upgrades and activates an area of the state which appears to be underutilized, very accessible to all areas and establishes a 'community home' for the AFC which is very important. Thebarton Oval has a rich place in SA football history and as West Torrens then to be known as Woodville/West Torrens is a founding club of the AFC great link and opportunity to that history.

Screen Name Redacted

Will improve state Football facilities

Screen Name Redacted

10/06/2022 07:58 AM

Bring footy back to the suburbs, benefits local residents

Screen Name Redacted

10/06/2022 08:03 AM

because it will be a win win for local businesses and public

Screen Name Redacted

10/06/2022 08:05 AM

a private organization spending their own money to revitalize the area. its a no brainer

Screen Name Redacted

10/06/2022 08·10 AM

Bring life, vitality and spending into the area

Screen Name Redacted

10/06/2022 08:20 AM

As a non-council resident, I would like the opportunity how such a development would hence the area, providing a better managed area for all to use.

Screen Name Redacted

10/06/2022 08:38 AM

It is great profile for West Torrens to have an iconic South Australian team based in the Council area. The upgrading of facilities for use by residents as well the teams is a great asset improvement

Screen Name Redacted

10/06/2022 08:48 AN

The Adelaide Crows are looking for a long term lease because of the need to have a home which will allow them to set up a home for their club to continue to be a part of the Australian Football League (AFL). Their investment in their new home is reported to be about \$85,000,000.00 so that would be looking for some stability before committing to be part of the West Torrens precinct. The West Torrens council would also be looking at a long term committment for such a huge venture also.

10/06/2022 08:46 AM

I think it will be a great enhancement of what is a relatively run down area

Screen Name Redacted

10/06/2022 09:05 AM

As well as being a crows member, I used to go to thebby oval with my parents as a child to watch the eagles. We have been waiting for a club venue that we can visit, use, have a meal etc, for a long time

Screen Name Redacted

10/06/2022 09:16 AM

Offering long term financial benefits to council Offering continuing maintenance of green park space

Screen Name Redacted

10/06/2022 09:20 AM

This is a great solution to develop the green space of that area. Thebarton Oval is not currently open to the public, but this proposal allows for that to be used and for the adjoin areas to be developed at a professional standard.

Screen Name Redacted

10/06/2022 10:07 AM

I think it will add life back into a dying or dead precinct (Thebarton Oval in particular). While people are worried their access to green space will be reduced from what I've read it will actually increase with Thebarton Oval being available. It will be great to have footy back in the area. It's great for women's sport too - my daughters will love going there to watch the girls play football rather than the harsh concrete space that is Norwood Oval. I think it will be exciting.

Screen Name Redacted

10/06/2022 10:10 AM

The Adelaide Football club needs a new home and this will be a great facility for the community.

Screen Name Redacted

10/06/2022 10:18 AM

The lease agreement offers a long-term, financially viable means to significantly improve amenities within the council area, and increase the number of visitors to the area, which will benefit business owners.

Screen Name Redacted

10/06/2022 11:14 AM

Upgrade area. Bring economic development and visitors.

Screen Name Redacted

10/06/2022 10:56 AM

Great opportunity for long term investment in a site that will otherwise be compromised by T2D roadworks. Opening up Thebarton oval to the public will be a big win. 10/06/2022 11:28 AM

Screen Name Redacted

10/06/2022 11:41 AM

As a supporter of the Club I see this as beneficial to all parties, the Crows, the Council, and the community. Aside from the initial amount proposed, I believe the annual income generated will be extensive.

Screen Name Redacted

10/06/2022 11:54 AM

Having watched initial Crows AFLW games at Thebarton Oval and now swimming at the local pool, I know that it's a great location but that facilities are awful and this will be a great way of having a state of the art facility not just for Crows and other football fans and players, but for all West Torrens residents and ratepayers for decades to come. It's bound to also increase patronage of local businesses. There really is no downside as a huge amount of the proposed outdoor space and the facilities will be open to the public and all of it will be kept in pristine condition. It was ridiculous that it couldn't be built on the antiquated North Adelaide swimming centre site - their loss is your gain. The local businesses in North Adelaide were excited about it but the usual NIMBYs there were very vocal and the Council chickened out. Don't chicken-out like them - be strong, progressive and enjoy the rewards.

Screen Name Redacted

10/06/2022 11·46 AM

Beneficial to the greater community. Other councils will be envious.

Screen Name Redacted

10/06/2022 12:08 PM

Increased investment in the area for public access playing fields, safe and health exercise areas, close to supporting services and shops and will be a great meeting place for supporters and the general public.

Screen Name Redacted

10/06/2022 12:16 PM

I think it's beneficial to both the Adelaide Crow's and the city of West Torrens.

Screen Name Redacted

10/06/2022 12:10 PM

A very appropriate and accessible choice

Screen Name Redacted

10/06/2022 12·16 PM

Increase value of the area, create employment, bring more business into the area, allow children access to watch training, excited about new playground and skate park

Screen Name Redacted

10/06/2022 12:32 PM

I am looking forward to the new precinct, to bring some life into the area. I am looking forward to having something to do with my friends,

r 2002

such as walk around the new place, watch training, or have a coffee. I would like to take my grand children there for days out as well.

Screen Name Redacted

10/06/2022 02:24 PM

Having the AFC in our local area will be a great boost for our area. The new facility will provide a fantastic focal point for the community and the whole site will be better utilized. Small businesses will also benefit from AFC bringing new people into the area.

Screen Name Redacted

10/06/2022 01:10 PM

The proposed area is close to the City of Adelaide, centrally located for all Crows fans. Crows fans have not had designated clubrooms for 6-7 years. Crows fans need a place where they can enjoy each other's company, football games, a gym, enjoy food and beverages, club and other social events. The proposed lease encompasses all of the above fan-based needs. Fundamentally, It will provide Crows players with world class facilities. The Adelaide Football Club has engaged one of the world's leading planning and design firms. Once completed, it will have the reputation of being the best facility of it's kind in Australia, something to be proud of. The sport and community hub will include two publicly accessible ovals. The Club has pledged to members it is determined to deliver positive outcomes for the local area and as many people as possible

Screen Name Redacted

10/06/2022 12:53 PM

Investment in the future for residents

Screen Name Redacted

10/06/2022 01:45 PM

Better use of existing area. Increased benefits to local community and all South Australians through investment provided by Crows development of area.

Screen Name Redacted

10/06/2022 01:56 PM

The Adelaide Football Club hasn't had an actual home for a long time. We have attempted to access areas in North Adelaide and Brompton, without success. This looks like an amazing fit for our club but will also benefit the Thebarton area. I understand residents don't want this to have a detrimental effect both short and long term, but surely these people can compromise somewhat with our club to make this work for everyone.

Screen Name Redacted

10/06/2022 02:06 PM

Will add life to the area and become a central hub

Screen Name Redacted

10/06/2022 02:11 PM

This will be a win-win for the Crows and the Council. Crows will have a great new facility and it will improve the Council area and will be

financially beneficial for the Council which assumes it will flow on to the residents. I note the residents' concerns that they will have limited access to the oval area, but I understand that the Crows will only be using that area a few hours per week. It would be interesting to see at present how many people are actually using the space in question during the week and on weekends. Hundreds?thousands? I think not. In my experience using playgrounds and open spaces in my Council area (Marion) we are often the only ones there!

Screen Name Redacted

10/06/2022 02:13 PM

It will be great to have the club in our council area giving it an identity. It will also provide upgrades to our park areas without the council having to pay. and Kings Park needs upgrading.

Screen Name Redacted

10/06/2022 02:19 PM

Yes in the interest of ratepayers and AFC

Screen Name Redacted

10/06/2022 02:31 PM

Excellent use of existing and historic football facilities, and a one-off chance for investment in the precinct to improve facilities for the local and broader community

Screen Name Redacted

10/06/2022 03:38 PM

Benefits as outlined in the information to date - improved and additional facilities,

Screen Name Redacted

10/06/2022 03:44 PM

It will bring jobs to the community and make the park nice again.

Screen Name Redacted

10/06/2022 05:14 PM

Great opportunity for the council by wat of open area and facilities.

Screen Name Redacted

10/06/2022 06:15 PM

I think it will bring prosperity to the area, bring more people to the area and make the area more nationally recognised. It will also give the area a much needed refurbish, still be open to the community, but paid for by the Crows and less on the ratepayer.

Screen Name Redacted

10/06/2022 08:03 PM

It will provide significant infrastructure and open space for use of residents and AFC. Provide a new Thebarton community building to replace existing building being acquisioned for South Road redevelopment

Screen Name Redacted

10/06/2022 07:38 PM

The proposal will benefit the community and businesses

Will be fantastic long term benefits to the community

10/06/2022 07:54 PM	will be lantastic long term benefits to the community
Screen Name Redacted 10/06/2022 08:27 PM	An Inner Western Suburb location which hopefully will be easy to access once South Rd. upgrade is completed.
Screen Name Redacted 10/06/2022 08:36 PM	It is a once in a generation opportunity for a world class development
Screen Name Redacted 10/06/2022 08:43 PM	Community opportunities and investment
Screen Name Redacted 10/06/2022 08:49 PM	Benefits for the club, supporters and to local businesses and the Adelaide community.
Screen Name Redacted 10/06/2022 09:16 PM	I think it will greatly benefit the West Torrens Council area with many new people coming into the area and stimulating and creating new business opportunities and jobs
Screen Name Redacted 10/06/2022 09:46 PM	Because it will ensure more efficient use of the Thebarton Oval precinct.
Screen Name Redacted 10/06/2022 10:19 PM	The Thebarton Oval and Kings Reserve precinct needs a major redevelopment to maximise the ideal location. To be able to attract a nationally recognised iconic sporting club to make this area its headquarters is a major achievement. The forging of a lasting bond between Adelaide Crows and the Cityof West Torrens is to be supported and encouraged. As a resident and ratepayer I am thrilled to have the club located in Torrensville. I grew up in Shipster St Torrensville and this proposed relocation fills the void left behind after West Torrens relocated to Woodville.
Screen Name Redacted 10/06/2022 10:22 PM	I believe that having the crows base in our community is a great attraction to our local area. It will help local businesses and provide some great facilities for our family to enjoy.
Screen Name Redacted 10/06/2022 10:53 PM	It is good for the regeneration of a tired area, with a lot of upside potential, particular due to its proximity to the CBD. The proposal itself also appears to be of a decent and balanced quality.

Screen Name Redacted

Screen Name Redacted 10/06/2022 10:57 PM	Improve current facilities and will generate interest and business opportunities for businesses.
Screen Name Redacted 10/07/2022 07:47 AM	I believe it will be of benifit to our area, and open up the space for use by residents as well as the Adelaide crows
Screen Name Redacted 10/07/2022 07:49 AM	Will give the Crows a home. Support local and female sport. Keep open spaces
Screen Name Redacted 10/07/2022 09:33 AM	Good for the community to have undated facilities and to bring new activity to the area
Screen Name Redacted 10/07/2022 10:05 AM	It will be good for the economy with staff, players and supporters using the surrounding hotels/pubs and Brickworks shopping precinct. Bring in publicity for West Torrens activities.
Screen Name Redacted 10/07/2022 10:10 AM	Advantages to the community offering a hub for supporters and the public as well
Screen Name Redacted 10/07/2022 10:42 AM	Be great for the area, bringing more people in the area, more jobs and more entertainment in an underutilized section of the city
Screen Name Redacted 10/07/2022 11:09 AM	I feel it would be a great development for the area with updated facilities. A great location for AFLW & places to go before & after matches.
Screen Name Redacted	Because it is beneficial to all parties, despite what a small minority of local residents might think.
Screen Name Redacted 10/07/2022 02:04 PM	It will enhance and beautify the area which currently looks very untidy and unkept more green space for my children
Screen Name Redacted 10/07/2022 02:46 PM	i am looking forward to visiting the oval and engaging with the club and its facilities. as a long term west torrens fc supporter and former player i am thrilled with the proposal. most of my crows, ie nearly ALL

are just as thrilled.

Screen Name Redacted 10/07/2022 02:48 PM	Stimulate activity and business opportunities in the Council area.
Screen Name Redacted 10/07/2022 04:53 PM	Because it is a huge development and improvement to the area, that will benefit the local and wider community for years to come, and something the council could not afford to do themselves
Screen Name Redacted 10/07/2022 05:38 PM	It's good for the area and the community. It will provide a much needed home for the Crows and revitalise the surrounding.
Screen Name Redacted 10/07/2022 06:41 PM	Beneficial to residents, ratepayers, businesses, sporting community, and visitors to CWT.
Screen Name Redacted	Will improve facilities for all
Screen Name Redacted 10/07/2022 08:11 PM	The benefits to the West Torrens community is enormous. To not only improve what has been a fenced in eyesore but to provide everyone access to this open space can only be beneficial. I applaud WTC for considering and hopefully making this happen for the benefit of all.
Screen Name Redacted 10/08/2022 08:16 AM	Great idea for the community, development, local house pricing
Screen Name Redacted 10/08/2022 10:58 AM	AFC is a great community club who are responsible and will add value to the area.
Screen Name Redacted	Bring enterprise and engagement to the West Torrens area
Screen Name Redacted 10/08/2022 11:26 AM	WILL BE GOOD FOR THE COMMUNITY AND ADELAIDE SUPPORTERS
Screen Name Redacted 10/08/2022 11:34 AM	Great opportunity to progress with the family orientation of new facilities.
Screen Name Redacted	Great addition to the area. Services and facilities are excellent



Screen Name Redacte

10/08/2022 11:56 AM

Great positives for the area

Screen Name Redacted

10/08/2022 12:03 PM

good

Screen Name Redacted

10/08/2022 12:10 PM

Good for the council, benefits the residents, the community and south Australia.

Screen Name Redacted

10/08/2022 12:53 PM

I believe it will be excellent for the Community as well as the Football Club

Screen Name Redacted

10/08/2022 01:05 PM

Added benefits for community to open space areas and modern facilities, maintenance of areas that don't have to be funded by Council and ratepayers. Benefits to local businesses with increased people coming to the area on a regular basis.

Screen Name Redacted

10/08/2022 01:22 PM

It is in the best interests of the community in general, local businesses and the Adelaide football club and supporters.

Screen Name Redacted

10/08/2022 02:42 PM

The ability to have one of the biggest sporting clubs set up in our area will be fantastic and improve the current space.

Screen Name Redacted

10/08/2022 02:51 PM

The AFC is a viable business that will attract business to the City of West Torrens. Thebarton oval has become decrepit and is in need of redevelopment.

Screen Name Redacted

10/08/2022 03:03 PM

The development will be a great resource for the area

Screen Name Redacted

10/08/2022 03:16 PM

Good utilisation of the space given what it is used for now. Good returns for council and rate payers Good return for Adelaide Crows Win Win for all concerned Council should not let this project be railroaded by a few load locals as it is good for the Community

Screen Name Redacted

10/08/2022 03:14 PM

Great idea - be great for the community.

Screen	Name	Redacted
--------	------	----------

10/08/2022 04:07 PM

Its great for the local area, its in the heart of Adelaide, and it will encourage grassroots sports within the local council and surrounding areas

Screen Name Redacted

10/08/2022 05:22 PM

It will be really good for the area and will create a beautiful place for the community and the Crows.

Screen Name Redacted

10/08/2022 07:12 PM

For the Improvement of the parks and grounds that they are leasing benefiting the ratepayers. I am a ratepayer.

Screen Name Redacted

10/08/2022 09:21 PM

Great financial benefit to the council. Opporunity to get greater use and activation of those spaces. Transformative for residents and businesses in the area

Screen Name Redacted

10/09/2022 01:23 AM

Good solution for both AFC and the residents of West Torrens

Screen Name Redacted

10/09/2022 08:06 AN

I believe that the general area and the residents will benefit from the investment the Adelaide Futbol Club is planning to do there. As an AFL club they will heavily invest to improve the facilities, green areas and also to offer other benefits that currently don't exist like specialists in sport and other type of injuries. They are also planing to improve the green areas to little to no cost to taxpayers which I think it's fine. The club is known to engage with the community and I reckon the nearby suburbs will benefit with the activities that both, male and female, teams will organised once settled there.

Screen Name Redacted

10/09/2022 08:43 AM

The crows will make sure the redevelopment will be an advantage for all residents

Screen Name Redacted

10/09/2022 12:15 PM

THE RIGHT AREA AND LOCATION

Screen Name Redacted

10/09/2022 12:31 PM

My Council, my Club

Screen Name Redacted

10/09/2022 12:44 PM

crows supporter

Thebarton Oval Precinct – Proposed lease feedback : Survey Report for 16 September 2022 to 14 October 2022 Screen Name Redacted 10/09/2022 01:23 PM Its a win-win for the residents to have access to new and improved green space plus the mens and womens football teams have a state of the art facility.

Screen Name Redacted

Excellent opportunity to engage long term with a national sporting club and the upgrades that will come to an under utilized and poorly accessible area. Bring excitement and life back to that area - especially the Thebarton Oval.

Screen Name Redacted

10/09/2022 04:03 PM

I am a member/supporter so for the Club to choose to develop in my council area is a bonus. The area in question is appropriate, will be beneficial to the local community and create a sporting/shopping/eating hub through that area with recent Brickworks development.

Screen Name Redacted

10/10/2022 09:32 AM

It will be beneficial for the local community in many ways.

Screen Name Redacted

10/10/2022 10:22 AM

Good project to activate the precinct

Screen Name Redacted

10/10/2022 05:56 PM

The area needs to be reenergised and some modern development to improve the image and vibe of the area. Families now and in the near future will be thankfully for this project to be approved, I know my family will. Besides there was the West Torrens Eagles played on that oval years ago, so it's nothing new to bring back footy to the area.

Screen Name Redacted

10/10/2022 10:14 PM

I like to see appropriate development.

Screen Name Redacted

10/10/2022 11:21 PM

It will make good use of Thebarton oval I use to go watch West Torrens and loved it there lots of memories most west Torrens supporters go for the crows!!

Screen Name Redacted

10/13/2022 12:20 PM

It will improve the area at little or no cost to the rate payers. Still has public access most of the time. Extra income from the lease.

Screen Name Redacted

10/11/2022 08:51 AM

I live close by and would engage with the area much more. Eating And drinking at local businesses before and after events. It breathes sport into Thebarton and adds to the indentity of the suburb. It will create a real sense of community.

Screen Name Redacted	Great for the local area, western suburbs and City in general
Screen Name Redacted 10/11/2022 09:30 AM	Provides state of art facilities to the suburb and gives the reserve a well needed upgrade.
Screen Name Redacted 10/11/2022 09:37 AM	Excellent opportunity for the Council, football club and the area to thrive, and connecting the west side of south road to the leisure and entertainment precinct further toward the city. Greenspace is an excellent outcome for this location.
Screen Name Redacted 10/11/2022 09:43 AM	Great for the area, biggest brand in SA. Will be a hub for the community
Screen Name Redacted 10/11/2022 10:19 AM	Because it will be a catalyst for improvement in the area and will create improved community facilities
Screen Name Redacted 10/12/2022 09:15 AM	I live just on the other side of Anzac Hwy and with the enhancement of South Road, I will frequent the area once it has been reinvigorated. The precinct will bring significant economic impact to the area and will significantly enhance the community area.
Screen Name Redacted	Good for Adelaide and green spaces
Screen Name Redacted 10/11/2022 10:43 AM	Contribution to a dilapidated area and the ability for public to have use of the both future ovals, were currently the Thebarton Oval is not accessible.
Screen Name Redacted	Good for the state and community
Screen Name Redacted 10/11/2022 11:32 AM	because it will allow the club to develop the area with the security of a long lease
Screen Name Redacted	Brings supporters to the region which will result in income to the council and its surrounding businesses.

Thebarton Oval Precinct â€" Proposed lease feedback : Survey Report for 16 September 2022 to 14 October 2022 Screen Name Redacted Will provide great facilities for the state overall and. a better place for football in general Screen Name Redacted The lease will enable a capable organisation to activate Thebarton Oval with economic and social drivers that improve the livability of the region. Screen Name Redacted Because the Crows need a new home and Thebarton Oval is the best place for them to establish a new home. Screen Name Redacted Wonderful for the area, large open space, great activation Screen Name Redacted This site can become a flagship sporting precinct for the State and in 10/11/2022 12:16 PM particular provides an AFLW Home for the Crows team which has been so successful. The development appears to maintain a great amount of green space and community elements which will be fantastic for my kids and will definitely see us coming to the area more regularly.

Screen Name Redacted great community club

Screen Name Redacted It will attract more business to the area

The Crows need a new and improved venue and Thebarton Oval is Screen Name Redacted 10/11/2022 01:04 PM close to amenities such as the tram and the CBD. Which would be good to go to after AFLW games for example.

Screen Name Redacted Despite the long-term commercial benefits it will bring to both the 10/11/2022 01:10 PM local residents and businesses, our State and local councils should continue to invest into our communities to enhance the amenities that they provide to all South Australians. Also having our largest and highest profile sporting organisation close to the CBD where they're more accessible to all of their fans will drive activity to a currently dormant precinct.

Screen Name Redacted The development will add vibrancy to the City of West Torrens

	Wint Towns
Screen Name Redacted	It would be a fantastic community space that would encourage more people to come to the area which in turn would increase turnover for nearby businesses. It would also show that West Torrens council is proactive in making it's community more vibrant and community focussed.
Screen Name Redacted	Great activation for the area
Screen Name Redacted	Great outcomes for all involved
Screen Name Redacted	Great for the council, the local area and Adelaide as a whole. It would breathe life into an otherwise stagnate area. We only have two teams in this state we need to back them.
Screen Name Redacted	in the long term and short term will bring more jobs in consturstion and on going empoyment
Screen Name Redacted	Great new facilities for the club and community.
Screen Name Redacted	Great for the community and for the state to continue progress
Screen Name Redacted	Great for the area and brilliant new infrastructure for the area
Screen Name Redacted	It helps support the number 1 sporting team in South Australia, and it would be great for the Crows to home in the West Torrens Council
Screen Name Redacted	Improved community facility and permanent home for Adelaide's highly successful women's team competing in a national competition

and inspiring the next generation of young footballers.

Torrens has to offer.

Great reason to visit the area more and see what City of West

Page 34 of 397

10/11/2022 02:16 PM

Screen Name Redacted

Screen Name Redacted

Great for the area

10/11/2022 03:21 PM

Screen Name Redacted

10/11/2022 03:45 PM

Mutual benefits

Screen Name Redacted

10/11/2022 03:58 PM

Upgrade existing infrastructure to create a space that will attract

people.

Screen Name Redacted

10/11/2022 04:00 PM

It will provide an attraction to the area and an improvement in the

facilities will draw more people to the area.

Screen Name Redacted

10/11/2022 04:19 PM

I think it'll be great for our community and local council to bring more people to our area and for our children to have new facilities to use.

Screen Name Redacted

10/11/2022 04:23 PM

So many Crows members live in West Torrens it's like alberton for power fans. It's great for local business. Will be good consistent

income for council

Screen Name Redacted

10/11/2022 04·19 PM

Economic Development of the city

Screen Name Redacted

10/11/2022 04·20 PM

Amazing opportunity for the business in the suburb.

Screen Name Redacted

10/11/2022 04:21 PM

I think it will be an amazing opportunities not for all the Adelaide Football club members but for all of the general public to have access

to such a great facility

Screen Name Redacted

10/11/2022 04:21 PM

The upgrade will result in activation of the area and provide upgraded

infrastructure for community use.

Screen Name Redacted

10/11/2022 04:22 PM

It will increase opportunities for family friendly events in west Adelaide

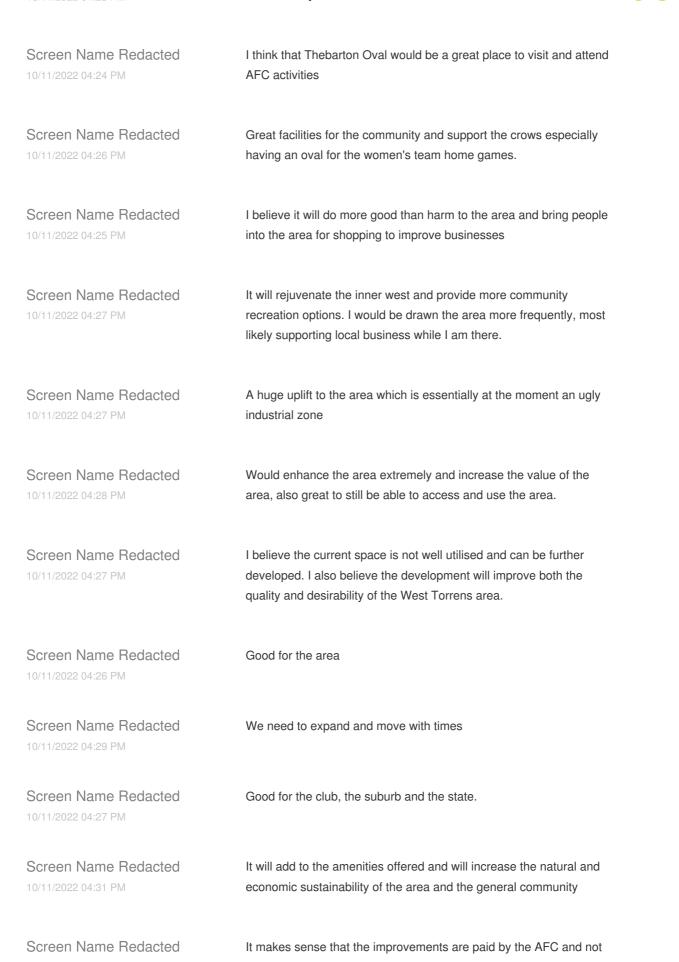
Screen Name Redacted

10/11/2022 04:21 PM

Significant benefit to the local area

Screen Name Redacted

It is the best option for the club and the residents because it will



the rate payers but rate payers get the benefits.

lity of

Screen Name Redacted

10/11/2022 04:34 PM

Great for the State in general.

Screen Name Redacted

10/11/2022 04:36 PM

Amazing opportunity for the Council and the State! This is an

opportunity for this area of Adelaide to shine!

Screen Name Redacted

10/11/2022 04:37 PM

It will be a wonderful addition for the community

Screen Name Redacted

10/11/2022 04:43 PM

It would be great for all 3 teams to share and train together in the one location. It's close to the city and a great location for supporters to enjoy. As a resident of City of West Torrens I fully support this idea and hope to bring my children here to enjoy the facilities in the future.

Screen Name Redacted

10/11/2022 04:49 PM

Not only does the project offer significant comunity and local economic benefit, but the significant investment will encourage further development in the area from other businesses and community groups for years to come.

Screen Name Redacted

10/11/2022 04:43 PM

Great for the area.

Screen Name Redacted

10/11/2022 04:49 PM

It is the perfect location for the Adelaide Football Club!

Screen Name Redacted

10/11/2022 04:49 PM

Activation of the thebarton site, permanent home for womens football

Screen Name Redacted

10/11/2022 04·55 PM

It ensures a large area of open and green space is preserved and enhanced for future generations.

Screen Name Redacted

10/11/2022 04:50 PM

Opportunity to open up Thebarton Oval

Screen Name Redacted

10/11/2022 04:58 PM

I'm keen to see more happening with the space and see it really be a precinct for the general public with a broad range of activities available. It's a great opportunity of investment for the area and will increase the value of the local homes that will no doubt be affected by

the tuture tunnel works.

Screen Name Redacted

10/11/2022 04:53 PM

The new facility will provide amazing opportunities for the local communities, residents and businesses to utilise the precinct as well as drive visitors to the area.

Screen Name Redacted

10/11/2022 04:52 PM

would be good for the area

Screen Name Redacted

10/11/2022 04:53 PM

Because they will deliver Council's vision on completing the Kings Reserve master plan, allow Thebarton Oval to be public, and inject live back into the COWT Council area.

Screen Name Redacted

10/11/2022 04:57 PM

I think it would be terrific for the community

Screen Name Redacted

10/11/2022 04:59 PM

The proposed development would seem to be critical to the AFC's ongoing ability to grow and compete in the AFL over the long term

Screen Name Redacted

10/11/2022 05:06 PM

As long as our rates don't go up its great fir the community to have more sporting facilities and green areas

Screen Name Redacted

10/11/2022 05:05 PM

To improve the overall area

Screen Name Redacted

10/11/2022 05:08 PM

Great for community

Screen Name Redacted

10/11/2022 05:09 PM

It will be great for the community and the local businesses in the area!

Screen Name Redacted

10/11/2022 05:18 PM

Improvement of the present precinct and far more value to the community as a whole

Screen Name Redacted

10/11/2022 05:17 PM

Great for our community, business and sport.

Screen Name Redacted

10/11/2022 05:17 PM

Great for the area and AFC

	City o
Screen Name Redacted 10/11/2022 05:27 PM	Bringing an elite sporting club into the council will provide benefits. The plans to have the ovals open to the public at time is also really cool. I will have the ability to train in an afl oval as currently there are none close by.
Screen Name Redacted	Improve the facilities for use of both the Club and the local residents.
Screen Name Redacted 10/11/2022 05:31 PM	The \$\$\$ that this project would bring to your council area should be enough to get this project over the line. You have a beautiful club with great supporters that want to flood \$\$\$ into your council area. I actually cannot believe it's being questioned.
Screen Name Redacted	Huge benefits for the local area
Screen Name Redacted 10/11/2022 05:35 PM	Mutual benefit to the local community, football in SA and particularly womens football
Screen Name Redacted 10/11/2022 05:43 PM	This agreement will benefit the local community and boost the local economy.
Screen Name Redacted	better facilities for the public
Screen Name Redacted	Great for the community
Screen Name Redacted 10/11/2022 05:46 PM	I think it great for both the community and football club to be able to have such a world class facility that can be used by both parties
Screen Name Redacted 10/11/2022 05:51 PM	I think it would be a great attraction and great place to visit in the community. Amazing for schools to come and visit
Screen Name Redacted	A modern home base for the club and its supporters. Hopefully club facilities for members to attend events etc

Because having read the proposal there will be more access to the

Screen Name Redacted

ovals plus the skate park and care etc. Good place for the family to go

and good for the Adelaide Football Club.

Screen Name Redacted

10/11/2022 05:55 PM

To improve facilities and green space access for the local community, the preservation of the history of thebarton oval, and to provide a state of the art facility for the Adelaide football club and it's members and supporters

Screen Name Redacted

10/11/2022 05:56 PM

The proposed development will significantly enhance the existing Thebarton Oval precinct, and provide Adelaide Football Club with a long-term home with the amenity required to operate successfully. Brining AFC to the City of West Torrens will also significantly enhance the LGA, the amenity available and generate economic expenditure.

Screen Name Redacted

10/11/2022 06:01 PM

Beneficial for both the Football Club and the residents

Screen Name Redacted

10/11/2022 06:01 PM

Great for the community

Screen Name Redacted

10/11/2022 06:08 PM

Because I believe it would be good for the community and the surrounding areas to have a modern facility most of which will be available to the public

Screen Name Redacted

10/11/2022 06:13 PM

I like to see new and fresh projects get granted. It will liven up the place, my kids can play on the park lands, watch the players train, encourage them to get out and about and not sit on their devices all day. Promotes health and fitness and inclusion. I feel it's a very positive proposal for the community, the council and the state. I'm really looking forward to the area being rejuvenated after seeing it look the same for 40 years.

Screen Name Redacted

10/11/2022 06:17 PM

Because it'll be good for the state

Screen Name Redacted

10/11/2022 06:24 PM

Good for the local council, community and the AFC

Screen Name Redacted

10/11/2022 06:32 PM

It will be great for the community and for Adelaide Football Club members, fans, staff and players. It will attract more people to the

Screen Name Redacted 10/11/2022 06:38 PM	I feel it would benefit the area and surrounding areas and bring interest back to Thebarton which has been lacking in recent years
Screen Name Redacted 10/11/2022 06:39 PM	Good for the community.
Screen Name Redacted 10/11/2022 06:42 PM	The agreement will bring the area to life. It will generate more local jobs and business. Give locals improved facilities
Screen Name Redacted 10/11/2022 06:44 PM	It's a no brainer, it will be of huge long term cultural and economic benefit for the CoWT community and the inner western suburbs.
Screen Name Redacted 10/11/2022 06:47 PM	Great outcome for all stakeholders
Screen Name Redacted 10/11/2022 06:48 PM	For better sporting grounds and base for the Adelaide Football Club
Screen Name Redacted 10/11/2022 07:02 PM	Convenience
Screen Name Redacted 10/11/2022 07:13 PM	I support all sporting clubs because it keeps people interested, active and social
Screen Name Redacted 10/11/2022 07:13 PM	First rate facilities funded by Crows, accessible by the public. Presumably lots of revenue for the Council.
Screen Name Redacted 10/11/2022 07:14 PM	Keeps green spaces for community. Brings people in. High quality facilities.
Screen Name Redacted 10/11/2022 07:22 PM	To have the biggest sporting organisation in South Australia setting up its headquarters in the area would not an economic bonanza to the WTC but add a much needed oval and valuable recreational space for the community
Carrage Names Dadastad	The proposed plane will being would also for the Took

The proposed plans will bring world-class facilities to Thebarton,

Screen Name Redacted

vastly improving upon the current Thebarton oval and the largely unused King's Reserve, and will be open to the public. Having two ovals on the site as training activities would only take up 1 oval at a time, leaving the other open for the public, negating the loss of the regularly unused- King's Reserve. It would also attract visitors to the Thebarton precinct for training sessions and other club activities, bringing a positive economic impact.

Screen Name Redacted

10/11/2022 07:22 PM

Great for Thebarton and the City of Adelaide itself. Great for the community of Thebarton to enjoy.

Screen Name Redacted

10/11/2022 07:23 PM

Yes I do

Screen Name Redacted

10/11/2022 07:23 PM

The agreement is reasonable and proposed changes that will be of benefit to the wider community.

Screen Name Redacted

10/11/2022 07:25 PM

Great location to support a South Australian club

Screen Name Redacted

10/11/2022 07:27 PM

It will be fantastic for the area and provide a destination that will be a huge flow on boost for local businesses, including restaurants and cafes. It will transform unused stretches of grass as well as an inaccessible outdated oval, into two incredible grass ovals for public use. They will be available to the public at nearly all times, with limited use (less than 10-15 hours a week at a maximum) from the Adelaide fc. It would be a huge opportunity to let slip for the area. Tax payers and rate payers will end up paying down the track for far less appealing developments and projects.

Screen Name Redacted

10/11/2022 07:30 PM

Upgrades facilities Brings in more visitors to local businesses

Screen Name Redacted

10/11/2022 07:32 PM

Another oval available for local use

Screen Name Redacted

10/11/2022 07:34 PM

Win/win for both parties. Council generates a constant income to continue to develop other parts of the community and the football club gets security and a brand new facility.

Screen Name Redacted

It will be good to see the ovals being used by the public at certain

gates being locked

Screen Name Redacted

10/11/2022 07:42 PM

Increased access and facilities for all to enjoy. The Plan is amazing.

Screen Name Redacted

10/11/2022 07:41 PM

Prosperity of the club and activation of west Torrens precinct

Screen Name Redacted

10/11/2022 07:43 PM

I think everyone directly and indirectly involved in this lease will

benefit.

Screen Name Redacted

10/11/2022 07:51 PM

Great venue for the future

Screen Name Redacted

10/11/2022 08:01 PM

It's a fantastic idea . It will rejuvenate the precinct. At last we will have access to Thebby oval and surrounds . Disappointed by all the false

statements floating around

Screen Name Redacted

10/11/2022 08:19 PM

To enable the creation of a safe space that will assist and support the growth of one of our proud and elite SA sporting clubs. To be an integral part of bringing together the Adelaide community, as well as visitors intrastate, interstate and from abroad. To provide a home and playing facilities for all generations from every walk of life to allow them to follow their dreams to play sport, or watch their family, friends or heroes.

Screen Name Redacted

10/11/2022 08:07 PM

It brings benefits to the local community and the football community. Opportunity for significant investment locally. Positive for all.

Screen Name Redacted

10/11/2022 08:14 PM

Great for the community

Screen Name Redacted

10/11/2022 08:19 PM

I think it adds value to the area, both monetarily and as a recreational

space for residents

Screen Name Redacted

10/11/2022 08:17 PM

Because it would be a great long term investment not only for the club but the redevelopment of the site would benefit all local residents

Screen Name Redacted 10/11/2022 08:18 PM	It is the perfect area to house the Adelaide Football Club, and will bring life to the area as supporters will flock to support their club.
Screen Name Redacted 10/11/2022 08:21 PM	Better facilities for players, better sense of community, bringing public and fans together with the club creating great moments. It'll bring more people to the council area, shopping facilities etc. it's a great council area
Screen Name Redacted	I think it will be a mutually beneficial partnership to bring a world class training facility and community area to a growing part of Adelaide. It will compliment the growth near by in Brompton and the old West End Brewery site
Screen Name Redacted	It's a win for all parties involved.
Screen Name Redacted	Fantastic opportunity for community development and progress
Screen Name Redacted	Promotes business. Exciting new precinct and facility. Walking distance from my house to watch games.
Screen Name Redacted 10/11/2022 08:35 PM	It's an opportunity for the Adelaide Football Club to build a new Administration and Training Centre that caters for new community facilities.
Screen Name Redacted	It will be a great boost for the area and a good community venue.
Screen Name Redacted	Positive outcome for everybody. It will be a great community asset
Screen Name Redacted	It appears the benefits are there for the community in j terms of public space outcomes
Screen Name Redacted	long term guaranteed income improved facilities for all high profile tenant
Screen Name Redacted	Good forfor club and the community



Screen	Name	Redacted

10/11/2022 09:02 PM

To bring more life to Thebarton oval which is often vacant

Screen Name Redacted

10/11/2022 09·12 PM

Having visited the current site it appears run down and embarrassing as a facility/space.

Screen Name Redacted

10/11/2022 09:20 PM

It is evidently a progressive and positive step for the council that will breed increased opportunity and positive engagement for the broader council cohort. The plan is considered of all factors and provides constructive solutions for all stakeholders. All progress has its risks and concerns but a proactive and progressive council has a responsibility to navigate these with proactive and considerate partners that create entrepreneurial and community focussed opportunity

Screen Name Redacted

10/11/2022 09:23 PM

Great growth opportunity and opportunity to have an elite sport club operating

Screen Name Redacted

10/11/2022 09·42 PM

Good for the community, positive use of space & long term benefits for SA

Screen Name Redacted

10/11/2022 09:44 PM

Great proposal. Will benefit community

Screen Name Redacted

10/11/2022 09:57 PM

If the club agrees to all of the Council's conditions then it will be a good thing for our community and therefore we (my family and I) will support the project.

Screen Name Redacted

10/11/2022 09:58 PM

Public Private partnerships such as this are vital to establishing Social / Community infrastructure like is proposed.

Screen Name Redacted

10/11/2022 10:03 PM

I see many benefits for both businesses, the public & the club. The area will drastically improve aesthetically as well as offering up more green space to a higher standard than currently exists.

Screen Name Redacted

10/11/2022 10:13 PM

It will change that area for the better. Generate more profits for business. More energy. A great vibe.

Screen Name Redacted 10/11/2022 10:19 PM	It'll be a home for the Adelaide Football Club and the community will absolutely love it
Screen Name Redacted 10/11/2022 10:27 PM	It is a major investment that will drive growth in the area and deliver long term benefits
Screen Name Redacted	Good for the club good for the ratepayers to get better facilities in a shared environment
Screen Name Redacted 10/11/2022 11:19 PM	It will be great for the community and provide a place buzzing with joy
Screen Name Redacted 10/12/2022 12:02 AM	Good for development of the area where council funding can not provide.
Screen Name Redacted 10/12/2022 04:44 AM	Improve access and upgrade facilities in precinct
Screen Name Redacted 10/12/2022 06:10 AM	Plans look great and it's something the area needs, will bring so much to the area
Screen Name Redacted 10/12/2022 07:28 AM	Good for the community and will attract people from other councils and increase profit for West Torrens
Screen Name Redacted 10/12/2022 07:58 AM	It's a win for both parties, it will provide an excellent space for the residents and a world class facility for the AFC.
Screen Name Redacted 10/12/2022 09:40 AM	Provide the community with greater facilities. Provide the AFC with top class facilities for the Football team and community.
Screen Name Redacted 10/12/2022 08:12 AM	Because the club will open up more opportunity's for public and club interaction and opportunity's. It will become a real hive of sport which is only good for the state. We are so far behind the other states. Brickworks shops will thrive and it will entice other shops in as well. Noise won't really be a problem either or shouldn't be anymore than currently on the grounds (apart from construction)

Scroon	Namo	Redacted
Screen	Name	neuacieu

Community benefit

10/12/2022 08:21 AM

Screen Name Redacted

10/12/2022 08·39 AM

Good for vibrant community

Screen Name Redacted

10/12/2022 08:44 AM

I believe it will provide a fantastic home base for Adelaide football club where Adelaide mens and womens teams can train and use as their home ground. It will connect us more with people in the community as people in the area can freely access the oval or bring their children down for a kick. I think it would be a great place for people in the community to connect and for the football club to keep growing and evolving.

Screen Name Redacted

10/12/2022 08:51 AM

It will be an amazing opportunity for the community to be connected with the club and have a feeling of home for everyone

Screen Name Redacted

10/12/2022 08:53 AM

Great benefit to community

Screen Name Redacted

10/12/2022 12:25 PM

It's good for the state and good for the local area. I don't necessarily follow football but I can see the value in the proposed lease.

Screen Name Redacted

10/12/2022 00·05 AN

This is going to increase revenue for the area. Community members will benefit greatly from a fresh and safe look at kings Réserve and Thebarton oval. Wide open spaces for the whole community to enjoy. Gender equity facilities.

Screen Name Redacted

10/12/2022 09:02 AM

This is a community and business development proposal that will benefit both groups into the future.

Screen Name Redacted

10/12/2022 09:10 AM

Support the significant redevelopment opportunity and overall public benefit

Screen Name Redacted

10/12/2022 09:18 AM

It will be great for the community and the Club.

Screen Name Redacted

10/12/2022 09:37 AM

good for the council and good for the club

	City of Wind Factors
Screen Name Redacted 10/12/2022 09:49 AM	Good for the community to have state of the art facilities and have a home for the women's team
Screen Name Redacted 10/12/2022 09:47 AM	Great opportunity for the community and South Australia
Screen Name Redacted 10/12/2022 09:52 AM	It will be great for the area and for the Club
Screen Name Redacted 10/12/2022 10:33 AM	- crows need a new home facility to support the mens, womens and SANFL programs it will be a facility for the community to use - contemporary and updated buildings/area
Screen Name Redacted 10/12/2022 10:32 AM	Adds a key sporting pillar into the area; increases the value of my house; provides more jobs locally; entertainment and green space activities; large sporting complex for an under developed area currently
Screen Name Redacted 10/12/2022 10:32 AM	A wonderful location that will have benefits for SA, the local community, and the Football Club.
Screen Name Redacted 10/12/2022 10:34 AM	Brilliant for the community generally
Screen Name Redacted 10/12/2022 10:39 AM	Yes
Screen Name Redacted 10/12/2022 10:41 AM	Positive future move
Screen Name Redacted 10/12/2022 10:41 AM	Adelaide Football Club's presence will drive activation, renewal and support community development
Screen Name Redacted 10/12/2022 10:43 AM	Security for crows and great public activation
Screen Name Redacted	Value add to community

Thebarton Oval Precinct â€" Proposed lease feedback : Survey Report for 16 September 2022 to 14 October 2022

It would bring more life to the area

10/12/2022 10:58 AN

Screen Name Redacted

10/12/2022 10·59 AM

Because it's a great design

Screen Name Redacted

10/12/2022 11:04 AM

It will be good for the area

Screen Name Redacted

10/12/2022 11·15 AM

The investment in public real and civic assets will be significant and well above what would have been delivered otherwise. It will raise the profile of the area to having State significance and drive significant renewal and private catalytic investment in the area.

Screen Name Redacted

10/12/2022 11:15 AM

It is best for the general state community

Screen Name Redacted

10/12/2022 11:15 AM

Good for the community

Screen Name Redacted

10/12/2022 11·19 AM

I was a strong West Torrens supporter (life member of club0 and was terrific when we had footy there all the time I think it is great for the area and businesses there too Will liven up the area and also great for residence with great facilities Great for youngster in the area too to get involved with sport.

Screen Name Redacted

10/12/2022 11:29 AM

An exciting project for the Council / Community & an amazing proposed facility! Great use of the site!

Screen Name Redacted

10/12/2022 11:42 AM

It will provide a great recreational facility for the community to enjoy

Screen Name Redacted

10/12/2022 11:52 AM

Will be great for the AFC base to be closer to the CBD, will encourage more supporters to visit trainings and will bring a wealth of life to the area. Adelaide residents are very good at not accepting change, this will bring only good things

Screen Name Redacted

10/12/2022 11:44 AV

Great chance to redevelop land that is already used for the same purpose but with much better facilities for the residents of the area

Screen	Name	Redacted

10/12/2022 12:14 PM

It would be a fantastic opportunity for the football club to have a home ground where our players have consistency within their football journey, along with the supporters. It would be awesome for the available facilities to support all three teams. then we can all develop to the absolute best of our ability due to better facilities.

Screen Name Redacted

10/12/2022 11:52 AM

great for the area

Screen Name Redacted

10/12/2022 12:00 PM

I love the AFC, so to have a club oval so close to home is a bonus!

Screen Name Redacted

10/12/2022 12:04 PM

Enhances services, great for surrounding business and could invigorate the area. Potential for new services. Long-term. A tram connector to the current stop at Port Road.

Screen Name Redacted

10/12/2022 12:13 PM

Thhis makes an area that is only partially used by nearby residents usable by a larger part of the community. It brings people and businesses into the area that would not normally be there in turn bringing in income to the local businesses and the council. The costs to the council to maintain the area are then paid for by the Football Club releasing funds for other purposes like upgrading playgrounds etc.

Screen Name Redacted

10/12/2022 12:13 PM

There is significant support for the club to have it's home in Thebarton. It will draw a significant amount of people to the area and will bring huge growth in revenue for the surrounding businesses. Seems like a no-brainer.

Screen Name Redacted

10/12/2022 12:34 PM

Good for community engagement

Screen Name Redacted

10/12/2022 12:35 PM

Works

Screen Name Redacted

10/12/2022 01:11 PM

I think it will improve the area and more fully utilise it as well as providing more facilities for the general public

Screen Name Redacted

10/12/2022 01:50 PN

Because the benefits to the community are significant in comparison with what the land is currently utilised for. There is also a guaranteed income to Council as a result of the lease payment & rates which will

lease feedback: Survey Report for 16 September 2022 to 14 October 2022	
ultimately assist council and ratepayers in the long term. The actual	

10/12/2022 01:45 PM

I think it will be great for the suburb and the club

Screen Name Redacted

10/12/2022 01:57 PM

Why not? Why listen to minority?

Screen Name Redacted

10/12/2022 02:14 PM

Progress for Adelaide and access to fantastic new facilities

Screen Name Redacted

10/12/2022 02:31 PM

I support the long-term agreement with the Adelaide Crows, they will bring a whole new environment into the area with areas to socialise and for kids to play on the area around the main oval. It will bring a lot of cultures together in the one area. Will be a good place to meeting and socialise with friends.

benefits far outweigh the perceived negatives such as parking control

Screen Name Redacted

10/12/2022 02:35 PM

A well established club has offered to help the locals by investing in there area, that can only be a good thing.

Screen Name Redacted

10/12/2022 02:43 PM

I support my club and will be happy if they call their home in my area.

Screen Name Redacted

10/12/2022 02:50 PM

It would be amazing for our female team to have their own home ground and I think it would bring lots of people around the community and have a positive impact on small businesses around

Screen Name Redacted

10/12/2022 02:55 PM

It will bring life back into the area

Screen Name Redacted

10/12/2022 03:45 PM

It will be good for the community

Screen Name Redacted

10/12/2022 03:51 PM

Great outcomes for community, council and club

Screen Name Redacted

10/12/2022 03:54 PM

Great facilities upgrade and benefit to the community

Screen Name Redacted 10/12/2022 05:34 PM

Upgrading the park an more use to the public and envolling community with the crows fun days etc

City of William Foregraphy

Screen Name Redacted

10/12/2022 05:36 PM

will look great once it's finished and good for the area and great move by the club and it's future

Screen Name Redacted

10/12/2022 05:44 PM

Will be a great place for the community

Screen Name Redacted

10/12/2022 05:47 PM

Because it will benefit South Australia and Thebarton residents

Screen Name Redacted

10/12/2022 05:55 PM

I think it's a great idea for the community. Having the AFC located locally means many West Torrens locals who support the club, and their families, will have greater accessibility to AFC. AFC, like many other sporting clubs, provides members of the community with the ability to find meaningful social and community connection through a sense of belonging, something that we all strive and hope for. It also means that other local businesses will enjoy the rewards of having visitors from other council areas who will come to the area for the same reasons as West Torrens locals, mentioned above. Let's be at the envy of other council areas.

Screen Name Redacted

10/12/2022 05:55 PM

Absolutely

Screen Name Redacted

10/12/2022 05:53 PM

Think it is fantastic for the area, great idea

Screen Name Redacted

10/12/2022 06:44 PM

Economic benefits, upgrade to the old existing site, will bring more people to the region helping local businesses. Better parklands and landscaping.

Screen Name Redacted

10/12/2022 06:47 PM

The football club can invest into the local community, provide jobs and some excitement around the area

Screen Name Redacted

10/12/2022 06:49 PM

I believe that this is a brilliant ide and it would be fantastic for the residents and public

Screen Name Redacted

10/12/2022 06:51 PM

For a long time, us as members, have been screaming out for a place to gather with players and friends before and after a footy game.

Screen Name Redacted 10/12/2022 06:57 PM	Because it is an opportunity to develop the precincts and put the council on the map nationally
Screen Name Redacted 10/12/2022 07:05 PM	if the club is spending \$80 million you need to give a decent length of tenure
Screen Name Redacted 10/12/2022 07:18 PM	Absolutely updates area with 2 ovals with public access
Screen Name Redacted 10/12/2022 07:48 PM	The proposed development would be an asset to our community. Our family would regularly access the facilities.
Screen Name Redacted 10/12/2022 08:19 PM	If the Adelaide Football Club can replicate at Thebarton Oval something similar to what SACA have created at Park 25 this agreement could be a huge boost for the local community. Accessible (open to public), attractive (architecturally designed and landscaped), green space is increasingly vital to a healthy community. If West Torrens can oversee an organisation investing their own funds in transforming the closed and unattractive (unpleasant and unsafe) current Thebarton Oval precinct, it will be a huge win for the community.
Screen Name Redacted	Good idea lots of green space
Screen Name Redacted 10/12/2022 08:56 PM	Its great for the community
Screen Name Redacted 10/12/2022 09:05 PM	It will reinvigorate a currently rundown area and make it a lively, open and easily accessible precinct for use by people of all ages.
Screen Name Redacted 10/12/2022 09:15 PM	I have lived 500 meters from Thebby oval for the past 40 years and to be honest the whole area of the proposal is tired and needs an uplift so more green space and accessible space cannot be a bad thing
Screen Name Redacted 10/12/2022 09:26 PM	I think the proposed facilities will be great for the local community as well as the football club
Screen Name Redacted	As a local business owner I feel it will bring in much needed

arton Ovar Fredilict at Propo	osed lease feedback : Survey Report for 16 September 2022 to 14 October 2
/12/2022 09:44 PM	investment and infrastructure. It will encourage external investment
	into our area
creen Name Redacted	Great use of Thebarton oval and an asset to council . This will
/12/2022 10:18 PM	increase opportunities for local business and the upgrade and care of
	ovals will give Theharton more recreational green space

	into our area
Screen Name Redacted 10/12/2022 10:18 PM	Great use of Thebarton oval and an asset to council. This will increase opportunities for local business and the upgrade and care of ovals will give Thebarton more recreational green space.
Screen Name Redacted 10/12/2022 10:07 PM	A great use of an otherwise underused area, ensure the longer term use of the area as open space
Screen Name Redacted 10/12/2022 10:45 PM	Good use of land which is currently not being used to its optimum.
Screen Name Redacted 10/12/2022 10:54 PM	Great opportunity to provide equality with the AFLW teams, a first class facility to the mens team & great community centre for the general public
Screen Name Redacted 10/13/2022 07:24 AM	This is fantastic for the area. The benefits for the area will be significantly. This is a huge coup for the council. The area is already a football oval. I could not support it more/
Screen Name Redacted 10/13/2022 08:03 AM	They will bring good visibility and trade to the area. They are a responsible stake holder, who understand the importance of community.
Screen Name Redacted 10/13/2022 08:11 AM	I feel it will be fantastic for the area and local community, bring in jobs an investment into the state and city of west torrens
Screen Name Redacted	Good for the club, good for the council and good for City of Adelaide.
Screen Name Redacted 10/13/2022 08:48 AM	I think it would be beneficial for the council and the public to enter a long-term lease agreement with the club as it offers long-term strategic advantage.
Screen Name Redacted 10/13/2022 08:36 AM	Good for the community and it will add value to the area

	10/12/2022 10:54 PM	class facility to the mens team & great community centre for the general public
	Screen Name Redacted 10/13/2022 07:24 AM	This is fantastic for the area. The benefits for the area will be significantly. This is a huge coup for the council. The area is already a football oval. I could not support it more/
	Screen Name Redacted 10/13/2022 08:03 AM	They will bring good visibility and trade to the area. They are a responsible stake holder, who understand the importance of community.
	Screen Name Redacted 10/13/2022 08:11 AM	I feel it will be fantastic for the area and local community , bring in jobs an investment into the state and city of west torrens
	Screen Name Redacted 10/13/2022 08:21 AM	Good for the club, good for the council and good for City of Adelaide.
	Screen Name Redacted 10/13/2022 08:48 AM	I think it would be beneficial for the council and the public to enter a long-term lease agreement with the club as it offers long-term strategic advantage.
	Screen Name Redacted 10/13/2022 08:36 AM	Good for the community and it will add value to the area
	Screen Name Redacted	Great for the community with added facilities
6	age 55 of 397	



Screen	Name	Redacted	ı
OUICUI	INGILIC	TIGUAGICU	н

10/13/2022 10:08 AM

Beneficial to both parties. New and upgraded facilities that community will have access to. Currently no access to the main oval (Thebarton) but will have access to the new ovals. Upgrade also addresses some of the communities issues around parking and green space.

Screen Name Redacted

10/13/2022 09:30 AM

Great opportunity for the area

Screen Name Redacted

10/13/2022 09:36 AM

It is a fantastic opportunity to renew and open up the precinct , providing somewhere for the Club to base itself in the heart of Adelaide and giving the public access to an iconic oval. If approved this facility would be reminiscent of Gosch's Paddock in Melbourne. The whole Thebarton area would benefit from increased activity.

Screen Name Redacted

10/13/2022 09:38 AM

I think this would be a great thing for West Torrens, it will bring lots of business to the surrounding businesses

Screen Name Redacted

10/13/2022 09:51 AM

Further developing Womens and Mens sport in SA. Central location, already an Oval situated there.

Screen Name Redacted

10/13/2022 10:14 AM

The Thebarton Oval precinct has been tired and neglected for a long period of time - It urgently needs upgrading into a community hub, which will in turn benefit the local community and local businesses. The proposal in my view will revitalise the whole local area and create opportunities for new local businesses and existing businesses to grow and expand

Screen Name Redacted

10/13/2022 10:28 AM

Community space

Screen Name Redacted

10/13/2022 10:52 AM

Because it is a great opportunity for the club to have its own home ground and it will be a great facility in Thebarton

Screen Name Redacted

10/13/2022 10:54 AM

Great opportunity for us to have equal facility's to be the best athletes we can.

Screen Name Redacted

10/13/2022 10:55 AN

I think it's really good for football in SA that the crows can have a home oval. This then means equal facilities for the female players

10/13/2022 10:59 AM

for equal opportunities for the AFLW team and providing a home ground for the club

Screen Name Redacted

10/13/2022 10:59 AM

Because it will be great for the community

Screen Name Redacted

10/13/2022 11:23 AM

It will provide a greater amenity to the community of West Torrens and allow residents to access state of the art facilities and open space areas which are not currently available. It will also ensure that the heritage value of Thebarton Oval is retained which is important. I consider this prescient to currently be under-utilised area. The lease will also provide additional income to Council (since the loss of the the brewery site on Port Road) that can help to fund future projects within our Council.

Screen Name Redacted

10/13/2022 11:18 AM

Great for woman's football

Screen Name Redacted

10/13/2022 11:29 AN

This is an important project both for current and future generations of people who live both within Councils area and the broader Adelaide region. It will also activate and revitalise an area that currently is looking tired and provides limited services to local residents

Screen Name Redacted

10/13/2022 11:36 AM

Yes, I give my full support .No

Screen Name Redacted

10/13/2022 11:46 AM

It provides good facilities for the community as well as the AFC using it for training for approx 30% of the time $\frac{1}{2}$

Screen Name Redacted

10/13/2022 12:13 PM

Will bring more community activity in the council

Screen Name Redacted

10/13/2022 12:32 PM

Upgrade of facilities and jobs for the area.

Screen Name Redacted

10/13/2022 01:03 PM

The proposed AFC agreement encourages high quality development of the designated area with far more positives (than negatives) for ratepayers, residents and AFC members and would attract support for various council, business and recreational areas from the public who do not reside in CWT.

10/13/2022 12:58 PM

When all the dust settles it will be a positive advance for the council and all who live work & visit the area

Screen Name Redacted

10/13/2022 01:01 PM

My family over many generations have been residents of Brompton, Bowden and Croydon. I have supported the Eagles for over 75 years and past generations have played for them since inception. It is my firm belief that the development can only enhance the area, its amenity and opportunity for community use.

Screen Name Redacted

10/13/2022 01:42 PM

The new facility will benefit all parties - rate payers, improved community facilities, business, individuals from all walks of life via the work of the Crows Foundation. Social networking, a home for our members, an upgrade for our AFLW team and home ground for the girls and SANFL. With a goal to be the best sporting club on and off the field the AFC will make Thebarton a home and community hub.

Screen Name Redacted

10/13/2022 02:03 PN

As a rate payer I like value for money. If the crows are to invest the millions of dollars into the location and save the council from this initial input and ongoing maintenance costs this will be a great benefit. The location is currently in a state of disrepair and I refuse to walk my dog at this park, so any improvement would be great. If they can increase parking opportunities that would be great as current business parking and traffic controls in the area are not working effectively. Local business will also benefit from additional people coming into the area and increased local spending.

Screen Name Redacted

10/13/2022 01:52 PN

It will allow for exciting development for AFL in South Australia, the local community and the AFLW Community.

Screen Name Redacted

10/13/2022 02:04 PM

An exciting development for the area

Screen Name Redacted

10/13/2022 02:42 PM

The benefits outweigh any negatives

Screen Name Redacted

10/13/2022 02:45 PM

I think this is a no brainer and am keen for this to go ahead. This project will be win win for both the council and residents and the AFC.

Screen Name Redacted

Good for the area



Screen	Name	Redacted
--------	------	----------

10/13/2022 03:13 PM

Sport is critical to communities and the Adelaide Crows being at West Thebarton Oval brings a strong, community and elite sporting club to our area.

Screen Name Redacted

10/13/2022 03:15 PM

Develop the area

Screen Name Redacted

10/13/2022 03:29 PM

Will activate space, increase business activity in the area, become a focal point for activity

Screen Name Redacted

10/13/2022 03:52 PM

It guarantees the upkeep and maintenance of the precinct for the long term without losing the ability to still hold events (festivals etc). It will bring more visitors to our city and increase growth in the area. At this early stage, it appears that all the issues likely to cause the most concern (greenspace, parking and traffic management as examples) have been addressed.

Screen Name Redacted

10/13/2022 03:34 PM

Will update the precinct and bring new experiences to the area

Screen Name Redacted

10/13/2022 03:42 PM

It's a great opportunity for our area, it will bring visitors to support our shops and local businesses, upgrades Kings Reserve, and builds the profile of the area. The lease proposed is better than the current arrangement and delivers a better outcome for the reserve

Screen Name Redacted

10/13/2022 03:44 PM

Good for the club and community

Screen Name Redacted

10/13/2022 03:54 PM

Adelaide Football Club

Council revenue

Screen Name Redacted

10/13/2022 04:16 PM

Good use of existing land area; provides access to facilities & clubrooms to the community outside of the Adelaide Parklands

Screen Name Redacted

10/13/2022 04:11 PM

Improves the area and adds to the community as well as increases

Screen Name Redacted

The AFC is going to contribute significant funds into the development

10/13/2022 04:29 PM	of the facilities, ovals and surrounds for the benefit of all SA football followers and WTC rate payers. The development will inevitably not suit some local residents but no where near the disruption going to be caused by the South Road redevelopment.
Screen Name Redacted 10/13/2022 04:25 PM	I think the development will be a fantastic new feature of the West Torrens Council area, and will provide much needed profile and opportunities for the WTCC.
Screen Name Redacted 10/13/2022 04:31 PM	It's an excellent opportunity for both the Council and the Crows. High quality open space in particular.
Screen Name Redacted 10/13/2022 04:35 PM	It will benefit the community immensely
Screen Name Redacted 10/13/2022 04:36 PM	It is what the state needs and will benefit everyone
Screen Name Redacted 10/13/2022 05:15 PM	Quality of facilities to be added to the site by the club and access granted to the public to the facilities
Screen Name Redacted 10/13/2022 05:28 PM	Make use of the grounds, good for the community.

Screen Name Redacted	Make use of the grounds, good for the community.
10/13/2022 05:28 PM	

Screen Name Redacted It will benefit the community greatly economically, socially, development and geographically

Screen Name Redacted Clear benefits to all parties involved. Crows get a home with A-grade facilities. Council gets financial boost over significant period of time + credibility as developing core community projects. Residents get a major boost in facilities, recreational opportunities, traffic flow and business opportunities.

Screen Name Redacted It will be good for the area and afc 10/13/2022 05:42 PM

Screen Name Redacted I feel it would be a great outcome for both parties. The Crows would 10/13/2022 05:49 PM have 'a state of the art' world class training facility and the local residents would have access to use the grounds etc.

Screen Name Redacted 10/13/2022 05:58 PM	I don't care what club it is. Could be Port Adelaide, Freo, Collingwood, Newcastle Knughts, Brisbane Roar, Kashima Antlers or Detroit Pistons. The investment is welcome.
Screen Name Redacted 10/13/2022 06:05 PM	It would be a large investment for the community with a national sports club with strong leadership.
Screen Name Redacted 10/13/2022 06:03 PM	Think it will be good for the community and the club
Screen Name Redacted 10/13/2022 06:11 PM	It is a great area close to the city for people to come to the precinct. Ease of access to the club and can stay and enjoy the other facilities & spend my money in your council district.
Screen Name Redacted 10/13/2022 06:28 PM	It is good for the community, improve infrastructure and still allow for access and use of open spaces
Screen Name Redacted 10/13/2022 06:35 PM	Important for growth and development of the club and the community
Screen Name Redacted 10/13/2022 06:34 PM	be good to have the area upgraded and the adelaide football club pay for it
Screen Name Redacted 10/13/2022 07:00 PM	Yes
Screen Name Redacted 10/13/2022 07:06 PM	I believe that it is a win win for both parties
Screen Name Redacted 10/13/2022 07:50 PM	Provides a suitable venue for the Adelaide Football Club 7 brings vibrancy to the local area
Screen Name Redacted 10/13/2022 07:53 PM	Anything that upgrades recreational facilities is good
Screen Name Redacted 10/13/2022 08:03 PM	It will bring back sporting events to one of the best oval / location
Screen Name Redacted	Great for the area



10/13/2022 08:03 PM

Economic value, brings more people into the area, close to be able to

watch/support team

Screen Name Redacted

10/13/2022 08:08 PM

To upgrade the area

Screen Name Redacted

10/13/2022 08:21 PM

I believe it will bring economic and community prosperity to the

council area

Screen Name Redacted

10/13/2022 08:29 PM

It will be great to see the area redeveloped and creating more leisure

space to be utilised

Screen Name Redacted

10/13/2022 08:53 PM

It is a positive outcome for all parties involved

Screen Name Redacted

10/13/2022 10:36 PM

South Australia needs continued growth in many areas. Infrastructure is huge, the Adelaide Football Club requires a home and the Western Suburbs really does suit. I'm looking forward to the precinct and

people it should attract.

Screen Name Redacted

10/13/2022 10:45 PM

Great asset for the community

Screen Name Redacted

10/14/2022 12:38 AN

I think investment in the Thebarton Oval and the community programs run by the Club will be great benefit to women, children and

the community generally

Screen Name Redacted

10/14/2022 01:57 AM

Sound synergies for both parties

Screen Name Redacted

10/14/2022 05:23 AM

It will enhance the community

Screen Name Redacted

10/14/2022 07:55 AM

Sense of Community, improved services & facilities. Long term

solution to maintaenance of Thebby Oval & surrounds

Screen Name Redacted

The AFC relocation will be an important activation to the City of West

It will be a fantastic development not only for our council area but for our state and the future of sport. The facilities will be amazing for community members to use. I do not understand why we're contemplating such a great opportunity for Adelaide and progressing our state.

Screen Name Redacted

I see it as a huge draw factor for the thebarton ward

0/14/2022 08:55 AM

Screen Name Redacted

To attract one of the largest football clubs in Australia

10/14/2022 08:58 AM

Screen Name Redacted

It will be good for the local area and for football in general in SA.

Screen Name Redacted

10/14/2022 11:06 AM

I think that it will be a positive move for both the West Torrens community but also the Adelaide Football Club and it will be a major focus for people to use the facility.

Screen Name Redacted

10/14/2022 11:11 AM

I believe it is a good use of the oval and area. Will bring support to local businesses.

Screen Name Redacted

10/14/2022 11:29 AM

I was a West Torrens member. Now a Woodville West Torrens member. I am also a Crows member. This proposal gives the Thebarton Oval Precinct a much needed upgrade and the Crows a new home

Screen Name Redacted

10/14/2022 01:09 PM

Easy access for sporting events, updated facilities available for the younger generation to excel in their goals. There would also be opportunities for close by businesses to profit along with availability for public to use some of facilities and surrounding parklands.

Screen Name Redacted

10/14/2022 01:03 PM

There are many advantages to the general public with this proposal. This includes access to the ovals. For the students at the college, they have only used the oval twice in the last 20 years. The

	opportunity for them to be able to have a run around, kick a footy etc will be much appreciated. There are significant business advantages to the crows moving in and it will provide positive profile to the area overall.
Screen Name Redacted 10/14/2022 01:13 PM	Improved sporting and fitness facilities for the community and nearby schools.
Screen Name Redacted 10/14/2022 02:18 PM	It's a great result for the Council, the Club and the state as a whole.
Screen Name Redacted	Looks like an amazing opportunity for my kids to use and enjoy the facilities.
Screen Name Redacted 10/14/2022 02:52 PM	Bring the area up to date with new facilities for families to enjoy
Screen Name Redacted 10/14/2022 02:51 PM	Smart use of the space
Screen Name Redacted 10/14/2022 03:16 PM	The proposed development will provide positive benefits to the Community for recreational usage of the area. This is good.
Screen Name Redacted 10/14/2022 03:26 PM	Great for development in the area, more usable spaces and attracting more business for locals
Screen Name Redacted 10/14/2022 03:58 PM	Ensures the viability of the Precinct and that it will be professionally administered
Screen Name Redacted 10/14/2022 03:56 PM	I think it will provide a great new precinct and opportunities for the area. New facilities will be great and there will be an increase in purchases in the area due to game attendance
Screen Name Redacted 10/14/2022 03:56 PM	It will be great for the state and bring more money into the area and local businesses
Screen Name Redacted 10/14/2022 04:01 PM	Will be great to have upgraded facilities in the suburbs that invest in the local community in which the locals can enjoy as well as being able to get up close and personal watching their team.

Screen Name Redacted 10/14/2022 04:00 PM	Additional community infrastructure for the benefit of all
Screen Name Redacted 10/14/2022 04:09 PM	It will be good for Adelaide Crows and city of Adelaide. Beneficial to the surrounding areas
Screen Name Redacted 10/14/2022 04:05 PM	Good for the community
Screen Name Redacted 10/14/2022 04:08 PM	Supports the clubs long term growth plans and brings the community together with additional facilities
Screen Name Redacted 10/14/2022 04:13 PM	I think that what I've seen of the proposal it will enhance the area for both athletes and the general public. I think it will be great for local business too. The emphasis on shared green space is a win win for all
Screen Name Redacted 10/14/2022 04:20 PM	I know it will be fantastic for the area, people and businesses. It will be great for the club to have a local home base.
Screen Name Redacted 10/14/2022 04:19 PM	I think this will be outstanding for the community overall and add significant value to the area. Having the Crows brand associated with the city of west torrens will bring great joy and benefits to the residents
Screen Name Redacted 10/14/2022 04:18 PM	Will provide so much for both the community and the club
Screen Name Redacted 10/14/2022 04:19 PM	Good for the community
Screen Name Redacted 10/14/2022 04:27 PM	I believe it will be good for the community as well as the football club
Screen Name Redacted 10/14/2022 04:27 PM	Good for the community
Screen Name Redacted	I believe the Adelaide Football club will improve the usability of the

10/14/2022 04:31 PM

area.

Screen Name Redacted

10/14/2022 04:32 PM

Because the state of the art facilities Adelaide Football club would

bring to theArea

Screen Name Redacted

10/14/2022 04:31 PM

Good for community

Screen Name Redacted

10/14/2022 04:35 PM

This area of the City of West Torrens will benefit from the sympathetic development of green space and sporting facilities. It will bring

vibrancy to the area and be good for local business

Screen Name Redacted

10/14/2022 04:36 PM

Growth and development of an under utilised area

Screen Name Redacted

10/14/2022 04:34 PM

Community benefit

Screen Name Redacted

10/14/2022 04:35 PM

Great for the community

Screen Name Redacted

10/14/2022 04:37 PM

Good for Community

Screen Name Redacted

10/14/2022 04:48 PM

Will improve facilities for local rate payers and for the Adelaide

Football Club players, members and supporters.

Screen Name Redacted

10/14/2022 04:50 PM

Better facilities

Screen Name Redacted

10/14/2022 04:50 PM

It will be good for the area and bring more business to our suburbs

Screen Name Redacted

10/14/2022 04:50 PM

Good for the community and businesses

Screen Name Redacted

10/14/2022 04:51 PM

Good for community and local businesses

10/14/2022 04:59 PM

I think it's the best thing that could happen for the area, very exciting and I for one hope it gets the green light. A big thumbs up from me.

Screen Name Redacted

10/14/2022 04:56 PM

Good for the locals & visiting peoples. Positive for the area.

Screen Name Redacted

10/14/2022 04:56 PM

Good return on investment

Screen Name Redacted

10/14/2022 04:59 PM

Great atmosphere for our community

Screen Name Redacted

10/14/2022 05:00 PM

Great for the community

Screen Name Redacted

10/14/2022 07:54 PM

I fully support the entry into the West Torrens Council of the Adelaide Crows... Thebarton Oval and surrounding open areas have been completely under-utilised and require a huge input of people and activity which would enhance and benefit all areas (residential and commercial)

Mandatory Question (653 response(s))

Question type: Essay Question

Are there any concerns that you have with regard to the Council entering into a lease agreement with the Club?

Screen Name Redacted

10/04/2022 11:48 AM

I am uncertain how to answer because I am concerned that this may involve a loss of the magnificent huge gum trees that line the contours of the space in question. If this loss is what is envisaged to make the project possible I am certainly against the proposal. There are many like myself who on a daily basis are renewed and revitalised by the presence of these trees - the lungs of our earth. In your council chamber you have a huge sign which indicates how trees save over 10% in cooling - etc - this is an opportunity to pay more than lip service to the importance of our green spaces and especially trees. If the proposal can be carried out without loss of the trees (some of which must be over a century old) then I have no objection.

Screen Name Redacted

It's too close to the units at east street



9/16/2022 03:49 PM

No concerns at all. They are the most professional club in the AFL. I have watched the way they have handled great news and negative news. They are always professional and a great role model club for our children.

Screen Name Redacted

9/16/2022 04:07 PM

Traffic congestion (cars) and parking (cars). Hoping for strong emphasis and encouragement to create alternative transport away from private motor vehicles (instead use public transport, cycling or walking)

Screen Name Redacted

9/16/2022 03:54 PM

Strongly disagree with lease to a busy AFL Club, which will use the premises the majority of time and restrict public access. I'm also very concerned about traffic congestion immediately around the precinct and in adjacent streets. Parking and access to Brickworks facilities is already at capacity - our family have started using the city central markets as they are more accessible than Brickworks at times. An AFL club will only add to this congestion.

Screen Name Redacted

9/16/2022 03:56 PM

Losing park space Increased traffic in area What will happen to exisiting stakeholders? Will the facilities be open to community to use

Screen Name Redacted

9/16/2022 04:01 PM

Increased traffic near a congestion hotspt , reduction of green space and reduction of public access space $\,$

Screen Name Redacted

9/16/2022 04:25 PM

On street parking access, street congestion, green space access for public

Screen Name Redacted

9/16/2022 04:24 PM

No

Screen Name Redacted

9/16/2022 05:05 PM

Brickworks Shopping Centre; parking needs to be well planned.

Screen Name Redacted

9/16/2022 05:26 PM

That the lease would one day end and have to move on.

Screen Name Redacted

9/16/2022 05:33 PM

No



9/16/2022 05:51 PM

No

Screen Name Redacted

9/16/2022 06:26 PM

No

Screen Name Redacted

9/16/2022 06:27 PM

No

Screen Name Redacted

9/16/2022 08:06 PM

The Council is selling off (lets face it, a 42 year lease is equivalent to selling off. I wont get to see it back in community hands in my lifetime) one of the few green spaces that Western residents have access to. This deal has been done behind closed doors, with no prior consultation with the residents that live nearby, and the users of Kings Reserve. These users are many and varied: the Saturday football (soccer) games, the kids that play footy with their friends and family, the skateboarders, the many dog walkers, the runners, the students from Thebarton College, the kite flyers, the picnicers, those that swim at the local pool and the many organisations that use the space for festivals that we all love and attend. Residents that live nearby the existing oval already have issues with football supporters parking across their driveways, traffic, noise and litter. Not will we lose this space, but we are losing our beautiful Community Centre, the wetlands and the bowls club with the construction of the North-South Corridor. Selling OUR land to the Crows is just another slap in the face to residents. Its about time that the council invested in the resident's interests - the people that pay your wages, instead of pandering to the big end of town. The proposal states that the public can access the facility when not in use by the Crows - that would be the majority of the year. "Community access to the Ovals at all times they are not being used for games (including game days, as required), official training sessions or other related purposes (reasonably acceptable to CWT)." I use this space EVERY single day of the year. Elitest behaviour by an entitled club. Residents get to decide what happens to their green space. The Crows dont get to decide to take our land. The council has treated residents with contempt. Tell the Crows to go back to West Lakes or Bowden and stop being blinded by the filthy lucre. "CWT has formed the view that the AFC Lease and related redevelopment of the Land will bring significant community benefits" None of these benefits have been explicitly stated - very vague, motherhood statements (Allow for passive recreation - what on earth does that mean? Seriosly?). If you are serious, the Council should have a list of tangible facilities and benefits written into the contract.



9/16/2022 06:46 PM

As long as Kings reserve remains open and accessible to the public as it currently is.

Screen Name Redacted

9/16/2022 06:57 PM

I am concerned that the open available parkland space and ovals will be fenced off and unusable most of the time due to 'club use'. I enjoy having unlimited access to these areas. Parking at the brickworks is already a issue as well as severe congestion along ashwin parade and south road during the weekends as well as the day. I am concerned that if there is not enough parking that people will start parking in the side streets which will cause even more connection along the narrow streets.

Screen Name Redacted

9/16/2022 07:17 PM

We only live 3 streets away. Parking overcrowding on local streets, traffic flow on Ashwin near round about which is already awful, overcrowding at brickworks, loss of accessibility to green space. Highly doubt that after both women and means team training, juniors and games that there will be much time left for public access to facilities. Definitely no pokies! Already enough petty crime.

Screen Name Redacted

9/16/2022 07:15 PM

- Heritage infrastructure retention and renewal - Traffic Management - Financial return to Council - Accessibility for public use - Playground - non-existent for years with no communication about it - Swimming Centre - will this close for the upgrade and if so how long? Will swimming lessons/club still be available - What's the cost to Council to demolish and rebuild the Community Centre? - Recreational spaces and facilities available for public use

Screen Name Redacted

9/16/2022 07:09 PM

Short term parking options and backstreet navigations require planning and updating on construction.

Screen Name Redacted

9/16/2022 07:07 PM

No, you have my support as a rate payer

Screen Name Redacted

9/16/2022 07:14 PM

I oppose the lease as the loss of public space to be used at any time by residents will make our suburb less desirable to live in for me and my family. I regularly use a Kings Park for running and excercise at times I believe would clash with AFL training times. I believe that a commercial business should acquire their own land to use for their sporting activities instead of leasing public space.

Screen Name Redacted

9/16/2022 07:27 PM

State Govt will need to ensure appropriate transport options. Perfect opportunity to run a tram down West Thebby Rd.

9/16/2022 08:21 PM

This space has never been designed for this level of corporate activity. This is a community area, not a corporate area. It will affect the entire area, not just nearby streets. We'll have to implement parking permits, limited parking times. Just look at what the residents around the Wayville Showgrounds have to endure. And that goes all the way down Greenhill Road, not just nearby streets.

Screen Name Redacted

9/16/2022 08:16 PM

No

Screen Name Redacted

9/16/2022 08·26 PM

Lack of detail in how the objectives are actually going to met as well as the huge discounts in rent. Club should have to pay full rates for signage including inward facing. The club gains significant revenue from this signage.

Screen Name Redacted

9/16/2022 08:55 PM

Many Parking Council corruption More traffic More crime More speeding

Screen Name Redacted

9/16/2022 09:14 PM

Changing fabric of suburb. Loss of green space and TREES. Failure of council to complete planned stages of development for kings reserve (playground, picnic area, skate park) - genuine assets for our 'community space' . Potential loss of aquatic centre. Congestion. Presence of Intoxicated and disorderly football supporters attending live streams of AFL games at the 'crowd shed'.

Screen Name Redacted

9/16/2022 09:27 PM

I am concern about the long term cost v benefit to the community and the council. The impact this may have on the council in future years and the limiting impact on community services. In particular how this works in with the swimming centre, school, Brickworks shopping complex and south road development. At present parking and traffic flow is an issue particularly during peak times. As a swimming centre customer parking is an issue at peak times. Further, the swimming centre needs to be desperately upgraded and whilst I know the State government committed to funding for this what is the council plans in this area to ensure the community has access to a public swimming centre.

Screen Name Redacted

9/16/2022 09:34 PM

Yes - privatising community areas.

9/16/2022 09:37 PM

1) traffic congestion in narrow roads around the proposed site already make it extremely difficult area 2) already a lot of thoroughfare 3) NO PARKING on street 4) I don't think this development of the park/oval will actually lead to a space open to residents to walk their dog every night. 5) length of construction and disruption to the area

Screen Name Redacted

9/16/2022 09:57 PM

No

Screen Name Redacted

9/16/2022 10:10 PM

None; please approve

Screen Name Redacted

9/16/2022 10:28 PM

What is overall direct and indirect cost to Council... and therefore ratepayers? Excessive local Traffic congestion. Potential road closures?? Loss of local access and identity of public space and sport facilities Vehicle parking mayhem

Screen Name Redacted

9/17/2022 06:43 AN

The proposed subsidised Lease agreement may be seen as unfair on existing ratepayers. Would like to better understand why the proposed subsidy is being considered.

Screen Name Redacted

9/17/2022 06:49 AM

Lack of transparency, unsure why they can't pay full rent to the council, use of spaces that can no longer be used by the community, lack of parking. Despite what this survey says about what is required by the club, I do not believe in any way there will be adequate parking space and this will have a significant impact on surrounding streets and safety for families with young children. I do not believe there will be use for the community provided by the club.

Screen Name Redacted

9/17/2022 07:38 AM

No

Screen Name Redacted

9/17/2022 08:06 AM

I only recently bought my house (and I did check with the council about what info was available re upgrades) specifically because it was close to king reserve as an open, off leash dog friendly space within walking distance. I believe other residents also greatly value having 24-7 access to kings reserve, which it appears we would not have with this arrangement. I was particularly happy that there was NOT weekend football within earshot of my house, and honestly I wouldn't have bought the house if I knew about this. I didn't buy another property specifically because of weekend football near by. I do not want limited access to kings reserve, and I do not want to live right next to the football, with increased traffic, parking, noise and foot



9/17/2022 08:24 AN

A loss of public access to Kings Reserve. Increase of traffic in the area due to this development: Ashwin Parade is often overloaded, traffic management at the moment is already inadequate. Parking is insufficient. Loss of significant trees around Kings Reserve

Screen Name Redacted

9/17/2022 08:16 AM

Yes, street parking is already a problem on Ashley, wainehouse , huntriss and shipster street

Screen Name Redacted

9/17/2022 08:49 AM

-loosing valuable community green space to a private entity. -a space that I am currently free to use at any time becoming off limits whenever it suits the AFC. -the inclusion of more car parks in the plan, stop creating car dependant infrastructure and wasting space on car parks - loss of skate park. - loss of trees. - loss of quiet leisure space. - rent on the lease should not be subsidised. Stop giving corporate hand outs.

Screen Name Redacted

9/17/2022 09:05 AN

There will be a loss of public space, despite what the Adelaide Football Club is claiming, because currently it is a public park open 24/7, it will now become only open to the public when the Football Club isn't using it. It will change the character of the area from tranquil public space to corporate car park. There is no provision for the masive increase in car parking this will create and no emphasis on public transport or cycling

Screen Name Redacted

9/17/2022 09:17 AM

Yes I have concerns that the agreement would see access to the taxpayer funded facilities restricted to allow a private organisation to control it. This situation was highly restrictive when the same club was in west lakes and the residents had no access to the green space. I imagine it would be the same here where residents would be kept away from the facilities they paid rates for. City of west Torrens is a brilliant example of a council putting its ratepayers first and thinking of their well being, don't take that away for the cheap thrill of "having a footy team". Just for the record I have no gripe with the club itself and am not anti football, however I use the various parks in our area several times a week and it's one of the reasons we bought property out west.

Screen Name Redacted

9/17/2022 09·27 AM

The Crows are not part of the area's history but more importantly have no intent or indication that they will respect the area's history. Thebarton Oval is a sporting and cultural diamond in South Australia

and the names Malcolm Allan and Mary McGowan (who were the main harness racing pioneers on that ground, and locals), David Hookes, Bruce Dooland and Ron Hamence (who were all international cricket icons and locals) and of course Bob Hank (a local) all should be prominently recognized at that venue for their contribution to the area). anything without those 6 names becomes foreign to the West Torrens DNA in terms of its sporting and cultural foundations. Even the Thebarton oval wikipedia page makes reference to their contribution to the area

Screen Name Redacted

9/17/2022 10:21 AM

No

Screen Name Redacted

9/17/2022 11:03 AM

No none because if this wasn't a good proposal the council would not have agreed to it.

Screen Name Redacted

9/17/2022 11:13 AM

The proposal takes away significant public green space with only the promise that the public can use it when the club isn't. Considering training for both AFL and AFLW plus games, this could mean that the ovals will never really be available for public use.

Screen Name Redacted

9/17/2022 11·18 AM

No

Screen Name Redacted

9/17/2022 12:39 PM

If sufficient public access is not provided by the club for ratepayers to the upgraded facilities, understanding that there is a need for the club to have priority use given their investment.

Screen Name Redacted

9/17/2022 12:38 PM

Parking here is already awful, even with our permit we often can't park near our house. The noise and increased traffic will be intolerable to live with. The only people this benefits is ones that will go to a match, most of them don't have to live near it. We lose where we walk our dogs daily, the whole heart of the area will be stolen away and replaced with somewhere strangers will come by the thousands using our parking and making noise and leaving a mess behind. If I could move away I would, rather than have to live here with this monstrosity.

Screen Name Redacted

9/17/2022 12:53 PM

Access to the oval. Loss of public green space and park area. Concern with increased traffic to an already congested area

Screen Name Redacted 9/17/2022 02:10 PM	The leasing arrangements seem overly generous and while the current Oval itself is not open the general pubic, Kings Reserve is available. Any development is likely to inhibit public use, especially for special events, dog walking, soccer and other community activities. How can these be retained and ensure that that this community land is not exclusively used for just football.
Screen Name Redacted 9/17/2022 02:21 PM	Yes the reduce rent and zero rates. How does
Screen Name Redacted 9/17/2022 03:52 PM	It would be ideal if there was hospitality services avaliable, including a liquor license, especially after AFL, SANFL and AFLW games.
Screen Name Redacted	No
Screen Name Redacted 9/17/2022 04:18 PM	Nil
Screen Name Redacted 9/17/2022 04:29 PM	access to the area and the loss of current green space. Increase in traffic and parking in the area.
Screen Name Redacted 9/17/2022 05:53 PM	no
Screen Name Redacted 9/17/2022 08:13 PM	Parking and vehicle access. Brickworks carpark is already at capacity most of the time and the signalled intersection has large queing. I hope detail planning going into parking a vehicle access particularly with the proposed upgrade of South road. Event times should also be outside of road peak times so the area is not impacted further. Parking on side streets need to be looked at. Access to location via side streets needs to be looked at as well.
Screen Name Redacted	I have concerns regarding traffic flow through Ashwin Parade especially the roundabout as traffic already has trouble.
Screen Name Redacted 9/18/2022 11:32 AM	we will lose the iconic Thebarton Oval and our way of living in the western suburbs.

COST - Rate payers should not pay for the club to move in. The

Screen Name Redacted

be saved?

9/18/2022 11:44 AM

proposal has \$9million being put in which is a huge amount for local rate payers to donate to a football club. They are getting free rates and exceptionally cheap/discounted rent in the deal also. The crows should be paying for replacement of community facilities demolished to build their facilities. GREEN SPACE - This is a large open space for the community to loose access to for much of the time - the time the football club can reserve use of the 2nd oval has no agreed time periods, and the terminology for acceptable use if very broad. Will it be available/open 24/7 as it currently is. Are all the clubs and groups that use the space being given new spaces to use, or guaranteed times to use it? Infill development is happening rapidly in the area, more open space needs to be created to compensate for a growing population and less gardens. ENVIRONMENT - There are dozens of gum trees in the park that support native birds who eat from them and nest in them. Will these be replaced elsewhere, or nearby, or will any

Screen Name Redacted

9/18/2022 11:55 AM

Lease is too long and does not adequately compensate the community. Our only park is being taken away. We currently have unfettered access to Kings Reserve and under the proposal we will have access only when the club is not using the space. I don't understand how this benefits my community.

Screen Name Redacted

9/18/2022 12·13 PM

Our rates have gone through the roof this year and to read that Adelaide football club will not be paying rates for the first 10 years is ridiculous and paying rent of \$20000 dollars a year you can not even rent a four bedroom house anywhere in the area for that! I believe they should pay market value rates as any other busses or resident and pay rent accordingly. Also the parking in the area is going to be affected and I do not want cars lining my street on Saturday and Sunday and more parking restrictions being applied.

Screen Name Redacted

9/18/2022 12:18 PM

- lack of greenspace in the west, locked in for 40+ years - Will the council replace those parks with new ones? - AFC being offered huge discounts. Why? They're a corporation with million dollar salaries to players and the top brass. Will rate payers get similar discounts for the next 20 years? - Increased traffic in the Torrensville area, not confident in council's ability to plan with South rd works (eg. the community centre now being demolished indicates poor communication / foresight

Screen Name Redacted

9/18/2022 12:47 PM

Yes the cost the rates the crows won't be paying and the lack of parking and green space available

9/18/2022 01:58 PM

Adelaide Crows can afford and must pay full rates and rent to the council from day one. This is money that can go into the community via programmes and creating more green spaces etc. Giving them excessive rebates is a great loss for all.

Screen Name Redacted

9/20/2022 03:20 PM

I have concerns about noise management, lighting pollution effecting local residents, parking or lack of it being provided, traffic management - these are small areas that struggle currently with vehicle access and with additional patrons the road will not cope, green space being available for local use, financial gain for the AFC but not for the local ratepayers - financial indications are that this will cost the Community, facilities not being available for local use - 'when not in use by the Club' is a very loose term that is likely to leave the Community significantly disadvantaged. Plans for the Precinct lack detail especially how it fits with the South Road alterations.

Screen Name Redacted

9/18/2022 04:14 PM

Access to the facilities and loss of green space.

Screen Name Redacted

9/18/2022 05:19 PM

In general, we're not comfortable with Council land being leased by a private and commercial entity. As long as the lease agreements allow as much or more public access and green space as it currently stands, then we somewhat support a potential lease proposal with the AFC. Community ownership and equitable access for all at Kings Reserve: We are concerned about the preservation of the existing passive recreation and green space that currently has community ownership, is welcoming to all and does not hold exclusivity to any one individual group, club, or commercial organisation. This relates mostly to Kings Reserve and less so to Thebarton Oval. Currently, the space feels like a real community space that is open for use by individuals, families, friendship groups, sporting groups and wider community groups equally. It is open for all and preference is not given to any one entity – this is the cornerstone of what a community space is. There is no reference to any use by other sporting groups and in particular those that currently use the space. We are concerned that under the proposed lease agreement, this community ownership will be lost and the AFC will have overriding ownership. preference and control. The AFC want to make this their 'new home' and this implies ownership and the site is at risk of losing its identity as a community space. We are conscious that the proposal appears to be using the unlocking of Thebarton oval to promote increased usable community and green space. Whilst this on the surface sounds like a good deal for the community, Kings Reserve which is currently always available to the community, will now not be available when in use by the AFC. Furthermore, it appears that during matches, both spaces will not be available as Kings Reserve will be used as a

carpark for game days. We would support ad hoc festival and event parking which is current practice but do not support more regular use of green space for parking. We do not support any permanent commercial activity on Kings Reserve which is currently open and accessible community space but will accept such activities on the Thebarton Oval footprint. Open space and canopy: While we have not been presented with a concept design for the space, it seems likely that fitting in the proposed facilities will result in a substantial loss of established tree canopy. We do not support this and it does not align with the original masterplan for the area which we believe would have valued and retained existing tree canopy. We do not support any construction that would mean mature trees would have to be cut down. We would like to see more trees planted, not just on the lease area but in the vicinity to compensate for more buildings which will add to the urban heat island effect. There appears to be conflicting or misleading commitments in regards to the space. The current proposal indicates increased built infrastructure including buildings and on-site parking whilst also committing to maintain green space and to enhance existing tree planting. It is unclear how this could be possible. Reconciliation and Cultural Heritage: The current proposal does not make any reference to First Nations Peoples, and there is an opportunity lost if any new development does not include connection to Kaurna Culture given it is Kaurna Yerta. We would like to see a mention of early engagement with Kaurna and other Aboriginal peoples in developing the concept and expectation setting of the site. Sustainability: The current proposal not does not explicitly commit the AFC to sustainable practices such as water and energy efficiency. We would like to see some stronger statements about this in any future commitments. Clubrooms: We do not support any inclusion of poker machines or other gambling facilities on this community land. Traffic: Ashwin Parade is already bottle-necked at

the brickworks. A Local Area Traffic Management Plan would need to find ways to reduce traffic congestion. As residents in East Street, we are concerned about the increased amount of traffic passing through the street, particularly during construction and construction of the Torrens to Darlington road works. We would like to see a well thought out traffic plan. Heritage: We are concerned about the management of the heritage gates on Ashley Street. There isn't a lot of detail about these in any proposals yet. We do not want the gates to be impacted and would like some guarantee that they will be continue to be

Screen Name Redacted

Whether it will hinder or help the community.

maintained.

Screen Name Redacted

There is insufficient detail to make an informed decision about supporting a lease agreeement with the AFC. Current concerns

9/18/2022 05:32 PM

include: - impact to community access in Kings Reserve - impact to existing tree canopy and open space - lack of environmental and cultural heritage inclusions - lack of early Aboriginal engagement - no commitments to sustainability including site energy and water usage - no commitment to "no pokies" - no details of traffic management on Ashwin Pde

Screen Name Redacted

9/18/2022 05:35 PM

Street parking for residents needs to be preserved during events. Also use of green space for parking during events is undesirable. The opening up of the precinct for public use should be supported.

Screen Name Redacted

9/18/2022 07:17 PM

Money that council is investing into a money making machine. Wondering what we get out of it with the massive reduction in rates ass well.

Screen Name Redacted

9/18/2022 08:39 PM

Nil

Screen Name Redacted

10/11/2022 01:48 PM

This question is worded too vaguely for me to be able to answer. I know I would not like Kings Reserve to be leased.

Screen Name Redacted

9/19/2022 08:41 AM

Anyone want to buy my property? Because if this goes ahead I will certainly be moving! Since the arrival of the Brickworks shopping centre (due to the ridiculous lack of planning) one entry one exit, it has become increasingly difficult to exit the road on which we live. Weekends especially with traffic backed all the way down Ashwin . The roads in the area are not equipped to deal with the volume of traffic we are receiving, if this goes ahead I dread to think about the increase and grid lock we will incur. I don't want the volume of traffic in the area and the noise so close to residential properties. Please please no from me.

Screen Name Redacted

9/19/2022 09:33 AM

The commercial lease terms don't align with the proposal to increase green space and maintaining all existing green space. The commercial lease terms should be updated to capture this requirement. It is unclear how the existing green space could be more usable (the proposal identifies increased "usable" green space, however this seems to make decisions about how green space should be used. It is important to maintain natural green spaces. Two large football ovals provides less green space amenity than the current oval / native vegetation) It is unclear how the lease will INCREASE community access to the precinct. presumably this means access to the existing oval. however, I do not believe that

access to two large football ovals provides value to the community, at the expense of native vegetation and other community facilities such as the skate park. The proposal is not explicit that the public will be able to access the new aquatic facilities. this is concerning and represents a loss of amenity to the community.

Screen Name Redacted

9/19/2022 09:46 AM

Parking/infrastructure, burden on nearby school Thebarton Senior College, not being able to access facilties with how busy it is, major upgrades and congestion for south road

Screen Name Redacted

9/19/2022 10:39 AM

The amount of trees and greenery that will be lost in the process

Screen Name Redacted

9/19/2022 01:24 PM

Parking and therefore quality of life for local residents. I live near Thebarton Senior College and at times parking is already an issue. Access to parking for residents and their carers, gardeners and ambulance is important. How are you going to protect this aspect of our quality of life? I have a progressive mobility condition and want to stay in my home but I am very likely to get to point where I will need increased support services and they will need to be able to park. If solution is parking permits are they going to be another fund raiser for the council or will residents get them free? Will local residents get priority?

Screen Name Redacted

9/19/2022 03:29 PM

My concerns are on the impact this proposal has with the restriction to Kings reserve for community events. Kings Reserve has been a great facility with open access to the community to have a small gatherings or to host larger events held annually by the council or by active support groups. With engaging a commercial agreement with the Adelaide Crows what would this mean to the public as for availbability to have a small gathering on the reserve like to kick a ball around on weekends or to host a festival like the Thai festival.

Screen Name Redacted

9/19/2022 06:55 PM

Increased local traffic. Security. Decreased property value. Access to parking in my street. Introduction of time limited parking.

Screen Name Redacted

9/19/2022 08:05 PM

I do not support the second oval as it would mean that the trees would need to be removed. I also have concerns about the parking and traffic flow which is already causing havoc on game days. I also am to understand that the council is considering giving the AFC considerable reduced rates for a period of time. How do you intend to solve traffic and road problems without considerable revenue.



9/19/2022 08:13 PM

Yes, parking and road access strategy. Parking can already be at a premium for our street due to local business, so parking strategy must be well developed to limit negative impacts for residents. Similarly, the access on Ashwin parade (particularly on weekends) due to the Brickworks is dreadful and to support such an increase of vehicles during events at the venue the council must take steps to prevent further backlog.

Screen Name Redacted

9/19/2022 08:35 PM

I have a lack of trust in such large developments committing and adhering to promised community interests and concerns. I think this very large business will be allowed by Council and State Government to just take over one of the last remaining large open space areas in our Council area & steadily lock the community out. I am particularly concerned that apart from grassed areas on the planned ovals, all other vegetation will be removed as has occurred in most developments in this Council area, significantly reducing the minimal existing tree canopy. Promises to plant more trees is not the answer to removal of existing trees. Retaining all existing trees on both the land desired by Adelaide Football Club and along the adjacent streets is imperative for this environment; especially if Council continues to allow urban infill to remove every piece of vegetation off housing land. Planning for traffic movement is of great concern as this precinct is in an old suburb which struggles to handle the existing traffic flow/parking. And then there is the complexity of the North South Corridor and both the inevitable chaos during that development plus access off,on & around this motorway after completion. I remember the pre-AFL days when home games at Thebarton Oval gridlocked South Road and suburban roads at the end of a game. Finally storm water: existing infrastructure can't handle increased storm water from urban infill. If this development goes ahead it must contain and use its own storm water on site.

Screen Name Redacted

9/19/2022 08:47 PM

As long as you listen to the people who live or use the area. Not those that think they know.

Screen Name Redacted

9/19/2022 11:06 PM

Only that a minority group of residents might get in its way.

Screen Name Redacted

9/20/2022 08:51 AM

The cost to the council, free rates for AFC, lack of parking space, traffic congestion, loss of kings reserve, access during construction for public, access while AFC not using it(they could use it 7 days/week?), loss of public pool and no replacement for the public, effect on local pubs if they include a club rooms for the public, late night noise when people exit club rooms, why do they need so much

Ober 2002

space they could just build an admin office on Thebarton oval grounds and leave Kings as is?,

Screen Name Redacted

9/20/2022 10:31 AM

- How will council use responses from this survey to make a decision on the final lease? Will they have any impact? - Will money be saved in maintenance costs of the site given the AFC is being given a considerable discount on its lease terms? - What is the impact of SA Water and waste levies - will AFC be covering these expenses (resulting in a reduction in council costs?) - Why is the proposed lease exempting AFC from the Retail and Commercial Leases Act? -Does council have plans to cover any rent shortfall if CPI is above 3% in the first 10 years? - How much greenspace will remain available for public use? - What will be the impact on the exisitng trees in Kings Reserve? - A development of this size will have significant traffic implications - who will be responsbile for traffic management, parking management, access to community services (e.g. childcare, pool, etc) this should not be council (ratepayer) expense. - Has a traffic report to assess the impact of the proposed development? - Will pokie machines be in the AFC venues?

Screen Name Redacted

9/20/2022 01:12 PM

Many concerns. Primarily the net loss of public open space (e.g. green space (trees and permeable surface) being replaced with buildings, car parks, other "community facilities"). There is already significant loss of public open space to South Road development and the proposal by AFC will also see loss of public open space to grey (eg buildings, carparks, plazas) development. The lease itself does not mention green space...why? How does the Council propose to retain existing green space (including established trees) if there is no minimum percentage of greenspace / permeable surface required in the lease agreement? The proposal of two ovals in the Lease Area Plan will mean a significant loss of established gum trees. West Torrens already has low canopy cover and the removal of these trees will see it decrease significantly and is in direct contrast to the Council's and Adapt West goals of increasing canopy cover. Yes irrigated grass creates a cooling affect, but it doesn't have the health, economic and environmental benefits that trees do. Other basics that do not seem to be included in lease agreement: • Greenspace (e.g. permeable surfaces and established trees) are retained and if not increased • No additional impermeable surface added (e.g. don't fill public open space with concrete and buildings / stands). If walkways, car parking etc is need make them permeable surfaces. • No single use plastic use on site (cups, plates, cutlery, balloons etc) • Minimum four bin systems on site (waste, co-mingled recycling, compost and container deposit • No gaming / pokie machines on community land. Other considerations: AFC is a for-profit business and are proposing significant rate subsides. I acknowledge they are investing significant

funds into facilities, but it is questionable how much access community will actually have to these facilities to warrant rate payers funding AFC development. The Council should not be at a financial loss, the current proposal will see the Council at a significant financial loss in revenue. No consideration of additional Council resources eg. additional parking controls in surrounding areas and increased general inspectors for enforcing parking controls. Additional street sweeping requirements from litter due to increased visitors.

Screen Name Redacted

9/20/2022 01:59 PM

Far too long, would prefer 33 years with option to continue if all are satisfied

Screen Name Redacted

9/20/2022 03:20 PM

Because I live on the same street as this development, my biggest one is parking and road congestion. re: "Proposed vehicle access via main roads (Ashwin Parade" Right now it's almost impossible to turn onto Ashwin Parade on the weekend due to the roundabout at BrickWorks. If this is going to lead to more traffic, it's going to cause big problems. We need to see a road plan for how this will be managed before it goes ahead. WAFL matches are already causing parking issues, there needs to be ample parking spaces to make sure people are not clogging the streets up with cars. My second issue is having more of an idea of what is happening with Kings reserve: - Will there still be a skate park? - How many trees will be affected? - Will there be a new playground? - What about the wet lands?

Screen Name Redacted

9/20/2022 09:40 PM

The length of the lease. The capacity of the immediate area. The impact on residents. The question of whether it is the responsibility of West Torrens residents to confer responsibility of community land to a corporation for 42yrs.

Screen Name Redacted

9/20/2022 09:57 PM

The public lose access to the reserve - it is now only at times dictated by the AFC Franchise The astonishing reductions in the rent and rates that us ratepayers aren't being offered. They are the wealthiest club in the AFL which has 600 million dollars a season behind it. The should pay their full share. The proposal goes against previous comments from the mayor where he wanted to preserve and expand green space - not 'activate it'. Of course the term activate means build on. Parking on game days is bad now but tolerated because it is infrequent and they are community events. The AFC franchise will make parking a nightmare and although they propose to park on the second oval we all know that this will damage the surface. This damage will endanger the playing staff during training so will be discontinued ASAP due to health and safety concerns. The proposal goes against local by-law specifically: LOCAL GOVERNMENT LAND

BY-LAW 2017 By-law No. 2 of 2017 A By-law to manage and regulate the access to and use of Local Government land (other than roads), and certain public places. I draw your attention to paragraphs 3.1 3.2 3.3 3.4 and 9.21.1 9.21.3 In a nutshell I see all win for the AFC Franchise and no gain whatsoever for the residents.

Screen Name Redacted

9/20/2022 10:26 PM

Restricted access to green space for dog walking & recreation. Kings reserve is the only large public green space in this block of Torrensville. The area is currently in desperate need of a revamp to its playgrounds, barbeque and recreation facilities which has seemingly been shelved due to the T2D. With the AFC taking the lease of the area, what happens to these plans? Potential loss of the skate park and also the soccer pitch used by local club. Parking issues during football club business hours and game days. Especially for use of aquatic centre and child care centre drop off / pick up. Increased traffic through surrounding area. The streets are already thoroughfares between Henley Beach Road and Ashwin Parade. Greater use of road blocks, roundabouts and speed humps likely required.

Screen Name Redacted

9/21/2022 10:27 AM

Loss of green space, loss of skate Park, too much traffic, impact on residence, affordability to use facilities

Screen Name Redacted

9/21/2022 02:33 PM

My main concerns on the proposal are 1. There are not enough details to make an informed accurate comment 2. The council will under estimate the local impact that a venture of this nature will have on adjacent residents re traffic, available street parking and associated noise. If property values were adversely impacted then this would have a financial impact to the council. 3. The loss of the range of activities that King's Reserve currently has on offer.

Screen Name Redacted

9/21/2022 03:25 PM

The descriptions of the lease on your site are phrased in glowing terms. This leads to questions of bias. This bias is particularly noticable by the hiding of information on the rates that the Adelaide Crows will be paying - the site should state clearly in a readily visible position that that the commercial entity will pay no rates for 20 years, 60% discount for the remainder, should that be the proposal. The current football oval is not currently accessible - opening this up should be part of an alternative proposal. Soccer uses the existing facilities. I am no fan of soccer but to join iup and play as a kid costs a mint, and providing more access to the oval for a soccer team might improve access to that sport for lower income kids. Rather than the proposal be around the single alternative, it would be more appropriate to provide an open for ideas option on how that large

space could be used best by the public. That space is already busy due to Brickworks. With the AFL team and the AFLW team training there when and how much time will be available for the public. How much time without cost will be available to the public - eg to take your kids there to kick the football or fly a kite. The parklands that will be taken include facilities like the skate park that are really great as they are, the park is used for festivals etc, will the space be available for such facilities in the future? The positioning of the existing community centre is great, it should be more of a venue, why move this to somewhere less optimal? The phrasing of the facilities access seems to say that it will provide activities that will be pay for use.

Screen Name Redacted

Yes the loss of green space and no rights to stop this from happening

Screen Name Redacted

I have lived near football clubs before. The areas directly around it become high crime areas, with a lot of drunken rowdiness. I don't want that, especially as we just bought in Torrensville.

Screen Name Redacted 9/21/2022 08:34 PM

Lots. This is a terrible lease agreement. \$20,000 annual return on a \$9 million investment by the ratepayers of West Torrens. It does not even cover interest that the Crows would have to pay on \$9million (\$300,000+ annually) that they otherwise would need to fork out. And, the ratepayers will have to purchase the unnecessary facilities at the end of the lease at market rates! \$9million would be better spent on other real community services in the council area, or spent on the site and retain unrestricted access. Indeed, residents should have access to the Kings reserve unhindered rather than relying on guarantees from a nebulous lease agreement which restricts community access to certain times dictated by the Crows. I do not know, but I am assuming that the state government would have to pay compensation (to purchase the land required for the T2D and the existing facilities) that could also be used to improve the site. Furthermore, not only are the Crows getting an 80% rent rebate for 10 years (whilst decreasing slightly thereafter), they are getting 100% rate rebate for the first 20 years. In return, the Crows lease is offering "A proposed site to accommodate a community facility to replace Thebarton Community Centre", but they are not offering to build the community facility itself! As for the other offers. Seriously! "Increased useable greenspace" how will they do that when they are increasing the amount of buildings on the site? "Publicly accessible allied health services" - this is simply spin to make the offer appear attractive. "Retaining State significant heritage assets" - they would need to do this anyway. Let the Crows purchase their own land somewhere and build their facilities on that. Ratepayers should not be massively subsidising the Crows facilities for negligible benefits or financial returns.

9/21/2022 09:53 PM

I am concerned as to why such a huge discount is being given to the club. It seems like a huge loss for the community. Why are we footing the bill for a private corporation? I'm concerned that there is already very limited green space in the area and once this land is developed that green space will be gone forever. What will happen to the existing trees on the site? They can't easily be replaced and that will have a negative environmental impact. And when will the community be able to access the area? Will this be limited to certain times/days? Will we have access to a pool still? Where will the kids be able to access swimming lessons? How will all the existing services be replaced in this new development? How will the traffic be managed? The surrounding streets already get heavily congested. Parking will be so much worse. There will be noise pollution and a huge impact on the nearby residents who never expected to live so close to such a large stadium. It will likely negatively impact housing prices.

Screen Name Redacted

9/22/2022 08:46 AV

Yes, the area is full time public use land and should remain that way. Entering into an arrangement with a business on a currently high use amenity is not beneficial to the community. Over the years councils and state have sold off/leased out public ammenities (mostly open spaces) in and around our inner city. The proposal states that this will be able to be used by the general public when it's not used by the club, that sound good in theory but people generally use parks and open spaces after school to sun down and weekends, which I'm gathering at those time it will be fully used by the club.

Screen Name Redacted

9/22/2022 10:06 AM

The lease agreement as stated is EXTREMELY generous towards the Crows 80%, 60%, 40%, 20% rebates on rent over 42 years? Then only paying \$20,250pa, \$40,500pa in rent for 20 years? Again Outrageously generous, especially as YOUR ratepayers are subsidising a multi-million football club

Screen Name Redacted

9/22/2022 10:30 AM

Traffic congestion, loss of community space, compromised culture, noise pollution.

Screen Name Redacted

9/22/2022 11:01 AM

Not profitable to the Council. I can't see how AFL can fit all they promise into the area without loss of open green space. Loss of tree cover, environmental issues from hard surface drainage,and heat issues as Western Adelaide already identified as hotter than other parts of the suburban areas. Given environmental change over the span of the lease, health and well being of the existing residents is threatened by this development.

9/22/2022 01:39 PM

- alienation of community land to a commercial entity primarily for the benefit of that entity and who's impact will significantly and negatively impact on the surrounding community - Capacity of local streets to receive increased traffic and the impacts to children's safety, noise, etc, as well as increase Council service costs. • Significant parking implications and the simple lack of street space to accommodate game activity. Keep in mind that as the women's league matures, the participation will significantly increase year on year. I note that no modelling for how this increased participation has been provided as part of the consultation. • Opportunity loss to utilise the land in different ways - essentially locking the land up for 42 years - for the principal purpose of AFL • Enormous length of the proposal and the difficulty of understanding the full implications over this time. Sport clubs do not always stay financial. There are many examples where local governments are exposed to realised risk. Indeed, at a State level, urban plans are limited to 30 years. The South Australian Government's '30 Year Plan for Greater Adelaide' (Living Adelaide -The 30-Year Plan for Greater Adelaide) establish targets for a much shorter period than the proposed lease term, and which appear in conflict with the proposal. For example, targets such as '85% of all new housing in metropolitan Adelaide will be buoilt in established urban areas by 2045', suggests that suburbs such as Thebarton and Torrensville will continue to realise increased housing density resulting in a much greater need for green space and improved liveability. • Impact to the areas capital value - would have you elected to live near footy park previously? The western suburbs are precious, however it is only in recent time have people started to value the area as a preferred residential destination. The proposal is likely to significantly negatively impact and undermine the trajectory of this value. • Apparent overly generous terms of the proposal. Whilst the Proposal outlines a significant capital investment, the majority of this is designed to bring benefit to the proponent. Indeed, there is very little tangible benefit to rate payers, and what is offered, could be achieved through less impactful strategies.

Screen Name Redacted

1. Giving of open community space to a business is inappropriate 2. The proposed leased area is insufficient in size to adequately cater for likely building foot print and car parking requirements AFC will require 3. Proposed use is not in keeping with surrounding area 4. Likely loss of significant trees as a result of any new development

Screen Name Redacted

9/22/2022 04:19 PM

Lack of transparency on the plans for the development. Lack of answers regarding the impact the local community.

9/23/2022 08:36 AM

Yes. Firstly the community will loose our only green space and secondly there will be MAJOR traffic problems. I think the AFC will not allow the community to use their facilities. Also the noise, night time use, litter, alcohol use and disruptions to residents.

Screen Name Redacted

9/23/2022 11:52 AM

Length of lease, lack of transparency regarding environmental impact (car parking, construction, local traffic, removal of native vegetation & green spaces used for car parking) Lack of transparency in regards to community consultation, feedback options in languages other than English or options for locals who do not have internet access or literacy Lack of explanation in regard to community land being used for commercial business in the only significant green space in the inner west I have concern regarding the timing of this feedback cycle - caretaker period - council elections coming up I also have significant concerns regarding the AFC treatment of First Nations people and see them taking over a large green space without consultation with First Nations people as confirmation of their inherent racism and bias I am concerned that the local roads cannot currently cater to AFLW or local match crowds with driveways parked over, cars boxed in, gridlocked traffic, access to the Brickworks, access to HB road and access to side streets all compromised. This will only get worse and more frequent My concerns are: - local government accountability the timing of this is questionable - environmental - construction, parking, increased cars & traffic, loss of trees & vegetation community focus - the council have run Kings Reserve into the ground, the gazebo is falling apart, the play equipment was half removed years ago, the skate park needs a freshen up. It is easy to say the crows will make them better as they are in very poor condition currently but despite this it is full of locals exercising themselves and their pets, taking lunch, using the skate park and enjoying the wide open space - a community/public area being used for the profits of a private corporation (AFC) - consultation and engagement with First Nations people

Screen Name Redacted

9/23/2022 01:29 PM

There are four areas of concern that must be understood and fully addressed before this agreement goes ahead. They are: 1 Who truely owns the area of Kings Reserve that is under consideration. From the Councils attempts to "offload" it in the past, know it is partily owned by the Department of Education and apart of State Government Parks Grant under the proviso that the Council maintain it and keep it as a public park. 2 Who truely owns Thebarton Oval as it was in one square yard plots purchased by the public (most likely past residence and supporters West Torrensville Football Club) each had their cretificate of ownership. 3 What is to become of the Memorial Gates to the Oval on Ashley Street and how are they being incorparted in the proposal. 4 Has the Council made it clear to who

ever is taking this on the possible toxic nature of what is burried in the pughole that makes up Kings Reserve and its instability for any building.

Screen Name Redacted

9/23/2022 01:33 PM

Car access and car parking!!! All streets around the area (with the exception of mine - Wainhouse St.) are narrow and not conducive to parking on both sides. Parking is also required for Thebarton Senior College, the Childcare Centre and Thebarton Aquatic Centre, so there is potential for congestion on surrounding streets. I have lived in spots where pressure for parking means that some drivers obstruct driveways and park in "no go" zones. This must be avoided at all cost. Access must be provided to avoid increased volumes of traffic in narrow streets. Ideally a large car park (could be underground and user pays) would be provided in the plan, with access to and from South Road.

Screen Name Redacted

9/23/2022 03:23 PN

I have many concerns regarding the lease aggreement: - the negative impact it is going to have on the value of our house - the increase in traffic in the area which is going to impact our child's safety, result in increase in noise, rubbish etc - parking implications - losing accessibility to green space - the length of the lease!

Screen Name Redacted

9/23/2022 06:02 PM

Loss of public green spaces.

Screen Name Redacted

9/23/2022 06:35 PM

I am concerned that there will be a loss of open space readily accessible to local residents. If the AFC is to be granted use of what is currently Kings Reserve this space cannot have a fence around it. By all means keep the current fence around Thebarton Oval but please do not extend the area that can be closed to the general public.

Screen Name Redacted

9/24/2022 08:00 AN

As a resident of Ashley St, I would like to know that the Football Club will make sure there is parking space for the public near the oval, so that residents are not compromised by excessive traffic with cars looking to park in the street. Buses use this street to pick up passengers so cars looking to park would be ridiculous. Not just parking for officials, players and staff, but for supporters,. Maybe a multi story parking area, as is at many interstate football ovals. So important that residents are not compromised by this lease, or the complaints to the council will be never ending. We have to live here and have a right to keep on enjoying our choice of residence as rate payers and humans. Not everyone supports Adelaide Football Club (the Crows) so don't make the mistake of upsetting your rate

payers!!!!!

Screen Name Redacted

9/24/2022 08:35 AM

None

Screen Name Redacted

9/24/2022 08:42 AM

None

Screen Name Redacted

9/24/2022 09·56 AM

The length of the lease. The lack of detail provided to the community about exactly how the lease will benefit us and the impact on the Kings Reserve and our access to the green space. The lack of community consultation. The reluctance of the Mayor to agree to a meeting for us to ask questions about the lease.

Screen Name Redacted

9/24/2022 10:09 AM

Lost opportunity for this space to be developed as a true community asset. We are very lucky to have it and it could be developed in a sympathetic way to attract rather than detract from the area. Being excluded from the green space when the it is in use by the club? How often will this be? Green spaces that are developed are likely to being more sterile and providing less opportunity for the community to enjoy true 'idle green space'. Parking and traffic with the local streets. If oval parking is being put forward as an alternative this will then tie up these areas and make them inaccessible for public use. Rubbish - this is already a challenge with the shopping center and the oval would very likely make it worse. Additional traffic in the area. Loss of trees. Increased noise. Difficulty accessing the local shopping center due to parking and traffic.

Screen Name Redacted

9/24/2022 10:59 AM

Yes worried about making the existing traffic issues at the brickworks market place worse. The Adelaide Football Club have a terrible management history and I have little faith that they could manage the precinct development without significant community disturbance, and I have concerns with their ability to manage the site generally. Make sure the lease agreement has significant penalties in place.

Screen Name Redacted

9/24/2022 12:28 PM

- The lack of detail on community access for the oval and how it proposes to meet the level of access currently available to the community on Kings Reserve. - It is concerning how the council has discretion on the rebate and how much the AFC would have to pay for rent when there should be a market rate for the use of that land. - The lack of detail on road entry and exit ways around the oval and parking during the period of construction and on game days. - The lack of detail about compensation if construction was delayed.



9/24/2022 03:03 PM

Loss of green space; loss of access to remaining green space after the South Rd development takes its cut; limited access for community to the redesigned space (I don't understand where the 2nd oval will be, and surely 'when not in use by the club' will mean limited and possibly uncertain uses made available); impact of AFC traffic and parking on surrounding streets (an already dense residential area); making Ashwin Parade even more difficult to cross on foot than it is now; discounted rates and rent seem to me a massive 'gift' to the AFC, with extraordinarily little funds returning to council for decades.

Screen Name Redacted

9/24/2022 03:20 PM

Loss of green space, favourable lease terms for AFC, lack of community consultation.

Screen Name Redacted

9/24/2022 07:50 PM

Increased traffic in an already congested space. The Council should not fund any of the development and rates should not be affected. Need to have reassurance on effects on childcare centre, aquatic centre etc..

Screen Name Redacted

9/24/2022 09:51 PM

I have many concerns! The fact the consultation hasn't occurred as stipulated in the second sentence of the information page "Before entering into any lease arrangement, the Council needs to understand the level of support our community has for it. Your feedback will help the Council make a decision, and to understand better, what your interests are." Consultation should occur before a lease is signed. -Parking and traffic management has so many grey areas. It is a horror being caught in traffic after well attended games on the oval now let alone when the crows take over Living so close to the oval has had its moments over the years. -The Thebarton Senior College, A local childcare centre and the Swimming centre are all within close proximity and which all struggle for car parks let alone how hard it is to get parks at the Brickworks. Traffic congestion and parking is such a great concern. - Parking for all the people that will be associated with the club, players, coaches, Physio's etc and then when you include all the other workers especially if there is going to be a function centre with food and alcohol. Hopefully there will not be gaming facilities. Where will they all park. On the ovals our green space? - One other point is that fans will not be encourage to come back to the club on mass after a game at Adelaide oval in the same way crows supporters would go back to their "Shed" at Football Park. - Three ovals!!!! Why! Port Adelaide only have one oval for three teams. It's one of the reasons everyone is up in arms. With 3 teams practicing when will locals be able to use the green space. The reality is that the green space will be used all year around with the two AFL teams and SANFL team and then used for parking on game days. -

Why is the council contributing to the development? Shouldn't the State Government be helping! - Does this mean our rates will be increasing? - I have seen that the grandstand and the gates will be kept and preserved which is a positive. The housing in the area is all heritage so the new addition needs to consider this. Consultation with plans are very important to locals.

Screen Name Redacted

9/25/2022 01:22 PM

Generally, the information available is far too vague for the community or Council to make an informed assessment, Access for the community - no clarity about the amount of time the precinct will be available. Design of precinct - exactly what, where, green space? How will parking be managed - the documents say 'on Kings Reserve' - so it's just going to be one big car park? That will work well! Lack of good public transport access Traffic management? Over the lifespan of the contract - relatively low level of resent being paid. This area is used a lot by the community - Council should not be seduced by the promise of up front investment

Screen Name Redacted

9/25/2022 04:13 PM

Very difficult to make an informed decision when there is no plan put forward by the Crows, nor the local government. Again as residents we have not been consulted and decisions have already been made. The uncertainty of timing of the T2T and its effect has already impacted the community negatively. With more traffic, noise and roadworks, the community once again suffers. Currently, to avoid the increased congestion, commuters are taking shortcuts through the residential streets and do so at speed. Quite frequently, we see the number of vehicles trying to get onto South Road from Ashley Street are lined up by Thebarton Senior College. Similarly, the car park at the Brickworks and associated light have trouble keeping control of the traffic in order for ease of movements. All of these issues will exponentially increase with the Crows development and number of patrons to the club. We look forward to you publicising the answers to the following questions. How does the project work in with the T2T project? What are the car parking options for the crows facility? What facilities are to remain for the community in the proposed lease area? What facilities will the Crows remove? What new facilities will the Crows install for community use? How big will the proposed new buildings be?How will the heritage area of the area be protected, eg will we see big concrete buildings aligning Ashley Street or trees and a hill as there currently is which minimises the impact? Are we still going to have a park for the children? Are we still going to have tennis courts for community use? Are we still going to have a basketball court for community use? Are we still to have a BBQ area for community use? How often will the crows be using the facility? How often will land be opened to the public? Where is the function centre positioned, will this mean more late night noise for residents? How

will the beautiful heritage look of Torrensville be maintained? Will there be any new roads coming off Ashley street into the proposed development area and where will these be located? If there are new roads will these not detract from the ambience and heritage look of the area? Will there be a liquor licence for the proposed new clubhouse? If there is, what will be implemented to minimise antisocial / drunk behaviour? Which oval will the women's games be played on, the current oval or the proposed MCG sized one nearer the Brickworks? There are so many more questions that could be asked but without a plan, without the T2T plan we cannot make informed comments. Thanks.

Screen Name Redacted

9/25/2022 03:05 PM

No

Screen Name Redacted

9/25/2022 03:49 PM

The lease would hinder our way of life.example.noise traffic ,congestion lack of public space and use of facilities.loss of parklands and safety.loss of property values etc

Screen Name Redacted

9/25/2022 08:21 PM

Lost of public space especially green space

Screen Name Redacted

9/25/2022 08:36 PM

Loss of public green space and canopy cover that cannot be recovered.

Screen Name Redacted

9/25/2022 08:50 PM

The terms are very generous to the AFC. They should be paying a lot more and that money should be invested back to the community. There doesn't appear to be much given back to the residents.

Screen Name Redacted

9/25/2022 08:52 PM

Losing the facilities of Kings Reserve

Screen Name Redacted

9/25/2022 09:02 PM

Yes I don't feel the second oval is warranted, the local residents are loosing too much valuable park/ play area as a result and there is no guarantee or funding for possible additions if these in the near future.

Screen Name Redacted

9/25/2022 09:00 PM

Loss of free space, parking, traffic

Screen Name Redacted

9/25/2022 09:22 PM

Loss of current community areas. Increased traffic.

		City of West-Torrens
		-widest-light states

Screen Name Redacted 9/25/2022 09:27 PM

The second oval and the loss of Kings Park is unacceptable.

Screen Name Redacted

Lack of consultation, short length of time, not enough information, why are there such high rate rebates.

Screen Name Redacted

I am very supportive of the crows establishing themselves in Torrensville, the development of the area and the money that could be raised with the relationship. But am unsure about the necessity of 2 ovals and I would want to see funds raised over the lease go directly into improving infrastructure in Torrensville/ the area immediately surrounding the oval.

Screen Name Redacted

There are no close by public parks or playgrounds in the torrensville area aside from thebarton oval/kings reserve. As it is, kings reserve is a well loved community space and turning it into a private oval is a disgrace.

Screen Name Redacted

I believe the 2018 plan would better serve the community.

Screen Name Redacted

Yes. The club is getting a lot for very little return to the community. There is no consideration for reinstatement of playground facilities. The lease is a long period and we can never get this green space back.

Screen Name Redacted

9/26/2022 07:21 AM

Restricted access to ovals replaces existing community areas including public parks, playgrounds, picnic areas. Suggest the development of two ovals is excessive when AFCs previous proposals in North Adelaide and Brompton made do with one oval. If the development was restricted to one oval and maintenaned free unrestricted access fo the public to green spaces, parks, playgrounds then I wouldn't be opposed.

Screen Name Redacted

9/26/2022 08:26 AM

Yes there are. I am concerned by the loss of public council space and parkland to a private lease agreement that essentially contributes nothing positive to the local residents and restricts their access to council facilities and land. I think the current proposal is essentially ludicrous and it will be a huge loss of the community you are meant to represent.

Octobe	r 2002	
City West-Torre	of 💙	्र ंग

9/26/2022 09:27 AM

Reduction in useable space due to carpark added through the centre of the area as per the AFC proposal, which also segregates the usable area. The uncertainty in access to what should be constant public access spaces. A lack of multi-use space, with open areas largely restricted to sport use (no playgrounds, picnic areas, etc.).

Screen Name Redacted

9/26/2022 10:35 AM

Will there be sufficient parking available for patrons. Will nearby streets have time limitis imposed?

Screen Name Redacted

9/26/2022 10:47 AM

The loss of freely accessible open green spaces at all times of the day & night. The added traffic to the area creating further congestion, lack of parking, pollution, noise & the overloading of an already overloaded local road system

Screen Name Redacted

9/26/2022 11:08 AN

Loss of community green space, little guarantees to locals who currently use them. Brickworks access already very poorly planned. Good luck when the Crows events are on.

Screen Name Redacted

9/26/2022 11:39 AN

My concerns with the current AFC proposal are as follows: . More benefit to the AFC than local community at a very low rental . Lack of detail in proposal . Additional traffic congestion in narrow adjacent streets . Insufficient parking - impacting on local residents' parking spaces . Noise and light-spill impact on adjacent homes and properties . Loss of community access to most of the existing green space . The lack of commitment to provide and manage public facilities - ie playgrounds, skate park, picnic areas, seating, bbq's as proposed in Council plans for Kings Reserve Masterplan released by Council in 2018 .The local community looses more that it gains from this proposal .Could set precedent of leasing green space to other business with a resulting loss of community access

Screen Name Redacted

9/26/2022 11:11 AM

Yes. Parking and traffic in and around Hardys Road and Ashwin Parade is a major issue at the moment. I am concerned this may make the situation worse

Screen Name Redacted

9/26/2022 12:52 PM

The loss of community parklands, greenspace, common space.

Screen Name Redacted

9/26/2022 01:13 PM

No trees should be cut down for this project and kings reserve accessible at all times



9/26/2022 01:26 PM

no

Screen Name Redacted

9/26/2022 01:44 PM

I am concerned that the club will not return significant value to the community in exchange for the benefits they will receive.

Screen Name Redacted

9/26/2022 02:04 PM

Hardys Road is already dangerously busy with constant traffic, road rage, needing to wait 30min to reverse out of drive way due to bumper to bumper traffic. The lease agreement will increase Hardys Rd's traffic, which will increase car accidents and violence from road rage as well as put residents at risk when taking children and pets for walks down a street where people use the chicanes to practice their F1 racing skills.

Screen Name Redacted

9/26/2022 02:06 PM

I disagree with the proposal for 2 ovals. I think one oval is plenty; the current proposed area for a second oval should be utilised for the community, e.g. playgrounds, skate park, nature play, picnic areas.

Screen Name Redacted

9/26/2022 02:30 PN

Ashley St and Ashwin Parade are too narrow to accomodate increased traffic. Kings reserve really won't be accessible to the public on game days if it's going to be used as parking which will end up being an impost to the public who want to use for recreational purposes. The site seems to be quite narrow when you take into account what will end up being lost to the T2D project due to South Rd being widened. On a whole, I think it might be better suited for the Crows to consider a more appropriate site which doesn't hinder them in the future, especially with the Women's league only set to continue to grow in fanfare and crowd attendance into the future.

Screen Name Redacted

9/26/2022 02:37 PM

Parking is going to be a hassle for people close to grounds on football days. Like the peace and serenity we currently have. Don't need sirens blaring all the time. Yes, understand its only with matches but its mens and women matches. Just not in full agrees ace of taking away public areas. They had a perfectly good place at West Lakes and gave it up!!

Screen Name Redacted

9/26/2022 03:35 PM

I do not have sufficient information. For example: 1. I do not know what will happen to many of the amenities - for example - the Thebarton Aquatic Centre - there was an election promise to improve. I would not use an Aquatic Centre incorporated into the development - it would not feel acceptable - all too body beautiful footballers and their hangers on - would not be conducive for many community

members, (also from a team I abhor!) Even though the current aquatic centre is outside the area would this be an excuse to get rid of it - and it will also muck up parking for the centre. 2. Traffic management plan - want to see one. 3. 200 parking spaces ????? not enough 4. Will there be licensed bars etc - I can see the late night departures being an issue. 5. I want to see what the hours of public access will be - all I see is 'when not in use by club' what does that mean? 6. Where will the Community Centre be relocated to?

Screen Name Redacted

9/26/2022 03:32 PM

the only concern I have is that I won't be here to enjoy, I am 85 ears old and a bit

Screen Name Redacted

10/14/2022 08:01 AM

As a resident on East St I am concerned about traffic, light pollution from night games and tranings and the loss of quality green space in Kings Reserve. Not all green space is the same, an big grass oval we can access some of the time doesn't replace more functional and welcoming community spaces such as those in the 2018 master plan (playspaces, BBQ facilities, tree cover).

Screen Name Redacted

9/26/2022 04:47 PM

Although the proposal includes many fine aspects, overall I don't agree with the changes to the area that would occur as a direct result of the lease being entered into. I also feel the such a high profile organisation would hold unfair influence over the West Torrens council

Screen Name Redacted

9/26/2022 06:01 PM

Limited access to park for dog owners. Disruption Overflow parking Damage to park Increased littering This is a public space with limited events currently, these events would be impacted as well as the community centre Parking should not be in kings reserve

Screen Name Redacted

9/26/2022 06:00 PM

Football fans, disruption to dog owners, disruption for community events, vegetation issues from parking

Screen Name Redacted

10/05/2022 04:59 PM

The loss of Kings Reserve as a well used, multipurpose community asset is my main concern. I think the development of the Thebarton Oval and all the area within the fence confinements, and the aquatics centre could meet the needs of the football club and the community. The need for a second oval on Kings Reserve has not been justified. The removal of many mature trees on Kings is very counter productive in a council area that already has limited tree cover. Replacing trees with another expanse of grass is not a greening exercise. Access to the proposed spaces when not being used by the



football raises many questions given that the women's, men's and reserve teams will be using the site for training and other activities.

Screen Name Redacted

9/26/2022 07:31 PM

There are many senior residents in the neighborhood. Ensure safe road crossings in place as traffics would increase.

Screen Name Redacted

9/26/2022 07:30 PM

I don't mind if the council enters a lease agreement with the club to use the football oval that is already existing but not the park with facilities that members of our community use daily.

Screen Name Redacted

9/26/2022 07:38 PM

Loss of public space, playgrounds and parklands

Screen Name Redacted

9/26/2022 07:44 PM

Parking and the extra traffic and noise that will happen while there are games on

Screen Name Redacted

9/26/2022 07:56 PM

- 1. The rent seems ridiculously cheap for such a long term agreement!
- 2. Lost of open community area for families, exercise and greenery!

Screen Name Redacted

9/26/2022 07:55 PM

Not access to green space. Adding traffic to an already hectic east st, no access to swimming pool. No playground

Screen Name Redacted

9/26/2022 08:23 PM

Loss of Public recreational Area.

Screen Name Redacted

9/26/2022 08:23 PM

No

Screen Name Redacted

9/26/2022 09:14 PM

The lease agreement would mean loss of existing open green spaces at Kings Reserve which are currently extensively used by the community as sporting fields, skate park, playground, bowls club, BBQ areas. There are no other comparable green spaces in Torrensville that residents could use as an alternative once Kings Reserve is converted to a MCG-size football oval. The lease will mean significant parking and traffic disruptions to local residents and likely increased noise and pollution levels. The community will further loose the aquatic centre with unknown details of what new allied health facilities will be made available. A commercial undertaking of this size would better suit an industrial estate or unused land as opposed to an actively used community green space. The disadvantages of the proposed lease to the community in terms of

loss of current community functions provided by the space thus outweigh the benefits of the proposed new lease. For these reasons, as a resident and rate payer in West Torrens, I am not supportive of the lease proposal in its current form.

Screen Name Redacted

9/26/2022 09:21 PM

As both an AFC supporters and a resident who regularly uses Kings reserve for recreation, thebarton aquatic Centre and the community Centre for various children's activities, I cannot see how any recreation space will available for public use following the AFC proposal and the South Rd works. There is minimal functional green space in city of West Torrens as it is, and to hand it over to private enterprise for virtually nothing in return (for twenty years) is unacceptable. These next twenty years are the years I had intended to raise my young family in this area, but it is fast becoming unattractive to do so. Additionally, the canopy and habitat loss that I have witnessed with large trees "disappearing" from the area over the last fifteen years remains unacceptable. This AFC proposal would further accelerate WTCC overall canopy/habitat loss.

Screen Name Redacted

9/26/2022 09:15 PM

I'm concerned that we will lose the basketball area, skate park, parklands and public swimming pool. I don't want to lose these and/or pay for them.

Screen Name Redacted

9/26/2022 09·58 PM

I am concerned about restrictions on public use of Kings Reserve, the removal of established trees, the impact on traffic and parking in adjacent streets, impact on the childcare centre that my daughter attends, and whether the alleged benefits of upgraded public facilities will actually be available for public use at times that the public wants to use them

Screen Name Redacted

9/26/2022 10:02 PM

It will be big business taking over and controlling community resources.

Screen Name Redacted

9/26/2022 11:04 PM

I am concerned the council appears to be entering into a lease agreement without proper consultation with the local residents. I am also concerned the council maybe influenced by 'big business and money' at the expense of the rate payers who they should be representing. I am also concerned the lease agreement could result in the loss of (or restricted access to) a large and rare community green space that contains community amenities such as BBQs, a community shelter, skate park, playground (?) and a significant number of trees. I am concerned that the lease agreement may result in the restricted or regulated access to this green space, to the

detriment of the local community and the local environment.

Screen Name Redacted

9/26/2022 10:18 PM

Destruction of environment, reduction of public access to green space

Screen Name Redacted

9/27/2022 08:35 AM

No

Screen Name Redacted

9/27/2022 09:50 AM

The master plan involves the removal of dozens of mature trees. There won't be a park anymore, which is so unfair to local residents who are using this park. We need more trees not more turf, ask Conservation SA, they will explain you how important it is to protect all the trees we have. Please protect kinks park and the trees for the future generations of residents.

Screen Name Redacted

9/27/2022 10:01 AM

Gives one group / a selected interest group that does not represent the community at large overall control of public land that is there for benefit of local community. Benefit of extra rental income and council rates to support community are non existant due to rebates and concessions Increased traffic congestion on already small narrow streets. Increase high number of people from other areas to our local residental areas that will have adverse affects re: crime / noise etc

Screen Name Redacted

9/27/2022 10:44 AM

There should just be the one oval (i.e. the old Thebarton Oval) for training and for use by Women's AFL games only. The proposed second oval area on Kings Reserve should not be built and the area should be used for community recreation only - nature park, playgrounds, tennis, etc. Having just one oval will also reduce local traffic and parking in the local streets. Local street parking in the vicinity should be signed as much as possible to allow only local residents/visitors to residents to park. If the club builds a car park - it must be free to users so as to avoid oval visitors using local streets for parking.

Screen Name Redacted

9/27/2022 10:53 AM

Loss of green space for the community to use. Understand that both ovals will be available for community use, but basically all winter it will be in use by the football club. Not happy about losing the space to a corporate football team. Also, traffic management is important. A lot of children in the area and the risk of an accident in the residential streets behind.

Screen Name Redacted

The traffic in this area has become significantly worse with the

9/27/2022 10:49 AM

Brickworks redevelopment, and is going to get worse again with the South Road upgrade. Something to improve the traffic situation would be good - something to make it worse would be terrible. I really like living here and really don't want to have to move, but more congestion here would make me consider moving elsewhere.

Screen Name Redacted

9/27/2022 11:12 AM

No

Screen Name Redacted

9/27/2022 11:51 AM

am against major development for this site

Screen Name Redacted

9/27/2022 11:48 AM

No concerns.

Screen Name Redacted

9/27/2022 11·48 AM

Not particularly, but a better income to the council would be desirable.

Screen Name Redacted

9/27/2022 12:11 PM

No

Screen Name Redacted

9/27/2022 12:46 PM

Yes, I have concerns including but not limited to: the shelving of plans devleoped for Kings Reserve in consultation with our community pre-COVID the lengthy lease period the AFC are requesting the CoWT's offer of a very generous rates reduction reduced access to public owned green space as a result of the AFC lease, development and South Road redevelopment - who will determine when the public access the reserve loss of green canopy (trees) on Kings reserve traffic management over time as memberhsip of the AWL and AFC grows. the impact of training related noise (loud voices, whistles blowing) and visual disturbance (lighting at night) on the wellbeing of residents in close proximity to the Kings Reserve (like us, our and our neighbours property back onto the Kings Reserve) the impact of C02 emissions on the health of local flora and fauna and residents living in close proximity to the Kings Reserve related to increased vehicle traffic associated with the high volume of vehicles regularly accessing this precinct in addition to machinery and equipment that will be operating during the South Road redevelopment.

Screen Name Redacted

9/27/2022 01:22 PM

Traffic

Screen Name Redacted

My concerns include reduced green space in this council area and

9/27/2022 01:46 PM

the loss of trees this proposed development will destroy. West Torrens residents need more green space not less and the heat island effect in our suburbs is significant, we cannot afford to lose more tree cover. I am a regular dog walker in this area and appreciate the birds and other fauna that use this space, including the small wetlands, I am concerned about the impact on them. Residents need to access this space at any time not controlled by a football timetable that will get exclusive rights. I am against the discount on rates that is being proposed for the club, rates payers are struggling and I am not someone who feels we should support a money making business like football. The impact of parking and crowds in the area will be major, and result in more land being covered by concrete and bitumen! It is unclear to me if the community will have access to a swimming pool and if so what frequency? There has not been enough consultation and discussion with ratepayers and I feel the consultation period should be longer and that more information be provided. I am not against football but offering the Crows such a large area and limiting public use is not balanced for our community. We need to be championing sustainable, innovative and small footprint development with long term planning for the future that has positive benefits to all and takes in to consideration climate change.

Screen Name Redacted

9/27/2022 01:48 PM

Parking and local traffic. Hardys rd and Ashwin parade are already high traffic areas that get plenty of build up during peak hour and weekends. Plenty of parking and new roads to assist with traffic flow would be beneficial!

Screen Name Redacted

9/27/2022 02:44 PM

I have concerns about traffic, South Road is already congested as are other residential streets (dew, kintore, rose, george street etc) during peak hour with people escaping the busy roads such as South Road, Port Road and Phillips Street. The impact on other ammenities (such as Woolworths, Tony and Marks, Foodland and other super markets).. The removal of green space that could be used by council residents. The increase in foot traffic. Noise concerns during games.

Screen Name Redacted

9/27/2022 02:58 PM

The location is not big enough to offer everything the Club wishes to have opearting at the one facility. It does not look like the community will benefit, but more so be hindered with excessive vehicle traffic around the area.

Screen Name Redacted

9/27/2022 03:09 PM

rate payers will get less use of green space at kings reserve rate payers will end up paying for infrastructure around king reserve for occasion use only - 43year is too long lease time the area focus will change from community minded to corporate AFL business and not

r 2002

serve the community interest and restrict the community from it green space the current infrastructure(Roads parking)etc is already at peak capacity when the SANFL use the oval

Screen Name Redacted

9/27/2022 05:15 PM

*this proposal will irrevocably destroy large old trees and a huge swathe of greenspace and be built over the residents and public can never get this precious resource back after its been signed over *restriction of public access to valuable and limited green space in neighbourhood this is increasingly valuable as more high density housing is approved in this area *dramatic increase of traffic on our already overburdened residential streets *visitor parking in residential neighbourhood will render access to our homes and neighbourhood untenable during the numerous training and game days *destruction of ratepayer funded community facilities with little or no guarantee of public access to any facilities by Adelaide football club once the lease is signed ie skate ramp soccer field basketball and tennis courts aquatic centre and bowls club all of these paid for and owned by ratepayers of west torrens council *dramatic impact and reduction of quality of life and value of property on all local residents around the thebarton oval * finally the sincerity of the Adelaide football club in its claims to allow public access and maintain greenspace must be seriously questioned when they have gone ahead and made public announcements of them acquiring this space already this was disingenuous or arrogant * the defined space in the proposal is insufficient to fullfil their promises of public access and facilities and provide the amount of buildings and carparks as well as two ovals

Screen Name Redacted

9/27/2022 05:43 PM

- AFC is a multimillion dollar business that is reported to be only having to pay a token amount of rent for a business that already turns over a large amount of money in addition to this being a facility where they will be generating additional money - there are already significant parking issues in Thebarton due to the close proximity to the city and the tram with council refusing to put adequate parking controls on these residential streets, this would only be made worse by the additional traffic on match days

Screen Name Redacted

9/27/2022 05:35 PM

Large Traffic volume in streets that already can't cope. Also the Noise for residents (including from sirens)

Screen Name Redacted

9/27/2022 06:40 PM

Concerned there is not enough access to residents. Don't understand why Kings Reserve is being utilised. Crows aren't paying enough rates. We need a longer consultation period, it too short currently.

9/27/2022 08:42 PM

Want to ensure there's ultimately not a loss of available green space and established trees for resident usage. I would want more details regarding what 'community facilities' are included. I don't understand the need for a second massive oval - this seems to dominate the lease space leaving very little room for community facilities that were previously in the Master Plan such as a playground, and shelter/picnic type facilities. I would also like to see more detail regarding traffic and parking management - I'm aware there are some residents concerned regarding the current parking and traffic issues (with a college, football oval, swim centre and child care centre already in that area), so I feel this is an area that needs serious consideration - not just for the residents, but from a safety perspective given there's a large presence of children here.

Screen Name Redacted

9/28/2022 04:36 AN

I'm concerned about maintaining the public use of the area, and am not convinced that the proposal seeks to uphold that, at all. Reading between the lines, they'll be planting some extra trees, letting the public use the space when they're not (which time is kept undisclosed), access to hospitality (what's that exactly, their clubroom Pokie room?). It just reeks of a take over that's shunning the community's say, and their token offerings insult the intelligence of the community too.

Screen Name Redacted

9/28/2022 08:27 AM

No

Screen Name Redacted

9/28/2022 10:12 AM

STUDENT PARKING

Screen Name Redacted

9/28/2022 11:09 AM

Parking, transport, extra noise from the games and crowd will have when attending games are my main concerns. Where are fans going to park???? Not every fan catches public transport. Intoxicated fans exiting and walking the neighbourhood. the area still has a lot of elderly original locals. It will take the community feel out of the suburbs. The traffic around the area now is already congested during Amaatuer finals & games. The bottle neck at the intersection of south & West Theb Road is already hugely impacted let alone during the upgrade and on game days. How is the local area going to benefit.???? The Brickwork market car park can not hold local shoppers on busy days when there isn't a event on now let alone having SAnFL games or AFL games.

Screen Name Redacted

9/28/2022 01:21 PM

Parking and the preservation of the stands at the oval - these have been addressed but they remain a concern. Concerned about the off

street parking and the School community parking that sits next to the

development - how will these students and teachers be catered for?

They are often parking in the street?

Screen Name Redacted

9/28/2022 03:13 PM

Car Parking, but I assume there would be some underground carparking as part of the development

Screen Name Redacted

9/28/2022 07:13 PM

I am worried out where I can walk my dog and let of lead as I have done every day for 6 years and children like the skate park

Screen Name Redacted

9/28/2022 07:21 PM

I do not like the rates discount that they are receiving, it's unfair to the other ratepayers. I have been in this area for over 50 years and have never been offered anything like this. I can still remember when the Thebarton Oval was used on Saturdays for football, and there were cars parked everywhere in those days. This would be a worse situation today.

Screen Name Redacted

9/28/2022 09:20 PM

Yes, the increased noise, the increased works and developments, the impact the development will have on parklands and open spaces that will be taken away, the restrictions on public use of facilities and the diminished amount of grounds space as well.

Screen Name Redacted

9/28/2022 10:34 PM

Increase traffic through thebarton... It is already a carport and it is difficult to travel on both west thebarton road and Ashley street

Screen Name Redacted

9/28/2022 10:40 PM

Local traffic

Screen Name Redacted

9/28/2022 11:26 PM

Entering into a lease BEFORE seeing the Master Plan nor having clear and specific requirements to meet community needs presented to AFC BEFORE they sign the lease. The 'Community Benefits' under the 'Key commercial lease terms' are exceptionally broad and are more guiding principles than actual requirements or commitments. The 3 specific points below included in the document leave a lot to interpretation: - significant infrastructure investment by AFC of approximately \$80 million, including around \$45 million specifically towards community benefit and facilities; - co-investment by CWT of approximately \$9 million towards community benefit and facilities; - new and improved Public Realm facilities. The new facility used primarily for the AFC could address all 3 points above and would not include replacing or upgrading any of the existing community facilities. This could be an exceptional opportunity for the local

community but the AFC's commitment isn't specific enough to quell the uncertainty among locals. To put residents at ease there needs to be a minimum commitment to: - new playground - new skate park - maintain existing number of mature trees - etc.

Screen Name Redacted

9/29/2022 07:18 AM

Needing to consider residents, especially in the way of street parking and what are the plans around this. The area has a lot of potential in the way of parking. It would be a large investment but if the lease is for 40 years plus + 40 years plus the investment needs to be made. I would like to see underground car parking somewhere around the oval areas. This will keep residents happy with little to no parking issues for residents and safe and secure parking for all that want to use the facilities for the new area.

Screen Name Redacted

9/29/2022 07:58 AN

Concerned about: the loss of free community access to Kings Reserve, increased traffic/car parking issues, impact on the aquatic centre, discount to rates for the AFC appear too generous.

Screen Name Redacted

9/29/2022 09:37 AM

Concerns with parking in suburb streets and traffic flow through those streets when a game is on. Depending on the Plan whether the public still has access to green areas and a swimming pool where my grandchildren go for lessons.

Screen Name Redacted

9/29/2022 11:54 AM

No

Screen Name Redacted

9/29/2022 12:01 PM

No concerns, other than to ensure that the council has the community and its needs at the forefront of their terms and conditions of the lease agreement.

Screen Name Redacted

9/29/2022 12:27 PM

Yes. That it will result in the loss of trees and other habitat. That it will further privatise our commons. That it will result in the same disregard for natural systems as a similar venture for the Port Adelaide football club. That this lease agreement will benefit a few financially and be of no benefit to the bigger picture need to conserve natural spaces, plants and biodiversity.

Screen Name Redacted

9/29/2022 12:44 PM

Carparking

Screen Name Redacted

THe main concern is access to public space. It says it is open to the

9/29/2022 02:10 PM

public when not in use by the Crows but no where does it outline or define what the usage by the Crows will be or really what area the usage will be. It just looks like it will end up being used by the Crows the whole time over the whole area and there will be no public access.

Screen Name Redacted

9/29/2022 02:45 PM

my concerns are the crows proposal of having 2 ovals, that 3 teams practice and pool etc.. that the public can only access when not used by them. what will this look like my concern is loss of existing amenity for residences especially given what the south road upgrade will already take of community and residential amenity.. parking by the club is a major concern as is the current problem with traffic management, gridlelocks that already exist at Ashwin, Ashley, east and Meyer streets. how this will impact on the suburb of Torrensville and thebarton. the South road extension further burdening the problems

Screen Name Redacted

9/29/2022 02:32 PM

Roundabout on Ashwin Parade, traffic backing up, access to Brickworks Carpark

Screen Name Redacted

9/29/2022 02:38 PM

That appropriate provision for car parking is made when oval precinct is developed to satisfactorily manage spill over into surrounding streets

Screen Name Redacted

9/29/2022 04:08 PM

No

Screen Name Redacted

9/29/2022 05:12 PM

Loss of public reserve

Screen Name Redacted

9/29/2022 06:09 PM

Yes, Rate payers budgeted rates, which we have been told are limited will be funding a wholly commercial enterprise, over a period of eighty-four years. The loss of green space, a space that is used constantly by the local residents of the area in spite of the councils best efforts to limit use by removing play equipment and picnic seating. Having 9000 to 16000 people turning up on a regular basis will impact the local community. There will be massive parking problems, drunk and angry footy fans plus no environmental impact statement has been undertaken No other residential area has had two ovals proposed to be built/renovated within a highly built up, established area... for good reason. This kind of development is not sustainable in any way, shape, or form. There is no social or economic benefit for the residents or the current traders at the brickwork markets.

14	October 2002
	City of

9/29/2022 05:53 PM

Inaccessibility of location to the general community. Loss of community events in the area

Screen Name Redacted

9/29/2022 10:11 PM

Loss of community asset Loss of green and open space Loss of recreational facilities (playground, pool, bowls club) Traffic and congestion Parking Noise Light pollution at night

Screen Name Redacted

9/30/2022 06:59 AM

Removal of access to kings reserve to public residents for soccer games, dogs, food events

Screen Name Redacted

9/30/2022 11:02 AM

No Specific Inflation Seems to be available so not possible to have a firm opinion or provide feedback all I can find is the location but no detail of proposed development

Screen Name Redacted

9/30/2022 11:09 AN

Ashwin Parade, South Road and Henley Beach Roads are already horrendous- More traffic will make access to homes impossible, I am already experiencing traffic diversions from these roads

Screen Name Redacted

9/30/2022 02:41 PM

None at all

Screen Name Redacted

9/30/2022 02:55 PM

Clearly there will be added traffic volumes at certain times. Clifford St, as a Torrensville back street, is already far too busy as it is routinely used as a straight through connector between Ashwin Pde and Henley Beach Rd. Works are required at multiple points on Clifford Street to make our suburban road less attractive as a busy thoroughfare for commuters and business traffic alike.

Screen Name Redacted

9/30/2022 03:06 PM

Yes - Absolutely! Ashwin Parade is already a nightmare with the brickworks and the poor planning of traffic into the area - Already there are some days I cant get out of my driveway as the road is backed up so far. And this is just on regular days. On footy or event days in Kings reserve its even worse - and bringing a club of this size is only going to make that a million times worse. This is taking away a community asset and giving it to a private company who have no need to take care of the community it sits in. As soon as they have control, community consultation will no doubt be silenced and they will do what they want. Other concerns I have include: The 42 year term is way to long... I understand they need some security on a lease, but that is insane. The significantly reduced rates /costs to the

club - why do they get such benefits from the council? Do i get a reduction if I stay for 42 years? The huge additional area of Kings reserve they want to take for the second oval - one is more then enough. There is no way that the council will be able to recover this land once it goes to the footy. There are hardly any green spaces in our section of torrensville for the community to hang out and the original redevelopment of the site with proper skate park and other sporting facilities is much more useful to me. I dont mind the crows coming, and they can go nuts in the oval that is already there ,but not as outlined in this current proposal.

Screen Name Redacted

9/30/2022 08:45 PM

Yes, because we have to park on the road my only concern would be parking for our 2 vehicles

Screen Name Redacted

10/01/2022 02:17 PM

1 Uncertainty of impact on local community. 2 Community access to oval and surrounds. 3 Congestion of streets due to increased traffic, street car parking demand 4 Respect (of club/ club patrons) for local community and residents

Screen Name Redacted

10/01/2022 02:52 PN

Impact on quality of life especially weekends. Noise, parking, general atmosphere. We have very limited green spaces in the West. I'm not confident that the proposed development will prioritise value for the community over the interests of the AFC and that there shall be competing priorities in the future which will negatively impact our general enjoyment, the environment and potential community engagement with Kings Reserve.

Screen Name Redacted

10/01/2022 06:08 PM

The lease agreement restricts access to what is currently a highly valued public space for the local community. If it were to go ahead it would mean less space for families to spend time outdoors and would have a negative impact on the local wildlife. The disruption caused by the redevelopment would be harmful to local residents through the added light, noise and general construction related pollution that would come from both the development period and day-to-day running of the completed training precinct. The increases in traffic around the area, during development and after completion, will also make local parking and general driving even more difficult than it currently is.

Screen Name Redacted

10/01/2022 06:38 PM

Loss of public space to residents

Screen Name Redacted

Many concerns and haven't had a chance to raise in an appropriate

10/01/2022 08:23 PM

forum



10/01/2022 09:31 PM

There are many concerns with this proposal. I am concerned about residential access to Kings Reserve, this is a green space 'owned' by the residents and should not be used as a carpark. Concerned about parking in surrounding streets when training and activities are being undertaken. If the Crows are to create a development they should just use one oval not two. The price of the lease is not enough, they are a very wealthy organisation and the lease rates are not enough when they are not giving anything back to the community. The plans talk about no fencing, but it is ridiculous to think that when a game is on there won't be any fences. Temporary fencing will he be used and then it will inevitably become permanent. What happens with the pool? The current government has offered to upgrade this but then will it be demolished?? What about the playground and the tennis courts? Council members should not support a lease agreement until all the issues of parking, access, lighting impacts, environmental impacts, child play areas, open green space are fully explained and resolved. The Crows need to show what they will be giving to the community to have access to our green space land.

Screen Name Redacted

10/01/2022 11:00 PM

Traffic congestion and safety crossing south road

Screen Name Redacted

10/02/2022 11:26 AM

None

Screen Name Redacted

10/02/2022 01:25 PM

- loss of public community space to a commercial entity; - loss of amenities to West Torrens residents - no other open spaces exist within Thebarton ward; - doesn't take into account loss of Kings Reserve precinct to the T2D project - council is misleading residents on actual open spaces lost when T2D is taken into account and feeder roads are updated e.g. Ashwin Parade; - all ongoing benefits accrue to AFC and not residents; - the Thebarton ward and Torrensville already experiences considerable disruption from traffic given its location to main arterial roads, flight path, current use of Thebarton oval and poorly managed brickworks and Ashwin Parade precinct; - ongoing impost to residents of significant construction related to development on top of T2D; - converting part of Kings Reserve to a "carpark" doesn't align with community values; - loss of habitat and significant trees within development; - loss of Thebarton Oval and Kings Reserve to amateur sporting clubs and community groups - the idea that this space will be accessible is misleading as the AFC will always be prioritised; - council has not accounted for residential infill development which places additional pressures on

available amenities to West Torrens residents; - loss of character to Torrensville as a heritage zone; - impost on residents on weekends given a change to create effectively a new commercial space which introduces noise, traffic and other problems into surrounding residential zones; - once developed there is no opportunity to regain green space, lets not kid ourselves here; - development doesn't align to Greening Adelaide requirements; - rent and rates proposed over 42 years equates to \$4m - this would not cover ongoing costs borne by West Torrens residents with respect to maintenance of infrastructure around the proposal nor the cost to residents for loss of amenities and character of this ward - \$4m over 42 years is a slap in the face to ratepayers; - the AFC only made \$1.2m profit in 2021, assumptions around capacity of AFC to finance this development, thus risk is back on West Torrens residents if this commercial venture fails; - a commercial entity should wear all the costs and not be subsidised, there is nothing special about a for-profit company which is also a football club; - proposal does not take into account other available spaces more suited given their under-use or availability: Kooyonga golf club, West Beach golf, Grange golf club, considerable land within Adelaide airport precinct; - AFC already has Football Park available to develop with carparking existing at West Lakes; - the AFC rejected Brompton Gasworks as too costly to remediate and have taken the easiest option of trying to muscle in on a community space;

Screen Name Redacted

10/02/2022 02:42 PN

My main concerns are about loss of trees and reduced public open space should they lease go ahead. Our planet is heating up & West Torrens has one of the lowest tree canopy cover in metropolitan Adelaide. I thankfully don't live in the streets surrounding the oval, but imagine that already congested streets will become worse. Light spill and noise would be another concern.

Screen Name Redacted

10/02/2022 04:02 PM

(a) No guaranteed access to our green space for local community and events (b) projected traffic management and car parking issues in surrounding areas (c) Loss of critical community space which was due for an upgrade as per 2018 kings reserve master plan (d) the subsidisation of a commercial tenant at the cost of the local community and ratepayers for NO community benefit (e) type of people that it would attract into our local community

Screen Name Redacted

10/02/2022 07:30 PM

I use kings reserve on daily basis. I live in walking distance. I exercise the dog most days. My friends and I have regular soccer friendly matches on the pitch. I attended the Thailand and Filipino festivals. I cannot see how the football proposal will benefit the local community. Any residents nearby will be severely impacted by traffic and parking negatively. I will lose my local park and also be impacted negatively. I

have been a rate payer to west torrens council since 2007.

Screen Name Redacted

10/02/2022 10:14 PM

Confidence that the facilities would be improved and add value for residents. Difficulty of providing adequate public transport access. How it will be incorporated into the South Road upgrade. Will the aquatic facilities replace the existing aquatic centre and provide better facilities?

Screen Name Redacted

10/03/2022 10:01 AM

Losing green space/tree canopy - already poor in this council area Losing proper use of the second oval area as outlined in the original plan for this space including upgrades to skate park, playgrounds, more trees etc Losing public space to a commercial business for low return and no commitment to pay for other amenities/greening/upgrades in the future Losing genuine 24/7 public access to publicly owned green space! The lease agreement is almost half a century and this consultation is being rushed

Screen Name Redacted

10/03/2022 10:05 AN

The lease agreement is over generous and does not serve the community's need for open space. There has not been enough consultation with community. The plan has nothing of the previous Kings Park Masterplan. Traffic is not managed well right now, let alone game days with 20,000 people (crowd size at Adelaide oval on 30.9.22).

Screen Name Redacted

10/03/2022 10:35 AM

Initially, as a local, parking was my main concern. However i don't think that is an issue now i see on the plan that the "MCG" will be used as parking on game day for AFLW

Screen Name Redacted

10/03/2022 10:41 AM

No

Screen Name Redacted

10/03/2022 12:52 PM

Loss of amenity, loss of community Space, restricted access to community resources

Screen Name Redacted

10/03/2022 02·07 PM

In an area that already lacks public open space. With three teams utilising this area the amount of time the public will actually have to use this space will be very minimal. Parking is already an issue, and will only be made worse. Traffic through the residential back streets.

Screen Name Redacted

10/03/2022 03:23 PM

We already have limited green spaces in our community. To loose a well used park for at least 42 years will be a blow to the health and

well-being of the community and residents.

Screen Name Redacted

10/03/2022 04:14 PM

It's a horrible idea- the area is meant to be upgraded and utilised by the public and kids. It's a beautiful space- the Adelaide Football club proposal is just for the Adelaide Football club, the area will be destroyed for two ugly ovals.

Screen Name Redacted

10/03/2022 04:24 PM

Car parking, traffic management of Ashwin parade & west Thebarton road that are already heavily congested. Parking at Brickworks is already terribly planned and this will mean local shoppers will lose carparks to the development the same way that west lakes did.

Screen Name Redacted

10/03/2022 05:38 PM

Yes, I believe, prior to committing to a lease that Council and the Crows need to have an understanding on how they will address traffic management and parking in the area as I believe this will be the major challenge and concern for me and all residents of Torrensville re this development As per information provided, catering for a capacity of 9000 on a game day will being a lot of cars. Factoring the current poor/bad traffic management of Ashwin parade and the entry to the Brickworks, a traffic flow solution is imperative for all who frequent the Brickworks, will use the facilities and most importantly the current nearby residents. Car parking will require a solid solution for day to day and game day. Across the 3 crow teams, day to day will mean up to 80+ players and staff with cars, the development plan will need to have the Crows provide parking for these on site not on street. Council's solution cannot be to slap up 1hour parking limit sign in the nearby streets as Council have done in other parts of Torrensville. This is not a good solution and is unfair for residents and disrespects them, again as Council have done in other streets close to Henley beach road.

Screen Name Redacted

10/03/2022 05:12 PM

When some football events were held in the past, the noise was ridiculous, the traffic and parking was chaotic, the rubbish left on the streets was putrid, and the behaviour of people leaving the event was unacceptable, including foul language, rubbish thrown on streets, fences had objects dragged on them and some residents even had plastic bottles and food wrappers thrown into their properties.

Screen Name Redacted

10/03/2022 09:35 PM

I see little benefit to the community. The proposal seems to be in the interest of business and at a huge loss to the local area.

10/03/2022 09:50 PM

Yes, loss of community space. How will this be replaced?

City of the Territoria

Screen Name Redacted

10/04/2022 12:07 AM

Yes, the lease is a giveaway of local residents land in 5031 for no perceived benefit to me, my family and others in 5031. I have concerns over parking in the area, additional traffic, noise pollution, lighting pollution, loss of my current regular used open space for walking my dog, loss of my park I use for kicking a soccer ball with my kids, concerns over 1000+ birds that live in the trees on the reserve being displaced, concerns over cutting down large trees negatively impacting oxygen levels and impacts to client change. The AFC lease will result in extreme overdeveloped of the site, which the 5031 residents do not need

Screen Name Redacted

10/04/2022 12:36 AM

Traffic issues will not be addressed. We already have issues attending swimming lessons at thebarton aquatic centre when there are football events on at the current oval. I don't see this issue being addressed correctly in the plans. Green spaces will not be useable by the public at all times leaving no open space for kids to play. You have already taken away the playground there and not replaced it. Give some consideration to people living in the area that are not interested in football and just want some community spaces to use.

Screen Name Redacted

10/04/2022 07·22 AM

The community consultation process has not been transparent. There are 4 key concerns: 1. No guaranteed access to Green Space for the local community and events 2. Projected traffic management and car parking issues in surrounding surrounding streets. 3. Loss of critical community space which was due for an upgrade as per 2018 Kings Reserve Master Plan 4. The subsidization of a commercial tenant at the cost of ratepayers, for no community benefit This lease agreement does not appear to provide any benefit to the community whatsoever.

Screen Name Redacted

10/04/2022 08:26 AN

No

Screen Name Redacted

10/04/2022 08:31 AM

Yes! Taking away green space & giving it to the football club. Lack of parking in the area. The council should not be pandering to a football club. Looking after residents should be their goal.

Screen Name Redacted

10/04/2022 11:50 AM

Yes. It is a very generous exclusive use of premium public land to a big business for peppercorn rent. It appears to be a bad deal for rate payers. The AFC have 3 teams (AFL, AFLW, SANFL) that will play

and train on the ovals plus ground maintenance. When, if ever, will they be available to the public? Will any of the new facilities be available to the public? Car parking and vehicular access is a current issue in this precinct. How will this be resolved. The secrecy and lack of transparency surrounding this proposal is concerning and raises questions of the Council not acting in the rate payers' best interests.

Screen Name Redacted

10/04/2022 11:52 AM

I think the club and Council will take parking into consideration.

Screen Name Redacted

10/04/2022 11:55 AM

Worried about the cost to Council (or ratepayers) of West Torrens. Currently there is good care taken of roads, footpaths and verges but will this change if money is allocated for this lease. Also concerned about increased traffic on local roads and parking in side streets and possible change to public bus routes on Ashley Street.

Screen Name Redacted

10/04/2022 11:58 AM

Proposed Adelaide Football Club Development in Torrensville / Thebarton This is an inappropriate and disruptive development in a heavily populated residential area that already has parking and traffic flow issues. Those issues will be exacerbated for a long time with the start of the proposed Darlington to Torrens project. Torrensville and Thebarton residents are already aware of rapidly increased traffic flow issues through our suburbs caused by people trying to avoid the current congestion on South Road. Council should be aware of traffic flow and parking problems that already exist in our suburbs and reject such a development in their area.

Screen Name Redacted

10/04/2022 12:15 PM

То

Whom it May Concern, Thank you for the opportunity to provide feedback to the City of West Torrens (CoWT) on the proposed lease agreement for Thebarton Oval and Kings Reserve by the Adelaide Football Club (AFC). I have read your web page and documents provided and make the following assertions as my submission: Alignment with existing Master Plan Having reviewed the available information, I am providing you with a snapshot as to how the proposal aligns with the community's values expressed in the Master Plan for Kings Reserve (Table 1.). Table 1. Snapshot of performance against Community Values in Master Plan • Remove barriers and activate the spaces - CROSS • Preserve pedestrian and cycling accessibility - CROSS • A unified community precinct approach -CROSS • Enable community-based facilities - CROSS • Improve existing sporting infrastructure - TICK • Allow for passive recreation -Community access Community access to the Ovals at all times they are not being used for games (including game days, as required), official training sessions or other related purposes (reasonably

acceptable to CWT). There is insufficient information to properly understand the impact on community access and what "reasonably acceptable" means. However, based on the restrictions at other football club ovals, it is more than likely the community access will be adversely impacted compared to current use. What I expect to see No net loss of community access to Community Land. This means access to: • exercise dogs off leash • informal exercise such as bike riding, running, games • community events, including food vans, dancing, car-shows • community run sporting events such as soccer-

----- Economic return on community owned assets Paying rent to the council to access the land The terms specified under the reduction in rent and rate relief make it clear that this assertion is a blatant misdirection made by the CoWT. I am curious as to the Independent Commission Against Corruptions' interpretation on the matter and am seeking advice through a formal process. I also make the point that the AFC is a multi-million dollar business, where, this proposal is to take land and community assets away from the community and provide a heavily subsidised relief program that extends over 4 decades. While I appreciate there is a proposed \$75-80 m investment in assets and infrastructure, the AFC is actively negotiating with State Government to fund this proposal – put simply, this proposal appears to be funded by both the tax-payers of South Australia and by the rate payers within the CoWT. Not the AFC as represented in your documentation. What I expect to see A commercial, multi-million dollar business pay its own way and to not burden the people of South Australia by subsidising their business interests. Genuine small to medium business receive commensurate support from the CoWT to make their business viable. -----

------ Protection

of environmental values Ongoing maintenance of assets and greenspace within the Precinct Over the life-time of this proposed deed agreement, the average temperature (Summer – Autumn) is projected to increase on average by 2°C. Average rainfall (Winter-Spring) is predicted to decrease by up to 20% and Spring rainfall by up to 20% below 1990 levels. Most concerning, extreme heat (sequences of three or more consecutive days with average

temperatures of at least 32°C) are projected to increase from 1 in 20 years to one in every 3-5. And the evidence is very well established big trees improve our health and wellbeing, increase property values and reduce the build-up and trapping of heat. They are the single best infrastructure to prepare our streets and suburbs for a changing climate. Unfortunately, Adelaide is losing significant established trees at an alarming rate. I remind you of the CoWT's participation in a climate change resilience project and that you should be well aware that the analysis on tree canopy cover shows that Adelaide has only 24% canopy cover, it is one of the worst performing cities in Australia, and falls well below the recommended 30%. I have prepared the following map for you (produced on 19 September 2022 Urban Heat Maps | Adapting the western region | AdaptWest) to demonstrate the value of green space: **image - urban heat map of local area** I also draw your attention to the clear recommendation to the CoWT in "Western Adelaide Urban Heat Mapping Project Report prepared for the Cities of West Torrens, Charles Sturt and Port Adelaide Enfield, and the Adelaide Mount Lofty Ranges Natural Resources Management Board" (authored by Seed Consulting Services) to at least maintain the amount of green space and tree cover but preferably to increase. I note, with a grave concern that the draft lease covenant fails to mention the protection of any natural values on this site. South Australia has the weakest tree protection laws in Australia which leads me to believe the large, established trees will not be protected and likely bull-dozed with a "develop or perish" mentality that ultimately serves very few. What I expect to see Decision-makers within the CoWT recognise the value of preserving big trees in our landscape and take all necessary steps to reverse this damaging trend. The CoWT improve the natural values of Kings

----- Inadequate and inauthentic consultation I note on the Your Say West Torrens webpage (accessed 19/09/22) a particularly biased representation of the proposed agreement that does not provide information in a fulsome and impartial manner. In particular, your web page does not discuss what is lost or traded-off as part of the proposed development or the risks associated with a commercial agreement that spans over 40 years. Further to this, information has been presented in a misleading way. The positive manner in which the development would advantage the community, for example under the proposed lease agreement, the AFC would be "paying rent to the council to access the land" is simply inaccurate due to the heavily subsidised rent rebate (up to 80% for first 10 years etc.) and council rate rebates at a "discretionary 100% for the first 20 years" (pages 3 and 4 Key Commercial Lease Terms). Unfortunately, this appears to be a tactic to get the social licence for the development to proceed and this consultation is nothing more than tokenistic. In particular, I draw your attention to the announcement

Reserve and its surrounds as an ecological stepping stone to the

River Torrens. -----

------ Conclusion

In closing and based upon the presented information, I do not support this proposal. I am not antidevelopment or progress, rather, I cannot see how the negative impacts on the community and environment counter any positive gains. We have a responsibility to our community now and into the future and I am so very conscious that once decisions are made, it is harder to go back. This is not a brownfield site, it is highly valued Community Land and assets that need an injection of funds to protect and improve its current historic, community and environmental values (noting the state government has already committed \$7.5 m to upgrade the Thebarton Aquatic Centre). The AFC are lobbying the State Government to fund this proposal with tax payers funds. If public money is so readily available to improve the amenity, environmental and historical values at this site, I would encourage the CoWT to negotiate directly with State Government to achieve the outcomes identified in the Master Plan, improve the aging facilities and the historic and environmental values of the site. This places the community at the centre - not a commercial franchise and would negate the need to have the AFC involved at all. Unfortunately, the approach taken by the CoWT does not leave me with any confidence. The "could" benefits outlined on your web page are framed in an overtly positive manner that feels as though the decision has already been made. The consultation appears to tick a box that meets legal obligations specified in the Local Government Act (1999). I would, however, welcome more authentic consultation or a concept plan where my concerns would be appropriately addressed. Regards,

Screen Name Redacted

10/04/2022 12:13 PM

I am concerned about traffic and parking impact. Already sometimes I have difficulty exiting my property because of traffic lined up to turn into Ashwin Parade. Traffic is very congested on Ashwin Parade. I use a wheelchair and am quite independent. However I will need family/carers to visit/ provide care and parking will be difficult if not

impossible. My continued ability to interact with friends and family is very important. Already parking is difficult if activities are on at the oval. Parking can be very limited at Brickworks when activity is on. I rely on accessible parking in order to shop, attend doctors appointments.

Screen Name Redacted

10/04/2022 12:14 PM

The loss for residents is significant- parkland walking areas soccer fields green space. These areas are very accessed by many residents. Creating an AFL club will restrict access to these key spaces. And there has been no visible consultation.

Screen Name Redacted

10/04/2022 12:23 PM

That the skatepark will not be rebuilt and if it is rebuilt, the new build will no consult with actual users.

Screen Name Redacted

10/04/2022 12:26 PM

No

Screen Name Redacted

10/04/2022 12:32 PM

Our suburb desperately needs an Art and Cultural activities hub not more sport. The existing mature eucalypt tree canopy MUST be retained by every possible means!

Screen Name Redacted

10/04/2022 02:17 PM

It's a family recreational area why take that away from us. Car parking in the area will be a problem. Plus I thought the barricks are historical? Why knock it down. Why have restricted access.? It's a great place for family's.

Screen Name Redacted

10/04/2022 03:08 PM

I find it hard to support a lease agreement for probably 84 years without more detail of what will be built on the land & how much of Kings Reserve will be lost to oval, building or car parking & public access. How many car parks will be provided & free or paid? How access from Ashwin Parade will be undertaken as it is a nightmare now at times getting in & out of the brickworks without additional traffic heading into an oval for games or training. East Street is an extremely narrow street with traffic flow issues already. Parking in surrounding streets is already a problem when a match is at the oval & we have found it impossible on numerous occasions to access our daughter's property in Jervois Street as cars park across driveways & this will only get worse with more use.

Screen Name Redacted

10/04/2022 03:14 PM

Loss of tree cover, Loss of existing community amenity, Loss of community space, Significant rate subsidy for a commercial entity, Parking and congestion issues, Long term of lease with option to extend. Restricted access to what is now community land.

Screen Name Redacted

10/04/2022 03:22 PM

Loss of community space, loss of amenities, unnecessary use of council land to support a huge project that should be situated a substantial distance away from a densely populated residential area.

Screen Name Redacted

10/04/2022 03:32 PM

The lack of time King's Reserve will be available to the general public

Screen Name Redacted

10/04/2022 03:45 PM

It will be a very large negative disruption to the community for a single sport. A sport that is very much big business driven and not really community based. Much of what is being listed as give back to the community, we have now, with the existing facilities. The increase in traffic in a very busy corner will be madding for all local residents.

Screen Name Redacted

10/04/2022 04:32 PM

Not enough benefits for the community. The Crows will take over and push everyone else out. Unsuitable site and area for a Football team.

Screen Name Redacted

10/04/2022 04:55 PM

I think more time and details are required to fully understand the impacts and benefits to the local community. As a resident I see a massive issue of Car parking in my street since it is not zoned specifically for local residents, rather just off street parking permit which I hold due to the limited parking in the houses around this area. Its already congested due to the Church gatherings down the street on some days. I rely on parking space to be available in my street so if resident zoning can be introduced I would be in favour of the development.

Screen Name Redacted

10/04/2022 05:33 PM

The terms of the draft lease appear excessively favourable to the AFC. I say this in regards to the statements that rent and rates will be received which is mentioned in correspondence when promoting this concept but its very noticeable that when reviewing the lease these are significantly and excessively rebated and for extended durations. The argument being the AFC is investing significantly in facilities at the oval, unfortunately community benefit appears limited to access to green space (green space which will predominantly consist of... lawn) so the community will have access to better quality turf. So significant reprieve from rates and rent for large portion of the lease duration and the community has access to basically what exists at the moment. Meanwhile the significant upgrade to Kings reserve, with meaningful community facilities (e.g. playgrounds, picnic facilities, nature play, landscaping) has been shelved. On top of that, and I hesitate to draw in a topic that should be a stand alone item on the

front page of a paper. The decision to build the community centre at a cost of ~\$6.4m in a place, which based on information available from DIT prior to the construction, was going to be acquired and used for the nth-sth corridor was a gross incompetence. Now it's slipped into the redevelopment of the Thebarton oval like it's some kind of additional community space. It provides little comfort that CWT will have the foresight or expertise to negotiate a lease which is genuinely in the interests of the community. Hopefully I'm wrong on all accounts.

Screen Name Redacted

10/04/2022 05:17 PM

Brickworks entrance roundabout is already a nightmare. No parking, and unless this is going to be remedied somehow residents can't support this.

Screen Name Redacted

10/04/2022 05:24 PM

Restricted use of an area that is now available to community whenever they want to use it. I am a regular pool user and I worry that this will also be restricted. Parking on surrounding streets (any increase in parking as suggested in proposal will most likely incur cost so people will opt for free street parking) The bottle neck that occurs between south road intersection and brickworks round about entrance is already very bad on busy days, this will most likely get worse on occasion and cause traffic issues

Screen Name Redacted

10/04/2022 05:29 PM

not so keen on "100% rebate", but other than that, it's a good spot for it if there is some sort of bus interchange nearby, like west lakes has/had.

Screen Name Redacted

10/04/2022 06:04 PM

There is NOT ENOUGH street parking as it is for residents let alone the GP when they come for games. Almost impossible to get out onto main streets around the oval at the best of times, due to no traffic lights or round abouts.

Screen Name Redacted

10/04/2022 06:28 PM

Not enough details provided about how the general public will be able to use the land if it went ahead. No guaranteed access to the green space. Issue of traffic management in an already congested area of the brickworks. This area is already unsafe for pedestrians and cyclists. Loss of critical green space in the local area. The subsidisation of a commercial tenant at the cost of the local community and ratepayers for no community benefit. Lack of transparency from the council around the decision making process.

Screen Name Redacted

Insufficient information to make an informed decision. Appears to be

10/04/2022 06:37 PM

little community benefit. Very low financial benefit that can then be redirected to develop other potential green space. Only a plan to have a plan for traffic and parking management. What are the proposed community facilities to replace the community hub? Will this be accessible and bookable for the community? More detail needed on when the community can access the open space. Will the amateur soccer club have access to the training oval for games? The last AFLW showdown had around 20,000 people attended Adelaide Oval parking on the training oval is unlikely to resolve parking issues.

Screen Name Redacted

10/04/2022 07:01 PM

Taking away kings park. Crows will always been using this and therefore we will not have access. Car park is already a nightmare at brickworks . It will only get worse. I will not be able to go to my local shopping precinct Crows need to pay rent. Everyone pays rent and rates

Screen Name Redacted

10/04/2022 07:15 PM

We do not support the proposed lease to the extent that it displaces, and does not accommodate, the MA Hawks long standing licence and use of portion of Kings Reserve for soccer. See "Representation Summary" as set out in question 9 for further elaboration.

Screen Name Redacted

10/04/2022 07:21 PM

The increased traffic on the already incredibly busy Hardys Rd and Ashwin Parade. This route is often used by many as a short cut from South Rd Thebarton, Ashwin Parade, Hardys Rd, right on to Henley Beach Rd to get to Marion Rd(avoiding Torrensville Shopping Precinct). In particular the where Hardys Rd comes out on to Henley Beach Rd there is already large numbers of cars queuing up, road rage with people turning right on to Henley Beach Rd and noise trucks and tradesman driving trailers over speed humps. Its very bad now and with Crows moving in will only get much worse. This needs to be fixed before I support Crows moving in.

Screen Name Redacted

10/04/2022 07:21 PM

Taking away public access to public land Taking away our parks Filling our streets with football fan's cars

Screen Name Redacted

10/04/2022 07:23 PM

yes many concerns - i do not want a major sporting facility at the end of my street. i do not think it will benefit our community.

Screen Name Redacted

10/04/2022 07:32 PM

No

Screen Name Redacted

None



10/04/2022 08:08 PM

Parking. Loss of space for community.

Screen Name Redacted

10/04/2022 08:50 PM

Alienation of the land from current recreational/green space to something else, therefore the loss of a significant piece of community recreational space. Restrictions on community use of the green space Is the AFC paying full rates & taxes or being subsidies by WTCC for their lease of the space? If there is subsidy - why? Why is the consultation & decision making appearing to be rushed through

Screen Name Redacted

10/04/2022 09:12 PM

As a ratepayer and resident, I expect that my local Council will consider: - More time to consider the proposal to better understand the details of the proposal by the club. - More details so we can make an informed decision before handing over community land to a privately operated entity. - Greater transparency regarding the decision making process. - Council must commit to genuine consultation with residents and ratepayers about the proposal before any decision is entered into.

Screen Name Redacted

10/04/2022 09:41 PM

Increase in already congested traffic around the area, The eventual loss of green space gone forever and the community will not be allowed to access these areas in the future Peoples'.mental health will deteriorate with time if this goes ahead, which means, this will flow onto our already overcrowded health system What were the sole reasons that North Adelaide rejected their proposal?

Screen Name Redacted

10/04/2022 09:58 PM

Just parking issues.

Screen Name Redacted

10/04/2022 11:18 PM

No

Screen Name Redacted

10/04/2022 11:56 PM

No

Screen Name Redacted

10/05/2022 06:49 AM

This proposal will remove amenities from residents in favour of corporate football.

Screen Name Redacted

10/05/2022 08:58 AM

Reduced access to open space. Reduced tree cover. Pressure on local roads

10/05/2022 09:09 AM

The level of extensive dealings already done with AFC - see John Olsens speech of 29 September 2022 where he indicates ghat arrangements have already been agrees. Very different to the Mayors assertions on ABC radio on 5 October 2022. Someone is not telling the truth.

Screen Name Redacted

10/14/2022 01:04 PM

I an concerned over the absolute lack of information accompanying the lease agreement and the terms of the lease Without any details on what the proposal would look like, I do not have enough information to assess the implications of the proposal as a whole. How many trees will need to be cleared, how much construction is expected to occur, and what are the costs and benefits will be allowed to occur in the next 4 - 8 decades? There are no terms in the lease related to limits to the AFC's growth of use and provisions for access to the community for the terms of the lease. There are no terms committing the AFC to consider community needs in its decision making on how to use the Community Land. There are no terms in the lease to require the AFC to even consult with the community on decision making, let alone bind them to addressing community needs. There are no mechanisms in the terms of the lease to include community representation in the governance of the Community Land. The covenant places all of the definitions of community benefits and value in the hands of a commercial organisation and hoave no protections for the concepts of benefit and value that do not align with AFC and its members. Moreover, the reductions in rent and rates for the AFC devalues the land, community needs and the contributions that ratepayers make to the provision of services within the City of West Torrens.

Screen Name Redacted

10/05/2022 10:15 AM

Projected traffic management & car parking issues in surrounding streets Loss of critical community space and established vegetation and tree canopy in Kings Reserve Subsidisation of a commercial tenant at the cost of the Local Community and Ratepayers for no community benefit. Do not want to see a commercial entity have control over Kings Reserve, our largest local community open space.

Screen Name Redacted

10/05/2022 10:33 AM

Yes, I like the idea but more information is needed on how much space is going to be left for residents to enjoy facilities. We already have issues with traffic congestion on ashwin parade into brickworks and on south road, what is going to be done to help these issues? A good point was raised on why they need two ovals? Love the idea of upgrades to already existing facilities that is needed.

10/05/2022 11:09 AM

No, hoping that Kings reserve can be used by the public as well.

City of Contents

Screen Name Redacted

10/05/2022 11:51 AM

I live near Ashwin Parade and there is already a heavy load of traffic daily with restricted access to and from The Brickworks. This causes long queues from South Road to down Hardy's road daily at peak times. Another road off Ashwin Pde. Into the Kings Reserve would further inhibit the flow of traffic and gridlock to the South road intersection, according to the proposed map. Also parking in the surrounding streets is already limited and would be impossible during the football season and training sessions, I believe. There is limited public transport in the area, just a bus route nearby really. Tram is 20-25 minutes walk away. So most people attending for whatever reason will need to use cars. Once leased for 42 years plus another 42 years, Kings Reserve would be gone from public property and use for all time. Like at West Lakes, the next use would likely be for intensive housing. The playground was removed 4 years ago and there are no evident plans to reinstate one on the plan, where would it go and when installed? Due to Council's short sighted positioning of the Thebarton Community Centre so close to South road, it must now be rebuilt presumably on the only other part of Kings Reserve not wanted by the Football club, at further expense and limiting available recreation space greatly. Many trees will be removed to create the giant ovals, grass concreted over, building erected and a road made through the middle joining two congested streets (Ashwin Pde and Meyer St). I find it difficult to believe all the proposed benefits for the local WT community. Wishful thinking or persuasive misleading ideas?

Screen Name Redacted

10/05/2022 01:04 PM

general public usage of proposed green areas & parking

Screen Name Redacted

10/05/2022 02:07 PM

No. As far as I can see, the benefits far out weigh the objections. From participating in the 5031 facebook page, the main concern has been people not being able to take short cuts to and from the Brickworks and loss of public access. Looking at the proposal, I can see no real reduction in public access to the area.

Screen Name Redacted

10/05/2022 02:24 PM

1. The lease information states the space will be available to the community when not in use by the Adelaide Football Club. However there is no definition of the phrase 'in use'. This needs to be very clearly defined, in writing, so the community understands how much access, if any, we will have to the space. At the moment we have no assurances other than the 'good will' of a private organisation who will clearly put their own interests first. 2. A minimum number of hours per

week needs to be allocated to community use. At the moment the community has absolutely zero assurances. These hours need to be provided during traditional times used by residents e.g. when parents get home from work and want to play with their children in green space or walk their dogs. The community deserves more than whatever few scraps the Adelaide Football Club want to throw at us.

Screen Name Redacted

10/05/2022 03:25 PM

Firstly, the loss of a long-term green leisure space for families in the area. Secondly, the chaos with traffic control in neighbouring streets. A classic example was a few years ago with the first free what I believe may have been the women's football game. The car traffic in our street was unbelievable, cars parking across driveways, cars bumper-to-bumper. There was no way in hell any emergency vehicle could have accessed these streets, thus putting lives at risk!

Screen Name Redacted

10/05/2022 03:22 PM

Terrible street congestion and loss of open space. I AM STRONGLY OPPOSED TO THIS

Screen Name Redacted

10/05/2022 04:39 PM

Yes- 1. Restricted community access to community land both to the local residents and as a council with one of the lowest rates of green space; 2. Loss of trees; 3. Loss of play space/skate park; 4. Massive increase in cars to the area into an already VERY congested area, which will alienate pedestrians and cyclists; 5. The negligible financial contribution from AFC years into the future; 6. The lack of transparency of negotiations the council has entered into to arrive at a lease agreement in principle without ANY community consultation; 7. No clarity or even broad indications regarding what infrastructure AFC will provide for the community for the peppercorn rent

Screen Name Redacted

10/05/2022 05:06 PM

I am opposed to the privatisation of the only green space that is available for Torrensville residents and their families and concerned about the problems of parking and noise. Currently when games are played at Thebarton Oval patrons park in local streets this needs to be addressed even without a lease being considered I am appalled at the lack of foresight and the waste of money with the destruction of the new Community Centre and the vast amount of money spent on the bowling green cover while the heavily used swimming centre is left undeveloped. Young families don't seem to have any priority in this council's forward planning The construction of the North South Freeway which I support has also impacted on people living in this suburb through the huge increase in traffic on Ashwin Parade; a 2-lane road that according to government figures in 2021 was carrying 21,600 vehicles per day yet it has no traffic lights for pedestrians and no lower speed limit for people crossing this road to do their

shopping.

Screen Name Redacted

10/05/2022 04:57 PM

The 2nd football oval on kings reserve isn't necessary If the port adelaide football club can run their affairs using one local oval plus the adelaide oval then why are rate payers in West torrens being asked to agree to more land. The removal of trees, skate park and soccer grounds which are used by local residents is not acceptable.

Screen Name Redacted

10/05/2022 05:00 PM

No

Screen Name Redacted

10/05/2022 05:51 PM

Nil

Screen Name Redacted

10/05/2022 05:59 PM

Access / transport to the facility

Screen Name Redacted

10/05/2022 05:59 PM

No, however I would prefer the lease term be 60 years rather than 42.

Screen Name Redacted

10/05/2022 06:03 PM

No

Screen Name Redacted

10/05/2022 06:04 PM

No. Grow up.

Screen Name Redacted

10/05/2022 06:08 PM

No.

Screen Name Redacted

10/05/2022 06:07 PM

No

Screen Name Redacted

10/05/2022 06:13 PM

That the plans are of a high standard that brings world class facilities that are accessible to all and respects the needs of local residents

Screen Name Redacted

10/05/2022 06:11 PM

No let's hope this proposal gets off the ground and isn't railroaded by a small subset of the Councils rate payers.

Screen Name Redacted

10/05/2022 06:12 PM

The length of the lease - seems too short for the type of major infrastructure development being proposed

	- Williams - In 19 fear of
Screen Name Redacted	N/A
Screen Name Redacted 10/05/2022 06:14 PM	None
Screen Name Redacted 10/05/2022 06:16 PM	No
Screen Name Redacted 10/05/2022 06:18 PM	No concerns.
Screen Name Redacted 10/05/2022 06:19 PM	No
Screen Name Redacted 10/05/2022 06:22 PM	No
Screen Name Redacted 10/05/2022 06:26 PM	No
Screen Name Redacted 10/05/2022 06:28 PM	No
Screen Name Redacted 10/05/2022 06:34 PM	No. This project appears to tick all the boxes from environmental benefits, right through to local community benefits.
Screen Name Redacted 10/05/2022 06:36 PM	No. Any concerns that ratepayers have should be eased when they read the contract which protects their interests.
Screen Name Redacted 10/05/2022 06:34 PM	I have no concerns with the Council entering into a lease agreement
Screen Name Redacted 10/05/2022 06:33 PM	Too far from prospect, should have been central. North Adelaide aquatic centre was perfect for everyone to get to after matches
Screen Name Redacted	None at all

10/05/2022 06:37 PM

Screen Name Redacted 10/05/2022 07:00 PM

Screen Name Redacted

None, only positives.

No

None

10/05/2022 07:02 PM

Screen Name Redacted

10/05/2022 07:02 DM

No.

Screen Name Redacted

10/05/2022 07:02 PM

No

Screen Name Redacted

10/05/2022 07·10 PM

No

Screen Name Redacted

10/12/2022 08:29 AN

The consultation process & lack of transparency aside, my main concerns are regarding traffic management in the area. This is not simply a parking issue. As I am sure you are aware the roads surrounding Kings reserve are already congested in particular along Ashton parade. The addition of 3 football teams, their coaching & medical staff as well as the administration will exacerbate this issue. Parking is also a concern, while I appreciate there will be underground parking at the new site, it is unlikely to be sufficient for all I've mentioned above plus game day attendance. The Brickworks car park is already full most of the time & it makes it difficult as a rate payer & resident to do my groceries. Further, I am concerned for the loss of one of the only decent community assets for exercising my dogs, playing outdoors with the family, community events ie sport & cultural. I don't think access to a new football oval is going to be able to facilitate these things & definitely not when I want to access them! Another consideration here is the loss of environment ie. flora & fauna. As the city of west Torrens becomes more densely populated we will have more of a need for this, not less. There is an economic impact also. I don't believe the rate the Crows are set to pay in rent is sufficient & I believe as a rate payer I will end up footing the bill at some point. I am not opposed to development & progress in the area, but I don't see how the benefits outweigh the negative impacts to the community.

Screen Name Redacted

10/05/2022 07:11 PN

No

Screen Name Redacted

10/05/2022 07:15 PM

Just that the bowling club is being forced out earlier than expected although we are currently waiting on a meeting tomorrow 6/10.

Screen Name Redacted

None

10/05/2022 07:16 PM

tober	2002	
City c		
stiller ren		

10/05/2022 07:22 PM

Absolutely not.

Screen Name Redacted

10/05/2022 07:26 PM

No. Only observation is what impact the south rd development will

have.

Screen Name Redacted

10/05/2022 07:32 PM

Just that it is fair for both sides.

Screen Name Redacted

10/05/2022 07:36 PM

No concerns

Screen Name Redacted

10/05/2022 07:53 PM

Loss of community green space, limited access - weekends and afternoon evenings are when the community use the space, subsidizes should not be offered to a professional club, lack of benefit to community, systemic dishonest practices from wtcc, no improvement for pedestrians, cyclists or the community, green space should not refer to open expanses of lawn - this does nothing to address heat island effect.

Screen Name Redacted

10/05/2022 07:56 PM

The historical buildings must be retained and restored to help blend in with any additional new buildings.

Screen Name Redacted

10/05/2022 07:55 PM

No concerns can only see positives

Screen Name Redacted

10/05/2022 08:00 PM

None that i can think of

Screen Name Redacted

10/05/2022 08:02 PM

No

Screen Name Redacted

10/05/2022 08:06 PM

Traffic, lack of access to Ashwin Pde and surrounding streets. Also drunken football fans post games cause trouble in the city so can only foresee that trouble in our suburbs and routes to the city from there

Screen Name Redacted

10/05/2022 08:11 PM

No

The fine details of the lease have not been clear nor publicly made known. No detail so far given on how what is currently publicly accessible green space will continue to be publicly accessible. The cost to the Crows seems low given the level of access they will obtain to the site for the length of time proposed, which seems of reduced benefit to the council and hence the community. Re. the replacement community centre, some details on the amenities it will provide when compared to the current centre would help. The Crows wish to create a fans hub near to Adelaide Oval - will this see a regular influx of fans into are before and after games?

Screen Name Redacted

No

Screen Name Redacted

10/05/2022 08:59 PM

None.

Screen Name Redacted

10/05/2022 08:52 PM

I would like a bar/social function area to be permissible within the lease

Screen Name Redacted

10/05/2022 08:52 PM

No

Screen Name Redacted

10/05/2022 08:57 PM

Nono

Screen Name Redacted

10/05/2022 09:09 PN

My husband and I have lived in Thebarton for nearly 30 years, raising two children. Over this time Kings Reserve has been a big part of our lives. We have played, picniced, gathered with neighbours for bbqs, skated and scooted. Our boys attended Torrensville Primary which is also where I have worked for the past 19 years. The school children regularly walk with their teachers to Kings Reserve, using the space as an outdoor classroom and playspace. The proposed plans will see an end to all of these activities. Where will the young families of today

14 October 2002

play and connect. This green space is invaluable to our community. No amount of revenue from the lease will be enough,

Screen Name Redacted

10/13/2022 12:08 PM

Nil.

Screen Name Redacted

10/05/2022 09:13 PM

Loss of community green space. Development of the Thebarton Oval would be great but cannot support the taking over of Kings Reserve. As more and more old houses are demolished and three residences put in their place, people need community green space more than ever.

Screen Name Redacted

10/05/2022 09:22 PM

Not enough consultation. The proposed deal is terrible. The residents are totally against it. This 'survey' doesn't address the concerns of residents. There are too many questions and no time to respond appropriately in this forum. The registration on this site is designed to exclude people. Having to redo the registration process and go through several links! Rubbish! Find another software developer!!

Screen Name Redacted

10/05/2022 09:14 PM

No

Screen Name Redacted

10/05/2022 09:21 PM

None from me.

Screen Name Redacted

10/05/2022 09:22 PM

No

Screen Name Redacted

10/05/2022 09·27 PM

Absolutely not.

Screen Name Redacted

10/05/2022 09·25 PM

No

Screen Name Redacted

10/05/2022 09:31 PM

Allow community access, free parking for other businesses (pool, etc.) Improve traffic around the brickworks (the roundabout is a mess! - maybe traffic lights?)

Screen Name Redacted

10/05/2022 10:04 PM

No

Thebarton Oval Precinct – Proposed lease feedback : Survey Report for 16 September 2022 to 14 October 2002

Screen Name Redacted

10/05/2022 10:45 PM

I hope that the heritage features of the current grand stand can be incorporated into the build

Screen Name Redacted

10/05/2022 10:53 PM

None

Screen Name Redacted

10/05/2022 11:26 PM

Scheduling. All aflw games should be agreed upon for each year.

Problematic but achievable

Screen Name Redacted

10/05/2022 11:28 PM

No

Screen Name Redacted

10/05/2022 11:49 PM

Consultation process does not feel genuine. No other options have been presented. Current facilities have been allowed to degrade. The 'unlocking' of Thebarton Oval should not be contingent on implementation of Crows proposal- Council should do this anyway. Lack of trust that green space and tree cover is compatible with Crows desired oval footprint. Heat map of council area is one of Adelaide's hottest- natural green space and mature trees need to be preserved. Sceptical about level of community access which will only be possible when grounds not required for Crows use.

Screen Name Redacted

10/06/2022 12:29 AN

No

Screen Name Redacted

10/06/2022 01:59 AM

Reduced greenspace. Reduced access to green space for residents. Local traffic concerns. Huge buildings in residential areas. The second oval being used as a carpark. No public transport for aflw matches. Rebates on lease. Lease massively undervaluing the space.

Screen Name Redacted

10/06/2022 07:12 AM

No.

Screen Name Redacted

10/06/2022 07:23 AM

none

Screen Name Redacted

10/06/2022 07:33 AN

No concerns, but important the AFC ensures that it discharges its commitments to the community i.e., access to facilities, is a good community citizen are 2 key ones from my perspective as a member so it is respected and integral to the area/state

Screen Name Redacted

None

No

10/06/2022 09·16 AM



Screen Name Redacted

10/06/2022 09:20 AM

The only concern of this project is that it gets watered down because a small number of vocal residents who just generally don't want to see change.

Screen Name Redacted

10/06/2022 09:40 AN

No

Screen Name Redacted

10/06/2022 10:07 AM

As long as traffic is managed well, I don't have any other concerns I don't think.

Screen Name Redacted

10/06/2022 09:55 AM

Loss of public amenities and lack of thought of traffic impacts.

Screen Name Redacted

10/06/2022 10:14 AM

yes, I am opposed to any development in the area that will increase traffic and crowd density. Currently when there are events at the oval it is impossible to undertake daily activities such as shopping at the Brickworks as increased demand for parking and the increased traffic make it impossible for local residents to have easy access. I avoid the area when there are events and shop elsewhere. I am opposed to these developments in an already high density residential area that will contribute ongoing congestion & noise. I have concerns that if the South Rd upgrade goes ahead & this precinct is developed it will divide the community to either side of South Rd. I would not like to be a resident in the area of the proposal. I have lived in Mile End 20+ years and the increase in population density, traffic & noise pollution has made it a less pleasant area to live in.

Screen Name Redacted

10/10/2022 12:25 PM

In principle this proposal seems like a good idea however I believe the existing issues of traffic management in the immediate vicinity and the loss of current community assets ie open parkland with no guarantee of replacement of existing areas are two good reasons not to proceed at all for this site. Traffic management - the current situation • The area immediately surrounding the Thebarton oval and Kings Park consists of narrow streets which currently restrict traffic flow with resident and visitor parking. • Ashwin Parade and Ashley Street are now feeder roads east/west to South Road, the city and western suburbs. They carry an increased volume of traffic to the point that at times traffic is backed up along Ashwin Parade South Road end and Ashley Street Holbrooks Road intersection. • The large roundabout located at the Brickworks shopping centre impedes traffic flow through this area contributing to the back up of traffic. • The Brickworks shopping centre carpark is difficult to access and

manoeuvre in and also contributes to back up of traffic across the roundabout and ergo Ashwin Parade and the changes made to traffic flow inside the carpark have added rather than assisted this issue. Traffic in the area has worsened and will increase considerably as the state government's ongoing strategy of urban infill continues. There is a mega school being built in Fulham Gardens and another large housing development in the same area let alone increasing development along the riverside off Ashwin Parade. These residences come with parking and traffic issues. Traffic management in inner city areas such as this need to be addressed before we add a further complication of bringing large numbers of visitors in on a temporary basis to use the proposed new facilities for football training/matches. Loss of open green space in Kings Park The proposed lease drawings provided to the community show the majority of the well established tree canopy and playing areas used for multi-purpose now ie sport, general recreation, events (fairs, music), carpark overflow removed and an MCG sized oval replacing this. While an oval of this size will provide an open grassed space purportedly accessible to the community it will not replace the loss of that amount of tree canopy. Why is the council even considering such a proposal when we already have heat traps with the increased development of smaller residential blocks with large amounts of brick/concrete and little to no space for growing trees. Our cities are getting hotter so the loss of trees and open grassed areas contributes to this. The offer of potential playground, skatepark and soccer pitch on whatever land left available after the South Road upgrade is complete in 10 years is unacceptable given the loss of the existing relatively new playground, tennis courts and bowls clubs in the South Road/Ashely Street corner. Further to all this the Council is proposing to give the Crows massive financial rebates on their arrangements/rates over the 42 year lease. In my view the existing traffic management issues and loss of facilities with very little benefit to the general community far outweigh the potential benefit to council of gaining a small amount of income and the Crows investment in infrastructure and maintenance of the facilities.

Screen Name Redacted

10/06/2022 10:10 AN

N/a

Screen Name Redacted

IN/N6/2022 10:16 AM

Loss of green space & trees, lack of access by public/local residents to facilities, traffic, parking

Screen Name Redacted

10/06/2022 10:18 AM

Dedicated public transport access is essential

10/06/2022 12:32 PM

No



No

10/06/2022 02:24 PM

Screen Name Redacted

10/06/2022 01:10 PM

No

Screen Name Redacted

10/06/2022 12:53 PM

No great for future families

Screen Name Redacted

10/06/2022 01:03 PM

Community loses access to facilities. Traffic. Noise. Devalue house properties. Loss of playspacefor children. Loss of space for walking strolling walking dog. Loss of tree cover in spark area

Screen Name Redacted

10/06/2022 01:03 PM

Removal of play space for children. No other areas when visiting.

Screen Name Redacted

10/06/2022 01:52 PM

Length of Lease - we are potentially granting an exclusive use of the area for 84 years! Can the Lease be amended, adding extra benefits for the Crows, in future without further consultation with nearby residents who may be impacted by any amendments? The particularly low rent supporting profit for a Victorian multi-million dollar business. Traffic and parking congestion. Noise, sirens etc, particularly late at night. Light spill from lighting towers into adjacent homes. Potential increase in vandalism, crime, road-rage incidents (already experienced), and street or sexual assaults fuelled by increased alcohol consumptioin. (eg current Brittany Higgins case) Very short consultation time and minimal information flowing to the community until now. There seems to be some confusion about the 2018 Kings Reserve up-grade master plane and if it will still be implemented - we need clarity.

Screen Name Redacted

10/06/2022 01:45 PN

Given likely increased use of area traffic management and parking must be adequate and not unnecessarily compromise use of the open spaces.

Screen Name Redacted

10/06/2022 01:48 PM

Loss of open space. Loss of vegetation canopy. Noise of activities. Car parking issues.

Screen Name Redacted

10/06/2022 01:56 PM

As an Adelaide Football Club member of many years, none whatsoever.

No

10/06/2022 02:06 PM

Screen Name Redacted

10/06/2022 02:11 PM

No reallyt, just need to ensure there is claarity around when the residents are able to access the facilities.

Screen Name Redacted

10/06/2022 02:13 PM

Need more information

Screen Name Redacted

10/06/2022 02:13 PM

No

Screen Name Redacted

10/06/2022 07:05 PM

I have many concerns that a Professional Club is taking over Thebarton / Kings Reserves. We have limited open spaces in the City Of West Torrens as it is and now losing Kings Reserve is not acceptable. I have lived in the City of West Torrens for 53 years and to see this area taken away from the community is not acceptable. The Council promote Community but when you take away resources this impact us locals. Its not even a massive area and to allow this to be taken by a Privately Owned Club and control this location is surely against the City Of West Torrens aims and objectives. I am totally against the Councils Proposal. Why don't the Adelaide Crows stay in West Lakes. Having such a Club in this local area will create more traffic more noise more congestion in our streets. Please have a good think about what you are doing as a Council lets support the little people that do so much for our community and do not take away the little resources and land that is available.

Screen Name Redacted

10/06/2022 02:19 PM

No

Screen Name Redacted

10/06/2022 02:31 PM

Local politics forcing unreasonable restrictions or changes to arrangements, based on a noisy minority and potentially reactive Elected Members

Screen Name Redacted

10/06/2022 02:32 PM

As a West Torrens rate payer I do not agree with our public land being handed over for private use and being restricted from using our public space.

Screen Name Redacted

10/06/2022 03:38 PM

How the open spaces are used....how much I'll be lost potentially re trees and greenery



10/06/2022 03:44 PM

No.

Screen Name Redacted

10/06/2022 05:31 PN

I believe Thebarton Oval precinct is NOT a good location for the Adelaide Crows Headquarters and will not benefit the West Torrens residents living near the proposed site.

Screen Name Redacted

10/06/2022 06:00 PM

The proposed lease agreement would not benefit the residents living near the proposed site.

Screen Name Redacted

10/06/2022 06:15 PM

Absolutely not

Screen Name Redacted

10/06/2022 06:55 PM

I travel and shop in and around the Brickworks area regularly and it seems that the Crows proposal would only exacerbate the current traffic congestion which at times is extreme. The proposal includes 'some' access to the public but only at the club's discretion which could change at any time and exclude the public - I do not trust them as what they really want are exclusive rights to use the area as THEIR clubhouse. This limited green area is already being eroded by the planned widening of South Road - no more!

Screen Name Redacted

10/06/2022 07:20 PM

No

Screen Name Redacted

10/06/2022 08:03 PM

No concerns.

Screen Name Redacted

10/06/2022 07·38 PM

Not at this stage

Screen Name Redacted

10/06/2022 08:36 PM

Main concern is the possible reduction in timely freedom of access to the Kings Reserve open space and to the skate park. Currently my family and I can go there anytime and enjoy the wide open spaces. I fear that the AFC will at times restrict access to the park and then my life will be affected by the AFC schedule. A park and open space is meant to be available as an amenity to people when they need it - not at a scheduled time. My second concern is that the AFC seems to be getting control of a lot of community land for incredibly low rates of rent and council rates. The AFC is backed by the AFL and is a commercial business. The activities at the facility will create new issues for local residents and increase traffic on local roads - issues

the council will need to expend money on. The facility should "pay its way". My third concern is that the public documents about the lease seem to be promoting the lease i.e. the council already has decided that the lease is a good idea and is promoting it - rather than asking the community. My fourth concern is that some of the listed positives or benefits of the lease include actions that are required under law in any case and are therefore not an act of goodwill by the proposed lessee but simply what must be done under law and regulation. For example it states that state heritage items will be protected - but state heritage items must be protected anyway. It also states that car parking will be provided - but development regulations require commercial operations to provide adequate parking anyway. The lessee isn't doing us a favour by simply following the regulated policies of the day. It feels like an attempt at manipulation and therefore makes me feel uneasy about what else is going on.

Screen Name Redacted

10/06/2022 07:54 PM

No, none.

Screen Name Redacted

10/06/2022 08:27 PM

No

Screen Name Redacted

10/06/2022 08:36 PM

None

Screen Name Redacted

10/06/2022 08·43 PM

Not if the council does it's due diligence

Screen Name Redacted

10/06/2022 08·49 PM

Fair process

Screen Name Redacted

10/06/2022 09:09 PM

Only ok for them to have access to Theb oval not Kings Reserve

Screen Name Redacted

10/06/2022 09:16 PM

No

Screen Name Redacted

10/06/2022 09:46 PM

None

Screen Name Redacted

10/06/2022 10:19 PM

I only see positives in this lease agreement. Redevelopment of the buildings and playing fields, establishment of recreational facilities for use by the general public when the facility is not being used by the clubs three teams. From information provided it appears that the redeveloped facility will be available to the general public more often than the club. The lease agreement is well drafted in that it places the financial responsibility predominantly on Adelaide Football Club, but with the majority of the rewards deferring to the general public. Of course Adelaide get a great new facility. Hopefully their presence there will activate other business activity in the area in the short and long term. Councils initiatives in attracting Adelaide to Thebarton will reap major rewards for the West Torrens Council and its residents for years to come.

Screen Name Redacted

10/06/2022 10:22 PM

Parking is my primary concern. We live in close proximity to the proposed area and would like assurances that adequate parking will be available without hindering our everyday movements too much. Shopping at the Brickworks is also a frequent activity which we undertake and we would like to know that finding a convenient park to load our groceries won't be an issue.

Screen Name Redacted

10/06/2022 10:53 PM

If there would be any increased rate pressure due to the lease.

Screen Name Redacted

10/06/2022 10:57 PM

No

Screen Name Redacted

10/07/2022 07:47 AM

No

Screen Name Redacted

10/07/2022 07:49 AM

No

Screen Name Redacted

10/07/2022 09:33 AM

no

Screen Name Redacted

10/07/2022 10:05 AM

No

Screen Name Redacted

10/07/2022 10:10 AM

No

Screen Name Redacted

10/07/2022 10:43 AM

Many. I do not want the removal of the trees, I don't want the additional traffic in and around what is already a nightmare area of teh Brickworks shopping centre and surrounds and I think the lease is ar too low and clouded by the fact the proposed expenditure is

er 2002

predominantly for the club itself. This is not a decision for ratepayers and the Council need to cease this project immediately.

Screen Name Redacted

10/07/2022 10:42 AM

None what so over. Fantastic decision.

Screen Name Redacted

10/07/2022 11:09 AM

1. The destruction of the only green space in the area. 2. Ashwin Parade, West Thebarton Rd and Phillips St are already overloaded with traffic.

Screen Name Redacted

10/07/2022 11:09 AN

No

Screen Name Redacted

10/07/2022 11·52 AM

I don't care about the lease of Thebarton Oval however, I object to the lease of public lands adjacent. Irrespective of the vacuous statements regarding the ability of the community to use those spaces, the designs are predicated on the priority use by the AFC. The 'Benefits to the Community' described on Council information pages are nothing but 'weasel words' that lack substance and meaning. Four of the identified benefits currently exist without the AFC proposal. One of the benefits is solely achieved by (and for) the AFC. The final statement that it will provide "A unified community precinct approach" is garbled spin and meaningless. The proposed lease to the AFC denies the community of the benefits of the previously stated plans for the development and improvement of Kings Park that is the site for many community events, sporting events, social gatherings, dog exercising, and amenity. The amenity of the park will be lost under a lease to the AFC.

Screen Name Redacted

10/07/2022 11:33 AM

I object to the favouritism shown to the crows over other ratepayers. I believe we are loosing a beautiful space and gaining little in return and the gums need to be saved. Deal given is preposterous. Council is practically giving it away. So much more could be done with that space.

Screen Name Redacted

10/07/2022 11:42 AM

The length of it, the low financial return, loss of ammenities for general public, traffic issues, essentially privatising public land

Screen Name Redacted

10/07/2022 11:39 AM

No.

10/07/2022 11:56 AM

Reduction of accessible green space, Traffic management, Commercial interests winning over community.

Screen Name Redacted

10/07/2022 12:16 PM

I would want the Crows to pay rent. I have seen in community groups that the inital proposal was for them to not pay any rent for a certain amount of years. I don't think this is good for the community.

Screen Name Redacted

10/07/2022 12:34 PM

From the council's own information the supposed benefits to the community are: Remove barriers and activate the spaces. Preserve pedestrian and cycling accessibility A unified community precinct approach. Enable community-based facilities. Improve existing sporting infrastructure. Allow for passive recreation Most of these are existing benefits we already have, others are very vague and provide zero detail. Removal of barriers can be done without involvement of the AFC. The council have provided no detail on how \$9 million of our money will be spent. What are we getting for this massive amount of money that we don't already have? More importantly, what are we giving up? The community rightly want to know what \$9M dollar will get us, other than occasional access to lawn, something we currently have 100% of the time. I don't see how having access to two patches of lawn some of the time is better than having access to one patch of lawn 100% of the time. The mayor said the ground would be available to the community 'about' 70% of the time. Presumably this includes after-dark hours when very few use the park. I would be interested to know the percentage of daylight hours it would be available. Surely the council and the AFC can produce a draft timetable for the community to provide meaningful feedback. At the meeting the mayor made a vague reference to a soccer pitch, new skate park and playground with dedicated car park. I can't see how all this, an MCG size oval and re-built community centre will fit on Kings Reserve. This issue was raised by the one of the residents who spoke at the meeting, the mayor conveniently ignored this fundamental issue. This must be addressed ASAP. These are fundamental questions that should have been answered before going out to community consultation. It is well documented that the AFC have spent many years trying to find a permanent home, it seems they need West Torrens more than West Torrens need them, yet the weighting of the proposal suggests the opposite. The council should engage professional consultants to advise them and negotiate a much fairer deal with the AFC. The mayor himself admitted at the meeting that the council does not have experience with proposals of this magnitude. There is no shame in asking for help and much better than making a mistake that will last nearly a century. In short we are being asked to provide feedback on a proposal with scant detail. The council is extremely naïve if they are surprised by the high levels of cynicism and scepticism in the community regarding this proposal.

Not a single person at the meeting spoke in favour of the proposal, other than the mayor himself. Can he blame people for thinking this is already a 'done deal'? If it's such a good proposal where were all the community members in favour of it? There is an overwhelming and understandable attitude amongst the community that the consultation period is nothing more than a tick box exercise. The fact that the mayor did not deny he initially declined the proposal of a community meeting did little to help this.

Screen Name Redacted

10/07/2022 01:29 PM

Loss of community green space

Screen Name Redacted

10/07/2022 01:40 PM

The conditions for the AFC lease place the responsibility for maintaining community access with the Club. This should be accompanied by strong measures for Council to ensure these conditions continue to be met well into the future with supervisory and enforcement measures in place. One option would be for the Council to require community and council representation on the AFC Board. The facilities proposed seem ambitious for this contained site. This should be reviewed before the Lease is finalised.

Screen Name Redacted

10/07/2022 02:04 PM

Absolutely no concerns, this can only be a positive move forward

Screen Name Redacted

10/07/2022 03:00 PM

I have ticked "don't support" above because I cannot how the benefits to our community will outway the detriments (in particular loss of full public access to Kings reserve, and increased traffic). The suggested benefits are vague; "Community accessible hospitality spaces" does this mean more than being able to go to the bar/restaurant in the AFC's clubrooms? "Improved community recreational facilities" what are these, and where will they be located? "Increased usable green space and public places" - where will these fit if the second Oval on Kings reserve needs to be as big or nearly as big as Thebarton Oval? And also a new community hub. How will these all fit on the site? "Maintain green space and enhance existing treeplanting" - does this mean that no existing trees will be cut down? In short, what are the "community benefits and facilities" and the "public realm facilities" referred to in the proposed lease terms? and what guarantees do we have that there will be no reduction in green space and trees, and public access to what we already have? (And I don't think to suggest that being able to go onto Thebarton Oval is a suitable alternative - at least for everyone apart from people who want to play football). Therefore I do not support the proposed lease.

no

10/07/2022 02:46 PM

Screen Name Redacted

10/07/2022 02:48 PM

No

Screen Name Redacted

10/07/2022 04:53 PM

none

Screen Name Redacted

10/07/2022 05:17 PM

Primarily the financial impact. We, the ratepayers, should not be kicking in money, nor should we offer such generous terms to a commercial enterprise like the AFC. Jack up the price and make them take on more debt because it's not our problem. They missed North Adl and Brompton - where else can they do this? Charge them market rates. Shit, charge them exorbitant rates, and we shouldn't chip in loose change. Secondarily, the loss of full time access to Kings Reserve vs part time access to both Thebarton Oval and whatever Kings becomes - this seems under-done. Force an SLA on them to ensure no loss of business hours access to at least one of the sites. Why would they even need a second Oval? Concentric circles - make one MCG sized one, and then use that for smaller oval drills? Even CTE can't stop this being incredible obvious a solution to ameliorate the overwhelming community concern?

Screen Name Redacted

10/07/2022 05:38 PM

No

Screen Name Redacted

10/07/2022 06:41 PM

The return to Council over the 42 year period (?\$9 million) is grossly insufficient. Council will have to spend much more during the same period to ensure minimal services and infrastructure maintenance. The figure should be in the order of \$15-\$20 million for the 42 year period.

Screen Name Redacted

10/07/2022 06:48 PM

The rate should be at at the commercial rate and have no discount at all. The club made a profit of 3.5m and

Screen Name Redacted

10/07/2022 07:05 PM

Loss of green space, overcrowding, traffic and parking. Consultation process was poor - loosing faith in council to represent residents

Screen Name Redacted

10/07/2022 07:31 PM

None whatsoever

10/07/2022 08:11 PM

Screen Name Redacted

10/07/2022 08:30 PM

My main concern is the loss of freely accessible greenspace to the community. Access is at the discretion of AFC rather than a guaranteed amount of access. Given the long nature of the lease there should be no credit for or buy back or the improvements made by AFC. They will surely recover the value over the lease term and not need further concession.

Screen Name Redacted

10/07/2022 09:54 PM

Taking away oval and community space from the current community. Despite the clubs promise of ensuring there will be space between all the teams training session, think it's complete bollocks that there will be time for anything else.

Screen Name Redacted

10/08/2022 12:17 AM

As a resident within a short distance of the precinct I have concerns regarding the traffic congestion that will be caused, the noise level during event times and the reduction of the community spaces that will disappear. As a property owner investing in renovation/extension I would anticipate a reduction in property value should the plan go ahead.

Screen Name Redacted

10/08/2022 12:38 AN

Yes I am not happy at all that the council is subsidizing a commercial interest, the Crows at the expense of the local community. I don't understand why the council is allowing the Crows to have this lease for virtually nothing when there is no benefit to the local community. I don't want my rates spent subsidizing a wealthy commercial enterprise.

Screen Name Redacted

10/08/2022 07:41 AM

restricted access to an open space one of the only open spaces in the Thebarton ward within a short distance loss of amenity ,skate ,playground etc, especially in light of losses due to south road tunnel, the community will lose, community hall, bowls club and newly constructed shelter, playground ,bbq area, wet land traffic management , which is already hell on earth in surrounding streets due to poor developement approval of the brickworks parking, which is a night mare already in the whole surrounding area which currently has poor enforcement , should approval occur , overflow will occur and AFC supporters will park at brickworks they may start charging locals for car parking when shopping adding further loss. loss of critical space revenue and rebates offered to a wealthy commercial entity at a huge cost to the local community with poor return public wellbeing and health through a sense of loss and need for guarantees to open green areas especially at times like a pandemic

when these places became critical

Screen Name Redacted

10/08/2022 08:16 AM

Traffic management and ensuring the park redevelopment is done in the communities interest

Screen Name Redacted

10/08/2022 11:44 AM

YES. I'm concerned with the loss of UNRESTRICTED access to green space. Kings Reserve is the only one of its kind of such generous proportions available within our local area and I am concerned Council is not listening to the needs of the LOCAL community. I live backing onto Kings Reserve. I am concerned about the impact of the development on the local community - traffic congestion is already an issue around Ashwin Parade and The Brickworks. Parking is already an issue on East Street (Northern end). I am concerned about the construction noise and dust. I am VERY CONCERNED about increased noise and floodlighting if a training oval is built too close to the western boundary of Kings Reserve as currently it is "natural" and a lovely view from my backyard. What will I be looking at outside my back window?! A car park? An oval with flood lighting? I'm concerned for my sons safety playing in our backyard (on the boundary of Kings Reserve) especially if a liquor licensed facility is approved at our back door. I am concerned for my dogs safety and well-being with increased activity at our back door. We moved into this property in late 2018 with the expectation that the 2018 Master Plan was proceeding. I am concerned that recent AFC artists impressions released to the public are nothing like the reality of what it will look like to accommodate two giant ovals and "Crow's headquarters", and parking and that the facilities the community will actually benefit from like the playground, bbq facilities and skate park will not come to fruition.

Screen Name Redacted

10/08/2022 10:58 AN

No

Screen Name Redacted

IN/N8/2022 11·18 AN

Lease would need provision to * ensure that if AFLW becomes more popular to the extent that the parking issue grows further action is undertaken to address the issue * the access to the at least significant portions of the green space must include times that are popular with the community e.g. 4-8pm on most days of the week. (i.e. both ovals can't be used simultaneously every evening during the season for training the different teams) * none of the lease terms should be changed to be less favourable to the community * Road Maintenace of the main access roads needs to be DIT's responsibility, not the councils

Screen Name Redacted NO CONCERNS

Screen Name Redacted None

Screen Name Redacted None

Screen Name Redacted No

Screen Name Redacted no

Screen Name Redacted No

Screen Name Redacted No concerns

Screen Name Redacted Not if things proceed as proposed.

10/08/2022 01:05 PM

Screen Name Redacted No
10/08/2022 01:22 PM

Availability of community appear to residents due to the

Screen Name Redacted

10/08/2022 01:59 PM

Availability of community space to residents due to the length of both

AFL and AFLW seasons. Car parking as overflow often goes to the

Brickworks. 'Real' impact of South Road upgrade.

Screen Name Redacted

10/08/2022 02:42 PM

No concerns at all, I'd support Port or the crows setting up at thebarton

Screen Name Redacted

1 do not live near the oval but I am sure that local residents are
concerned with cars congesting their streets.

No

10/08/2022 03:03 PM

Screen Name Redacted

10/08/2022 03:16 PM

No

Screen Name Redacted

10/08/2022 03:14 PM

No

Screen Name Redacted

10/08/2022 03:27 PM

YES! Loss of community green space. Increase in traffic and parking requirements. Negative impact on local residents. Lack of space to hold community events.

Screen Name Redacted

10/08/2022 04:15 PM

1. Public access may be restricted by formally defined "game days", "training times" etc, that effectively shut out residents to proposed public access areas. How will residents know what times they can access? How will this be made known? How will this be policed? 2. How will traffic management be managed in the immediate and surrounding areas a) during the construction period and b) thereafter? Will there be increased traffic flow through currently well managed through-roads such as West Thebarton Road, George Street etc? How will nearby residential streets be affected by increased traffic on game days and other event days? 3. Parking: how can this project guarantee surrounding streets and spaces are not used by people attending matches and events? What guarantee is there that parking at the Brickworks will not be compromised and shoppers shut out on match days and during other events, including training times? 4. How will noise be managed? What kind of noise management will be in place regarding loud speakers, PA systems and sirens? Currently, there often is loud noise arising from loud speakers, music and sirens at outside sporting events at the Mile End Basketball stadium. Will this new oval add to this noise disturbance? 5. The SA Government proposes that the new Women's and Children's Hospital is to be built on the current Police Barracks site at Thebarton. If this eventuates, what will be the traffic management plans for the Thebarton area during the concurrent construction periods? How will traffic diversions during this period affect residential streets in the general Thebarton area?

Screen Name Redacted

10/08/2022 04:07 PM

None at all

Screen Name Redacted

10/08/2022 04:07 PM

It will reduce my ability to enjoy the area without major public disruption and large crowds. This is not what I want in my backyard.

10/08/2022 05:33 PM

Impact on the environment and direct neighbours during construction process, increased traffic and problems parking which will be ongoin, decrease in property value - people buy into the area due to the access to green space and those who live here do not want to loose this, impact on neighbours re night time activities at clubs rooms / pokies etc and any inappropriate the behaviour. There are already traffic issues with the brickworks and having more traffic in the area will only impact on the community even more so.

Screen Name Redacted

10/08/2022 05:22 PM

Not really.

Screen Name Redacted

10/08/2022 07:12 PM

None not when \$80 million is going to improve the area, just get it done.

Screen Name Redacted

10/08/2022 08:27 PM

As I don't have any details of the lease I can't yet agree or disagree

Screen Name Redacted

10/08/2022 08:39 PM

Effect on community groups and activities particularly Thebarton Swim Centre. No information regarding how that will be affected in general and affect on parking etc for families using the swim centre.

Screen Name Redacted

10/08/2022 09:21 PM

No concerns as long as parking considerations have been taken into account

Screen Name Redacted

10/09/2022 01:23 AM

Guaranteed access to the facilities for the public when not being used by the club

Screen Name Redacted

10/09/2022 05:57 AM

Increased traffic congestion near brickworks on aswin pde which already doesn't cope on a weekend let alone with 10000 or even 100 more people on a game day. Parking in both brickworks which is already non-existent on a weekend but also in surrounding streets especially if oval has paid parking Noise night games

Screen Name Redacted

10/09/2022 08:06 AM

I don't have mayor concerns about the lease as it will keep the area in pristine condition mostly at the club expense. I'm only a bit worry about the size of the ovals and buildings. In the map it looks a bit tight considering the land that will be lost to the T2D project. I read that they want the second oval to be the same size of the MCG but I'm not sure how much spare land will be left for the green areas, walking

paths and bike paths included in the plan. The building they currently have in West Lakes is big, a similar size building could be too big for the area if the two ovals take over almost everything. The buildings could face Ashwin Parade or South Road to leave the area facing the houses wide open to avoid making it feel claustrophobic. I'm not an architect and I'm really bad with dimensions but if that could be part of the agreement, that infrastructure doesn't overpowers the area and it doesn't look like it was forced to fit in there, then it will be fine. Also, traffic management. Sometimes it's really busy at certain times of the day and can take a while to either get into the shopping centre or to cross South Road. If you could please plan ahead to solve that

Screen Name Redacted

10/09/2022 08:43 AM

No concerns

problem would be great.

Screen Name Redacted

10/09/2022 09:26 AM

I would want to see access to green space preserved and a playground included on site somewhere. Noise and parking controls would need to be in place and car access only via Ashwin Parade or south road as per the proposal. I would want to be clear on how much time the ovals would actually be open to the community.

Screen Name Redacted

10/09/2022 12:15 PM

NO

Screen Name Redacted

10/09/2022 12:31 PM

Parking provided by club must be free so people don't clog local streets

Screen Name Redacted

10/09/2022 01:23 PM

No

Screen Name Redacted

10/09/2022 01:36 PM

Not really. Parking needs to addressed for access.

Screen Name Redacted

10/09/2022 02:36 PM

Significant concerns about the proposed plan. Lots of community facilities including ovals and parks lost in favour of a multi decade commercial venture that will prohibit residents from using council owned land, THEIR land. Wtf, West Torrens council?! What corrupt business deal is going on here? I see no benefit for residents, and a lot of benefit for commercial stakeholders, and a long lease that is never going to benefit locals, only a bunch of people profiting off a bunch of overpaid young men.

October 2012

Screen Name Redacted

10/09/2022 02:26 PM

Yes, I don't think the lease will provide more for benefits for our community, rather create chaos for local residents. A long lease is a long commitment if it's not right for us.

Screen Name Redacted

10/09/2022 02:32 PM

Loss of vital green space ie established trees- impact on temperature/climate of this, loss of free access to community green space eg playgrounds particularly for young children

Screen Name Redacted

10/09/2022 02:53 PM

Destroying environment and natural reserve area

Screen Name Redacted

10/09/2022 03:02 PM

Preservation of community space and green areas is essential - kings reserve should NOT be included in any lease

Screen Name Redacted

10/09/2022 03:08 PN

That the community will lose access to valuable green space - particularly for children and those who play sports. There also hasn't been any consideration to upgrade the local pool as part of the redevelopment I am also concerned about increased traffic locally for residents It is out of keeping with the original master plan from 2018 which is an excellent plan to develop the area into a community space for residents and their family/friends to enjoy.

Screen Name Redacted

10/09/2022 03:10 PM

Very long lease Does not give community access Plans for community involvement vague Community land should be for the ratepayers of that community - this does not appear to be offered in the plans A vibrant space with area for children and MULTIPLE sports not just afl - will be lost!

Screen Name Redacted

10/09/2022 03:36 PM

Would reserve decision based on details in masterplan. Eg what facilities would be provided, what community access would look like, and obligations for enhancing and maintaining amenity value of public spaces, and how these will be measured, upheld and ensured. Maybe some consequences if access KPIs are not met.

Screen Name Redacted

10/09/2022 03:49 PM

As a person with a young family about to move into the Thebarton Ward I was very concerned to hear about the limited community consultation over this development, especially given preceding plans for development as a community space which have not been honoured. I do not believe that lease to the Adelaide Crows will be able to meet the diverse needs of the community and will result in the Crow's needs being placed ahead of the community.

10/09/2022 03:53 PM

Loss of green space, traffic congestion, increase to already significant parking issues. Environmental issues.

Screen Name Redacted

10/09/2022 04:07 PM

I have major concerns regarding the lease agreement. I have concerns regarding the loss of the community green space. Myself and my whole family have utilized this area for sport, recreation and attending community festivals. I have a small family and absolutely no backyard due to the densely populated area we live in due to the council allowing so many subdivisions to occur so would like to keep access to this area for my children. This is the only mixed use green space if it's kind within this area and it would be devastating to the community to lose it. In terms of consultation regarding this plan I also feel as a community we have been pretty much overlooked. I don't ignore local news and yet I only found out about this last week. There is also a large proportion of this area who have English as a second language, have they had the opportunity to consult? The answer to that is no given this survey is only available in English from what I can see. Also the fact that almost 70000 crows members have been asked to consult even if they don't reside in the area seems pretty unfair given there will be little to no impact on their daily lives thereby potentially skewing this surveys result. My other big concern is traffic and parking in an already busy area! If this lease is allowed to go ahead there will be a major loss of community space, parking and traffic issues and overall it will be a detriment to the area for what will be both mine and potentially my child's lifetime!

Screen Name Redacted

10/09/2022 04:00 PM

Loss of community green space and recreation area. King's Reserve should not be included.

Screen Name Redacted

10/09/2022 04:03 PN

No, it may seem cheap but there is a hefty investment and large development proposed.

Screen Name Redacted

10/09/2022 04:12 PM

Length of agreement, loss of green open spaces and playgrounds

Screen Name Redacted

10/09/2022 04:16 PM

You will be destroying the only large community green space available to families in the Thebarton area. Instead you will be constructing 2 large ovals which are not environmentally sustainable and will attract football hooligans every weekend. Furthermore you will be interfering with the brickworks shopping precinct. My family and I are strongly opposed to this!



10/09/2022 04:38 PM

Public space decimated

Screen Name Redacted

10/09/2022 05:03 PM

Loss of public space, loss of plan for that public space

Screen Name Redacted

10/09/2022 05:49 PM

Concerns are: inadequacy of community consultation process, including timeframes and notification of consultation activities; inadequacy of heritage protection, specifically loss of heritage aspects outside of the Thebarton Oval grandstand including heritage entry; transfer of public spaces to private lease-holding, and reliance on the lease-holder to ensure adequate access for community needs; inadequate financial return through rates and other payments by the proposed leaseholder; and, concerns regarding the good reputation and positive intent of the proposed leaseholder towards the community, particularly our First Nations community.

Screen Name Redacted

10/09/2022 06:11 PM

Please do not include Kings Reserve in ANY lease agreement with the Adelaide Crows. This sets a dangerous precedent for destruction of community land space. Furthermore the means of this consultation by using an English-only survey for such a short duration is completely inadequate given the significance of the decision being made. The consultation in 2018 with the community was much more inclusive and extensive and the outcome of that plan should remain... to develop Kings Reserve into its full potential for the benefit of the community.

Screen Name Redacted

10/09/2022 06:42 PM

Loss of green space and recreation areas with no guarantee of community access in the future

Screen Name Redacted

10/09/2022 10:33 PM

You propose to lose the largest area of readily accessible green space and bring in a group of people to this space that do not support the safe recreation of residents. The pleasure of a few (Crows supporters) should not come at the expense of some of our lowest socioeconomic and least empowered population. This space allows this population to exercise, hold community events and so forth, all of which we know will improve the health and well-being of the community, thereby improving health outcomes in the short and longer term. I would be extremely concerned to see this green space converted to two ovals, particularly with the disruption crowds bring on game days and limitations to the local community's use of these areas. This is a public health matter and the council should be held accountable should this project go ahead.



10/09/2022 07:21 PM

The likely loss of valuable green space to the community

Screen Name Redacted

10/09/2022 08:31 PM

Tree cover loss, losng access to oval, possibility of pokies in facility, general lack of benefit to the community. Seems like a real win for the crows and few to no benefits to the community. They pay next to nothing and we get... What? Limited access to an extra oval that the council could just open anyway? Allied health that we still have to pay for? Still no upgrade to the Thebarton Aquatic centre? The promise of maybe a skate park and playground? Oof.

Screen Name Redacted

10/09/2022 07:34 PN

Completely overlooking local Community. Very little guarantee of community land being avalible for local residents. Likely huge infrastructure that will ruin the local greenscape.

Screen Name Redacted

10/09/2022 07:36 PM

Your residents have a right to their parklands. Your constituents have a proportion of English as a second language - I feel your public consultation is vastly inadequate and results are unlikely to be reflective of the actual community sentiment.

Screen Name Redacted

10/09/2022 08:00 PM

Yes. My kids and grandkids live close to the Kings Reserve and I see them use the park regularly. They use this time as a learning experience where the can be in a natural environment. I am concerned that the removal of trees will reduce the environment for birds, insects etc. I am also concerned about the lack of foresight on the impact to local business. Car parking in the local streets during match days at the ovals will like also be a major problem.

Screen Name Redacted

10/09/2022 08:03 PM

This will ruin this peaceful area

Screen Name Redacted

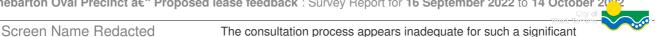
10/09/2022 08:08 PM

My concerns/issues are: - Overly generous lease terms - Lack of community consultation - Lack of transparency on impact of the development on local community/residents - MOST IMPORTANTLY: Loss of essential community greenspace Kings Reserve should NOT be included in any lease agreement with Adelaide crows.

Screen Name Redacted

10/09/2022 08:52 PM

The opportunity cost which the space could otherwise be used for.



destruction of community greenspace

Screen Name Redacted

10/09/2022 09:32 PM

10/09/2022 09:08 PM

Loss of greenspace, community areas and family-friendly space. Increase in non-local human traffic (influx of people who don't reside in the area) associated with football events/game, with likely impact on local traffic, parking and safety.

change in land use, and that it sets a dangerous precedent for the

Screen Name Redacted

10/09/2022 09:49 PM

The access to the park lands around the Thebarton ovall will be not available to the publi. The Traffic in the area will be increased in football match days and South road will be blocked. Specatators will part all around the houses in the area.

Screen Name Redacted

10/09/2022 09:52 PM

obliterating our rare green spaces, traffic, parking, aesthetic, loss of land for community.

Screen Name Redacted

Kings reserve should no be included in the lease agreement

Screen Name Redacted

Lack of Greenspace for community. Lack of consultation with residents

Screen Name Redacted

Lack of clarity about public access and benefits to general public. Poor consultation process in terms of time and methods limiting ability of those interested to provide their views

Screen Name Redacted

No

Screen Name Redacted

- I am extremely concerned about the loss of important and limited green space that is invaluable for the community and its residents the traffic and crowding on game days on game days will make this area a nightmare to navigate and create chaos for residents trying to access their local area around the Brickworks and Torrensville/Thebarton precincts. - Kings park in its current form and according to the 2018 Masterplan serves and accommodates the needs and lifestyle wishes of the areas residents and rate payers. -The Adelaide Football club serve only a niche portion of the population, while their proposed plan has a catastrophic impact on access to green space and community sporting facilities for the local residents.

Screen Name Redacted

10/10/2022 10:22 AM

No

Screen Name Redacted

10/10/2022 11:45 AM

Yes loss of use by residents and other users. It is used by many groups for Markets and Fairs. Also there will be a tremendous amount of extra traffic in the area which is already extremely busy and parking will become an issue.

Screen Name Redacted

10/10/2022 12:29 PM

The heavily discounted rates and rent seem unreasonable and inequitable given that existing council residents are not entitled to such privileges. The agreement attempts to justify the discounting due to the Club's investment but as a resident I see this as being purely for the Club's benefit with little for the community. Furthermore, it is apparent in the agreement that existing unrestricted community spaces will become restricted for Club use. Therefore the benefit to our community is unclear at the very least.

Screen Name Redacted

10/10/2022 12:26 PM

Firstly, it is misleading that the Adelaide Football Club has made it known that Thebarton Oval Precinct is its preferred location, as they have already tried and been rejected on 2 prior proposals in the last 6 to 9 months. The financial return to Council (and hence its residence) is minimal if it gets back 40-year-old infrastructure or possibly 82 year old infrastructure at the end of the lease or one renewal term. A hub for a sporting club at this location provides negligible public transport options and therefore similar to AAMI stadium any and all player or supporter attendance will need to be via vehicle. There is already existing congestion around the South Road/Ashwin Parade intersection which will be significantly worse under this proposal. The building of an underpass for South Road will result in horrific traffic conditions without taking into account the additional traffic generated under this lease. If the facility becomes a home for the Adelaide Crows then after matches held either at the Adelaide Oval or away games will result in a significant attendance in this area putting additional traffic and creating parking issues. I am not convinced that during wet periods parking can or will be allowed on any facilities created by the Adelaide Crows. Would you expect people to be able to park on Adelaide Oval itself? In 2021 the Adelaide Crows had gross revenue of just over \$48,000,000, resulting in a net profit of approximately \$1,200,000. At the same time they had net assets of nearly \$7,000,000 and existing loan borrowings of \$4.5 million. How is it feasible that the Adelaide Crows will borrow \$80,000,000 to build and upgrade the infrastructure which will take them 100 plus years to repay. I fail to see how any or all of the master plan key themes are

improved by any reasonable amount under this proposal. The financial viability and sustainability of the Adelaide Crows under this proposal needs to be reviewed and a proper assessment of traffic and parking changes occurring under this lease including before, during and after the South Road upgrade.

Screen Name Redacted

10/10/2022 01:41 PM

I have no problems with the lease of the oval, but considerable concern about the lease of Kings Reserve.

Screen Name Redacted

10/10/2022 05:26 PM

As a resident of Torrensville that lives 2 blocks away from the Propsed lease I have many concerns about this proposal. - How is Traffic for local residents going to be managed? Currently when the SANFL/District football finals are on, getting into and out of our property is challenging, especially when certain members of the public park their cars hanging over my driveway (I have been unable to get out of my property several times). However we accept it as it's only a few weekends of the year. My concern is that with this new lease agreement, it will be all the time. This is one omf my biggest concrens. - I'm concerned about a venue with a liquor licence for thousands of people being allowed in such a highly density residential area, and being so close to my house. I'm concerned about the potential drunken behavior that will be on display to my children, the potential damage to the front of our property, the excess noise. - The environmental impact of this lease. This greenspace was one of the reasons we purchased our property on Meyer St. The loss of our playgraound, skatepark, hundreds of trees is of great concern. We use this space several times a week, to not be able to use this space would be heartbreaking. - Population density in our suburb is on the rise. For every house that is demolished in Torrensville, at least 2-3 houses tend to be rebuilt. People will not have their own yards to enjoy their own greenspace, so this piece of land is so valuable to our community for those that don't have their own yards. - As a hub for our community, I love that local festivals are regularly held at Kings reserve, it brings our community together, celebrates the diversity in cultures that are part of our community. I love that we see our local neighbours and meet new neighbours at Kings reserve. I feel this will be lost if the Lease goes ahead.

Screen Name Redacted

10/10/2022 05:56 PM

NO

Screen Name Redacted

10/10/2022 07:26 PM

I don't support the Council entering into a lease agreement with the Club for the Thebarton Oval & Kings Park. My concerns are around the development of the sites and the loss of green space, the environmental damage to both flora and fauna, the safety of our

City of City o

residential area, the lack of parking facilities, the monopoly of the Club over what is currently community space.

Screen Name Redacted

10/10/2022 08:18 PN

Yes - I am concerned that the community is set to lose a significant amount of green and recreational space without any actual benefit. I live directly across the road from Kings Reserve in Thebarton, and I have lived with 300m of the park since 2009. I use the park on a daily basis to walk my dog, and I have been an active user of the skatepark for the past 13 years. I also play basketball, soccer and occasionally football with friends in the park. I am not opposed to the Crows renovating the existing Thebarton Oval and moving in to the area. I am a Crows supporter. I would even understand if their redevelopment encroached slightly beyond Thebarton Oval's current boundaries, and assisted with a general redevelopment of the area. However, the current amount of land on offer is far too much. In particular, I am referring to the new proposed oval that will usurp the existing skatepark area, headed towards the Brickworks marketplace. The residents are set to lose too much, and gain nothing in return. I am highly sceptical of the claim from the Council that the land will not be 'locked up' from residents. I believe it is more likely that the grounds will almost always be in use by the teams. Further, I am sure that AFL-level players and staff will not welcome dogs onto their training grounds. There would be obvious issues, and residents would eventually be locked out. I am a skateboarder and I have been an active user of the skatepark for a long time. I regularly sweep the park and keep it clean for other users. In 2017, I attended a meeting with City of West Torrens representatives regarding the then-proposal to upgrade Kings Reserve and the skatepark. Those plans ultimately fizzled with the state government's proposal to tunnel under South Rd. The current skatepark is slightly outdated, and local skateboarders would welcome a redevelopment (if undertaken with adequate consultation). If some kind of agreement with the Crows were to take place, I would want to see the City/ Crows promise to redevelop or create a new skatepark, playground, BBQ area and basketball court. In summary: 1. I am opposed to the amount of land currently on offer from the City. I think it is far too significant, and the residents are set to lose too much green and recreational space. 2. I would not be opposed to the Crows renovating the current Thebarton Oval and even extending slightly beyond its current boundaries. 3. If an agreement takes place, as a homeowner (who purchased a house 150m from Kings Reserve because I love the area so much) I would like to see the City/ Crows promise to fully replace or upgrade the existing facilities, including the skatepark, BBQ area, basketball court and playground. Green space and recreation are extremely important for residents' mental health and wellbeing. Locking up valuable open space for elite sport clubs, without any benefit for the locals, is shortsighted and concerning.

10/10/2022 07:47 PM

Traffic ashwin parade needs upgrades and around Swimming pool to be refurbished and used for public . It will be shame for swimming pool to go. No swimming facilities close bye. All my children and now grandchildren learn to swim there.

Screen Name Redacted

10/10/2022 08:09 PM

Loss of Public amenity, lack of adequate ratepayer and local area consultation. Ratepayers to gain very little financial benefit from lease terms and income

Screen Name Redacted

10/10/2022 09:04 PM

My main concerns are the reduced green space and increased problems with traffic and car parking. I often take my grandchildren to the playgrounds in the area, however as they are growing, they are wanting to use the oval spaces more. Since the opening of the Brickworks shopping centre there are ongoing traffic and parking problems which will only be exacerbated with the increased amount of vehicles coming on game days. As it is at the moment, I often have to avoid Ashwin Parade (which is my closest thoroughfare) during peak times and even more so when there is a car rally/meet at the Brickworks. I am concerned, with the amount of traffic already, if I or others in my area require an ambulance how long it would take them to get through?

Screen Name Redacted

10/10/2022 09:25 PM

Yes, I am concerned at the loss of community green space proposed by the new plan by the Adelaide Football Club, by the use of the Kings Reserve for football oval. This is counter to the previously approved plan to redevelop this green space for community use including a park and play space. This is a great loss to the community if the football club development should go ahead and I do not support this as a mother and community member.

Screen Name Redacted

10/10/2022 09:33 PM

I am concerned that they will build a MCG sized oval on Kings reserve taking space that should be used to creat greater tree cover, kids play equipment, better BBQ areas. Furthermore what happens to the local soccer club and the swimming pool. the Adelaide council rejected their proposal and they need us more than we need them so why are we giving the crows discounted rent and no rates for the first 20 years. They should be paying full tote odds and those funds used to improve our green areas. Also would like to know more about the "buy back option" They will be making money from hospitality (hold a liquor licence) and likely to get sponsorship for the venue as Collingwood have done amongst other AFL clubs.

10/10/2022 10:09 PM

Negative impact on traffic flow and parking in the streets adjacent

Screen Name Redacted

10/10/2022 10:14 PM

Traffic management must be applied to prevent congestion and overuse of local streets.

Screen Name Redacted

10/10/2022 10:59 PM

Concern over why they need a second oval especially when the proposed second oval area is so heavily used by local community. The traffic is already extremely grid locked during peak hours, this will make it much worse. What are the benefits to locals? Why is it proposed that The Crows will have no rates for 20 years and rent only set at \$500/week. Why can't the public see many of the minutes around this issue? Why are they confidential??

Screen Name Redacted

10/10/2022 11:11 PM

Why a second green oval and taking it away from the local community? Its the only open green space available and the trees and free space is valued greatly by the community. Traffic is terrible already due to the Brickworks - this would grid lock the area even more. There are no benefits to locals as they aren't paying rates for 20 years and rent is ridiculously low for the crows. Why was the consulation period so short? Are you trying to hide or push through proposals

Screen Name Redacted

10/10/2022 11:21 PM

No

Screen Name Redacted

10/11/2022 02:57 AM

Insufficient information as to the effect upon the residents of the insufficiently described development. Loss of green space. Light pollution at night. No benefit to residents. Insufficient weight given to residents concerns and almost non-existent community consultation. Traffic increase with insufficient information as to how this will be dealt with. Why 2 ovals?This area is a built up residential area, why do we need this type of "development". Lease is for too long a time.

Screen Name Redacted

10/13/2022 12:20 PM

No

Screen Name Redacted

10/11/2022 08:21 AM

Loss of green space which is incredibly important for health and wellbeing. Commercial interests should not mean green space is lost.

Screen Name Redacted

10/11/2022 08:51 AM

Screen Name Redacted	No	
Screen Name Redacted	No.	
Screen Name Redacted	No	
Screen Name Redacted	see below section 9	
Screen Name Redacted	none	
Screen Name Redacted	No	
Screen Name Redacted	No	
Screen Name Redacted	None	
Screen Name Redacted	No	
Screen Name Redacted	How much access will general public get to this space?	
Screen Name Redacted	None at all	



10/11/2022 11:56 AM

No

Screen Name Redacted

10/11/2022 12:04 PM

NO

Screen Name Redacted

10/11/2022 12:16 PM

I would want the proposed building to have the necessary energy efficiency ratings, which I believe this project adheres to.

Screen Name Redacted

10/11/2022 12:15 PM

none

Screen Name Redacted

10/11/2022 12:55 PM

No

Screen Name Redacted

10/11/2022 01:04 PM

no

Screen Name Redacted

10/11/2022 01:10 PM

No

Screen Name Redacted

10/11/2022 01:11 PM

No

Screen Name Redacted

10/11/2022 01·16 PM

No

Screen Name Redacted

0/11/2022 01·16 PM

No

Screen Name Redacted

10/11/2022 01:28 PM

No

Screen Name Redacted

10/11/2022 01:25 PM

no

Screen Name Redacted

10/11/2022 01:26 PM

No

10/11/2022 01:26 PM

Screen Name Redacted

.....

No

Screen Name Redacted

10/12/2022 03:20 PM

• Consultation process for Stage 1 is inadequate for a decision of this size - by way of comparison, there is a more extensive and lengthy process regarding upgrades to Frank Norton Reserve. • Consultation process has lacked transparency - there is currently insufficient information to base a decision on. • Insufficient and contradictory information in media. Council Mayor has been quoted in the media contradicting what has been said by the AFC and vice versa. • Council Consultation is not inclusive of many of the residents of WTC, residents and ratepayers are being excluded due to English as a second language, lack of digital literacy, inaccessible legal and technical language of the documentation. • Community interests are not being represented by Council (seem to favour Crows over residents) • Mayor has admitted 'lessons have been learnt' but Council doesn't seem prepared to act on these to show good faith and improve the currently flawed process. • Stage 1 consultation should be for residents and ratepayers of WTC only. • Poor lease terms seem to underestimate the value of Kings Reserve as a valuable community space. • Community would like to be included in genuine and transparent discussions about the future of its green space. • A green oval does not provide the same mental and physical health benefits, education and social health, environmental, climate and community benefits to our community that a mixed use, native, multipurpose space (with preservation of old trees) does.

Screen Name Redacted

10/11/2022 02:06 PM

Proposed loss of the reserve, associated vegetation and facilities is deeply concerning. Traffic and parking around the area is already really problematic. its basically giving away an important community reserve.

Screen Name Redacted

10/11/2022 02:15 PM

No

Screen Name Redacted

10/11/2022 02:16 PM

No.

Screen Name Redacted

10/11/2022 03:08 PM

The extension to allow AFC control of Kings Reserve is unreasonable. The equivalent was not a feature of other AFC proposals at Bowden and North Adelaide. The lease is on extremely

generous terms and presumably is based on an avoided cost assessment of future costs the WTC will not incur. It is reasonable to expect that a commercial entity such as AFC would be paying material above this assessment.

Screen Name Redacted

10/11/2022 03:21 PM

Yes. Lease says the area will be accessible to the public "when not in use by the club". Given the length of the AFL season plus the AFLW season, plus training pre-season and during the season, I'm concerned "when not in use by the club" will be a very large part of the year. I regularly cycle from my home to the Brickworks and onto the Linear Park so this would be a major disruption. Plus what will happen to all the community events at the Thebarton centre?? assuming council would have built a replacement when the South Rd works remove it. A lot of community groups use the reserve and the area. Where will they go? Has council done a study on the impact of noise and lights on the many birds that nest in the trees? How many trees will be removed to allow a sports team to occupy community green space? What will be impact be on local residents? We've attended a couple of AFLW matches there (by bicycle) and it's a nightmare getting around the streets with them full of cars. Also, driving around the area is bad enough - people can't seem to understand "don't block the roundabout" and regularly traffic on Ashwin Parade is completely blocked because people trying to get into the Brickworks block the roundabout. Council needs to police this this, especially at Christmas time.

Screen Name Redacted

10/11/2022 03·21 PM

No but need a luxury hotel with so I can stay over night

Screen Name Redacted

10/11/2022 03:45 PM

None at all

Screen Name Redacted

10/11/2022 03:58 PM

No

Screen Name Redacted

10/11/2022 04:19 PM

No

Screen Name Redacted

10/11/2022 04:23 PM

No

Screen Name Redacted

10/11/2022 04:19 PM

10/11/2022 04:27 PM

Screen Name Redacted

10/11/2022 04:43 PM

Screen Name Redacted

10/11/2022 04:57 PM

Yes. In contrast with other councils, residents have limited large open spaces to enjoy. The parklands have multiple uses so for play dates, picnics, walking the dog we rely on spaces such as Mile End Common and King's reserve. I'm already not using Kings Reserve as often as it's a nightmare to travel around there with Brickworks parking an outright disaster. The lack of planning and consultation leading up to that development is what concerns me about this

development. We can see a lovely looking masterplan, lots of promises, but the aggressive behaviour displayed by the Crows Football Club concerns me significantly. For their small amount of annual funding offer them one Oval, but not both. Our Council would benefit from an outdoor public pool. Ask them to help develop Thebarton Aquatic and share the use between AFC and residents. They need us more than we need them so be bold and demand services for your residents.

Screen Name Redacted

10/11/2022 04:49 PM

No

Screen Name Redacted

10/11/2022 04·55 PM

My only concern is that changes could occur as happened at west lakes/football park.

Screen Name Redacted

10/11/2022 04:50 PM

No

Screen Name Redacted

10/11/2022 04:58 PM

Not really. Traffic is a bit of a concern but that's because it's already so horrible in that section of south road. Something I expect would be acknowledged with the expected works to the the north south connector. As long as the urban planning of the precinct speaks to that I don't see much of a problem.

Screen Name Redacted

10/11/2022 04·52 PM

No

Screen Name Redacted

10/11/2022 04:52 PM

no

Screen Name Redacted

10/11/2022 04:53 PM

No - the lease terms are appropriate.

Screen Name Redacted

10/11/2022 04:55 PM

The acqusition of a large portion of Kings Reserve for development, the traffic along Ashwin Pde and/or Ashley St

Screen Name Redacted

10/11/2022 04:57 PM

No

Screen Name Redacted

10/11/2022 04:59 PM

Screen Name Redacted 10/11/2022 05:06 PM Screen Name Redacted 10/11/2022 05:05 PM Screen Name Redacted 10/11/2022 05:06 PM Screen Name Redacted 10/11/2022 05:09 PM Screen Name Redacted 10/11/2022 05:09 PM Screen Name Redacted 10/11/2022 05:18 PM Screen Name Redacted 10/11/2022 05:16 PM Screen Name Redacted 10/11/2022 05:17 PM	The barton Ovai i recinct ac 1 ropost	Cliv of
Screen Name Redacted 10/11/2022 05:09 PM Screen Name Redacted 10/11/2022 05:09 PM Screen Name Redacted 10/11/2022 05:18 PM Screen Name Redacted 10/11/2022 05:17 PM		Rate increases
Screen Name Redacted 10/11/2022 05:09 PM Screen Name Redacted 10/11/2022 05:18 PM None whatsover it is what is best for the community and the general public of SA Screen Name Redacted 10/11/2022 05:18 PM Several: - loss of community greenspace re kings reserve - parking and congestion - the culture of the crows (see Taylor Walker comments and the 2018 pre season camp.) does not reflect what this community is about the entitlement of a club to enter the area after forming no attachment to place. Screen Name Redacted 10/11/2022 05:17 PM Screen Name Redacted 10/11/2022 05:17 PM Screen Name Redacted 10/11/2022 05:27 PM No Screen Name Redacted 10/11/2022 05:31 PM No Screen Name Redacted 10/11/2022 05:31 PM		No
Screen Name Redacted 10/11/2022 05:18 PM Screen Name Redacted 10/11/2022 05:18 PM Several: - loss of community greenspace re kings reserve - parking and congestion - the culture of the crows (see Taylor Walker comments and the 2018 pre season camp.) does not reflect what this community is about the entitlement of a club to enter the area after forming no attachment to place. Screen Name Redacted 10/11/2022 05:17 PM Screen Name Redacted 10/11/2022 05:17 PM No Screen Name Redacted 10/11/2022 05:31 PM No Screen Name Redacted 10/11/2022 05:31 PM		NO
Screen Name Redacted 10/11/2022 05:18 PM Several: - loss of community greenspace re kings reserve - parking and congestion - the culture of the crows (see Taylor Walker comments and the 2018 pre season camp.) does not reflect what this community is about the entitlement of a club to enter the area after forming no attachment to place. Screen Name Redacted 10/11/2022 05:17 PM Screen Name Redacted 10/11/2022 05:17 PM Screen Name Redacted 10/11/2022 05:27 PM No Screen Name Redacted 10/11/2022 05:31 PM No		No
and congestion - the culture of the crows (see Taylor Walker comments and the 2018 pre season camp.) does not reflect what this community is about the entitlement of a club to enter the area after forming no attachment to place. Screen Name Redacted 10/11/2022 05:17 PM No Screen Name Redacted 10/11/2022 05:17 PM No Screen Name Redacted 10/11/2022 05:27 PM No Screen Name Redacted 10/11/2022 05:31 PM No		
10/11/2022 05:17 PM No Screen Name Redacted No 10/11/2022 05:17 PM No Screen Name Redacted No 10/11/2022 05:27 PM No Screen Name Redacted No 10/11/2022 05:31 PM		and congestion - the culture of the crows (see Taylor Walker comments and the 2018 pre season camp.) does not reflect what this community is about the entitlement of a club to enter the area after
Screen Name Redacted No 10/11/2022 05:27 PM Screen Name Redacted No 10/11/2022 05:31 PM		NO!
10/11/2022 05:27 PM Screen Name Redacted No 10/11/2022 05:31 PM		No
10/11/2022 05:31 PM		No
Screen Name Redacted None		No
10/11/2022 05:28 PM		None
Screen Name Redacted No 10/11/2022 05:35 PM		No

None

10/11/2022 05:43 PM

All Control of the Co

Screen Name Redacted

10/11/2022 05:44 PM

Screen Name Redacted

10/11/2022 05:57 PM

Removal of public open space to be replaced by a business that will exclude public use for a large portion of time. What plans are in place for dog exercise?? Parking by users of the proposed oval complex on residential streets and/or adjacent shopping precinct will inhibit free movement of residents throughout their living area. Noise levels will increase with increased concentrated use of open space. This proposal, including reduced rates offered, will ultimately require community funds to maintain grounds to the detriment of other business ratepayers who will subsidise the football club. There is NO advantage to local residents to have the proposal go ahead.

Screen Name Redacted

10/11/2022 05:46 PM

None

no

Screen Name Redacted

10/11/2022 05:46 PM

No

Screen Name Redacted

10/11/2022 05:51 PM

No

Screen Name Redacted

10/11/2022 05·57 PM

None that I can think of.

Screen Name Redacted

10/11/2022 05:55 PM

No

Screen Name Redacted

10/11/2022 05:56 PM

No

Screen Name Redacted

10/11/2022 06:01 PM

No

Screen Name Redacted

10/11/2022 06:01 PM

No

Screen Name Redacted

10/11/2022 06:05 PM

More traffic and parked cars clogging up our streets. Access to the swimming pool. Access to the grass area which hold lots of festivals

Screen Name Redacted	Screen	Name	Redacted
----------------------	--------	------	----------

10/11/2022 06:10 PM

I do not think that the Club should be receiving any sort of reduction or discount in rates. They are a commercial enterprise and should be paying full rates regardless of their contribution to the area/development of the space. Many residents will not use the upgraded site, but the opportunity cost relative to the loss of public space should be passed on to all residents. This is a reasonable position given it is our land as ratepayers.

Screen Name Redacted

10/11/2022 06:08 PM

No

Screen Name Redacted

10/11/2022 06:13 PM

None at all. Let's promote progress. Get this done. The club will be around for centuries. Jump on board and be part of it.

Screen Name Redacted

10/11/2022 06:15 PM

Lack of parks in the area for recreational use . Need green areas for communities to enjoy

Screen Name Redacted

10/11/2022 06:17 PM

No

Screen Name Redacted

10/11/2022 06:21 PM

Lack of green space for residents and local workers

Screen Name Redacted

10/11/2022 06:24 PM

No

Screen Name Redacted

10/11/2022 06:38 PM

No

Screen Name Redacted

10/11/2022 06:42 PM

Want current parks to stay as parks. The proposal to enter into a lease with the crown, will see valuable community space destroyed

Screen Name Redacted

10/11/2022 06:39 PM

No

Screen Name Redacted

10/11/2022 06:42 PM

No

Screen Name Redacted

ctober 2002

Screen Name Redacted

10/11/2022 06:47 PM

No

Screen Name Redacted

10/11/2022 06:48 PM

No

Screen Name Redacted

10/11/2022 07:02 PM

No

Screen Name Redacted

10/11/2022 07:04 PM

Parking, loss of green space.

Screen Name Redacted

10/11/2022 07:13 PM

Zero

Screen Name Redacted

10/11/2022 07:13 PM

no

Screen Name Redacted

10/11/2022 07:14 PM

No

Screen Name Redacted

10/11/2022 07:22 PM

In what has been proposed I have no concerns.

Screen Name Redacted

10/11/2022 07:26 PM

I do not have any concerns, I would be extremely proud to have the

AFC in the City of West Torrens.

Screen Name Redacted

10/11/2022 07:22 PM

No

Screen Name Redacted

10/11/2022 07:23 PM

No concerns that in my mind cannot be sensibly resolved.

Screen Name Redacted

10/11/2022 07:23 PM

No

Screen Name Redacted

10/11/2022 07:27 PN

None at all

No

10/11/2022 07:30 PM

Screen Name Redacted

10/11/2022 07·32 PM

No

Screen Name Redacted

10/11/2022 07:34 PM

No

Screen Name Redacted

10/11/2022 07:35 PM

No

Screen Name Redacted

10/11/2022 07:37 PM

Residents loosing green space

Screen Name Redacted

10/11/2022 07:42 PM

No

Screen Name Redacted

10/11/2022 07:43 PM

No, none at all.

Screen Name Redacted

10/11/2022 07·51 PM

No

Screen Name Redacted

10/11/2022 08·01 PM

None at all

Screen Name Redacted

10/11/2022 08·17 PM

The Crows are going to tear up beautiful open land and build ugly monstrosities atop of it, They'll destroy many trees in the process too, This land should stay completely with the residents of the local community as their isn't much more parks for us to use anywhere else in torrensville and thebarton or even Mile end, Instead of giving these AFL teams (who seem to want everything handed to them) more prop ups we should be utilising and renovating this land to its full potential with the local residents and rate payers best interests at heart, This area could be a beautiful social hub, In fact I reckon Thebarton Oval should return to the community for Nate as of sitting there wasting away for 80% of the time every year. West Torrens council really takes Torrensville for granted, letting a whole lot of nice heritage houses be bulldozed just to put up ugly modern units, It's real shame! This area has so much potential yet the council squanders it in favour of having more rate payers, you wouldn't see it in Norwood or Unley, Those councils wouldn't let the Crows do what

they're trying to do to Torrenville and they definitely wouldn't let heritage homes be knocked down at the rate that West Torrens let's it happen, I really wish the West Torrens council would take more pride in these areas instead of using them as cash cows to bring in more money.

Screen Name Redacted

10/11/2022 08:19 PM

No

Screen Name Redacted

10/11/2022 08:07 PM

Nil

Screen Name Redacted

10/11/2022 08:22 PM

We will be losing that area to a development that's primary goal isn't benefiting the community. There will be extra light pollution due to the increase of oval lights. There will be added parking and traffic that the streets are not equipped to deal with.

Screen Name Redacted

10/11/2022 08:14 PM

No

Screen Name Redacted

10/11/2022 08:27 PM

Destruction of our green space, recreational space, pool, skate park. Only allowed on crows property when they are not using it. (Whenever that might be - no indication - at crows discretion no doubt) Crows pay absolute pittance for the space. No return at all for rate payers. If they want a space they need to pay heavily for it and provide full time access to pools, skateparks. What is in it for the community? No parking. Tree destruction. Noise pollution. Rich football club giving nothing back. Sounds like shady deals in the background going on for such a big area for so little return. If they want such a big area they should provide free access all the time to other facilities like a pool, skate parks, play grounds etc. what is in it for the council? And ratepayers?

Screen Name Redacted

10/11/2022 08:19 PM

Nil

Screen Name Redacted

10/11/2022 08:17 PM

No

Screen Name Redacted

10/11/2022 08:21 PM

Thebarton Oval Precinct â€" Proposed lease feedback : Survey Report for 16 September 2022 to 14 October 2022 is already a nightmare in area (Ashwin and Meyer and surrounds). 10/11/2022 09:07 PM Need to fix that first. Screen Name Redacted Perhaps are longer term lease should be considered. Screen Name Redacted I am concerned about the additional traffic, noise and light pollution. The loss of access to natural park areas. Screen Name Redacted Nil Screen Name Redacted No Screen Name Redacted It will destroy greenspace and established infrastructure Screen Name Redacted None Screen Name Redacted No 10/11/2022 09:44 PM Screen Name Redacted No, not really. 10/11/2022 09:57 PM Screen Name Redacted No 10/11/2022 09:58 PM Screen Name Redacted No. Screen Name Redacted None Screen Name Redacted No

10/11/2022 10:27 PM

Screen Name Redacted

10/11/2022 10:35 PM

This does not look like a good deal for west Torrens financially & the limited use of kings reserve is a big loss for the community, amongst a number of other concerns.

Screen Name Redacted

10/11/2022 10:45 PM

- residents and community members have a right to unlimited access to Kings reserve, and the proposed lease would impact on this access. - parking and traffic congestion is already terrible around the area at best and worst when SANFL games are on. It will be much worse if a proposed lease goes ahead. Proposing access to the proposed crows site from Ashwin Parade just shows how little you understand about the existing traffic congestion issues. - Proposing parking on kings reserve is not at all acceptable. This is public land and community green space and should not be filled with parked cars ever. - how does this proposal contribute to gender equity? If AFC and the AFL really cared about gender equity, then all AFLW games would be played at Adelaide Oval just like the men's games are. - the benefits to the community have not been clearly detailed and quantified. Why should we support something when it is not clear what the benefits are to residents? The only information provided so far is very general and based on assumptions.

Screen Name Redacted

10/11/2022 10:30 PM

Length of time Cannot really see how the public will have access at a reasonable amount of time with 3 teams, training and other Adelaide football club commitments

Screen Name Redacted

10/11/2022 11:02 PM

Nο

Screen Name Redacted

10/11/2022 11:15 PM

Following are my concerns regarding the proposed lease agreement. I have major concerns about the traffic flow in the area. Brickworks is our local shopping destination and it is already completely congested particularly on the weekends. In terms of the round about there it is sometimes extremely dangerous to navigate due to the volume of traffic. This will only be made worse if the crows take over Thebarton oval and Kings Reserve. My other more significant concerns will be the loss of this amazing shared green space that is currently available to the community. It is the only space of its kind within this area and allowing the crows to lease this for upwards of 80 years would be a major loss to the community. The proposed south road upgrade will already destroy part of the area and the practically new community centre. To now allow the the rest of the area be taken by a private enterprise with no guarantee of community access would be terrible. The proposed lease was only brought to my attention last week which

I find appalling considering the significant impact this will have on mine and countless other families in the area. This should have been discussed with the residents much earlier in the planning phase. I also find it disrespectful to the community that the large cohort of crows supporters have been given the opportunity to contribute their opinion. Will their opinion be weighted differently to the community? We are also a very multicultural community and many have English as a second language. I believe that people with English as a second language have been given no opportunity to speak up about this topic at all.

Screen Name Redacted

10/11/2022 11:19 PM

None

Screen Name Redacted

10/11/2022 11:47 PM

Loss of playground, skate park and open space. Parking congestion.

Screen Name Redacted

10/12/2022 12:02 AM

No, I think the master plan is still pending confirmation and a lease agreement is fine to proceed

Screen Name Redacted

10/12/2022 04:26 AM

My main concern is the destruction of trees and the use of our fast diminishing park lands for development by a commercial concern. City of West Torrens may want to refer to these pages on their website. https://www.westtorrens.sa.gov.au/Environment/Urbangreening https://www.westtorrens.sa.gov.au/Environment/Trees This development should not occupy a space so close to housing, particularly due not only to the noise but the traffic congestion and negative patron behaviour which can be worrisome. Developments like this would be better accommodated away from private housing.

Screen Name Redacted

10/12/2022 04:44 AM

No

Screen Name Redacted

10/12/2022 05:27 AM

Low rate returns, burden to area, lake of adequate infrastructure and most importantly negative affects to local residents.

Screen Name Redacted

10/12/2022 05:44 AM

Limited information and general public consultation. Will have problems with traffic and loss of public space. Need to have further details regarding playgrounds, general public facilities etc. The monetary agreement seems lopsided.

Screen Name Redacted

10/12/2022 06:10 AM



Screen Name Redacted

10/12/2022 07:00 AM

Why should a commercial organisation be provided with Kings Reserve, it's a great place to walk around with trees and other activities for community use. If the Crows want land then tell them to purchase land at cost price, land that is on the market to buy, like other corporate organisations. They can do this in many areas of the State, including West Torrens, they just need to put theirs hands in there pockets. Don't give up community areas. If they can't purchase the amount of land that they need in West Torrens then this isn't the place for them. That area is already a clog mire with parking and traffic at certain times, this isn't going to help.

Screen Name Redacted

10/13/2022 11:09 PM

I do not support the lease of Kings Reserve to Adelaide Football club (AFC). I do not believe it is consistent with the City of West Torrens (CWT) open space plan, the current Kings Reserve Master Plan, or the wishes of the local community. The Kings Reserve master plan developed with community consultation in 2017 and subsequently endorsed and adopted but council, notes that there is a lack of alternative open space and a strategic driver of the plan was to create a play-based destination. There are many important issues and community needs that have been captured very well by the council in this masterplan, that are not consistent with the current proposal to develop a second oval on the site. Some examples include identifying that the space should capture a sense of adventure and include aspects such as loose bark trees for insect searching, discarded branches for building, impromptu hide and seek locations and an opportunity for children to experience extended flight and movement. The plan identifies and provides for a range of recreational opportunities for all age groups, including the removal of the fence around Thebarton oval and public access to this oval. There was a list of key stakeholders identified in this process, along with the proactive engagement with the local community that has not happened in with the current Adelaide Football Club proposal. The 2017 process was inclusive and, as a local resident, I felt like a valued participant, which is very different to how I feel during this current process. The 'Thebarton Oval Precinct lease' proposal has been tarred with a lack of clarity, lack of transparency and inadequate engagement with the community - the same stakeholders who were identified in the Kings Reserve Master Plan. The lack of access to the consultation process, in particular to those who prefer or require the information in a language other than English has been exceptionally disappointing and at odds with the councils stated desire for effective engagement with CWT residents. The CWT Council has shown with the Kings Reserve Master Plan process, that it can undertake good consultation, and good plans that are appreciated and accepted by the stakeholders is the outcome. In the current process, the

community should have been consulted earlier, given adequate time to assess and contribute to the proposal, been provided with the information in a range of languages and via different pathways and been brought along as respected and valued stakeholders. If this had occurred, the CWT council and AFC might have found that a mutually beneficial plan could have been developed. My family, and many residents I have spoken with are not entirely opposed to discussing the possibility of AFC moving to just Thebarton oval (a single oval plan – and already considered in the Kings Reserve Master Plan) but are not prepared to give up the wonderful community green space that CWT Council and community has already developed a master plan for. I remind the CWT council of Goal 4: ENHANCE COMMUNITY PARTICIPATION (page 4 Open Space Plan 20201-2026) 'Community participation in the planning, design and ongoing use of open space is also important to develop a sense of ownership, encourage care and protection and make sure community needs are being met.' Open Space - Community Green Space The CWT Open Space Plan 2021-2026 (OSP) identifies many important features and standards of open space and clearly outlines how important Kings Reserve is in our council area. The CWT council might like to reflect on the objectives of the OSP which in my view are in conflict with the current 2 oval proposal. I draw your attention to the following (from page 2): • Protect existing areas of open space. • Deliver a diversity of open space types and experiences to suit the needs of the community. Maximise the greening and cooling benefits of the open spaces and open space network. The visions and goals of open space in the CWT council area are clearly articulated in the OSP and well supported in the Kings Reserve Master Plan, which would deliver on the priorities outlined in the OSP, specifically (but not exclusively) the following (my emphasis): GOAL 1: DIVERSE OPEN SPACES CLOSE TO PEOPLE (page 27) 1.1 Deliver a diversity of quality open space that meets the needs of people of all ages and all abilities. • Priorities: Protect existing Council owned open space GOAL 3: VIBRANT AND HEALTHY PLACES FOR PEOPLE AND NATURE Open space plays an important role in facilitating opportunities for recreation, social interaction and cultural activities, which together underpin active lifestyles and improved physical and mental health and wellbeing. It provides opportunities for people from diverse cultural backgrounds, different ages and differing abilities to meet, be active, enjoy the landscape and spend time outdoors. Open space also provides opportunities for art and cultural expression that recognises and promotes Kaurna culture and values as well as the culture and history of the community. Open spaces provide places for nature, for natural processes to occur and for people to connect with nature. Within the urban environment, space for nature is limited which means all opportunities to enhance biodiversity and natural processes are extremely important. 3.1 Create safe, accessible, welldesigned, attractive, multi-function open spaces to encourage

community activation and recreation. • Priorities: Adopt the 'Principles for Quality Green Public Space' when designing spaces 3.2 Integrate into the open space network the culture, heritage and art of a diverse community and acknowledge Kaurna culture. 3.3 Develop climate smart open spaces by integrating green infrastructure, water management, biodiversity, and climate resilient landscape design. Consideration of the tree strategy and protection of our existing urban forest must also be foremost in the CWT councils mind and is not consistent with the current AFC proposal. The planting of additional trees is not acceptable to offset unnecessary removal of older trees. New trees are required in their own right. CWT council is currently in the most vulnerable category nationally for loss of tree cover, and despite the Mayor noting at the community meeting on October 5th 2022 that there are other local Adelaide councils also in this category, this does not make it acceptable, and the council should be aiming to improve. While I understand that the community will have access to the ovals when they are not being utilised for AFC purposes, a football oval does not support diverse use, multiple concurrent uses or provide shade and support tree cover. Some specific concerns with the information in the documents provided by CWT council: • Lease conditions o The land utilised for the T2D that is expected to be returned to CWT by DIT. There is a note in the document 'key commercial lease terms' that a lease of this land will be granted to AFC. It needs to be clear how the AFC intends to utilise this land, and if they do not lease the land, what the CWT council intends to do with this land to determine if this is in the community's interest. o The proposed lease term is reasonable considering the proposed investment, however, the council must fully consider the ramifications of the loss of this land from public hands for several generations. o Community access – It isn't clear what is meant by community access. Considering that the main green space available in the proposed development are football ovals, I would like to know if my family and friends are going to be able to utilise the oval spaces for the same purposes that we currently utilise Kings Reserve for? For example, can I set up a picnic and throw the ball for my dog, while my kids ride their bikes around the grass, build stick structures and participate in nature play? o How can existing greenspace be maintained and more provided while also developing the site? Where is this mentioned in the lease covenant document? There is very little detail in here supporting community access and use of the site. o The proposed rent is so low that I am struggling to find words to comment on this. While I appreciate there is considerable investment in community assets proposed, I am not convinced that such an enormous reduction in rent and rates is equitable or in the community's interest o How will services to the site be funded without rates? o The most recently available financial statement of the AFC indicates a profit in 2021 of \$1,238,966 and total equity of \$6,984,482. It seems reasonable that they can pay more rent (if their

2020 loss is to be considered, then I would suggest that they don't need a new facility of this size if we are making decisions based on COVID-19 and the associated challenges and restrictions) Has the CWT council considered the true value of a mixed-use recreational park (as proposed in the Kings Reserve Master Plan) to the community? Mixed use open space has wellbeing value as well as a dollar value to the community? Has the CWT council quantified and considered the potential monetary value of Kings Reserve as a council owned and managed park to the community? • Master planning o It was made clear by the CWT council at the community meeting on 5th October that the master planning for this development will occur in stage 2 - i.e. after this consultation process. However, public communications from the AFC and a statement in the proposed lease information document provided by CWT (page 8) states that that "CWT and AFC have commenced work on a Masterplan for the Land...." This is also contradicted in the frequently asked questions document that states that AFC has a concept, but there is no master plan. There have been several inconsistencies in the message coming from the council in the documents provided, in the discussions with community leading up to the end of the (minimal) consultation process and the public comments from the AFC. The documents provided and Mayor Coxon have promoted the 'opening up' of Thebarton Oval as once of the benefits to the community, however, this is already occurring with the Councils own Kings Reserve Master Plan. Much of the language used in the consultation process suggests that the intent is to grant the lease regardless of the concerns of the local residents and despite the proposal being in conflict with a number of the councils own planning documents, and this is very concerning. I see that that an essential condition of the granting of this lease is that following public consultation, this is seen as an acceptable outcome [to the community] (e.g see page 8, proposed lease information "...one such condition being an acceptable outcome of this public consultation). I hope that the council considers that the residents of WT, in particular residents in Thebarton ward who will be most directly affected by this proposal, should have a considerable say in how our one remaining, large community green space will be developed.

Screen Name Redacted

The consultation process appears to have been inadequate and non-transparent (ie weighting views of WTC residents more highly than GP/crows fans). Kings Reserve is an essential and rare green space in the area and must be preserved for community access. Thebarton Oval can be redeveloped but DO NOT include Kings Reserve in the lease! The lease sets a dangerous precedent for LGAs to act in self interest at the cost of destruction to precious community green space.

Screen Name Redacted

None

10/12/2022 07:28 AM

Screen Name Redacted

10/12/2022 07:28 AM

-The reduction in green space accessible for residents. - The heavily discounted rent they are paying. - The lack of car parking and increase of traffic around ashwin parade and brickworks. The brickworks gets busy and will access be harder on busy days of training etc?

Screen Name Redacted

10/12/2022 08:37 AM

I'm concerned about the following issues as it relates to the space: 1) Loss of public space for any level of exclusive ongoing private usage. 2) Loss and impact on free and open feeling of kings reserve, 3) Any Loss of trees at kings reserve, 4) Traffic management, Parking in the local area, 5) Rate Free Period and undervaluing of public space any space should be negotiated at market rates at a minimum and not be based on what other clubs are paying other councils in SA. 6) Light pollution from any lighting solutions that may be installed. 7) Concerned about the Installation of CCTV monitor access. 8) Who and how will rules and limits around access to space be made, amended, and enforced? I'm concerned about the following issues as it relates to the crows: 1) Growth of the club and the impact that it will have over time on the proposed usage times for the space. (the crows didn't exist 42 years ago, I can't eve begin to think how big they will be in 43 years) 2) Sponsorship and signage and "Crows" related paraphernalia and marketing that will visually detract from the space and risk changing the open and "free to all" accessibility of the space. 3) The lease indicates that there would be "a base for its education and community programs.". It is not clear what this would look like and would these activities impact usage of the spaces in addition to the training times of teams? 4) Supporters attitude and disrespect for residents, on game days (plenty of examples of this with SANFL).

Screen Name Redacted

10/12/2022 07:58 AN

Nil

Screen Name Redacted

10/12/2022 09·40 AM

no

Screen Name Redacted

10/12/2022 08:12 AN

Only that there won't be adequate parking or public transport available. That south road will become even more congested. Just a lot of planning needs to go into this part of it. Think back to westlakes in its prime. There was parking everywhere.

Screen Name Redacted

No concerns

10/12/2022 08:21 AV



Screen Name Redacted

10/12/2022 08:39 AM

Yes, parking and road activity on Ashley. And also a set number of hours for community use on the ovals, built into the lease.

Screen Name Redacted

10/12/2022 09:56 AM

The takeover of Kings Reserve is a concern. At no stage should there be a time where public open space is not available to the community. There should always be a large proportion of space available for the community at any one time and the entire space should not be closed off unless for public events which the community may attend without cost. I am not opposed to AFC using Thebarton oval or making it a little larger to suit their needs but it is concerning for a corporate establishment to have greater rights over community land than the public and rate payers.

Screen Name Redacted

10/12/2022 08·51 AM

No

Screen Name Redacted

10/12/2022 08:53 AM

No

Screen Name Redacted

10/12/2022 12:25 PM

No.

Screen Name Redacted

10/12/2022 09:05 AM

No

Screen Name Redacted

IN/12/2022 09:02 AM

No

Screen Name Redacted

10/12/2022 00·20 AM

Yes. They include: - lack of clarity, consultation and engagement over the proposal with the club to proceed to the next stage. Some of the lease terms are provided (ie \$) but some are not with an expected second stage, which was not clearly articulated in any documentation or timeline. This seems really poor designed consultation which should be about council is considering a partnership with the club on a set principles (eg access to open space, providing appropriate access to the public and residents, providing public access to health and wellbeing facilities etc). Consultation has not been inclusive of all people, no reference groups for First Nations, people with a disability, people from non-English backgrounds etc, it also seems quite rushed without any explanation. The lack of clarity and poor design of the consultation has left me with uncertainty and significant concerns

about the whole process and so cannot support. - no consideration of alternative use arrangements for the site and the cost benefit analysis of those arrangements, particularly moving public land to private arrangements with public use. - lease terms seem unreasonable without the lack of clarity over the investment and public use of that investment. - lack of impact analysis done for residents and businesses in the area. - lack of vision for the area and the council for the next 42 years and how this fits in. Overall I do not support the lease arrangement and suggest that the consultation process be withdrawn and redesigned to provide better engagement to bring community along the journey and determine if the club was to move in, on what basis would it be brought in.

Screen Name Redacted

10/12/2022 09:18 AM

No

Screen Name Redacted

10/12/2022 09:32 AM

no

Screen Name Redacted

10/12/2022 09:37 AN

no

Screen Name Redacted

10/12/2022 09:49 AN

N/A

Screen Name Redacted

10/12/2022 09:47 AM

main concern is the Council will not get the monies they deserve from such a huge project and potential loss of free green land

Screen Name Redacted

10/12/2022 09:52 AM

No

Screen Name Redacted

10/12/2022 10:33 AM

No

Screen Name Redacted

10/14/2022 04:38 PN

I am concerned with the lack of information provided from AFC about addressing the 6 key themes that have been identified as important to the community in regards to Kings Reserve: • Remove barriers and activate the spaces. • Preserve pedestrian and cycling accessibility. • A unified community precinct approach. • Enable community-based facilities. • Improve existing sporting infrastructure. • Allow for passive recreation. Also the lack of clear information on how often the proposed facilities will actually be available to the public.

Screen Name Redacted No, it was be a mistake to not enter into this for the area. Screen Name Redacted No Screen Name Redacted Not that have not been addressed by the Club Screen Name Redacted No 10/12/2022 10:39 AM Screen Name Redacted No 10/12/2022 10:41 AM Screen Name Redacted No 10/12/2022 10:41 AM Screen Name Redacted No Screen Name Redacted No Screen Name Redacted No Screen Name Redacted No 10/12/2022 10:59 AM Screen Name Redacted Yes. The lack of transparency and genuine community engagement 10/12/2022 11:11 AM (with impacted residents in particular) has been appalling. Until the community has facts and assurance about what access will remain and what changes will be made to the community's open space and amenities, we cannot make an informed decision. Screen Name Redacted no Screen Name Redacted None



Screen Name Redacted

10/12/2022 11:15 AM

Without this it makes SA look like a backwater without any interest in progressing

Screen Name Redacted

10/12/2022 11:15 AM

No

Screen Name Redacted

10/12/2022 11:10 AN

NO

Screen Name Redacted

10/12/2022 11:39 AN

Kings Reserve is more than a place to play football. It contains the majority of green space in the area. It is used by families, cyclists, runners, children, teens and dogs. It provides trees, shelter, BBQ spaces, drinking fountains and public toilets. The playground has been sorely missed since it was removed and not yet replaced. The South Road upgrade is likely to remove the Ashley Street playground and the remainder of green space in the area, making it even more crucial to be able to preserve the existing amenities in Kings Reserve. The plan to build a second football oval on Kings Reserve (and also the promise of paved areas, parking, access from other roads etc.) and the promise to build a community facility (to replace the Community Centre) all risk that little to no space will be left for those who use Kings Reserve or the surrounding green space - other than for the purposes of football. Even the promise of access for festival use, which I presume refers to events such as Fork in the Road which have been charmingly conducted in the space, seem unlikely to be as successful or comfortably conducted within the confines of an enclosed oval. Similarly, most of the recreational activities currently enjoyed by residents in Kings Reserve will be non-existent or frankly, less enjoyable, within the confines of an Oval infrastructure. Although you have described the lease as providing "improved community recreational activities" this appears in reality to be nothing more than a reference to an improvement to the Thebarton Oval itself and the creation of the new football oval infrastructure. Similarly "increased usable greenspace" seems to simply be a reference to introducing the ability of the public to access Thebarton Oval which appears to be a poor trade off for what is currently provided by Kings Reserve. "Public plazas for community use" is incredibly vague and I suspect simply a reference to paving areas around the oval (also reducing green space). Although not opposed to Crows' leasing Thebarton Oval per se, it is the impingement on Kings Reserve and the lack of anything approaching so much as a suggestion to address the majority of the loss of amenity (other than the ability to play football) and green space it provides, and the loss of the promised improvements in the Council masterplan, that seriously concerns me.

Screen Name Redacted	No
Screen Name Redacted 10/12/2022 11:52 AM	None
Screen Name Redacted 10/12/2022 11:44 AM	No
Screen Name Redacted 10/12/2022 12:14 PM	N/A
Screen Name Redacted 10/12/2022 11:52 AM	none
Screen Name Redacted 10/12/2022 12:00 PM	None
Screen Name Redacted 10/12/2022 12:04 PM	No
Screen Name Redacted 10/12/2022 12:13 PM	Can only be a good thing
Screen Name Redacted	No
Screen Name Redacted	No
Screen Name Redacted	No
Screen Name Redacted 10/12/2022 01:11 PM	If women's or SANFL matches are played at the ground parking would be my only concern
Screen Name Redacted 10/12/2022 01:50 PM	None provided the terms have been independently reviewed and no corruption is involved
Screen Name Redacted	No

10/12/2022 01:45 PN



Screen Name Redacted

10/12/2022 01:57 PN

None

Screen Name Redacted

10/12/2022 02:26 PM

Not enough green space for local residents/students, further traffic congestion if lease agreement and development goes ahead.

Screen Name Redacted

10/12/2022 02:32 PM

The Adelaide Crows are one of the most well off clubs in the AFL. I do not support their take over of community greenspace at very little cost to the club. There are other sites around Adelaide, such as near AFL Max and the airport that do not have the established green canopy that Kings Reserve has.

Screen Name Redacted

10/12/2022 02:31 PM

no, we only ever hear from the minority of disapproved people who like to complain about everything and don't like change.

Screen Name Redacted

10/12/2022 03:28 PM

I am concerned that access to Kings Reserve will be limited as opposed to the 100% access I currently enjoy. I am a long term resident of the West Torrens Council and have lived within the Thebarton ward for nearly 10 years. I recently purchased my first home on 9 Huntriss Street. I walk my dog regularly in Kings Reserve and if I had known I wouldn't have access to the reserve I may have opted to buy somewhere else. There is no other significant open green space within walking distance. To have it taken away would be a substantial loss to the community's quality of life. For clarity I'll list the issues I take below: 1. Lack of access to publicly owned open green space 2. Increased traffic on roads 3. Parking during events 4. Loss of community interaction 5. Decreased property value - I understand previous class actions against certain developments that have reduced property values have been successful 6. Increased noise and light pollution 7. Disorderly behaviour due to on-site alcohol consumption 8. Insufficient rent from the lessee 9. limited dog access - currently we can have dogs off leash in the area, I have doubts that the Crows management will accept this Note I am not anti development - I am anti bad development. Progress is good but progress should be well considered. I'll also note some of my issues with this consultation process as a whole: 1. Lack of access for diverse communities 2. URPS is PAID to produce a report for Council - I assume the Council will review drafts prior to it being released. I'm concerned the flavour of the report will favour the desired outcome of the Council given URPS's acknowledgment that the assessment process is not "scientific". 3. Small consultation timeframe for what is a significant and complex development proposal 4. Consultation

should be limited to local residents and ratepayers. I pay rates and use the space - why should a crows supporter in Burnside have a say? The crows have campaigned to their members. This consultation is extremely flawed.

Screen Name Redacted

10/12/2022 02:35 PM

None

Screen Name Redacted

10/12/2022 02:43 PN

Parking and Traffic issue. Brickwork shopping centre already have traffic issue. Ashwin parade is alrady very busy due to commercial and local traffic. Parking is hard to find in this area. Planner should address traffic and parking issue and should prevent it getting worst due to this project.

Screen Name Redacted

10/12/2022 02:50 PM

No

Screen Name Redacted

10/12/2022 02:55 PM

None

Screen Name Redacted

10/12/2022 03:55 PM

Yes, the removal of Kings Reserve for open community use, and loss of the planned upgrade to the reserve. The Adelaide Crows have said that their facilities will be open to the community but these will only be on their terms and when the facility is not in use from one of their 3 teams. The current green space and tree cover is under-utilised because the West Torrens Council has not invested in the space, such as accessible paths, playground, and picnic tables and more security (it is a known hangout for drug users and homeless people currently) and it will not only impact me, but my children if they stay in the area, as the lease terms of 42 years will forever remove the valuable open green space for all residents, local and visitors alike. I have serious concerns about the transparency of the process from the council, and found the consultation process to be biased, only presenting the supposed benefits to the community and no representation of any potential losses. It feels like it is only paying lipservice to consultation and it is clear from public comments that the mayor and majority of councillors support the proposed lease before listening to the concerns of their constituents. I will be consider this issue strongly in the upcoming local council elections, which I am ordinarily not engaged with. I am also concerned about the loss of current facilities that I regularly use - such as Thebarton Swimming Pool and the Ashley St playground and the plans have not made it clear what will happen to these venues. My daughter's daycare centre Torrensville Community Childcare Centre - backs onto Kings Reserve and is located at the corner of East & Meyer Sts, the area

going to be most impacted by the proposed build of all the streets in Torrensville. My concerns here are many: that the proposed venue will likely have a liquor license which will change the type of people in the area and make it an unsafe space for children who can see out onto the reserve; the multiple-year construction project (in addition to the construction already outlined in the T2D South Rd upgrade), and main concern is the traffic congestion and parking - which is already a significant issue for the daycare centre, and pool. I don't believe the proposed parking in the AFC terms will sufficiently solve this issue, particularly with the growth of AFLW in coming years. I support the AFC seeking a venue that best meets their growing needs, but I think that is likely to be the best fit in an area of Adelaide that has room to expand and not encroach on the quality of life for the local residents. I think this consultation should be open to affected West Torrens residents in the first instance, and I was shocked to see a video created by the AFC to some of it's members asking them to participate in this consultation to 'tip the scales' in favour of their bid this is dishonest and unfair to call on supporters who obviously have a vested interest in seeing the proposed development go ahead but likely do not live in the community affected by the issues caused by the development.

Screen Name Redacted

10/12/2022 03:45 PM

None

Screen Name Redacted

10/12/2022 03:51 PM

no

Screen Name Redacted

10/12/2022 03:54 PM

no

Screen Name Redacted

10/12/2022 04:05 PM

Public access to precinct. Loss of public parklands. Drastic increase in traffic in suburban streets with limited parking.

Screen Name Redacted

10/12/2022 04·07 PM

No

Screen Name Redacted

10/12/2022 04:32 PM

I'm concerned about Kings reserve becoming primarily owned and run by a private organisation. I am an AFL fan and have nothing against the crows. I think the best use of space at Kings reserve is the kings reserve master plan from a few years ago. This allowed families from all walks of life to enjoy the space. My concern is that despite assurances that fences will be taken down at Thebarton Oval, the amount of use by the Adelaide football club will mean access to

this area will be extremely limited for residents and families. There is nothing in the lease agreement that compels the Adelaide football club to put the community first. I was not reassured by promises made by the Mayor that the public will be able to access this area. My understanding is that a skate park and playground maybe built in a decades time... but there is no guarantee this will occur.

Screen Name Redacted

10/12/2022 04:48 PM

I have many concerns- *the fast tracking of this agreement between the AFL and Council *integrity of the survey, given that anyone in Adelaide can contribute to the survey and as residents are not sure of the weighting of the responses between ratepayers and Crows members * The Crows management sending out messages to young fans, [e.g. 7 and 9 year olds] encouraging them to support the proposal is completely out of order * the generous rate incentives for the Crows in regards to the lease * the use of Community land to be part of this proposal in a council area where open green space [with mature trees which provide shade and are homes for birds and possums etc], is relative to the number of people living in the area to be seriously lacking. * due to urban infill Kings Park is vital to the Thebarton area as a community and family space and a large development as proposed, with restrictions on local use, will impinge on the lifestyle and mental health of the residents.

Screen Name Redacted

10/12/2022 04:31 PM

No the AFC has gone above and beyond to cover everything for the community

Screen Name Redacted

10/12/2022 04:30 PM

Must have licensed premises.

Screen Name Redacted

10/12/2022 05:30 PM

I am a regular user of Thebarton Aquatic Centre which is bordering on the boundary of the lease area. I have been using this facility since its inception in 1994 as an indoor aquatic facility covered (with some help from a Federal Government grant) and run by the Henley & Grange Swimming Club (the oldest continuously operating swimming club in South Australia). I speak on behalf of the public users of this facility, the only public swimming pool in the WT council area to my knowledge, and I believe it is run with no assistance from the council. Outside of public use there is daily H&G club training, swimming lessons operated by the centre and Education Department run lessons for schools and a Masters swimming group where such users have exclusive use of the pool. A lot of the regular public users of the pool in the other times are elderly people who want to keep healthy as they age and swimming is an ideal way to do this. There is also a hydrotherapy pool which is much in demand for injury recovery and people with mobility issues. All these people require parking

close by and there are times currently when the oval is being used for specific purposes and parking extends a long way down Meyer Street. This is not helpful for elderly people and those with injuries. This is a big concern for those people. I am aware of a recent announcement that new access will be from South Road and not Meyer Street but what will the situation be during building works and until the South Road access is complete? This I assume is also dependent on the T2D construction in that area. We, the public users, need easy parking to enable us to make use of the Thebarton Aquatic Centre.

Screen Name Redacted

10/12/2022 05:05 PM

No

Screen Name Redacted

10/12/2022 05:11 PM

No

Screen Name Redacted

10/12/2022 05:18 PM

No just ensure there is consultation

Screen Name Redacted

10/12/2022 05:19 PM

None

Screen Name Redacted

10/12/2022 05:26 PM

No

Screen Name Redacted

10/12/2022 05:33 PM

No

Screen Name Redacted

10/12/2022 05:29 PM

No

Screen Name Redacted

10/12/2022 05:34 PM

No not really just hope locals understand that they can use the facility s an that it builds nice culture for the area

Screen Name Redacted

10/12/2022 05:36 PM

No

Screen Name Redacted

10/12/2022 05:44 PM

No

Using it as an excuse to raise our rates

nο

Screen Name Redacted

Screen Name Redacted

Screen Name Redacted

10/12/2022 07:11 PM

I do not think the club should be given such large rebates on their rates for such a long period. Yes the club will be investing in the area and the facilities, but at the end of the lease it would make sense for them to renew the lease and use those facilities, so why provide them with further financial incentive. Having the club based in Thebarton will have increased council costs in the long term, so council should be working to ensure those costs are covered and that we recieve extra financial gain for other council services in the long term.

Screen Name Redacted

10/12/2022 07:18 PM

None

Screen Name Redacted

10/12/2022 07:24 PM

Loss of open space for public to use. traffic congestion is already an issue in the sorrounding streets. Noise pollution. our children all use the space to play.

Screen Name Redacted

10/12/2022 07:31 PM

I have three primary concerns: 1 - is that from both the community meeting, the promotional video of the site released by the Crows and the high level concept plan, it would appear to residents are losing access to public open space. From the Councils open "By 2030, and based on population prediction, several suburbs within the City of West Torrens will have a lack of open space with some areas achieving less than one hectare per 1000 people which sits well below the benchmark of three hectares per 1000 people." I dont think we should be moving to reduce recreational and open space to users, in any form. 2. I have great concerns for potential trees loss, especially old and significant trees. The north-south corridor already is potentially wiping our numerous old trees along South Road if it goes ahead, it would appear this new plan would further remove trees. It seems unfair at this point to ask the community if they want to move ahead, when we have not seen a full masterplan, including details around tree removals, parking strategies, or even benefits the community would see (for example the Mayor mentioned a skate park in the community meeting, but we have no idea where this will go, and therefore, its hard to comment on whether it will be good or bad in this area. 3. Lastly, I am a registered landscape architect. From watching the Crows promotional video, it would appear many buildings and structures will be part of the development. I believe this will take up much of the existing green spaces and many of these buildings will largely have restricted hours (i.e. the museum and cafes), and are not genuine open space. The park is currently zoned open space and many of the proposed facilities actually do not align with Plan SAs definition of open space. Further to this, all the concrete!! I am sure this level of development in a precious open space do not align with City of West Torrens sustainability goals.

14 October 2012

Screen Name Redacted

10/12/2022 07:42 PM

I am concerned about the loss of green space for the public and the potential loss of trees/nature.

Screen Name Redacted

10/12/2022 07:48 PM

No

Screen Name Redacted

10/12/2022 08:06 PM

Significant disruption to local amenities and community access!! (Traffic)

Screen Name Redacted

10/12/2022 08:19 PM

Making sure the agreement ensures that AFC are responsible for creating and maintaining a highly useable and highly attractive precinct for the community to use. Also ensuring the 2nd oval is able to be hired for events at very reasonable rates. Traffic congestion and parking are seperate but very significant concerns.

Screen Name Redacted

10/12/2022 08:20 PM

There is no clear information about how much and/or when local community would be able to use the facilities. Flow on effect of restricted parking into the mile end area is a concern. What has been proposed in way of limited traffic congestion into the area that does not impinge on local residents' ability to continue to be able to access onstreet parking. Has there been any consultation with traditional owners of this area and they will be involved / recognized in proposed plans.

Screen Name Redacted

10/12/2022 08:23 PM

1. There are other ovals in the council that provide an area which isn't so densely populated with little parking (like Camden oval) 2. Like Richmond Oval the public won't have access 3. Id like the opportunity to enjoy such cheap rent as would other businesses. Perhaps rather than giving it to an AFL club entertain other businesses that might actually open up the space and not be so exclusive 4. Concerned about the community consultation 5. I'm lucky enough to enjoy a great standard of living 4km from the city and 10km from the beach why ruin it with no parking, incessant traffic and no returns to the community

Screen Name Redacted

10/12/2022 08:37 PM

No

Screen Name Redacted

10/12/2022 08:56 PM

No

Screen Name Redacted

None.

10/12/2022 09:05 PM

Screen Name Redacted

10/12/2022 09:15 PM

No as long s me and my family and my grand children can access this area I have no issues

Screen Name Redacted

10/12/2022 09:26 PM

No

Screen Name Redacted

10/12/2022 10:16 PM

I am very concerned that Council entering into a lease agreement with the AFC will lead to a huge commercial development in what is currently open publicly owned green space. This will more or less permanently alienate the space from current use by most local residents, despite promises of the Crows making their proposed ovals available to the public when not in use by themselves. Adelaide can rightly be proud of its parklands around the inner city, despite various incursions or attempted incursions on them. But beyond that, and particularly in the inner west, there is a paucity of green space. So it is vital to not only retain what little we have, but to enhance it with plantings, wetlands and various well-maintained amenities to attract locals and fauna alike. Commercial developments of the scale proposed by the AFC are completely inappropriate. Not only will we lose most of our precious reserve and its trees, but the traffic, noise, lighting and pedestrian impact on the surrounding area will be enormous. There are areas around the Adelaide Airport precinct that have been identified as far better suited to such a development. Adelaide has already lost too many green spaces to commercial developments in the last 20 years, like the Glenside Hospital grounds. I also, as a former student, regret the loss of the Art School at Underdale to housing development. It is hard to stand up for a simple, low-key green space when huge amounts of money are involved. But in these days of accelerating climate change and the encroachment of private land by block-filling houses with little or no outside space for children to play, it is imperative to do so. I sincerely hope that the new Council will, after the election, see fit to reject this proposal outright.

Screen Name Redacted

10/12/2022 09:44 PM

No

Screen Name Redacted

10/12/2022 10:05 PM

We can't see any benefits for locals as access to local green space will be reduced, traffic near Brickworks Shopping Precinct, which is already difficult, will worsen especially when South Road is upgraded. We have genuine concerns that parking for games will spill onto local streets and into Brickworks centre. Also, we are unsure if the cost of

the changes is to be fully paid by the Crows club.

Screen Name Redacted

10/12/2022 10:18 PM

I am sure that any lease entered into would have ratepayers interests at heart and be totally above board.

Screen Name Redacted

10/12/2022 10·54 PM

No

Screen Name Redacted

10/12/2022 11:15 PM

Traffic management Traffic flow

Screen Name Redacted

10/13/2022 01:45 AM

Reduced green spaces, less public access, increased traffic, farcical preferential lease terms and rates rebates.

Screen Name Redacted

10/13/2022 07:24 AN

No

Screen Name Redacted

10/13/2022 08:03 AM

Not really

Screen Name Redacted

10/13/2022 08:11 AM

no

Screen Name Redacted

10/12/2022 00:21 AM

No

Screen Name Redacted

10/13/2022 08:48 AM

none at the moment

Screen Name Redacted

0/13/2022 08:36 AM

No

Screen Name Redacted

10/13/2022 08:54 AM

No

Screen Name Redacted

10/13/2022 09:34 AM

While I do not oppose a proposed development of the existing
Thebarton Oval, I do not support the proposed lease and potential
development of the adjacent Kings Reserve area. I find it difficult to
rationalise how the proposed development of Kings Reserve or its
proposed use for car parking (at times) would deliver a greater benefit

than that currently experienced by the local community who regularly use the area. In the absence of any clear, specific and additional benefit associated with the proposed lease and potential development of Kings Reserve, I do not support the Council entering into a lease with the Adelaide Football Club.

Screen Name Redacted

10/13/2022 09:23 AM

That there will be a significant decrease in percentage of native vegetation of the site (also impacted by T2D). Transparency on existing native vegetation and what will be impacted during construction and once the construction works are completed. Will the Thebarton Aquatic Centre upgrade (promised by Labor in March 2022) be included and a part of this agreement or is this seperate? If included, will the public use times also be outside of business hours and game events? Ashwin Parade is already VERY busy! This would impact local traffic along this road for residents who need to use it to get around and visit areas outside of Torrensville. The T2D project will also likely increase use of Ashwin Parade, so we would like to see a more thought out, long term plan for Ashwin Parade. It's a mess at the moment with semi industrial and industrial traffic, couriers, brickworks traffic, traffic to get onto the North South motorway, traffic to avoid Henley beach road, traffic to and from the airport and harbour town. It's not designed for that much use and it needs to be reviewed. A possible solution is something like the slow speed traffic structures on Hardys Road and no through road section of Ashley Street. I hope parking situation for the oval doesn't cause the Brickworks to become gated and require people to pay for parking. Like what were hearing about at TTP with the Modbury hospital. How will street parking on event days be mitigated? Will parking restrictions or permits be put in place by council?

Screen Name Redacted

10/13/2022 10:08 AM

None whatsoever. There is too many benefits (short and long term) for the community to not go down this path.

Screen Name Redacted

10/13/2022 09:30 AM

none

Screen Name Redacted

10/13/2022 09:36 AM

None

Screen Name Redacted

10/13/2022 09:38 AM

N/A

Screen Name Redacted

10/13/2022 09:51 AM

No, Cant really see what the issue is.

Screen Name Redacted

10/13/2022 10:14 AV

The only one I have - Is it needs to be a long-term lease to install confidence in the local council and the club

Screen Name Redacted

10/13/2022 10:29 AN

The impact on the area of increased traffic, noise and everything that attracting a crowd of people will bring. The influence the Club will have over matters relating to our public land. Losing use of our public land.

Screen Name Redacted

10/13/2022 10:37 AM

I am very concerned about the loss of community access to green space. I understand that the current proposal includes some access to kings reserve when not needed by AFC but I strongly disagree to including kings reserve in any lease to AFC or any other commercial entity.

Screen Name Redacted

10/13/2022 10:28 AM

No

Screen Name Redacted

10/13/2022 11:35 AM

A lease agreement on this scale should not be made with any football club. The community is accustomed to the current oval being reserved for a football club (West Torrens SANFL), and I have no quarrel with the Adelaide Football Club doing that but to lease and redevelop the rest of King Park should not happen. I use the open areas a lot especially mornings and afternoons 7 days a week walking my dog, recreation with my grandchildren etc. I meet and greet many other people enjoying the spaces. I certainly do not agree that a new AFL standard training ground will not impede the recreational use by the community of this space - there will be time taken for the Women's League, and the men's SANFL plus reserves, under-age teams, and AFL, not to mention as a parking area on match days. Training will require a lot of time. Evening lighting will concern many locals. Other areas of concern: much on street parking is inevitable, as well as general traffic management; destruction of many gum trees and bird habitats, including that of plovers that lay their eggs on the ground and then vigorously protect their young. Re buildings I understand that the main grandstand will stay, but the World War 1 Memorial Gates on Ashley Street, erected in 1922 with local fundraising must stay.

Screen Name Redacted

10/13/2022 10:50 AM

Long term plans for the site and what community access this will impact. Traffic management in the area. Long term liquor licencing and pokie licence's. Access to green spaces, and how the club plans on integrating to the community. Not sure they handled West Lakes

very well, and the fact that they are now running out of options and seem to not have a clear concise plan on what they want. If they do, it's not being communicated well. The cost financially, environmentally, and spatially to the proposed space, and how those costs will be managed in to the short- and long-term future, the transparency of those plans, and how they will be held accountable to those plans, is more important than is being communicated currently.

Screen Name Redacted

I do NOT support the proposal for WT Council to enter into a long term lease agreement with the Adelaide Football Club for the Thebarton Oval precinct for the following reasons:- - the lease will restrict public access to the Kings Reserve area as access will be denied while the proposed oval is in use by the AFC. Regardless of how infrequent this may be or of whatever duration, it will still diminish public access and use of the area compared to the present situation. The Kings Reserve is the only substantial area of green space in the Thebarton / Torrensville / Mile End area and needs to be retained primarily for community access and enjoyment. Any level of alienation of the community from this area is not acceptable. - a substantial number of trees will be removed from the Kings Reserve area and not replaced to accommodate the proposed oval. By attending the site on 11 October and making a careful comparison with WTC and AFC concept drawings, I estimate that in excess of 150 trees are proposed to be removed, with a number of mature trees also to be removed from the Thebarton Oval area and not replaced. So how can the AFC claim to give "a commitment to enhance existing tree planting" be believed, particularly when there will be very few trees left in the precinct and very little passive space left in which to plant replacements. - conversion of most of the Kings Reserve area to a "flat", grassed mono-culture will reduce resident/public enjoyment of the area due to lack of shade and facilities. - with the Adelaide Football Club AFL, SANFL and AFLW teams all likely to be using the Thebarton Oval for training plus AFLW matches to be played there (and likely to be in increasing numbers in coming years), the removal of existing fencing to enable public access to Thebarton Oval is not really a substantial benefit to residents and the general community. the proposed use of the Kings Reserve oval for public car parking when AFLW matches are played on Thebarton Oval will effectively preclude community use of the entire precinct on match days for a major part of those days. - it must be reasonably assumed that it is intended that AFLW football is to become a much more professional sport in the near future with clubs contracting all/most players full time, the number of womens teams to be increased, the playing season to be extended and for admission fees to be levied on spectators attending games. Is it likely that the much lauded removal of fencing around Thebarton Oval to facilitate public access will actually only be a temporary situation? - AFC documentation for the

proposal includes a relatively large building on the Kings Reserve area, possibly being the "proposed site to accommodate a community facility to replace the Thebarton Community Centre". However, all of the available Kings Reserve land is on the site of a previous Thebarton Council rubbish dump. The type and method of rubbish fill in the dump was both uncontrolled and uncompacted which is why the area is still extremely unstable even after nearly 50 years since the closure of the dump. Two previous buildings constructed in the area in the 1980's both suffered major structural failure and required demolition. As such, any building construction on Kings Reserve will be hugely (prohibitively?) expensive and require numerous multimetre deep concrete pylons for support or some novel form of extreme raft foundation. (The current Thebarton Community Centre is sited on stable land outside of the dump area.) - given the unstable condition of Kings Reserve, even maintaining a relatively "flat" area for an oval will be a challenge, exacerbated by the intended car parking when AFLW matches are played. Will the public be excluded from Kings Reserve for a period at the end of each football season while annual top dressing and turf remediation is undertaken? - if my above assumption about the use of the proposed building on Kings Reserve is incorrect, where is it proposed to site the replacement for the Thebarton Community Centre? This is but one of numerous matters on which there should be detailed information provided to the community before any decision to confer a lease is made. - I believe the AFC proposal is unrealistic and that some of the claimed "facilities" proposed to be provided are unlikely to ever materialise. The project has very much of a "magic pudding" air to it in relation to the land area actually available compared to the area realistically required to provide for 'aquatic facilities, rehabilitation and medical amenities with publicly accessible allied health services', 'containing parking onsite', 'improved community recreational facilities', 'a commitment to ... enhance existing tree planting', etc. How is all of the above and more to be fitted into an area of which three quarters of the total land space is to be taken up by two large ovals? - the proposal for the inclusion of "publicly accessible allied health services" is concerning. What would these services be - massage, physiotherapy, X-ray and CT scans? What would be the likely hours of operation of this business on community land? Has an estimate of daily/weekly public patient numbers been sought? What would be the daily traffic impacts on adjacent residential streets? Would advertising signs for this business be allowed on the precinct boundaries? Again, no detailed information provided up-front to the community. - long term traffic impacts on the local community are a major concern. Given the imminent commencement of South Road upgrade works, access to the Oval precinct is likely to be limited to the existing access points on Ashley Street, Meyer Street and Ashwin Parade for quite a few years. Eventual access to the Oval precinct from the completed South Road is not guaranteed. Initially, the AFC

proposal is likely to generate additional local traffic and compound the problems sure to be generated by the South Road works. The community is being asked to vote on whether to approve the proposed lease and then, if approved, the details to a myriad of issues are supposed to be satisfactorily be resolved at stage 2 definitely putting the cart before the horse! There should have been (and should still be) much more detailed information provided by the AFC particularly, and WTC as well before any Council decision to award a lease (even just in principle) is considered and formally made. Overall, the initial information available to local residents is insufficient - there are too, too many unknowns. The proposal is too heavily in favour of the AFC while providing far too few tangible benefits to residents. We are being asked to give up unrestricted access to a too rare piece of park in favour of restricted access to two bare ovals. From this residents perspective, the AFC proposal is not in the best interests of the local community and WTC ratepayers and should be rejected by WTC.

Screen Name Redacted

10/13/2022 10:52 AM

No

Screen Name Redacted

10/13/2022 10:59 AM

No

Screen Name Redacted

10/13/2022 10·50 AM

No

Screen Name Redacted

10/13/2022 11:04 AN

I don't agree with the use of Kings reserve at all. The lease agreement is WAY too CHEAP. And does not have enough information- ie it does not contain or guarantee access to the public

Screen Name Redacted

10/13/2022 11:23 AM

Vehicular access cannot only be obtained through residential streets (e.g. Meyer Street), access from potentially Ashwin Parade and Ashley Street can also accommodated / included.

Screen Name Redacted

10/13/2022 11:18 AM

No

Screen Name Redacted

10/13/2022 11:29 AM

My concern is that Council will provide too much emphasis to a limited minority and miss out on an important opportunity for both current and future generations. While i appreciate all views need to be considered, this is also an important opportunity for the Council to show Leadership and bravery.

City of West-Terrans

Screen Name Redacted

10/13/2022 11:36 AM

No concerns

Screen Name Redacted

10/13/2022 12:02 PM

I don't agree with putting MCG size football oval on existing Kings Reserve and the destruction of amenity and limits on access (NOT ALL GREEN SPACES ARE EQUAL!). Also concerned at the pitiful rent and rates the Crows are paying over 42 years, even more so given the \$9 million Council is proposing to put towards the development. Also concerned about effect on traffic on already congested streets. I believe the \$9 million or part of could be better spent on genuine things of community benefit such as the upgrading of the Thebarton Aquatic Centre which is in desperate need of a facelift. It also seems to me that if Council believe up Thebarton Oval to public access is of benefit they could do this regardless of any deal with the Crows.

Screen Name Redacted

10/13/2022 11:46 AM

No

Screen Name Redacted

10/13/2022 11:48 AN

There has been little to no transparency about the impacts, (short, medium and long term) of allowing such a proposal to be realized. I believe giving up the green space, facilities, parking and overall amenity to the surrounding residents and stakeholders would be detrimental. While the proposal may be possibly, but not proven, financially beneficial to the council, the council members and staff don't have to live with the reduction in amenity whereas the residents and ratepayers do. If you wouldn't have this on the doorstep of your own house (and be realistic, you wouldn't), don't put it on ours.

Screen Name Redacted

10/13/2022 12:05 PM

Torrensville has basically no community green space. The NS expressway will take a slab of Kings reserve as it is. Kings Reserve must not be handed over to the Crows. Its community space and must stay as such. This proposal makes a mockery of the Master plan. The Crows should be providing extra green space to compensate the Torrensville community for the disruption their presence will create (traffic volume/parking) not taking the precious little green space that currently exists.

Screen Name Redacted

10/13/2022 12:01 PM

There is insufficient detail about the facilities that the AFC would develop and include. So it is difficult to know that it will have a benefit to the community. Our reservations are; 1 Why are 2 ovals required (one being MCG sized). This seems to be an overkill. 2 Traffic management and parking is uncertain bearing in mind the new South

road development. 3 Potential loss of amenities that were included in the Kings Reserve master plan 2018. 4 The lease and rate concessions as outlined by the council in the proposal appear to be overly generous to the AFC. Whilst there is a financial gain of some sort over 42 years we don't believe it is an adequate return for the use of the community land. If the proposal results in a loss of amenities to the community we would not support it.

Screen Name Redacted

10/13/2022 12:10 PM

- Local residents need more time to consider the proposal - So that local residents can make an informed decision before handing over community land they need more details - There needs to be community input into the proposal - Council needs to supply more information to the community before it supports the lease

Screen Name Redacted

10/13/2022 12:07 PM

Ensuring adequate public access to facilities and also maintains sufficient green space. Problem solving traffic congestion along Ashwin parade and the brickworks roundabout

Screen Name Redacted

10/13/2022 12:17 PM

- loss of greenspace - loss of old growth trees - restriction to whole area for general public access at all times of the day - loss of all "multi-use community assets" as per 2018 Kings Reserve Master Plan such as: playground, picnic ground, paved walking - loss of active recreation; increased green space used for carparks; + clogging up neighbouring streets

Screen Name Redacted

10/13/2022 12:13 PM

no

Screen Name Redacted

10/13/2022 12:27 PM

Environmental impacts over the long term specifically noise and the impact of visitors to the precinct in the surrounding streets. ongoing access to the community spaces (eg kings reserve) by residents in a meaningful way. Closure of the ovals daily 7am-9am for footy training eg doesn't allow morning dog walking/ xercise etc. lastly genuine parking management and significantly improved public transport thinking to the future. Should the develop of tram lines into the suburbs accomodate this etc. what actions to deter patrons from driving to events, so the secondary oval can be recreated on instead of a car park every sat.

Screen Name Redacted

10/13/2022 12:32 PN

- Loss of greens space and old growth trees - Restrictions to whole area for general public access at all times of the day - loss of all items of the 2018 Kings Reserve Master Plan and all multiuse community assets - loss of active recreation - no childplay area or (dog) walking

er 2002

for at least 10 years till S-Road upgrade completed. - Not enough onsite car parking - clogging up close-by streets

Screen Name Redacted

10/13/2022 12:32 PM

Keeping access for residents. Access for residents to the pool.

Screen Name Redacted

10/13/2022 12:36 PM

I support a lease for Thebarton Oval but not for Kings Reserve.

Screen Name Redacted

10/13/2022 12:40 PM

I think the Crows can have Thebarton Oval but not Kings Reserve.

Screen Name Redacted

10/13/2022 12:48 PM

- There has been NO community consultation. This survey does not legally constitute adequate community consultation - Noise pollution. Light pollution? - Traffic and parking consequences? - This is a DOMESTIC and RESIDENTIAL zone. People actually live in this area. Is this being fully considered by developers? Can there be a meeting to explain this to residents?

Screen Name Redacted

10/13/2022 01:03 PM

None at this stage; the "Have Your Say" documentation provided gives more than adequate coverage of all major issues involved in the agreement.

Screen Name Redacted

10/13/2022 12:56 PM

Details of the South Road Upgrade and acquisitions all need to be made 100% clear, concise and guaranteed not to change to all, well before considering this as it may/may not effect green space, access to the area and car parking.

Screen Name Redacted

10/13/2022 12:58 PM

1) I need more information about the impact it would have on the local neighbourhood 2) Does the Council need the funds - is this why they are contemplating entering into a lease agreement? Concerns 1. Loss of public amentity 2. extra traffic in the local area 3. loss of trees 4. loss of public green space 5. increased air pollution due to increased traffic 6. loss of my morning walking track 7. traffic congestion on Ashwin Parade near the brickworks

Screen Name Redacted

10/13/2022 12:58 PM

Traffic/ car parking

Screen Name Redacted

10/13/2022 12:54 PM

Traffic, parking, loss of public green space

Screen Name Redacted

10/13/2022 01:09 PM

The football club will monopolise the green space. The Thebarton Community Centre was a big investment and does not need replacing. The Thebarton Oval is not available to the public, so the football club can use that space. It is enough!

Screen Name Redacted

10/14/2022 03:23 PM

* entering any agreements while council in Caretaker period * the Lease agreement and attachments etc should be reviewed by independent body * suggest an independent body should manage the relations between the lesee and the Council, and or the Council should employ a specific professional to manage such a lease, which will present with many likely legal complexities * Council should assess their own liabilities and prepare a cost benefit analysis for administering such a lease, required licences etc, and the likely assistance costs, event management, carparking facilitation and management, restoration etc. * the Public Liability insurance amount of \$20 million per incident is way too low and should be subject to the event activities that could occur at the facility. a Clause could be added to reflect that increase insurance maybe required for events and activities, specifically as the lessee is proposing to facilitate festival or other cultural recreation events on the lease area * Council should not offer 100% rebate on lease fees for first 10 years when the lessee can sublet and generate income from operating commercial / corporate business within this lease area. The Lessee should always contribute something annually towards holding a lease. The contributions and benefits to the community as outlined in the proposal are not far reaching to include a lot of the community. The should be measured and evidence provided, along the duration of a lease, so that assessment can be better made. * Council should assess the impacts on adjoining properties, businesses and entities such as the Thebarton Aquatic Centre, the Thebarton Bowling Club, the Thebarton School, Child Care centre. - I regularly use the Thebarton Aquatic Centre and they recently promoted that they received grant funding to upgrade their facility. Currently when there is an oval match or large training occurring, it is very difficult to park in Meyer Street to attend the Aquatic Centre. A bigger permit parking area should be allocated for pool patrons, as one solution. The proposal should include assessment for an underground carpark facility or large above ground carpark facility to be part of this overall precinct planning. This proposal currently has very inadequate considerations for its immediate neighbours, the carparking problems, and the potential for a large lessee to take precedence and downplay existing local community use and benefits that require consideration.

Screen Name Redacted

10/13/2022 01:22 PM

Access, plus parking, however opening up Ashley St for through traffic could help. Currently restricted by bus access, negotiations with



Brickworks carpark may help during evening events. Greater access to sporting facilities by local residents once development has been completed.

Screen Name Redacted

10/13/2022 02:02 PM

This is a lose/lose proposition for the community. There is no explanation as to why the Crows are wanting Kings Reserve, other than a comment by the Mayor, that MCG size oval is required for training when the men's team have games on MCG. Well I could count that on one hand. No-one is objecting to Crows coming to Thebarton Oval but hands off Kings Reserve. KR is a multi-use, undulating, tree canopied space where people gather, exercise, walk their dogs, skate, use the playground, have picnics etc etc. A flat piece of grass with 8 sticks is not in keeping with current and future community use for Kings Reserve. If it's such a good deal, the Crows could just as easily approach Burnside Council to take over Kensington Park, Kensington Gardens Reserve or Hazelwood Park, and build concrete jungles around 2 ovals, cut down all the trees and have parking on the grass. I'm sure the locals on the eastern side of town would love it. If the Council and the Crows were genuine in looking for a solution they would consider expanding the footprint of existing Thebarton Oval to align with Adelaide Oval and a second footprint for MCG. All in the ONE space and no need to encroach on community land of Kings Reserve. Also given the magnitude of the proposal, it is incumbent on the Council to undertake the essential elements of proper public/community consultation BEFORE Council enters into a binding agreement with the Crows in November 2022. This online survey is an insult to its community, there should be detailed plans for inspection, there should be specific details of exactly how Kings Reserve is to be developed, exactly what access is proposed for the community. At the moment, there are no benefits to the community under this proposal. (As an aside the WCE close off their MCG sized oval to the community for 3 months for maintenance every year! There's no mention of these types of restrictions in any of the documents). And it is grossly irresponsible of the Council to rush phase 1 and seek to enter into such an agreement during caretaker period. Given the lease is for 42 years with the option of a further 42 years, it will be 84 years before another opportunity can be given to what happens to this community land. My grandchildren will be old and probably dead by then.

Screen Name Redacted

10/13/2022 01:30 PM

Yes, that council will be swayed by big business and profit rather than representing and being accountable to the interests of its local residents. e.g council demolished Thebarton Community Centre and rebuilt it at great expense opposite the Brickworks which had no services, programs, or activities for the local community (all space was available on a hire basis), and now this is going to be

er 2002

demolished. Such as a waste of funds! Longer term and sustainable planning is required.

Screen Name Redacted

10/13/2022 01:25 PM

Im unable to attend the meeting this evening regarding the proposal to redevelop Kings reserve but I would like to express my disapproval. I am in favour of community space, but this massive plan will impact me and my family in a negative way. Car parking, sirens blaring, loss of swimming centre and community centre. I frequented this space alot over 20 years of living here. You sold us out !! So disappointing!!

Screen Name Redacted

10/13/2022 01:32 PM

Loss of community space. These parks are used constantly by the public and will become unusable during football training. There will also be many facilities that will not be accessible to the public that will take up previously public land.

Screen Name Redacted

10/13/2022 01:30 PM

I feel council did not provide all vital Information before hand. We were confused at what stage this proposal is. We felt betrayed and breach in trust. Going forward we need open discussion rather then member of council vote as they clearly disappointed .

Screen Name Redacted

10/13/2022 01:42 PM

No

Screen Name Redacted

10/13/2022 02:03 PM

The main concern is access to the site during the next decade as south road projects are in construction phases.

Screen Name Redacted

10/13/2022 01:52 PM

No concerns

Screen Name Redacted

10/13/2022 02:03 PM

Less access to public.

Screen Name Redacted

10/13/2022 02:04 PM

No

Screen Name Redacted

10/13/2022 02:17 PM

While the lease agreement is rent free for the Adelaide Football Club, who pays for the additional costs that will be involved with servicing this new development? How will the current surrounding streets cope with additional traffic that already can't handle traffic in and out of the brickworks shopping centre? Where will residents be able to go to

r 2002

have a kick of soccer or football that isn't impeded by an organisation who will not be paying rent?

Screen Name Redacted

10/13/2022 02:46 PM

The Kings Park Reserve needs to be preserved as a much needed public space which maintains existing trees and expands the amount of tree canopy as well as wet land, especially given that the proposed upgrade to South road will mean the loss of some existing facilities and green space

Screen Name Redacted

10/13/2022 02:35 PM

The terms of the proposed lease are uncommercial and represent a trivial financial return, considering that residents will lose control of, and access to, prime green space for a lifetime, ie 42+42 years. The financial returns to Council will, in net present value (NPV) terms, be strongly negative given Council's proposed "co-investment" in what is a heavily subsidised, private sporting club venture.

Screen Name Redacted

10/13/2022 02:55 PM

How can residents possibly support this plan when we know that this public green space is ultimately going be sacrificed for the use of a very few privileged group of developers, club members and their supporters. Our inner west residents and their families, their views and lifestyle need to be considered as a priority rather than the rest of the public having a say about what they think should happen in our suburbs. We are not a dumping ground for concrete and car parks. Never has there been any mention of proposals to look into land in the Eastern suburbs.

Screen Name Redacted

10/13/2022 02:42 PN

Parking

Screen Name Redacted

10/13/2022 02:45 PM

None whatsoever

Screen Name Redacted

10/13/2022 03:00 PM

No

Screen Name Redacted

10/13/2022 03:13 PM

No.

Screen Name Redacted

10/13/2022 03:16 PM

I do not support the City of West Torrens entering into lease agreement with Adelaide Football Club. This lease agreement is in conflict with the City of West Torrens Open Space Plan 2021-2026. This lease agreement is in conflict to the Open Space Plan objectives, notably: - Protect existing areas of open space. - Deliver a diversity of open space types and experiences to suit the needs of the community. - Provide an equitable distribution of public open space across West Torrens by responding to: o areas of population growth (rising demand) o areas in short supply of open space (gap areas) and o opportunities to enhance open space. - Enhance the accessibility and safety of open spaces and strengthen linkages between open spaces and key activity nodes. - Maximise the greening and cooling benefits of the open spaces and open space network. The inclusion of Kings Reserve in the proposed lease agreement removes access to open space for the community in an area already with limited open space - particularly anything of a neighbourhood or district size hierarchy, limits its use capabilities by the community and removes significant tree canopy cover which does not aid in the greening and cooling of the area! This proposed lease agreement is also at odds with council's recent rezoning of neighbourhood areas in Torrensville etc to support increased density in living. If anything, council should be working harder than ever to maintain and preserve existing green and open space for the community. Further reasons I do not support a lease are the following: - Community is not able to provide an informed opinion as the Master Plan: The ultimatum approach of having to agree with lease terms in order see or show support for AFC's master plan is not fair on residents and rate payers, particularly as there is no reliable information on access limits etc regarding Kings Reserve. I also think that asking the greater community to comment on the lease terms at all (as opposed to just their interest in the development) is doing wrong by West Torres residents and ratepayers. Having said that, the official survey asks "Do you support the City of West Torrens Council entering into a long-term lease agreement with the Adelaide Football Club?" That's a long-term lease, not these specific long-term lease terms. The posed question does not adequately reflect what is being asked. This may lead to people giving their support to specific lease terms and not a general lease agreement (the question being asked). Also, I feel as though the council has been very misleading referring to the space as being "Thebarton Oval Precinct" in communications. This area has never been called that, it's Thebarton Oval and Kings Reserve. It is misleading to residents who may not realise the space being referred to also includes Kings Reserve. Additionally, the council's approach to community consultation being online and only available in English has been neglectful. Council would be very well aware of the diverse cultural backgrounds and age profile demographics that make up the area. While I understand translations can be expensive, Council could have still identified the top 2-3 languages other than English that exist within the community and sought translations. This approach by council seems ingenuine and untrustworthy. - Removal of open community access to green space within Kings Reserve: The 5031 one area, particularly the suburbs of

Torrensville and Thebarton, have limited open green space available to the community already. Kings Reserve is unique in its size and canopy coverage. The other large green spaces in the council area already belong to sports ovals or golf links - Hisense Stadium, SA Athletics Stadium, Coopers Stadium, Kooyonga Golf Club. We do not need another area of significant open space relegated to a sports oval. The conversion of Kings Reserve in the proposed lease agreement to an oval does not at all provide the community with the same access, benefits and flexibility the space currently offers for multi-use. Given the size of an MCG oval in the space of Kings Reserve, it also leaves little to be used for playgrounds, skate parks etc for the community and likely in a location next to a huge road/motorway which does not seem at all within the community's interest. Additionally, there is no guaranteed funding or commitment for these items within the lease and they wouldn't be able to be actioned until the south road motorway work is complete - years from now! It's council's responsibility and role to provide and maintain open green space for its residents regardless. It shouldn't need a massive development, which also removes community access and significant trees (along with many other associated issues) to fulfill that responsibility. With the loss the community assets due to the South Road upgrade (which includes recreation spaces such as the bowling club and Ashley St playground!) the City of West Torrens should be working harder than ever to preserve the space we still have remaining - not selling it off! - Private enterprise controlling community asset access and removal of a community multi-use space: Having any form of private enterprise and for-profit business controlling a community. They can not be trusted to be working within the community's best interest regarding access and use agreements. Any regular or intermittent use of the Kings Reserve space is removing access for a variety of community members - those who need to access it during the day (shift workers, young families, retired people) and those in early mornings and later afternoons and evenings. Additionally, it is not clear in the proposed terms what sort of use will be allowed within this space. This leaves a private enterprise up to decide when and how people use the space. Where will people be able to run their dogs freely for exercise, hold picnics and celebrations, have the variety of community events held or just be within a large natural space. It also appears selfish and completely unnecessary for the Adelaide Football Club to require two ovals to fulfill their training needs. The benefit / loss ratio of the second oval to residents will be felt keenly as a strong loss. - Loss of established tree canopy cover and the impact to wildlife in the area: Given how poorly West Torrens is already ranked for most vulnerable category nationally for loss of tree cover, it seems counter intuitive to further destroy strong, existing native trees in the area. Particularly when new plantings are expensive, require more care and watering and will take many years before any canopy coverage is close to being

restored to current levels. - Limited consideration to traffic management and car parking: The City of West Torrens has previously demonstrated a poor approach to appropriately planning and managing traffic and car parking within the local 5031 area as evidenced by the Brickworks development. Ashwin Parade and surrounding streets are already significantly congested and are not coping with the current traffic load in the area. Adding an AFL football club home ground in the area plus any games or events that will result from the lease agreement will add further to congestion and parking issues in the area. Also other than bus routes, this proposed area is not well set up to enable travellers to the Thebarton Oval area to utilise many other forms of public transport. This will mean majority of visitors will need to drive and require parking. A development of this size would be much better placed somewhere where there is multiple options for public transport such as a tram and or train line. Additionally, the proposed solution of traffic management on game days to include car parking on the existing Kings Reserve site is

insulting to the community and further removing public access to the

Screen Name Redacted

10/13/2022 03:15 PM

no

Screen Name Redacted

10/13/2022 03:36 PM

Parking space, I live very close to the oval, currently on game days people park across my driveway. Also the lack of transparency about the access to green space and how this impacts the area. We need absolute guarantee that the community has access to the space that we have been promised, for the entire length of the lease.

Screen Name Redacted

10/13/2022 03:29 PM

No issues I only see positives

space for a private enterprise.

Screen Name Redacted

10/13/2022 03:48 PM

• I am concerned with the level of access of greenspaces for community use – how 'open' will spaces be and how much time will be allocated for community use (and will they be at times convenient to community)? • As a resident who lives very close to the proposed site, I am concerned with parking in particular as I already live in a congested street that has inadequate parking and traffic control. With a narrow driveway, I am reliant on street parking and already struggle to park at my residence. I have even been 'fined' for parking out front of my home, despite having a valid parking permit. On this particular day, the permit had 'slipped' on the dashboard but the council showed no leniency in considering this and enforced the fine. I can only see these parking issues increasing significantly with such a high influx or visitors to the area. • I am concerned that the Adelaide Crows are not

paying enough in rent and are also not paying council rates. I pay significant rates to live in the area and it feels like services have been decreasing in recent years. Hard rubbish waste collection is nothing like it used to be and is now heavily policed and restricted. Their ongoing usage and needs for council services will be huge, why aren't they paying full fees? • The length of the lease is significant so conditions need to meet community needs as it will be a long time before we can change anything. • Lack of community and green spaces is already an issue, this new proposed precinct does nothing to support the local community. It only threatens to take focus from local residents and local issues. The Adelaide Football Club is a major corporation with significant power and business interests and will easily monopolize and dominate the area. • What will happen to the Thebarton Aquatic Centre? As a regular user for the last 15 years, I would like to know that this facility would still be available to the public.

Screen Name Redacted

10/13/2022 03:52 PM

No, the Club has a sound financial history and will be an economic contributor to the Council

Screen Name Redacted

10/13/2022 03:34 PM

Nil

Screen Name Redacted

10/13/2022 03:42 PM

No

Screen Name Redacted

10/13/2022 03·44 PM

No

Screen Name Redacted

10/13/2022 03·54 PM

No

Screen Name Redacted

10/13/2022 04:01 PM

I strongly do not support this lease agreement with the Adelaide Football Club. This lease agreement is in direct conflict with the City of West Torrens Open Space Plan 2021-2026. This lease agreement is in conflict to the Open Space Plan objectives, notably: - Protect existing areas of open space. - Deliver a diversity of open space types and experiences to suit the needs of the community. - Provide an equitable distribution of public open space across West Torrens by responding to: o areas of population growth (rising demand) o areas in short supply of open space (gap areas) and o opportunities to enhance open space. - Enhance the accessibility and safety of open spaces and strengthen linkages between open spaces and key activity nodes. - Maximise the greening and cooling benefits of the

open spaces and open space network. The inclusion of Kings Reserve in the proposed lease agreement removes access to open space for the community in an area already with limited open space – particularly anything of a neighbourhood or district size hierarchy, limits its use capabilities by the community and removes significant tree canopy cover which does not aid in the greening and cooling of the area! This proposed lease agreement is also at odds with council's recent rezoning of neighbourhood areas in Torrensville etc to support increased density in living. If anything, council should be working harder than ever to maintain and preserve existing green and open space for the community.

Screen Name Redacted

10/13/2022 03:59 PM

I am happy for the idea to go ahead, as long as there is no additional costs to residents

Screen Name Redacted

10/13/2022 04:16 PM

Ensure council is consistent with community development & engagement programs; consideration must be made to local residents in relation to parking & noise

Screen Name Redacted

10/13/2022 04:11 PM

Whether Council are capable and have the professional capacity to make the correct decision

Screen Name Redacted

10/13/2022 04·29 PM

None

Screen Name Redacted

10/13/2022 04:38 PM

CONCERNS RE COUNCIL ENTERING INTO LEASE WITH THE ADELAIDE FOOTBALL CLUB I have several concerns about the possible lease as it sets up the likelihood of the following: 1. Use of community land by a big business that will benefit business operations and bottom line and the special interest of a relatively small proportion of our community (AFC members) for whom football is paid entertainment, whilst simultaneously disadvantaging a large proportion of the community which the Kings Reserve currently benefits. 2. - Loss of local park / green space with well-established trees and undulating landscaping that provides a 'soft edge' park ... conducive to contemplative walks, dog walking, picnicking, informal play for a wide age range, meeting and making friends, etc etc -Irrevocable loss of potential to further develop the existing space to support and nurture our community, along the lines of the 2018 masterplan (on which I understand that the community was consulted and therefor reflects community wishes and interests) - Potential loss of tree canopy, bird and fauna habitat NOTE: These concerns are especially relevant given that - our suburbs are being developed to accommodate a greater population density with smaller private

gardens/ reduced established tree canopy; - the loss of the eastern portion of the park strip to North South Corridor (both long and shorter term) will put significantly more pressure on what is left of the Kings Reserve community park - our area has very limited access to green space generally and more specifically to informal green space that we can walk to. 3. Increased activity by people outside of our local and wider West Torrens community with associated increased vehicle and pedestrian traffic, car parking, congestion traffic, noise and inconvenience. I consider temporary carparking on green space of Kings Reserve unacceptable. As football attendance is likely to increase (including at practice and at AWFL games) parking provision will be a major concern. Parking on site will likely reduce green space in Kings Reserve. Parking in streets during previous AWFL games resulted in inconvenience to residents - blocked access to driveways as well as reduced car parking availability for weekend visitors (family and friends) NOTE: The area has seen a huge increase in through traffic since the completion of the Brickworks (despite access being from Ashwin Parade. The volume of traffic on local streets continues to increase noticeably with a huge increase in near accidents and car horns (generally after a near accident) 4. Potential for impact of noise, light and visual pollution any increase will negatively impact residents in nearby blocks. I can clearly hear football generated noise from my home/ home office in North Parade 5. Potential for increase in use of hospitality venue/ licenced premises and knock on negative impacts for community

Screen Name Redacted

10/13/2022 04:25 PM

No.

Screen Name Redacted

10/13/2022 04:31 PM

No. A long term lease works for both parties giving security of tenure to the Crows and confidence to the Council that the tenant has a long term commitment to the site which should avoid shorter term detrimental decisions.

Screen Name Redacted

10/13/2022 04:35 PM

No

Screen Name Redacted

10/13/2022 04:36 PM

No

Screen Name Redacted

10/13/2022 05:11 PN

I disagree with the loss and alteration of green space at Kings Reserve. There is already loss of facilities with the T2D NS corridor project The lease proposal should be enhancing access to community green space not taking it away and denied when the Football Club needs the space (Kings Reserve) for training or car parking

10/13/2022 05:21 PM

I am surprised that the Adelaide Football Club need 2 large ovals, and shocked at the area they have chosen. It is not suitable for such a large redevelopment. I have spent lots of time at the swimming Centre and the oval and find it extremely busy, with very poor parking and difficult access. I would love to celebrate a new AFC development in a more suitable area. An area with easy access, and much more space, that will add to the environment - not take away much loved and used green space. I believe we need to look after what we have. Adelaide has plenty of land that is underdeveloped and derelict, perfect to set up a new Adelaide Football Club. Let's add more to our lovely city and surrounding suburbs, and not take away from what is already there.

Screen Name Redacted

10/13/2022 05:20 PM

You have not supplied sufficient information on the Project .Until a few weeks ago you treated the ratepayers with contempt by refusing to provide information (until stage 2 after a lease had been signed)The proposed term of the lease is too long & the commercial terms of the lease far too generous in favour of the AFC . Council should be in a strong negotiating position .I fail to see how over half of the \$80mil will be for community benefit.

Screen Name Redacted

10/13/2022 05:15 PM

No

Screen Name Redacted

10/14/2022 03:15 PM

*I do not support the Council entering into the proposed lease agreement that includes the published key commercial lease terms. *I do not support conversion of Kings Reserve into a treeless oval / grass car park under any circumstances. *I do not support community access restrictions to Kings Reserve, particularly for corporate use. *I reject the non-negotiatable inclusion of conversion and usage terms with unknown access restrictions for the community included in the lease agreement. This development will have the biggest impact of any development in the council area to date. I have taken the time to understand the information provided by the West Torrens Council, the Mayor, and the Adelaide Football Club. I have three key areas of concern with the Council entering into the proposed lease agreement with the published key commercial lease terms, entered across the two response boxes. ***Kings Reserve belongs to and is enjoyed by the community, and should not be controlled by a private company. West Torrens already has insufficient quality green space available for community use. Kings Reserve is unique in this council area in its size, biodiversity, and canopy coverage. Other large spaces are private, treeless sports ovals such as Hisense Stadium, SA Athletics Stadium, Coopers Stadium, and Kooyonga Golf Club. Treeless sports



ovals of this size do not make a quality green space that can be enjoyed by all in the community, particularly in harsh Adelaide summers. Festivals and events with no shade are be unbearable. There is plenty of evidence in support of the value of shaded green space. Any community access restrictions to a community-owned green space due to corporate use are unacceptable. If looking at the detail, there is no reliable or trustworthy information on what the restrictions would look like. The estimates provided are guesswork and do not include parking. Further, the terms don't provide further information on what is considered reasonable so we don't know if the space could become a car park every weekend for e.g., weddings and other social events booked at the new venues. I do not support the use of Kings Reserve as an oval / carpark. I do support the AFC to focus their efforts on Thebarton Oval and the Council to return to the previous 2018 Kings Reserve master plan. The AFC welcome to keep Thebarton Oval closed to public access if they wish. ***I do not support free or discounted rates and rent on premium land for a multimillion dollar private company under the guise of community benefit Written into the commercial terms are waived or heavily discounted rates and rent by ~\$3m (to be indexed) and a Council coinvestment of \$9m based on AFC's \$45m investment in "community benefit and facilities". There is no information provided that supports the practical or financial value to ratepayers and the West Torrens community. We cannot evaluate its value without this information, therefore I cannot support these discounts. I suspect the vast majority of these \$45m will be invested in or in support of profit-making facilities and services. Even if these facilities or services benefit the local community, there should be no waiver of rent or rates. Further, there is no evidence that the facilities or services will meet our community needs and wants and are not just alleviating problems the development might cause (e.g. traffic congestion). Further, if there is going to be state and/or federal government grants (not confirmed but highly likely given multimillion dollar funding and financial commitments to past proposals - e.g. \$21m committed by previous fed govt), a comparatively small number of 27,951 West Torrens residences should not also subside this development. ***I urge the Council to start over with the lease agreement terms and repeat the consultation with the community. Thank you for reading my feedback.

Screen Name Redacted

10/13/2022 05:28 PM

Not at all

Screen Name Redacted

10/13/2022 05:32 PM

No concerns It will benefit our community

Screen Name Redacted

None

ober 2082 City of

Screen Name Redacted

10/13/2022 05:42 PM

No

Screen Name Redacted

10/14/2022 08:44 AM

Yes there are multiple concerns. The small amount of rent/rates they are paying, the amount of green space they are getting - I don't believe we will have as much access to the spaces as is claimed. Parking and the impact on local residents. Environmental issues.

Screen Name Redacted

10/13/2022 05:49 PM

No

Screen Name Redacted

10/13/2022 05:53 PM

I believe the development is too large and not enough revenue will come from it for the council. There are traffic, parking issues as well as noise & light pollution problems.

Screen Name Redacted

10/13/2022 05:58 PM

Got to be done right, full transparency.

Screen Name Redacted

10/13/2022 06:05 PM

No

Screen Name Redacted

10/13/2022 06:03 PM

No

Screen Name Redacted

10/13/2022 06:25 PM

Parking and congestion in local streets. Loss of public space including play ground, bbq area, open green space, established trees, walkway through to Ashwin parade to access brickworks shopping centre and heritage ticket booth.

Screen Name Redacted

10/13/2022 06:28 PM

No, other than to ensure balanced and accurate information, not only from Council but all 'interested' parties/stakeholders is communicated.

Screen Name Redacted

10/13/2022 06:35 PM

No It's important for the council to be progressive and have the confidence to make decisions based on what's best for the state of South Australia

Screen Name Redacted

10/13/2022 07:07 PM

Firstly, this survey is a sham as the results will be structurally biased. this has occurred because Council has actively supported the

respondent, the AFC, subsidiary of a national corporate body registered in Victoria to survey their 60K direct members and an unknown number of public supporters who do not live in this area, who do not pay rates in this area and who will not share the economic, social, environmental and health impacts of this "transaction" The AFC are well resourced. It is scandalous that they have sent out emails to members begging them to respond to this survey, posted video clips of sporting identities spruiking the done deal and even sent text messages including to Auskick children promoting participation in this survey. Shameless behavior reinforced by Council. Secondly, it is well attested that WTC and Thebarton/Torrensville in particular have the lowest provision of public green space in metropolitan Adelaide and ranks amongst the poorest for this provision, in Australia. The land, in particular of Kings Reserve is the rehabilitated Thebarton dump, gifted by the Dunstan Government in acknowledgment 50 years ago of the poor health indicators in this western suburb. this land is not owned by West Torrens, but held in trust for current and future generations. Thirdly, the lease rental and rate arrangements are scandalous. Scarce land of this quantum and quality, close to the CBD, the sea, transport hubs such as the airport, ample retail and quality housing ought to attract a full commercial rent and full commercial rates, return a solid income stream for social investment. The 42 year+ automatic 40 year add on lease at the announced lease and council rate is a sick joke. There is no net benefit to the community and many downside risks in terms of amenity, quality of life, traffic intensification, parking problems and other social harms. Thirdly, the whole process has been shrouded in secrecy, misinformation and intimidatory tactics by both the Council and Respondent, AFC. it is laughable, that a local council should consider entering a commercial arrangement with one of the largest. most well resourced, politically well connected and media potent organisations in SA and Australia. the power imbalance between the two parties is insurmountable and open to undue influence. Fourthly, the stated amenity gains spouted by Council and AFC are illusory. we already have access to Kings Reserve. The mythical \$80M of investment, may well be funded by the State Government (ie ourselves) but nonetheless, it is an investment by a tax free body in its potential to raise more business turnover. If the community requires an investment in some kind of facilities, then those facilities should be designed specifically for the community, by the community and funded through a combination of Council resources, some user paid services and fees and Commonwealth and State Grant funding. Fifth, there is no quantifiable link between investment in elite sports business and improvement in community health indicators of well being. The current open space with unfettered access to individuals and the local community and wider Community, already provides that benefit, particularly given the number of young families who have moved into the district. Any AFC propaganda about community

access will be easily rebuffed on closer examination of the exact details.

Screen Name Redacted

10/13/2022 06:34 PM

none

Screen Name Redacted

10/13/2022 06:55 PM

Lack of transparency and details for rate payers. The rate free/discount period is excessive and does not present value to the community. There is already traffic congestion in the area that is not being managed. Less accessibility to green/recreation areas for locals. No clear communication on how/when the areas will be available to residents. There will be enough disruption in the area with the South Road upgrade over the coming years without this to add to the mix.

Screen Name Redacted

10/13/2022 08:52 PM

I am house owner and have been a resident of West Torrens for over 30 years. My concern is about the loss of freedom to use the open public green space on Kings Reserve which I have access to any time of the day. I currently use the park to walk regularly and find this a safe space to walk by myself. There are also other people walking like me with their dogs, families sitting on the reserve whilst children are playing, young people kicking footballs/soccer balls and children in the skate park all with access to this large open space at any time. My concern is the lease agreement will limit access to these activities for the community. My concern is about the trees that will be lost as a result of the development, many of those tress have been there for many years. My concern is about the current significant traffic congestion that the area experiences everyday in the specific location of the proposed development and how added traffic would impact on the area. The council have been unable to resolve or improve the current problem of traffic congestion around the Brickworks shopping centre, Ashwin Parade (Kings Reserve) and parking in the surroundings streets. As a resident who drives every day in this area the problem has been getting worse and the proposed lease agreement for development could only make this worse again. The traffic problem already impacts on my daily life, driving to shops, sometimes I choose not to go to the Brickworks shopping centre because of the traffic and coming home from work daily, I am stuck in traffic close to my home. The public transport to the current area (bus service) is very limited and if this lease agreement were to go ahead its stands to reason more traffic will be added to the existing problem.

Screen Name Redacted

10/13/2022 07:00 PM

No

No

10/13/2022 07:06 PM

Screen Name Redacted

10/13/2022 07:24 PM

I need to know how you are going to manage traffic, given traffic management at the Brickworks is already so botched. Also, where are people going to park? We already struggle with so many cars parked on the street now. How the Crows HQ is going to affect access to our prime green space in the area, namely, Kings Reserve. This is not just for exercise and recreation, but also, how will club's presence affect our community events held Kings Reserve? I need 100% guarantee that for the majority, if not 100% of the day of any given day, space will be available for people who want to use it. ie - if one oval isn't available, the other one will be. And I need to know we can walk out dogs on either oval- non negotiable. If this is all too hard, perhaps the crows could look at leaving Kings Reserve out of it entirely the first time they floated this location, Kings reserve wasn't included. However, there could be some good benefits to the community so I'm interested to hear what they have to say I'm interested in what this proposal can bring to the community but I can't support it until I know the answer to these questions.

Screen Name Redacted

10/13/2022 08:17 PM

The taking of what is currently a free access, multi use community space, and giving this to a multi-million dollar business, for a pittance. Absolutely no consideration of how the community individuals and groups currently use King's reserve. Complete lack of transparency on the process, and no community consultation until the deal has been finalized (according to the football club). 18 months plus of secret negotiations with the club, and 28 days "consultation" with the community. Zero details from the council of how much community access to the "green space" the community would have, were this proposal to go ahead, though the football club now says they will use the ovals from 9 till 3 everyday. This means in winter the public MAY get an hour of access daily. Neither the council or therefore the community receiving any substantial monetary benefit from this proposal. No information with regards to increased public transport access to this site. No information with regards to car parking on site. No information with regards to how the council will protect local residents from increased parking issues, street congestion, noise, nuisance etc. An offensive push by the adelaide football club to skew the results of this survey, by bombarding their members (the vast majority of whom neither live nor pay rates in west torrens, nor use king's reserve), with requests to vote in favour of the proposal. An equally offensive lack of any commitment by the council to view the opinion of those outside the area, as obviously less relevant in this questionnaire. Given that the council is funded by the rates of the residents, ratepayers and businesses of the area it should therefore represent THEM, not those from from other council areas.

10/14/2022 12:51 AM

I believe that the 2018 Kings Reserve Masterplan is of benefit to the community and environment. The 2018 plan states Thebarton Oval will be "Opened up for community access." The AFC plan is seen by council as a means to help pay off the debt held by West Torrens Council. The proposed AFC lease means that there will be two ovals with "Restricted Public Access" and a road, connecting Myer Street and Ashwin Parade. *With the AFC lease plans the public may [or will], lose the following in Kings Reserve, 1/many walking, running and cycling paths, 2/Skate Plaza,3/ Cricket nets,4/ New playground, 5/areas for several sports such as Australian Football and Soccer. The AFC is currently about \$4.5 million in debt with what appears to be limited income. If the AFC does not renew this lease what will be the cost to council and rate payers to rehabilitate Kings Reserve? The AFC lease proposal promises a large number of benefits and facilities with very limited space.

Screen Name Redacted

10/13/2022 07:50 PM

No

Screen Name Redacted

10/13/2022 07:55 PM

The traffic noise losing our reserve decrease in property value

Screen Name Redacted

10/13/2022 07:53 PM

No

Screen Name Redacted

10/13/2022 08:06 PM

Yes. The loss of community public space & facilities. Access to for families & community will essentially be removed. The proposed benefits associated with this do not seem to outweigh the costs to our community. The lease will deny residents access to one of our council's biggest green areas. West Torrens council needs to look longer term at greening our space. This wld be a step back environmentally! The space belongs with the public, not a corporate entity! I don't believe this area has the infrastructure to support the lease. eg: Traffic management in this area is already problematic. The intended activities associated with this lease will only exacerbate this issue. I am concerned that this lease will affect the fabric of our community make-up. I don't believe the sporting club/corporate entity/identiit associated with this venture is appropriate for this largely residential space. Why would West Torrens Council wish to entertain this lease when other significant metro councils have rejected the same proposal?!

Screen Name Redacted

Yes the added traffic to the area. It is already very congested.

10/13/2022 07:55 PM

Especially Henley beach road and the road this oval is on. When getting to the brickworks supermarket that road backs up massively from the west.

Screen Name Redacted

10/13/2022 08:03 PM

No

Screen Name Redacted

10/13/2022 08:03 PM

Not securing enough money for the community. My concern is without funds to upgrade the appropriate services, the community will suffer because no one thought of this now (classic government move) - the issues of ten years time need to be considered now and addressed now

Screen Name Redacted

10/13/2022 08:04 PM

None

Screen Name Redacted

10/13/2022 08:03 PM

Busyness of streets and lack of parking.

Screen Name Redacted

10/13/2022 08:08 PM

No

Screen Name Redacted

10/13/2022 08:33 PM

Vehemently opposed to the proposal to give control of Kings Reserve, a community asset and rare green space, to a corporate entity!! - Kings Reserve should remain a community space - public access 24/7, place for people to walk their dogs, playground, venue for local festivals etc. The 2018 proposal looks great and actually serves the needs of the community. - West Torrens has some of the lowest green cover of the Adelaide councils. We know that access to green spaces improves wellbeing, increases property value, and a myriad of other benefits. In this climate crisis, ludicrous to consider handing a large green space over to a corporate entity. Also very concerned about the beautiful mature gum trees which support wildlife in the Reserve. The Reserve is already threatened by the South Road development as it is (plans to use as depot). - Charge them appropriate rates!! Not sure why we are jumping to give a multimillion dollar business a discount? Crows were quite happy to have Bowden site with one oval, so why is the council bending over backwards to give them two?? The Crows have already exhausted their options with the North Adelaide and Bowden sites.. the council has the upper hand in these negotiations. Seems like very poor dealmaking.. the worst deal in the history of deals perhaps? In summary: retain community asset for the community, retain green space and mature trees for the environment, use bargaining power to charge the rates that every other business in West Torrens pays.

Screen Name Redacted

10/13/2022 08:31 PN

The residents and ratepayers haven't been provided with a master plan which would indicate the actual impact of the lease on the existing facilities and neighbouring, homes, school, child care centre, swimming pool etc. It appears that council is expecting agreement on the lease without evidence of the long term impact. I can't agree to something that there is no information about. The Council is not being transparent and do not have the residents interests as top priority.

Screen Name Redacted

10/13/2022 08:21 PM

No major concerns rather than ensuring it maximises the social outcomes for the council and rate payers

Screen Name Redacted

10/13/2022 09·11 PM

I do not think the proposed lease will be good for the community, 5031 doesn't have much community green space particularly compared to other councils and Kings Reserve is unique in its size and canopy coverage My main concerns are - The loss of freely accessible community green space, community land is so precious and in short supply and we shouldn't be giving it away to a corporate sporting club - The unknown access limits to Kings Reserve oval and adjoining green spaces, the useless guesstimates provided by the WTCC and the crows at this stage are absolutely meaningless - The capacity of local streets to receive increased traffic and the impacts to local residents including safety, noise, litter etc - The significant parking implications and the lack of street space to accomodate game day activity. Over the 42 years as the women's league matures, the participation will also increase significantly which means bigger crowd attendances at games - The loss of opportunity to utilise the land in different ways- two large manicured ovals do not equal a nature reserve with trees for shade, a playground and skate park and bbq areas where the community can have picnics and gatherings etc - The loss of numerous significant mature trees, and no, replacing them with new trees is not adequate - The enormous length of the proposal and the difficulty of understanding the full implications over this time, 42 years is a very long time let alone 84 - The negative impact to the capital value of houses within the immediate vicinity, people generally do not wish to live right next to a large corporate building - The apparent overly generous terms of the proposal, I absolutely do no agree with the significantly discounted rates and rent, it is much too low! The Crows are a very profitable corporation and can afford to better compensate the community for the inconvenience of having them here - if the lease goes ahead the alienated land will never be public land again

10/13/2022 08:27 PM

I am concerned about losing the Kings Park area as i spend a lot of time there exercising with my dogs. Also it is a great place to get together with family

Screen Name Redacted

10/13/2022 09:29 PM

It is grossly improper to rush this process through without extensive community consultation, and during caretaker period. What's the rush? Why did council need to seek an exemption from the Planning Minister to enter into the contract despite the upcoming elections?

Screen Name Redacted

10/13/2022 08:29 PM

Nil

Screen Name Redacted

10/13/2022 10:11 PM

There is currently a total lack of transparency regarding the lease agreement between the Crows and the council. It seems like it is already a done deal, and the deal is of minimal benefit to the local residents and ratepayers. How can the WT Council actually think that the financial deal brokered is a good one for the residents and ratepayers of West Torrens. In 2021 the AFL generated \$738 million and its CEO earns over \$2 million annually. This is big business and the council seems willing to hand over our precious recreation and green space for next to nothing financially, with very scant details of what access and benefits residents and ratepayers will really gain. It smells of corruption that such a big business would have to pay such minimal rates and get such unrestricted access. Having witnessed the Brickworks development I have no faith in the ability of the council to overseer a project which won't result in even more traffic congestion in our local area. It is unclear why the Crows, who didn't require two ovals anywhere else, now require two ovals in our area, other than they won't have to pay much to get them. I think that asking the greater community to comment on the lease terms at all, as opposed to just their interest in the development, is also not fair or reasonable to WT residents and ratepayers.

Screen Name Redacted

10/13/2022 09:04 PM

I have lived at my address since 1982 and have been a constant user of Kings Park. I am concerned about access to Kings Park and about increased parking in the area. There is no specific information on usage times and rules. No information about access by foot or bike across the park to the shopping centre. I can not agree to potentially give up rights which I had for a proposed 42 years. Also no traffic management or parking plan is available.

Screen Name Redacted

10/13/2022 08:53 PM

No

10/13/2022 09:01 PM

Increased traffic within residential area. Community looses access to green space. Restricted access for the community. Not good financial arrangement - community will be the losers.

Screen Name Redacted

10/13/2022 09:11 PM

Significant concerns

Screen Name Redacted

10/13/2022 09:18 PM

- Cost of lease is too low - Proposed increased usable greenspace and public plazas available to our local community - this is incorrect if there will be 2 ovals unable to be utilised when crows are training - Proposed increased usable greenspace and public plazas for community use - untrue if some taken up with parking & 2 ovals which at times will not be able to be used - Traffic flow is already a nightmare - I cant see how this wont get worst - There are VERY limited green spaces in the council area and specifically Torrensville, Thebarton and Mile ENd areas. This "pricinct" is the only real large space available and the new proposal will take away the community feel & decrease green spaces in the area further. Residents are not happy.

Screen Name Redacted

10/13/2022 09:52 PM

The rent and council rate reduction for the lease in the current proposal are too high. The terms in the proposed commercial lease are not comparable to our similar commercial leases and do not provide enough benefits to the community or Council. The proposal doesn't include detailed specifications regarding publicly available aquatic facilities and playgrounds, traffic and onsite parking requirements; noise and light pollution restrictions, maintenance obligations for community accessible facilities and open spaces, allowable developable areas for signage, etc. The current proposal doesn't specify the AFC fixed annual amount and percentage of total contribution to the jointly controlled sinking funds for the Heritage Grandstand. The public liability insurance amount stipulated for AFC to hold in the current proposal is very low considering the use of the lease area.

Screen Name Redacted

10/13/2022 10:47 PM

We operate the Torrensville Community Childcare Centre on the corner of East St and Meyer St, right on the edge of the proposed project. The childcare centre does not have any onsite parking and so families rely on street parking for drop off and pick up of their children. Similarly our staff rely on street parking where there are no time limits as they work 8 hour shifts and are unable to leave supervising the children to move their cars. Our concern here is that once the project is underway, council will impose more parking restrictions in the surrounding streets which will impact our staff and customers. We are

to our service.

also very worried about access for our customers during peak times. If there is a lot of traffic and a lack of parking, this will cause undue stress on families and their children. If children are not collected by 6pm, families incur additional charges and we are required to pay staff overtime. Whilst we understand a lot of football games and community events will occur on weekends, we believe there will be an increase in these activities occurring during the week and on weekday evenings eg training sessions, AFLW games being held on Thursday or Friday nights, footy carnivals being held during school holidays. This will be detrimental to our customers who require easy access and car parking to pick up their children in the afternoon/evenings. This influx of traffic also poses a safety risk to the children and families accessing our service at peak times and we would like to see some safety measures put in place to mitigate this risk. We are not only concerned about access and safety once the project has been completed but during the development phase. East St and Meyer St are one of a few access points to the site and our concern is that there will be road closures due to heavy machinery and construction requirements, as well as staff working on the site also needing access and parking. It would be appreciated if we could have clear and concise information about this so that we can forewarn staff and customers of any access issues. Our service is open from 7am so this is critical. Our Centre looks out on to Kings Reserve and the beautiful green space that it offers. We regularly use this space and take the children to the reserve to play. We are unsure how much this project will encroach on the green space outside our Centre, whether we will go from having a natural, green outlook to looking at a concrete slab or the back of a grandstand. Should it be the latter, this will impact on our ability to attract and retain customers

Screen Name Redacted

10/13/2022 10:11 PM

I am strongly opposed to this lease being given. Suggesting that Ratepayers vote on the potential lease in the absence of a Master Plan to inform them of the implications of that vote is inappropriate. There is a lack of detail about the terms of this lease, including what structures will be built, what community services will be available and what level of access will be provided, how parking and traffic will be managed Without these details we cannot make an informed decision. I consider that providing the Club with a \$12 million dollar discount on their rates (waived or discounted rates) is a financially irresponsible use of Ratepayers money.

Screen Name Redacted

10/13/2022 00·32 PM

Yes. How does it benefit the community? Loss of green open space and trees. Community space given to a business. Public use limited to certain times. It's an outrage. Such a tight busy suburb which will only be worsened by this project. I see no benefit to the community.



10/13/2022 10:20 PM

Residents will have restricted access to green space. Currently can use anytime that fits into work and family commitments. This is a professional football club with multiple teams - they will use the ovals for a significant amount of time during daylight hours - significantly impact the residents who want to use the green space. Plus there will be AFLW games and bound to want to hold SANFL games at Thebarton. According to the proposal game day parking on Kings Reserve and adjoining green spaces - what does that leave for the residents/community on those days? Compound existing traffic issues - issues have existed for years and the council has been unable to resolve. Will get worse if AFC and their supporters come to Thebarton oval. (Existing traffic issues on Ashwin Pde and South Rd.) Increase traffic within residential area - commercial football clubs should have their facilities away from residential areas. From the information provided, AFC are the financial winners and the community loses. \$9 million over 42 years is a bad deal. Why \$0 rates for the 1st 20 years - residents rates increase significantly each year but the AFC are exempt from paying rates. So when the council struggles with budgets, the residents will be slugged with higher rates. Why 42 years? That's too long. Too long for the community to be stuck with a bad deal. Proposal says will contain parking on site to manage impact on local roads - this will fail if the AFC charges people to park. If the parking is not free, supporters will park in the streets and create issues for the residents.

Screen Name Redacted

10/13/2022 09:38 PN

Traffic management. The Brickworks precinct is already terrible and the South Rd development is going to compound matters too. We will be landlocked in Underdale and already held hostage by rat-runners through our streets at dangerous speeds

Screen Name Redacted

10/13/2022 10:13 PM

It's been very disappointing to see how willing the current council have been to accept less-than-adequate transparency about this process. Consultation for such an important project should have been in-depth, multi-lingual & early. It has been difficult to see this project as anything other than a community space being reconfigured & monetised by a wealthy company who would be paying next to nothing for the privilege. Initially, I honestly didn't feel one way or the other about the project or West Torrens council. I now have ZERO TRUST for the big-wigs at West Torrens council & absolutely don't trust their competence or intentions with this project. It has completely turned me against the project. At best, the Council are extremely poor negotiators: the current terms are very one-sided. Not a great deal for rate-payers or our community. Worse still, is the at-times unpleasant way our community has now been described in the media for simply raising questions & requesting more time/information/consultation.

The council's approach has created a scenario where its residents have been pitted against others in our broader South Australian

community.

Screen Name Redacted

10/13/2022 10:11 PM

Lack of community consultation and transparency. It's not totally clear at all what Benifits there will be to the community. The council don't appear to have driven a particularly hard bargain or have an understanding of the value of what they are signing away. I don't have confidence that the community has come first in this at all. Saying that as someone who supports in principle development of facilities

Screen Name Redacted

10/13/2022 10:13 PM

Loss of green space & public access.

Screen Name Redacted

10/13/2022 10:28 PM

The residential area will be eroded with an increase of traffic, noise and the loss of green space that is available at present. Even if it was just Thebarton Oval I would still be opposed. On weekends when the oval is used street parking and traffic is an issue. To have this happening several times a week or more would make living here less pleasant.

Screen Name Redacted

10/13/2022 10:46 PM

I completely disagree in it in its current form due the following reasons 1. Handing over the Community owned & utilised Kings Reserve to a Victoria corporation with a property developer investment partner for the next 84 years is outrageous 2. There is a complete disregard for local Thebarton Ward residents. This would never happen in the eastern suburbs. 3. This is like a project from the 1990's. It is tired, obscene, has no originality. It looks like a land grab and has no considerations for future generations wellbeing or communities over health. 4. Complete lack of transparency 5. The total lack of community consultation (the council claims there will be cc but we are yet to see how when and what) Community Consultation process has been contaminated by the AFC. The crows have sent out multiple times to their data base of 63k members requesting the survey get filled out. They then did a video recording of their two captains calling for young children to complete the survey. These children may have done AusKick once. A total violation of privacy. 6. There is already a lack of community facilities and services provided to CoWT residents by our council compared to other councils around the Great Adelaide Area. Now the council wish to take our only useable green space and hand it over to multiple private entiies 7. There are hardly any established trees in the Torrensville area and to remove the trees from Kings Reserve for a football teams second oval they use 6 hours a week is disgraceful 8. The traffic is

diabolical. There will not be enough parking onsite to accommodate the traffic this development will attract. On a Saturday mid morning it already takes 15 minutes to go from turning left form Ashely Street onto South Road and right onto West Thebarton road as South Road is gridlocked!!! 9. There is a complete loss of trust in this process as Kings Reserve was snuck in to the "Thebarton Oval Precinct" this year after the T2D plans were changed. Kings Reserve was NEVER mentioned in any earlier public council records. 10. Many of my neighbours who have ESL have not heard about this survey. They don't access the internet and never received the flyer. 11. The rent discount is appalling. For the AFC to say they are building the community an assist is a farce. They are building themselves an assest on basically free land in todays current environment

Screen Name Redacted

10/13/2022 10:21 PM

loss of community green spaces, poor outcomes for residents and failure to make a genuine effort to engage with the community. Why should the WTCC subsidise a football club that spends millions on jobs for the boys? They've failed in their past 2 attempts to secure a new homeground because they have not provided any value to anyone else but themselves.

Screen Name Redacted

10/13/2022 10:36 PM

No.

Screen Name Redacted

10/13/2022 10:45 PM

None

Screen Name Redacted

10/13/2022 10:48 PM

Biggest concerns are parking and traffic. Our street is often packed just with crowds for the SANFL, making it difficult to even exit the driveway. Also, noise and light pollution.

Screen Name Redacted

10/13/2022 11:21 PM

its too cheap and i fear a loss of cherished and all too rare public green space to a corporation whos interests naturally are aligned with its members and stakeholders potentially at the expense of the public

Screen Name Redacted

10/13/2022 11:45 PM

Parking in and around my residential street Parking and access at my local shops Traffic management around my street and Thebarton oval area Negative effect on property prices/land value How it will look visually in a area full of character homes and heritage buildings The inconvenience of long term construction projects with the oval proposal and South road works

Screen Name Redacted

10/14/2022 12:38 AM

Screen Name Redacted

10/14/2022 01:23 AM

This arrangement is of no financial benefit to council and ratepayers will end up paying.

Screen Name Redacted

10/14/2022 05:23 AM

Screen Name Redacted

10/14/2022 06:20 AM

That the rate payers will be paying for this with increased rates when the cost of living is allready a burden on society

Screen Name Redacted

There is not enough information for residents and ratepayers to know the full impact of entering into such a long lease agreement. The

There is not enough information for residents and ratepayers to know the full impact of entering into such a long lease agreement. The public consultation process has felt incredibly rushed given the length of proposed lease and massive long term impacts on the area and local residents. Greater detail must be furnished to the community before meaningful decisions on this project can can be made. More information is required. Longer community consultation is required.

Screen Name Redacted

10/14/2022 07:50 AM

That the crows have a lease agreement over the whole Thebarton

Oval precinct including Kings Reserve. The reserve should be exempt from the agreement and remain open to the community at all times. I do not support that they hold official training sessions and have access during game days which includes carparking on the reserve. This is ambiguous arrangement and should not proceed.

Screen Name Redacted
No. I believe positives out weigh negatives
10/14/2022 07:55 AM

Screen Name Redacted

No.

10/14/2022 08:43 AM

Screen Name Redacted Excessive proposed area and use time of the parkland by the club.

10/14/2022 08:47 AM

Screen Name Redacted 2 ovals taking up too much space, reimbursements too low, parking 10/14/2022 08:56 AM concerns (not clearly addressed)

10/14/2022 10:41 AM

No concerns whatsoever. It is a fantastic development. All concerns considering access, traffic and parking have been addressed.

Screen Name Redacted

10/14/2022 09:11 AM

I initially thought that the lease might be a positive for our area but as I've reflected about it more and looked at the map area of the lease I've shifted my position. I don't see how they are going to fit all the proposed aspects of the plan in. I'm very sceptical of ANY green space, trees and under storey, playgrounds, running and walking paths being preserved or 'enhanced' I'm extremely disappointed with the neglect and lack of vision to create an inviting and attractive looking thebarton oval by the council. I have dreams of it looking like Unley Oval and incorporating public art rather than barbed wire fences and degraded concrete walls. The lease will not solve any of this, only council getting on with the original plan. And I'm aghast at the thought of losing Kings Reserve which the council have done a bit better job in greening and re-imagining over the past few years.

Screen Name Redacted

10/14/2022 08:55 AN

Nope

Screen Name Redacted

10/14/2022 08:58 AM

No concerns

Screen Name Redacted

10/14/2022 09:15 AM

Yes. The council needs to put the interests of ratepayers first. That means you need to preserve kings reserve as open space or replace it with new open space if it is lost. And you need to drive a hard bargain to get a good commercial return because ratepayers do not want to become de facto crown sponsors. I'm outraged by the lack of detail currently available about public access to the ovals and also about the poor financial return to ratepayers. The public need to be able to access at least one oval all the time and with dogs. Otherwise the crows need to open up new green public space in the area at their own cost. Such as behind the recycling facility.

Screen Name Redacted

10/14/2022 09:14 AM

Traffic and environmental, use of public reserves

Screen Name Redacted

10/14/2022 09:18 AM

poor return for local residents. this is our open space that we use all the time, without restriction. kings reserve needs to remain accessible at all times, with existing trees to remain. no 2nd oval.

10/14/2022 09:23 AM

I love playing at the park with my mates. I loved looking at the park from my childcare and hearing the birds and seeing nature. - I am not anti-progress. We need progress to grow and learn. But we need nature and free space to play too - There is a significant difference between mixed use greenspace and grass oval from both a climatic, environmental, free play and educational perspective. It is difficult to measure or quantify the value of this reserve to the health and wellbeing of locals and visitors The traffic issues of Ashwin Parade and South Road have long been identified by residents as causing significant disruption to their ability to access their own properties and local amenities. This has the flow on impact to parking on local streets. At no point have these issues being addressed appropriately or in a meaningful way by WTC. These will be compounded by this proposal I want my local park to be better. I want the ducks to have clean water and I want a playground and a skate park I can learn in. I don't want it bulldozed. Please don't destroy the birds houses.

Screen Name Redacted

10/14/2022 09:22 AM

Plenty, when and how can i access the oval. Why do the crows need both ovals, how will parking work. Why and how are they potentially allowed to get this so cheaply. How is this even possible that in 2022 with congestion and covid we are looking at giving up green space for free to a massive corportaion - it just stinks and sucks.

Screen Name Redacted

10/14/2022 09·45 AM

Yes! I am concerned about the access to the limited green space we have in the area, and feel that we need to retain as much of it as possible for community use. I do not believe a second oval in the precinct is necessary. I am also concerned about the potential for increased traffic congestion in the area and would like to see a proposed traffic management plan. I feel that the local residents have not had enough opportunity to see detailed designs and be able to ask questions to staff to see exactly how such a proposal will affect them and what management there will be in place. I do not propose any agreement is entered into without sufficient consultation. An online survey is not meaningful consultation. The elderly and people from culturally diverse backgrounds should also have the opportunity to voice their concerns.

Screen Name Redacted

10/14/2022 09:35 AM

Low lease rate, control of AFC over local area, losing green space.

Screen Name Redacted

10/14/2022 10:50 AM

I have major concerns. While good development is important, I do not see the community gaining from this development. I am very concerned about the loss of community green spaces which are under threat from too much higher density housing infill which necessitates accessible green spaces, South Road development

(T2D), loss of native flora and fauna, traffic congestion and more. While the Crows Master Plan is not available for inspection I cannot accept it, for example the need for two ovals (event parking?), lack of clarity about a wish list of facilities "The plans may also include a new skate park, soccer pitch and playground, although this will depend on the state government's final plans for the North-South Corridor, Olsen said." which lead me to see major aspects as detrimental to the community. The lease financials (rent + rebates, \$0 rates etc) are far too favourable to the AFC considering the 17% residents' rates increase for the last two years, and hence are not acceptable. We

need transparency on this not after the fact.

Screen Name Redacted

I strongly object to the use of community land for the AFC, a large and profitable business enterprise. The extremely generous lease term of 42 + 42 years is tantamount to freeholding, and thus the effective alienation of community land. Short of a serious breach of lease conditions, AFC is likely to have tenure of the Thebarton Oval Precinct in perpetuity, or for as long as it wishes. I also object to the overly generous conditions on offer to AFC by CWT: notably, the financial capacity of AFC is more than adequate to service a paltry peppercorn annual rent and Council rate payment of \$20,000 in first 10 years. Rent and Council rates for each 10-year period of the Initial Term are not indexed to CPI. In the current high inflation environment, this is unthinkable. To put this absurd proposal into some context: 1) average house rent for Adelaide in 2022 is \$25,584; average AFL player salary for 2022 is \$372,225. I reject the argument that the heavily discounted rent/rate package on offer by CWT is necessary to attract AFC's proposed investment of \$80 million in the Precinct. It is very clear that AFC has very limited opportunities in Adelaide to secure a permanent training facility (and business admin centre). I thus find it difficult to understand CWT's overly generous offer to the very well-resourced AFC organisation. Lastly and most importantly, I am concerned about the loss of tree canopy and Green Space. This is an issue where the effect extends well beyond the Thebarton Ward, and is relevant to each and every CWT ratepayer and resident, as well as the greater metro area. Climate change is clearly our greatest existential threat. Climate adaptation action should thus have primacy over all other issues. Any upgrade or redevelopment of the Precinct should, as a bare minimum, avoid any loss of Green Space and tree cover in accordance with CWT's very strong policy position on climate action and its Draft Climate Adaptation Strategy. A net increase in green space and tree cover should be presented to AFC as non-negotiable lease condition. Given the rapidly diminishing private green space across metro Adelaide due to urban in-fill, the importance of public open space is becoming increasingly important for adapting to climate change - particularly the growing problem of urban heat islands and stormwater management.

calculation of Green Space.

From the little information provided, It appears there may be a net loss of trees and other Green Space through the development of ovals, car parks, admin facilities, public plazas, aquatic facilities, rehab and medical amenities and allied health services. If CWT proceeds with the lease it will be a strong test of commitment to its own Climate Adaptation Strategy and other commitments to Climate Change. I make a final comment that built Open Space features (e.g.

small structures, plazas, car parks) should not be included in any

Screen Name Redacted

10/14/2022 10:57 AM

Taking away OUR GREEN SPACE which we residents and rate payer have a right to access ANYTIME WE PLEASE, not the times a sporting club allows us. We have enough traffic hassles around Kings reserve on any given day let alone when the is a footy match on. I've lived in this area for 40 odd years and until now thought I'd live my days out here but no, if this goes ahead I'll move- not that the council cares, because if they cared they would have said no when the Crows came knocking. Money will not make up for what the council will be taking away from it's rate payer/residents. The council should hang their head in SHAME for even thinking this was a good thing, if the council doesn't listen then they don't know their constituents AT ALL.

Screen Name Redacted

10/14/2022 10:13 AM

kings park is a big part of west Torrens and if the crows took over they wouldn't just be taking over a park they would be taking over lots of festivals that take place at kings park, children's play spaces and a place to have celebrations.

Screen Name Redacted

10/14/2022 10·21 AM

Loss of community green space and traffic problems

Screen Name Redacted

10/14/2022 10:47 AM

Minimal consultation with people living in the area. I live on East Street. Its busy as its at the moment. The 1hr carpark limit on the street is not working and with the Increase traffic and car parking will make things worse. Also green space will be gone for ever. Why do the Adelaide need to ovals. Going by the AFL clubs around nationally. They all have 1 oval. Yet the crows want 2. Thats just being greedy and not thinking about the residential people living in the area who use it infrequently.

Screen Name Redacted

10/14/2022 10:41 AM

We are concerned about the following: (1) Additional traffic in Torrensville and parking problems near to the oval precinct. (2) John Olsen stated in the media that this was the 2nd round of community consultations. We do not recall any previous consultation on the

matter. When did this occur? (3) Is the Thebarton Aquatic Centre included in the precinct upgrade? (Resulting in higher entry cost and reduced access for residents.) (4) Restricted resident access to currently accessible green space. Spokesmen have released media statements saying there wont be but we are sceptical.

Screen Name Redacted

10/14/2022 10:51 AM

I think Council would gain financially and there is a lot on offer to the community to move forward with but in terms of documen there are flaws that need to be addressed. Expectations of locals and AFC members versus what has been presented. I have pointe out to the club - as per this proposal there are issues. 1. carparking - the building design needs to cater for member parking as well, not just teams. 2. will Kings Reserve be available for parking? Festivals spill over into Brickworks carpark. 3. Government commitment re access?? Ashwin Parade already builds up re expressway

Screen Name Redacted

10/14/2022 12:35 PM

1. In consultation with the Key commercial lease terms, it appears the West Torrens City Council has provided a significant amount of concession in rent and rate to the Adelaide Football Club. There is no reasonable justification given as to why such concession should be given to the Adelaide Football Club. In particular, I would like to draw the attention of the legal judgment SOUTH AUSTRALIAN NATIONAL FOOTBALL LEAGUE INC v CITY OF CHARLES STURT [1998] SASC 7066, where the Supreme Court has ruled that the City of Charles can apply "Commercial - Other" rates to Football Park (including its car park). Without detail justification, the commercial terms for the lease appeared to be much more favourable to Adelaide Football Club than West Torrens City Council. As a West Torrens ratepayer, I would like the justification on why the full rent and rates are not pursuit to a commercial entity (Adelaide Football Club in this instance). 2. Does West Torrens City Council have any mechanism to assess and/or control Adelaide Football Club from sub-lease (both short-term and long-term) part of the ground to non-football related activity, for example, medical clinic, licenced venue with pokies, an esports tournament, an outdoor concert, conferences. 3. What mechanism is available to ensure community event can still assess Kings Reserve with reasonable terms and conditions by Adelaide Football Club when they do not require for training? For example, if the annual Kodomo no Hi Japan Festival wants to run at Kings Reserve in the future, what mechanism is available to stop Adelaide Football Club to charge unreasonable rent to the organiser? 4. How can West Torrens City Council enter a lease arrangement with another entity, when the Government of South Australia are currently re-visit the design the South Road Torrens to Darlington corridor? Without an assurance from the Government of South Australia on the possible re-design surrounding Thebarton Oval/Kings Reserve, the

lease may limit the options available to mitigate any re-design.

Screen Name Redacted

10/14/2022 10:57 AV

Regarding the proposed AFC lease: I have read all the documents made available to residents. I note that WTC had developed a plan for the area in question, in its 2018 Kings Reserve Masterplan. I assume this plan, in the absence of that being proposed now, would proceed and the timing may depend on possible external funding, as well as a substantial contribution from WTC, which may include loans. From viewing that plan it appears that the area would be developed to primarily accommodate local community, recreational and sporting activities, and a few community events, and still retain Thebarton Oval with some enhancements ultimately required at some stage relative to its current capacity to serve existing and future sporting requirements at the preferred level. I understand this plan also retained most of the existing trees and green areas and intended to provide parking for at least 200 cars. Notwithstanding that the 2018 Kings Reserve Masterplan would require funding and not produce the return that the AFC proposal implies (as manifestly inadequate as that is in my view for 42+ years), the 2018 plan was an excellent plan by WTC, and largely retained / preserved one of the last large green recreational treed areas of western Adelaide, primarily for community, protected from the uncertainties of commercial development and other non essential developments. Current AFC Proposal That this submission is perhaps lengthly is simply indicative of my great concern about many uncertain aspects of this proposed AFC lease, including the absence of specific detail to the extent I believe should be made available to ratepayers / residents, and hence this is why I've sought to raise many issues in a manner that seeks to have what I believe are reasonable concerns addressed. The current AFC proposal raises concerns that I seek to have noted I addressed as a long term WTC resident, and I raise those concerns below; Traffic Management and Parking; 1. How many car parks would this AFC proposal provide, given I understand that beyond the AFC's own use (staff, players, visitors, and at times a substantial number/ possibly I-10,000+ people attending, including club members I public attending matches/ practice sessions, social functions / ongoing social activities), be it to include AFC and /or SANFL teams training, and some matches being played at the new facility, overall implies far beyond 200+ vehicles if that is the intention. The current and expanding AFC / SANFL and I or affiliated teams I entities I assume in one way or another would be using the ovals for up to 9 months or more of the year, and perhaps well beyond what has been implied, despite Mayor Coxon's comments at the community meeting on 5 October 2022 where I understand he had been informed by the AFC that minimal on ground activity would occur (4 to 6 hours on ground a week). Does this 4 to 6 hours on ground a week refer to the AFL Crows side only, or does it include all AFC teams I affiliated teams

(AFL Crows, all other mens team /s, womens team /s, any SANFL teams and I or others). Currently it also seems that a soccer club /s and I or other sports / clubs practice and play on Kings Reserve; is that envisaged to continue. I also assume there would be other AFC member/ public events and activities where a large number of vehicles would have to be accommodated, including in the streets of Torrensville. And no mention seems to have been made in the documentation about a licenced premises operating at what could be all hours of the day and evening, and if this is the case (and AFC would likely want to see maximum use of their facilities) it may well see further challenging traffic and other local impacts occur. 2. Unless the car parking spaces within the new facility (and where would those parking spaces be) can accommodate almost all of those attending for whatever reason, at all times, much of the parking available in adjacent streets and Brickworks shopping centre would be used, along with Thebarton Senior College's carparks (as has to a great extent been the case at SANFL / local, and AFL womens matches played and other events at Thebarton oval, despite some parking made available on Kings Reserve; this has been an ongoing area of concern for local residents for years as street parking has caused congestion and parking limitations), and potentially cause considerable inconvenience and loss of business / income to local businesses and loss of parking and amenity for local residents. Parking and the volume of traffic (both local and through traffic) in adjacent streets is already at a premium / very congested at times and with Brickworks shopping centre, Henley Beach road restaurants, cafes and shops, and Thebarton Theatre events already often taking much of the street parking available, along with those attending Thebarton Senior College, and local residents/ businesses, and the AFC proposal would likely see the situation worsen considerably. 3. I note that when the first AFC womens match was played at Thebarton oval some time ago (and this is as I recall) it was widely reported that approximately 10,000 people attended, which is double that I have heard stated as the maximum number of spectators likely to attend AFLW matches once the new facility is completed. On the day of that first womens match I drove around adjacent streets, and beyond Kings Reserve parking which was full, there was almost no parking available on any streets around Torrensville, between Ashwin Parade/ Brickworks/ Thebarton oval and Henley Beach road and for some distance west of the oval also towards Holbrooks road, and Brickworks shopping centre carpark was full (many not there to shop I suggest). 4. Beyond the stated uses that the AFC will be using the area for, including I assume for a licenced social club/ member socialising, would they possibly run/ host music or other events regularly that would impact residents (e.g. concerts, and club sponsored and similar events). There doesn't seem much stated regarding this but should such occur, including fairly regularly, as one might expect with a commercial entity such as the AFC, there may be

potential benefits for AFC but further possible downside for residents. Costs and Revenue; Notwithstanding what is stated in the draft proposal I believe WTC ratepayers should be told; 1. What is the direct and indirect total cost expended by WTC to date on this proposal (both the earlier proposal and now more recent / reactivated proposed development once the AFC's Brampton proposal was rejected, after their earlier Aquatic Centre/ adjacent area interest also failed to progress), and will all such costs be recouped, from AFC or elsewhere. How much time and expense did WTC incur before AFC suspended / walked away for a time and sought to use the Brampton site, before that interest was rejected, and AFC sought to recommence negotiations with WTC. Should AFC's Brampton interest have seen them locate there, all that WTC had expended in time and money would have lead to nothing. I would suggest that this simply demonstrates that AFC, like any commercial entity, is looking for the best outcome they can get, for themselves, rather than having provision for the local WTC community as a priority. 2. What is the budgeted and expected/ proposed total direct and indirect expenditure by WTC that council has I would hope endeavoured to determine / that it expects to r - - - - - - - - - - - - - -

----1 • approve, with approved limits that will not be exceeded, for this proposed development, given that it is predominantly residents' rates and WTC / ratepayers resources/ property, along with possibly loans and/ or grants that may fund some of this proposal with ongoing associated costs. 3. What is the expected ongoing cost to WTC for all aspects during completion and thereafter for the life of the lease to AFC (be it construction, grounds management, maintenance, traffic management, crowd management and behaviour, noise management, road maintenance, and any/all other potential costs). Has this been determined as far as might be possible, and shouldn't it be, because WTC will incur these possibly substantial potential ongoing costs over the life of the 42+ years lease. 4. Understandably, AFC is seeking to undertake this development and achieve their own priority objectives including financial outcomes, rather than possibly achieve what the 2018 Kings Reserve Masterplan sought to do. I believe that this proposal is entirely a commercial undertaking (with some community concessions), not primarily a community initiative to serve WTC residents and the community generally, and the costs, lease payments, rates and all revenue streams including robust forward estimates should reflect that, and be determined on that basis. For WTC to enter into such a long lease on what I believe are very favourable terms for AFC I do not believe serves the best long term interests of the residents of WTC area. 5. Notwithstanding possible Commercial in Confidence aspects of WTC's dealings with AFC, I assume AFC (I would perhaps suggest with a fairly modest balance sheet for such an undertaking in my view) will obtain their own funding required with certain conditions (including security/ debt

servicing) to be met to the lender, and no part of the proposed development will be used as security for any part of the development such that WTC's position can be compromised in any way. 6. Although it is hoped that AFC will be successful and remain financially stable and strong where ever they choose to develop, we have seen in past years numerous instances of AFL (and other) clubs and businesses experience financial difficulties and fail or have their future stability seriously impacted. One only has to look at the impact of Covid on businesses over the last 2+ years. In such circumstances, it is not uncommon for creditors to be ultimately given the option of taking a "haircut" on debt (e.g. accept 10 cents in the dollar for outstanding and future debt/ liabilities of the entity or lose all outstanding debt through bankruptcy or some scheme of arrangement for example) or substantially reduce debt or forego ongoing future income streams. In any such lease let alone a 42+ year lease I would hope that WTC will be very conscious of unintended financial and / or other difficulties that AFC may experience, as unlikely as many would say that may be. What unimpaired current and/ or future assets does AFC have or expect to have and will it bring to the table (given I understand that the AFL owns AFC's licence and determines its future and hence AFC's participation / role in the national competition) and would the AFL fully "bail out" AFC so to speak if financial difficulties arose (in a 42+ years lease) such that WTC was not negatively impacted in any way. AFC is a commercial entity and I have been aware of instances of such unfortunate circumstances arising with commercial entities. I am not suggesting that the above will happen with AFC but this possibility needs to be carefully considered, as it should be in any commercial undertaking, and more so for a 42+ years lease. 7. Has AFC provided WTC with a detailed audited financial statement and projections / resultant position into the medium and long term, with realistic conservative assumptions used to evidence/ support its current and projected financial position; and its ability to successfully function and service any debt or liabilities into the long term and maintain the area as WTC and its residents would intend, that WTC can have forensicly audited. I see this as essential because irrespective of AFC's desire to make this proposal work successfully into the long term, and WTC having little influence over AFC's financial fortunes, and its current and projected position, including its ability to operate successfully and service debt and all liabilities as they fall due into the long term, is important if their proposal is to be considered. 8. Notwithstanding whatever decisions were made to reject or for AFC to determine that it would or could not proceed with the Aquatic Centre area or Brampton sites I understand it was looking at/sought to use, (and the generally economic deterioration and related circumstances Covid brought or other considerations that may have played a part, and who can say similar won't happen again), I believe WTC needs to proceed with any potential AFC development with great caution. Nobody can

foresee circumstances that may materially negatively impact any entity or AFC's financial stability near or medium term, let alone long term, for an entity such as AFC with what I would think is a fairly modest balance sheet relative to this proposal, and possibly uncertain forward projections. I believe, irrespective of any traffic, community access, or environmental/ other considerations, as important and relevant as they are, that if WTC cannot be absolutely comfortable with this financial aspect, particularly given the proposed length of the lease, it should not proceed with this proposal. 9. Without having access to the information I've mentioned above it is difficult for me to make a determination as to the relative level of risk that WTC is potentially considering taking on, particularly over a very long period, but given my experience/ background, I certainly feel a strong sense of unease and WTC would be entitled to feel similar. For WTC to highlight the \$9m odd implied positive outcome (over 42 years!) is, relative to that which I believe WTC should be demanding to give up such as is being considered / proposed, an uncertain and poor financial return for WTC residents/ community. Loss of use by local residents and environmental impacts: 1. With, as is stated / implied, limited / restricted access for local residents, WTC will have surrendered council owned property intended entirely or primarily for community use or benefit to a single commercial entity that will, it is stated, provide local community with certain concessions as to access. The extent of AFL teams I affiliates/ others mentioned / referred to above may also impact the stated / implied ovals' use mentioned by the AFC and hence the extent of community access. 2. Do I or might I suggest the majority of WTC residents really believe AFC's priorities / use of the area will proceed with the level of substantial community access / use of the area stated in the draft proposal, with the level of community benefit implied, during the course of a 42+ years lease, as an over-riding priority; as appeared to strongly be the case I'd suggest at least 95% of the 300 odd WTC residents who attended the 5 October 2022 community meeting (when asked by a resident while speaking that the attendees indicate their view by a show of hands), indicated they don't want this proposal to proceed. I'd suggest also that many other WTC residents (perhaps a majority) don't want this proposal to proceed. Why not have a referendum (in favour or not) and see what the outcome would be. In my view AFC is a fully commercial entity and as such, understandably will consider its own priorities above all else, as any commercial entity would/ should do, and this does not necessarily provide WTC and its residents with the best outcome. And once the lease is in operation, addressing non compliance or unintended problems (including financial issues) could be difficult/ costly to manage, and have long term adverse impacts on WTC / its residents. 3. The loss of green space/ mature trees, access considerations, recreational use, and a material increase in traffic congestion/ parking, is most concerning; one would expect AFC will seek to

maximise the use of this facility for sporting/ social / related activities, with quite understandably from their viewpoint an aim to dramatically increase/ maximise activity and revenues over time. This would likely include increasing considerably the number of people attending the facility for football I social AFC / other activities; what safeguards/ restrictions will be in place (and how effective would adherence I compliance be to guarantee/ police) and what recourse at what cost, in a commercial environment, would WTC have if issues of concern arise. Protracted disputes, if they arise, can take years to be resolved/ be very costly, with WTC having to accept potentially unpalatable outcomes to the detriment of WTC and its ratepayers / residents. 4. As to the current lease of Thebarton oval, with as I understand the current lessee agreeing to release WTC from that lease arrangement I assume in the event that the AFC proposal proceeds, what concession/s would be given / committed to by WTC, and AFC, at what cost I financial impact to WTC and its ratepayers/ residents resulting from that. Comment has been made by Mayor Coxon and I or in the proposal that the fence surrounding Thebarton oval for 40 years would be removed if the AFC proposal proceeds, inferring that this is a major win for residents, when in reality, I'd suggest the majority of residents have lived with that fence there (as unappealing as it is) for most of their lives; so what are WTC residents going to have to give up financially and through control of the whole of the area to end up with no Thebarton oval fence. Is the fence such a major positive, relative to all the other concerns raised. I believe it is the adjacent Kings Park that seems more important to the WTC residents. Isn't the proposed lease and its terms, and other issues I and many ratepayers / residents have expressed disquiet about in the bigger picture, ultimately more relevant. 5. I assume the proposed lease will, should it provide for the possible sub-letting, assignment or granting of any responsibilities of AFC under the lease or any part of the leased area, including buildings or anything else, to another party, that WTC will have the to approve such action and have the absolute right to approve or refuse any such arrangement that AFC proposes, and WTC's position or rights will not be compromised in any way, and any issues that arise will remain the responsibility of AFC. Notwithstanding what is mentioned in the proposed draft or documents provided to residents/ ratepayers at this stage, I don't see that this issue has been specified to the extent that it should be, in my view. Overall, notwithstanding WTC's proposal containing their preferred safeguards (and they are not insubstantial safeguard clauses, for whatever they're potentially worth if minor and/ or major disputes arise over 42+ years in a commercial environment) to ensure WTC and its residents get the best value / use of this area and the lease is adhered to by AFC in all aspects, over a long lease period, I believe the 2018 Kings Reserve Masterplan offers a much better outcome (albeit with cost involved and modest income expectations). I believe this proposal sees WTC also potentially

compromising its ability to provide / deliver other developments and services for its residents by offering such financial terms, for a period of 42 years and beyond, to a commercial entity such as AFC, that financially alone are a long way below what I believe should be considered and agreed to for a commercial proposition of this nature. As to pricing the lease, what has happened in our or other jurisdictions/ with other unrelated clubs / entities, is not necessarily relevant to this proposal in my view and should be given a very modest/ negligible weighting if any at all, in any determination of what return should be acceptable to WTC. Current and subsequent council and its residents will be stuck with the outcome and impacts (some may be positive, but many negative) for generations if this proposal proceeds in the current draft form. Not having seen any of the information that may relate to some of what I have raised causes me great concern (and I understand that possibly much of what I've mentioned may be subject to Commercial in Confidence, or not, or WTC may not have seen / examined or analysed such information), and hence I can only rely on what I have seen in the documentation provided by WTC, and also rely on my knowledge and experience. I also believe that a far longer period of community consultation is needed, and far more information/ specific detail, including detailed justification of the basis used for calculation of rent, rates, and all financial aspects beyond what has been stated, needs to be provided to WTC residents; the statement that this proposal has been in the public domain for 2 years as possible justification for the current relatively short period of community consultation could be seen as disingenuous in my view, given that during this period AFC has failed or withdrawn in its seeking the Aquatic Centre area and Brampton sites, and suspended or walked away from the Thebarton option during some of that period, when little real detail was / had been provided to WTC residents. Community meetings, and I am grateful that Mayor Coxon, council staff and councillors held / attended this meeting, are difficult to manage given the extent of information / clarification being sought by residents, and giving all the attendees time to raise matters and get detailed responses, given the significant number of issues of concern they have. Despite extending the question time, many concerns or clarifications remained unanswered in my view, including some of those I have outlined above.

Screen Name Redacted

10/14/2022 10:57 AM

No

Screen Name Redacted

10/14/2022 11:06 AM

First of all we would lose the only green space we have in our area that we can bring our kids and grandkids to play - Cutting down some of the life line we have from all the trees that will be removed, which absorbs all the pilution that has been created by all the extra traffic that is coming through South Road since the opening of the Sth Rd

tunnel. Nearly every third vehicle on soth road is a semi trailor of some sort. We have enough traffic congestion in our area as it is, without bringing a big football club, which will make thung unbearable in our area, including annoying parking in our streets. Why don't the football club look at going into a large area away from a populated community like Thebarton and Torrensville? My family have lived in Torrensville since 1975 and now we do not in our out of North Parade to South Rd because of the traffic. Then there is the demolition of the Thebarton Bowling CLub!!! There used to be a senior citizens centre on the corner of North Parade and Damby Street. That has gone too. Why does ther community have to suffer? It seems all community recreation in our area is disappearing. Please reconsider before it is too late. Thank you.

Screen Name Redacted

10/14/2022 11:06 AM

Parking of vehicles may be a concern.

Screen Name Redacted

10/14/2022 11:13 AM

- length of lease is concerning - it impedes free access - potential for loss of Kings Reserve to full community use is concern - usage changes ie from playground + trees + lawn + skate bowl and truly free access, to a more commercial limited public access space is concerning due to already limited truly community accessible space - community access not guaranteed

Screen Name Redacted

10/14/2022 04:40 PM

It is very clear that the CWTC does not have consent from its immediate residents and community to enter into a lease agreement with AFC, especially given the development's proximity to residents in that immediate zone surrounding the Thebarton Oval and our public ovals in Kings Reserve. My family and I have lived in Thebarton since 1996. I am not anti-development and I love football, however this large-scale development proposal tied to this particular lease agreement with the AFL is incomprehensible to me. I'm deeply concerned about the lack of transparency regarding the lease negotiation process and deals between the Council and the AFC. According to John Olson being interviewed on the radio, this is effectively a done deal. How? There is no clarity on why the annual lease fee/rent is so low (less than paying for a private house rental!), and for so long (42 years), which only benefits the AFC that comes under the multi-million dollar company banner of AFL Club land. How? The CWTC is effectively giving away our most precious public asset which is unfathomable to me. As a resident and ratepayer, I am concerned that my Council wants to enter into what is effectively a peppercorn lease agreement with a national corporation/business, the AFC, which has no real interest in our local community. It appears to me the AFC just wants to fast-track the process given the previous two negotiations for site-relocation have failed. This is certainly a

cheap deal for them, at the expense of our community interests. This lease agreement and development significantly reduces community access to our beloved and well-utilised public green space, Kings Reserve ovals, which I oppose. My children have grown up utilising Kings Reserve. We participate in all the local festivals and events, and we are regular dog walkers in this area. We know Kings Reserve is a highly utilised green space, and I'm especially outraged about this particular proposal since we have been waiting for the promised recreation upgrade to the Kings Reserve playground and skatepark, for so many years. It's important to understand that this Kings Reserve green space is like a jewel in the inner Western suburbs that we love so much. This green space provides enormous social and cultural benefits for our community, and from the outpouring of community outrage at this proposal, it is clear we do not take our green space and environment for granted. There is nothing else like Kings Reserve for us in our area, and it is increasingly important given high density housing and apartment block developments are rapidly rising in our CWTC's inner-West. Our community is growing fast, and we need our common green space for community activities and all the brilliant benefits and opportunities that such a space/place provides. As a community of ratepayers and citizens, we are understandably protective of our significant old trees in and around Kings Reserve, that provide us with critical shade and also habitat for local birds and wildlife. We recognise that this is a unique asset for us in the inner-West, and it is not lost on us that Adelaide's Eastern suburb Councils, with their very green lush environments, have retained and valued their tree canopy as an asset to benefit their communities and environments especially in this time of rising temperatures and climate change impacts. I implore our Mayor Coxon to imagine the outrage of residents in those Eastern suburbs if, for example, Tusmore Park or Unley's Heywood Park, were suggested development sites for the AFC. We should be progressively leading the way to reduce traffic congestion, noise pollution, protect old growth trees, support increased tree canopy initiatives in our area, and deeply consider our climate future and what our Council can do for generations to come. The Council should also be in consultation with the Kaurna Heritage Committee regarding the impact on our public space and vegetation, to properly honour the wisdom and science of Kaurna knowledge systems that would see us protect our green space and cultural heritage into the future, and not destroy, damage or limit access to it. There is also a lack of ethically sound and appropriate community consultation with CWTC local residents and ratepayers, and insufficient time to really understand the detail and impact of the proposed lease in order to provide considered feedback. The online survey is simply not good enough, because not all CWTC residents can access it or fully understand and comprehend the complexities of the lease and the AFC development. This lack of open consultation means it does not reach the large

number of language and cultural groups in our CWTC area (Mayor Coxon said we have over 110 ethnicities and languages at our October community meeting). The consultation process is currently exclusive, ableist, culturally hegemonic, and therefore unethical and flawed. Why doesn't CWTC simply put a survey in the ballot papers mailout for upcoming council elections, as suggested by several concerned residents at the October community meeting? This would gather very targeted feedback from our CWTC community, especially since we are the ones immediately impacted by this lease agreement and development. I am also concerned that this online survey has been actively promoted beyond our council area, and especially that the Crows AFC have actively promoted it through their national football membership community via email and social media. Their overt message is effectively an appeal to their members to counter the concerns of CWTC local residents under the banner 'Vote For Our Facility', stating that this development will be an upgrade for all of us. This effectively discredits the genuine concerns of local residents who are immediately impacted by this lease agreement and development on our doorstep, which in actual fact will significantly increase traffic and noise pollution to the area, and reduce public access to our highly utilised public Kings Reserve ovals. I'm concerned about the Council entering into a lease agreement with the AFT for a large-scale development of this size given its proximity to residents who already experience problematic parking, noise pollution, and congested traffic issues. There is absolutely no buffer between residents and this major AFC development, unlike other previous locations that the AFC have attempted to negotiate and develop, that is, Adelaide Parklands and the Bowden/Brompton site. There appears to be no thoughtful planning for an expected massive increase in parking and traffic congestion, which is already a huge problem in those streets immediately adjacent Thebarton Oval, and feeding out into Ashwin Parade and the problematic roundabout entering the Brickworks. The traffic pollution in this tightly held area is currently overwhelming for residents, and not being managed by Council. The 180 underground carparking places John Olson promoted on the radio won't lessen this impact at all, especially given the proposed 9000 capacity of the new stadium. Thus, the inevitable increase in noise pollution, parking and traffic congestion from this new stadium, will have a major impact on residents that really should

Screen Name Redacted

10/14/2022 11:11 AM

No

be Council's primary concern.

Screen Name Redacted

10/14/2022 11:18 AM

Parking Already congested traffic issues at Brickworks roundabout + traffic build up ashwin parade. My street (hardys0 everyone uses as a shortcut and already congestedaway from 3pm an morninfs 7am

Oer 2002 City of tenenas

unable to reverse out of my driveway. Street is full of parked cars from neighboruing businesses _ build up traffic

Screen Name Redacted

10/14/2022 11:39 AN

Yes, many, particularly in regards to the second oval on Kings Reserve. The process feels rushed and dictated by the Crows, the council's communication and provision of information has been abysmal, and the lease fails to consider and enshrine items that are important to residents (guaranteed access to community-owned green space, protection of mature trees, traffic management, continued improvements). The rent and subsidies also appear to be incredibly generous and we haven't seen a cost-benefit analysis. 42 years is a long time and we need to ensure resident/ratepayer needs are future proofed against the desires of a corporate entity (the Crows).

Screen Name Redacted

10/14/2022 11:24 AN

Traffic manageent - can't manage traffic now - during non-SANFL games - what will it be like when they get hold of the Oval/Reserve? They will be paying "Peanuts for property", I understand they will develop the land but @ a huge cost to the community by losing access to the area.

Screen Name Redacted

10/14/2022 11·29 AM

No.

Screen Name Redacted

10/14/2022 11:42 AM

Yes, I support the lease if the AFC moved in and left all the natural elements, infrastructure, and historical buildings (grandstands, (rates) as they are. In other words move in but use what is there, leaving Kings Reserve alone, historic trees, and buildings. Only minor alterations to office buildings. By all means remove fencing and open up to the public, but essentially keep the historic feel of the oval and surrounds.

Screen Name Redacted

10/14/2022 11:56 AM

Lack of effective public consultation with residents. Council membersespecially West Torrens Council Mayor - openly acting as a public supporter and champion of the project despite the lack of proper consultation and resident confusion around details of the project.

Screen Name Redacted

10/14/2022 12:16 PM

The extremely small amount of money charged to a private business to lease such a space (less than the average renter pays for a room in the suburb) vs the impact on public green spaces and community. Rent and rates are due regardless of proposed community benefit. The impact on green spaces and public access to green spaces such as Kings Reserve. This is the only substantial green space in the

area and to have that encroached on by a private enterprise is detrimental to both the biodiverse ecosystem and public interests. The impact of such activities in regard to increased traffic in an already congested area is also a concern with the close proximity to the only public entrance to the shopping centre and the intersecting main roads which are already high throughput areas with little capacity for increased traffic. Cars parking on the oval is also an issue impacting on the above mentioned concerns.

Screen Name Redacted

10/14/2022 12:42 PM

Locks up public space to give to a private concern. rates are manifestly insufficient for services council will provide. We will effectively subsidize the crows football club for no benefit. It will negatively affect travel in an area for rate payers ,already compromised by traffic gererated Brickworks development, which has seen local residents forced to greatly change movement pathways in Torrensville, north of Henley Beach Road. It will increase an already increased use of side roads coming off Ashwin Parade by non residents, which council is already aware off. It will alter the ambiance of the local areas to detriment of rates payers.

Screen Name Redacted

10/14/2022 12:38 PN

1) loss of existing trees in kings reserve 2) parking impact on my street traffic 3) loss of revenue as you are giving away the land so cheaply 4) Lights and noise that will impact my house 5) Growth of club. I note that other clubs start with access to all but then have facilities closed for repairs etc.

Screen Name Redacted

10/14/2022 12:41 PM

Traffic management in East Street is very bad now (it is difficult to get out of the street during peak hour). It could be much worse with the Crows using the two ovals. Kings park is currently a great open space to spend time and play with my grandchild. I am worried access to this area will be limited. I don't like the loss of big trees in Kings park

Screen Name Redacted

10/14/2022 12:34 PM

Public access Traffic and Parking Use of public park

Screen Name Redacted

10/14/2022 12:41 PM

Increased traffic to already overstressed suburban roads. Assign Parade/Hardy's Road is already nuts. Loss of open access to green spaces. I run my dog on Kings Reserve 6 days a week as do many other local residents

Screen Name Redacted

10/14/2022 12:52 PM

Loss of public community space and assets. Negligible compensation for use of community space. Poor consultation with residents.



10/14/2022 01:00 PM

** All of the available Kings Reserve land is on a previous Thebarton Council rubbish dump which was filled with allsorts of uncontrolled and uncompacted rubbish and which is why the area is still extremely unstable today. Due to the unstable condition of Kings Reserve, even maintaining a relatively flat oval area will be difficult, especially with the intended car parking when AFLW matches are played. Will the public be excluded from Kings Reserve for a period at the end of each football season while annual top dressing and turf remediation is undertaken? ** I believe the AFC proposal is unrealistic and that some of the claimed "facilities" proposed to be provided are unlikely to ever materialise. The project has very much of a "magic pudding" air to it in relation to the land area actually available compared to the area realistically required to provide for 'aquatic facilities, rehabilitation and medical amenities with publically accessible allied health services', 'containing parking onsite', 'improved community recreational facilities', 'a commitment to ... enhance existing tree planting', etc. How is all of the above and more to be fitted into an area of which three quarters of the total land space is to be taken up by two large ovals? ** the AFC proposal is very likely to generate extra local traffic in residential streets and this will be even worse when the South Road upgrade works start. ** a suggestion that access to the precinct will be made available from South Road and coordinated during the South Road upgrade is fanciful. It is highly likely that this part of South Road will be drive through, not an access point. One thing is certain there will be an increase of traffic, regardless. As we already have major traffic issues, this will only exacerbate the situation. This is but one of numerous matters on which there should be detailed information provided to the community before any decision to confer a lease is made. ** I note with interest the extensive public consultation that has been carried out in relation to the Kesmond and Frank Norton Reserves, that will have little impact on the environs of these respective neighbourhoods/communities. In fact it has been to improve the green space there, not remove it. These are very minor projects compared to the Thebarton Oval Precinct proposal. And we will be losing 24/7 access to Kings Reserve. As mentioned below we have not been included in this process and only 'engaged' at the 11th hour. ** At the community meeting held 5 October, residents were further disenfranchised on being told there would be no special weighting given to them if they were to respond against the proposal. Since then, there has been much free media publicity supporting the AFC proposal and they have been rallying their 63,000 members to "have their Say" and show their support on the Council website. How is this acceptable? The community is being asked to vote on whether to approve the proposed lease and then, if approved, the details to a myriad of issues are supposed to be satisfactorily resolved at stage 2 - definitely putting the cart before the horse! There should have been

(and should still be) much more detailed information provided by the AFC particularly, and WTC as well before any Council decision to award a lease (even just in principle) is considered and formally made. Given the length of time the Council has been in discussions with the AFC, (2 years behind closed doors), a few weeks of rushed, vague and detail deficient public consultation with residents is a really poor effort by West Torrens Council. We have NOT been consulted at all during this time. The Council is supposed to be representing of residents interests and has not fulfilled this obligation. It really looks like a "tick the box" exercise before Council proceeds on a predetermined decision. Overall, the initial information available to local residents is insufficient - there are too, too many unknowns. The proposal is too heavily in favour of the AFC while providing far too few tangible benefits to residents. We are being asked to give up unrestricted access to a too rare piece of park in favour of restricted access to two bare ovals. Removing (albeit temporarily) the fencing around Thebarton oval is no compensation for losing Kings Reserve. This proposal caters to people driving in and driving out, spending and fattening the coffers of the AFC. They already have clubrooms and training facilities. Why do we have to give up our only passive recreational green space, that is freely accessible, to the community and immediate environs? From this residents perspective, the AFC proposal is not in the best interests of the local community and WTC ratepayers and should be rejected by WTC.

Screen Name Redacted

10/14/2022 12:53 PM

no

Screen Name Redacted

10/14/2022 01:09 PM

No concerns, as the club has previously shown, with the 'running 'of their previous premises, namely AAMI stadium, that they are quite capable of making top class decisions in this area quite successfully.

Screen Name Redacted

10/14/2022 01:03 PM

NA

Screen Name Redacted

10/14/2022 01:10 PM

1) Loss of established Trees 2) loss of Open Freely accessible Green Space, (Not just an oval with grass on it) 3) Crows not paying their fair share of rates. 4) Parking and traffic congestion on my street that I'm about to move into. 5) Nose and light pollution of grounds and facilities. 6)

Screen Name Redacted

10/14/2022 01:24 PM

This is a very long lease. My concerns are based on the following. There are too many unanswered questions for residents to be able to make informed decisions. Too many questions will be answered in

the second stage after master plan is released. Apparently then it will be too late. I am convinced based on experience in the parklands e.g. right now Botanic High are going to increase their footprint - I can imagine that in the future the AFC will wish to increase the car parking, increase their club rooms, increase spectator stands, increase facilities, thereby removing open space. I believe the council is outsourcing caring for our parks, there could be beautiful landscaping around the edges etc but based on what the Mayor said at the community meeting, the council welcomes the financial injection from the AFC, why can't they fund this themselves? I cannot understand why they need two ovals if they are only going to train 4-6 hours a week? That doesn't make sense? Currently I walk here about twice a week, minimum, will I be able to walk there whenever I like? The way I can now? As a retired person, I walk there at various times of day. We are already losing a big chunk of the park to South Road tunnel. Where is the new community centre going to be? Where is the bowling club going to be? Who will maintain landscaping if the AFC move to Thebarton? Will trees be retained? Things like this are my main concern, TBH I don't trust the process regarding what could happen in the future. How much say will local council and residents have if the lease goes ahead? Will they care to be good corporate neighbours?

Screen Name Redacted

Traffic movement around the oval and the Brickworks shopping precinct.

Screen Name Redacted

This has been presented as an all-or-nothing, take-it-or-leave-it proposal – either the AFC takes over the entire precinct (excluding the land being utilised for the T2D project) or they walk away. My response here, to not support the lease agreement with the AFC, ultimately comes down to this premise. There seems no option in this process for alternate proposals that could be acceptable and beneficial to all stakeholders to be under consideration. That is unfortunate in my opinion. My family makes regular use of Kings Reserve for a range of activities, and through doing so have observed the diverse range of ways the community utilises the spaces it offers. The layout of the reserve enhances the utilisation of the reserve. The site offers wide open space while at the same time affording distinct spaces for separation of concurrent activities by way of trees, paths, mounds, etc. There is a need to upgrade aspects of Kings Reserve and the 2018 Kings Reserve Master Plan allowed for this, maintaining the enhancing the value of the site to the community, underpinned by all the considerations outlined in the Open Space Plan 2021-2026. I remain to be convinced that the proposed lease agreement with AFC would provide the range of benefits that are currently provided by Kings Reserve, and that would

ity of

many details to be finalised through the Master Plan process. However, with a second football oval the centrepiece of the AFC proposal for Kings Reserve it is a given that the vast majority of the leased area of Kings Reserve will be occupied by that oval, and so will be essentially consistent with the graphic provided in the Community Notice document. It is my opinion that such a conversion of the site would not provide for the diversity of use currently offered or promised by the 2018 Master Plan, whatever the allowance for public access to the proposed second oval. The proposed scope of use for the western portion of Kings Reserve currently included in the proposed lease agreement is considered alongside the portion of land along the eastern side of the site that will be lost for a considerable period under the T2D project. Much of the scope of the 2018 Master Plan that has been suggested could ultimately be incorporated in parallel with the proposed AFC lease is dependent on this parcel of land. However, there is no guarantee how much of this land will be returned to CWT, and information provided thus far explicitly states there is no guarantee that any use of that land in line with the 2018 Master Plan (to offset that lost by the second football oval) will ever be realised. This emphasises the importance of the current decision about the future of the remainder of the Kings Reserve site. One specific aspect of the proposal that remains unclear is how any proposed lease agreement would accommodate dogs in Kings Reserve. We currently commonly use Kings Reserve recreationally with our dog. The ability for our family to use kings reserve to exercise our dog at the same time as kids use any of the various activities facilitated by the site is one thing we value strongly. I am aware that similar such shared use AFL facilities in other parts of the country exclude dogs, and I can imagine that could well be the case under the proposed lease agreement. The currently stated timeline for completion of the T2D project is 2032. Hence, the eastern portion of Kings Reserve stands to be annexed for a large proportion of the next decade. Any section of this land ultimately returned to CWT would therefore not be available for any redevelopment to commence until around 2032. So, it will be well into the next decade before any potential provision of aspects of the 2018 Master Plan will be realised by the community on this site (again, with no guarantee that any of this will be realised at all). This means much of the benefit of the current site and the 2018 Master Plan will be lost to families such as ours who have children that will grow up in this community over the next decade.

be realised through the 2018 Master Plan. I accept that there are

Screen Name Redacted

No

0/14/2022 02:18 PM

Screen Name Redacted

No.

10/14/2022 02:19 PM



Screen Name Redacted

10/14/2022 02:27 PM

Yes. Concerned about retaining green space, not reducing it. South Road expansion is taking much public use space already. Tree cover and parks are essential, especially in the west as we have few big trees here. Also concerned that much will be cleared for parking and training turf. It would be ideal that the commerciality of the AFL club need demonstrate a strong return to this community in regards to retaining mixed use green space and guaranteed access for the community. In the discussion we've had as a community here, we have found that there is not enough detail in how we do this together as people who live here and not be under the shadow of a big capital agenda.

Screen Name Redacted

10/14/2022 03:04 PM

I do not believe that the proposed long-term ease to the Adelaide Football Club would benefit the majority of residents of West Torrens Council. I am concerned that the proposed re-development would destroy the historic and heritage attributes associated with the Thebarton Oval. West Torrens has already lost so much of its history and character through unfortunate and uncoordinated development. I am also concerned with the loss of green space and public accessibility to Kings Reserve that would inevitably result from this proposal.

Screen Name Redacted

10/14/2022 03:03 PM

I am opposed to the quasi-privatisation of public space especially considering that King's Reserve is one of the only large areas of open space in the area. Additionally I use the reserve to train for and play soccer with my son. There are very few soccer pitches in our council area and despite the promises that such things will be provided at the master plan stage it is very difficult to see how the available space will allow all that is promised. As the council is also outsourcing the maintenance of the grounds to the crows, I am not reassured that we will retain the same kind of access as before (for instance will they object to us playing with football boots on their freshly prepared centre square?). I lived in Huntriss street for 15 years before moving to mile end and the council's failure to deal with the existing parking issues does not fill me with confidence that they can cope with what will be a very large increase. If the plan was just for thebarton oval - I would be in favour (subject to solving the traffic and congestion issues) but the loss of King's reserve seems both unnecessary and a grave mistake in terms of providing residents with open space. Finally I am concerned that residents have not been provided with an independent cost/benefit analysis of the project. The council has presented the plan as only providing benefits which for an 80 million dollar project seems ludicrous. Perhaps in providing residents an independent and realistic account of what would be gained and lost,

City of White Property of the City of the

who would benefit and what the downsides would be we would be able to make a more informed decision.

Screen Name Redacted

10/14/2022 02:47 PM

1) loss of existing trees in kings reserve 2) Crows not paying market rates for the space 3) Parking and traffic congestion 4) Sound and light pollution. 5) The growth of the club and how this will impact the need to use the space in the future. 6) use of facilities as a pre and post games hub for celebrations from Adelaide oval.

Screen Name Redacted

10/14/2022 03:28 PM

I strongly oppose the leasing of Kings Reserve to the Crows. To do so would result in the loss of crucially important and currently unrestricted community space, including the loss of multi-use community sporting areas, informal recreation space regularly used by my family for picnics, play, dog walking and the amenity of open, expansive green space with many trees and natural winding paths. It also represents a significant loss of the opportunities represented in Council's 2018 Kings Reserve Master plan, which would result in better play spaces, diverse sporting opportunities, better paths and environmental benefits through retaining the existing eucalypt tree canopy. I believe that the proposed lease does not comply with the objectives of Council's Community Land Management Plan No.1 -Community Land Designated As Reserves and Sports Fields 28 October 2016, which covers Kings Reserve. The Specific Management Objectives of this plan state that "Community land, such as reserves and sports fields, should provide an important focal point for community identity, social interaction, sport, recreation, culture and environmental biodiversity. Facilities should be accessible to local communities and visitors and provide a safe, functional environment sensitive to local culture, heritage and community needs for current and future generations." The draft lease proposes to restrict public access to the Thebarton Oval (proposed new 'Main Oval') and to King's Reserve (proposed new 'Training Oval and Game Day Car Park'); it does not comply with the Council's Community Land Management Plan requirement for accessibility to local communities. As well as sporting activity, Kings Reserve should continue to provide a focal point for community identity, social interaction, recreation, culture and environmental biodiversity and any development plans should ensure it remains a functional environment sensitive to local culture, heritage and community needs for current and future generations. This will not be achieved by the proposed lease to the Crows.

Screen Name Redacted

10/14/2022 02:52 PM

None

10/14/2022 02:51 PM

Screen Name Redacted

10/14/2022 03:06 PM

Restricted access to community space Inadequate infrastructure, road access and parking Impact on local business, including Brickworks Noise pollution to local residents

Screen Name Redacted

10/14/2022 02:58 PM

I pay almost \$2,000 pa, for 300sqm, why should a multi million \$ corporation be rate free

Screen Name Redacted

10/14/2022 03:16 PM

I have no issues with the Lease other than any plan for the development _MUST_ address the existing traffic management issues The proposal will result in additional vechicles using these roads, where existing traffic problems exist. I believe that traffic management issues currently exist in the general precinct around the existing oval and recreation area ie Ashwin Parade, East Street, Meyer Street and Ashley Street.

Screen Name Redacted

10/14/2022 03:16 PM

There has been no master plan developed to show the residents what the proposed space would look like. Kings park is a unique green space and not replacing the Ashley St playground in kings reserve would be disappointing for the children who frequently use the playground. We already have minimal useable green space in the torrensville area and it should be developed to be used by all members of the community at all hours. Car parking and traffic is also a concern particularly in the areas surrounding the ovals. Why do they need two ovals? Keep kings reserve As a space for bbq, playground and social area.

Screen Name Redacted

10/14/2022 03:17 PM

Carparking and traffic are of concern and I hope that there are extensive plans to address parking on site so it doesn't spill into the side streets. I hold significant concerns with the lack of rates chargeable for the first 20 years and also the reduced rent for the site. I am concerned that the shortfall will be picked up by us ratepayers.

Screen Name Redacted

10/14/2022 03:28 PN

The long term (probably for ever) alienation of public land from local residents. Impact of traffic and parking on local residents. Options for other sites with minimal local impact being available.

Screen Name Redacted

10/14/2022 03:27 PM

Yes! They are taking up too much public land and not paying anywhere near enough. \$20000 per year? For ten years?! You can't rent a two bedroom unit in this suburb for that price! You are giving

City of William Formania

them millions of dollars of value that I not yours to give. That is our land, keep your greedy, greasy fingers off it Mr Coxon.

Screen Name Redacted

I am familiar with public-private partnerships, which the proposed lease arrangement is, and I submit that the terms on which the Council will enter into the Master Planning arrangement are the weakest I have ever seen. The Council will be in a very weak position to conduct meaningful negotiations in the absence of conditions precedent that protect community access and related matters through concrete requirements. The current outline leaves the Crows with interpretation room wide enough for them to render the entire space inaccessible for public use most of the time. The proper and prudent approach would be to establish minimum protections for public access and require that the master planning be conducted so as to achieve compliance with those requirements. An important aspect of those requirements should be a guaranteed minimum numbers of days and hours that the ovals WILL be in fact open. At the moment, it could as little as every second Wednesday afternoon. I'm not suggesting it would be, but it COULD be, and it would be foolish for any landowner not to specify what access means in a lease arrangement of this type. Public open space is of high value, but it is being given away at this stage, and after the Master Planning exercise will be too late. The Mayor made this clear at the community meeting, at which I note about 300 residents supported a resolution that called for much greater protections before any lease is entered into. That should also include traffic management requirements to protect all users of the area, and particularly neighbouring residents who are already deeply inconvenienced by the SANFL use of Thebarton oval; requirements to protect as many trees as is feasible (and a minimum requirement should be articulated to describe this); and requirements for the condition in which the land and buildings will be maintained, and handed back to the City at the expiration of the lease. I understand that the significant investment intended by the Crows gives justification for the very low financial returns to the Council. I note that most commercial buildings of the type proposed by the Crows generally have a useful life of about 25-40 years, so without some requirements for maintenance and/or replacement, the Council will be left with a liability rather than an asset. Further, it seems that between the South Road development and this lease, there will be virtually NO open access green space available to ratepayers. This is a terrible loss for residents and ratepayers, and there is no proposal for compensation such as new green open space to be acquired to replace what is lost. To be clear, I oppose the City entering into the proposed agreement on the terms that have been communicated. The Thebarton Oval and the Kings Reserve would be one of the best near-city locations for a sporting facility in Australia, and it should not be traded in the very weak form residents

have been presented with. Again, to be clear, the Master Planning should not proceed without strong conditions precedent that protect the City and its residents and ratepayers from being sold a pig in a poke.

Screen Name Redacted

10/14/2022 03:26 PM

No

Screen Name Redacted

10/14/2022 03:57 PM

Terms are too generous. Crows need a place to go. They have already exhausted two other options. We are in the a good negotiating position and we are essentially giving it to them. If Council were interested in developing the 'Thebarton precinct' they could put it to market and see what other commercial opportunities may return a better yield. RAtepayers should not be subsidising this commercial entity. No cost benefit analysis provided. Would like to see this before making a call on whether this proposal should proceed. Why Kings Reserve as well as the oval? They have previously sought sites where only one oval was possible. Happy for the Council to consider long term lease arrangements on Thebarton Oval. No clarity or timeline around next steps. What are the principals the Council is putting to the Crows around use of these facilities? I.e. access for the community to open space, facilities etc. Will pokies be permitted at any of the facilities? Lack of vision from the COuncil around what the next 42 years will look. Manicured lawn is not 'greenspace' is not necessarily what the Community is looking for. Community needs to be brought along on this journey and that has not happened through this process. A lot of goodwill has been lost. Suggest Council withdraws its current process, undertakes a review and recommences once there is enough information for the COmmunity to advise on whether there is appetite for the proposal.

Screen Name Redacted

10/14/2022 03:46 PM

There is no support from the west Torrens community. That's obvious. As the council it is your duty to protect and defend us. This loss of nature is disastrous for the environment we live in and for access to nature by residents. It's farcicle to say we'll still have access (how would this practically work and for what time) and in any case what we have now is far better than a football field. Furthermore, the loss of the amazing community events held on the oval will be a huge blow to the vibrancy of the community. The supposed infrastructure that will be built by the Crows is their own infrastructure so does not benefit the community. It is an outright lie to suggest this. The rent they pay is ridiculously cheap and shows non commerciality. I question if any donations have been made by the Crows to council. Beyond this, it is absurd to put the oval here given the already terrible traffic and parking situation. Combine to this the noise and additional pollution. It's just not a win for the community. It'll

likely end up costing ratepayers more as the Crows will demand council assets to be upgraded to meet various needs such as parking, upgrading roads, traffic lights etc. It was extraordinarily disappointing to feel that the community's views were irrelevant at the council meetings held. This vote, we were told, is just for consideration and in no way determinative....how insulting. How is it to be determined then? I believe legal action by the community will be the result if the council ignores it's constituents pleas for mercy here.

Screen Name Redacted

10/14/2022 03:50 PN

I do not support the Council offering a long term lease of community open space - there is already a shortage of space within West Torrens Council, it is not acceptable to reduce this. No other AFL club requires two ovals for training, this is an unnecessary extravagance at the expense of the local residents. Open space does not mean it is available for development to occur - open space keeps areas cooler, provides area for recreation, provides habitat for birds and other native animals. Development will reduce the Council's own goals of increasing tree canopy in the area. Further, the amount of the annual lease is significantly undervaluing the site, and is a disproportionately small amount when compared to other Council owned areas that are leased to various sporting and commercial organisations.

Screen Name Redacted

10/14/2022 03:47 PM

Taking away so much green space from our community which is already lacking green space. Giving a private company rights over public land.

Screen Name Redacted

10/14/2022 03:58 PM

No concerns. It's a positive move

Screen Name Redacted

10/14/2022 03:56 PM

None

Screen Name Redacted

10/14/2022 03:56 PM

No

Screen Name Redacted

10/14/2022 04:01 PM

No

Screen Name Redacted

10/14/2022 04:06 PM

Access to a park with facilities that can be enjoyed by families is an issue. I have a young family. and the park has been a wasted asset for years (after working with council in 2017 around community ideasit has sadly been neglected-seemingly because council were working with AFC. If we are giving up a large space of land to a business, it is

oer 2002

only fair that we are assured public facilities-skate park, playground, access to green space

Screen Name Redacted

10/14/2022 04:01 PM

Loss of greenspace for children and pets, anticipated difficulty parking in neighbourhood, safety, environmental concerns

Screen Name Redacted

10/14/2022 04:09 PM

Yes The process has been very secretive. The Crows were boasting of having it in the bag while residents were still being 'consulted'. All rather cynical. I am deeply disappointed in the council. We have little open space in area and council seems to want to virtually hand it over to an outside group with little financial returns and to the detriment of ratepayers and residents. Trees in Kings reserve should not be removed. My grandsons child care backs on to Kings Reserve and I resent the fact that this area will be degraded for the benefit of an. Outside club.

Screen Name Redacted

10/14/2022 04:05 PM

The consultation process & lack of transparency aside, my main concerns are regarding traffic management in the area. This is not simply a parking issue. As I am sure you are aware the roads surrounding Kings reserve are already congested in particular along Ashton parade. The addition of 3 football teams, their coaching & medical staff as well as the administration will exacerbate this issue. Parking is also a concern, while I appreciate there will be underground parking at the new site, it is unlikely to be sufficient for all I've mentioned above plus game day attendance. The Brickworks car park is already full most of the time & it makes it difficult as a rate payer & resident to do my groceries. Further, I am concerned for the loss of one of the only decent community assets for exercising my dogs, playing outdoors with the family, community events ie sport & cultural. I don't think access to a new football oval is going to be able to facilitate these things & definitely not when I want to access them! Another consideration here is the loss of environment ie. flora & fauna and the environmental impact of increased congestion, increasing temperatures in the area further. As the city of west Torrens becomes more densely populated we will have more of a need for this, not less. There is an economic impact also. I don't believe the rate the Crows are set to pay in rent is sufficient & I believe as a rate payer I will end up footing the bill at some point. I am not opposed to development & progress in the area, but I don't see how the benefits outweigh the negative impacts to the community.

Screen Name Redacted

10/14/2022 04:09 PM

The club must develop facilities that fit the aesthetic of the area, and not build facilities that do not fit the landscape. Its a beautiful suburb and can not be tarnished by ugly development. The club must also

City of

keep the residence in mind at all times in terms of our right to use the public parks and facilities.

Screen Name Redacted

10/14/2022 04:05 PM

Loss of green space and loss of access by residents. Loss of income prospects going forward if reduced fees/rates are given

Screen Name Redacted

10/14/2022 04:50 PM

West Torrens ratepayers subsidising a wealthy private company Loss of public access to green open space No (currently available) guarantee of clear lease outcomes

Screen Name Redacted

10/14/2022 04:25 PM

It looks like a wealthy private company has been given valuable assets for virtually nothing. The lease looks very much like the lease given for the Brickworks around 1982, that lease was a disaster for the council and allowed a developer to walk away with over \$6,000,000. This lease should be referred to the state ICAC as it seems so lop sided. There seems to be a rush to get the lease signed before too much scrutiny by the community. The lease should not be signed before the council elections, what ever happened to caretaker conventions????????

Screen Name Redacted

10/14/2022 04:08 PM

No

Screen Name Redacted

10/14/2022 04·56 PM

Several concerns, not in any particular order: x the impact of the development, and subsequent increased amount of traffic (both road and foot), people and pollution, on the River Torrens x the loss of mature tree cover - 1000 trees planted in 2022 will take years to replace what is currently a beautiful green, public space x the need to preserve and to protect our valuable, and much-loved and muchvalued, green space from corporate takeover/rule and to maintain it as a haven for the local community x the access to Kings Reserve to be freely available for a diverse range of community uses - Monday -Sunday and without limitations imposed by football-related matters x Torrensville is in Adelaide, not Melbourne - a venue the size of the MCG is unnecessarily expensive, will not be used as regularly as the MCG and, no matter how ambitious the plan, it will not put Adelaide on the AFL national map x the liquor-license changes that are inevitable and the resultant problems associated with large numbers of people gathering at sporting events such as AFL matches x anticipated rowdy behaviour from patrons of AFL who come from interstate for matches and who have little, or no, respect for our local 'backyard' x carparking issues/ traffic management issues: currently an ambulance would not be able to travel through East Street (between Ashwin Parade and Meyer Street) during local footy

matches - the numbers of people attending AFL would make this more necessary and ultimately harder to achieve. Side-mirrors on parked cars are already regularly broken and I have witnessed several argumentative episodes in this same area - and it was only a local footy competition!

Screen Name Redacted

10/14/2022 04:13 PM

No

Screen Name Redacted

10/14/2022 04:43 PM

I DO NOT support the inclusion of King's Reserve in the proposed lease agreement. Public green & recreational space should remain in public hands. NOWHERE in the lease agreement proposal does the AFC or CWTC guarantee or specify what the public access will be, or how it will be protected over the life of the lease. As such, this is wholesale giving up of public land to private rental and this is completely not in the interests of the residents and ratepayers of the City of West Torrens or Adelaide as a whole. The consultation process has been against the interests of the CWT residents and ratepayers: There is NO guarantee that the general public will have ANY access to the large green space that will be lost to the AFC lease. As such, King's Reserve should NOT be part of the lease agreement. The entire process has been deliberately vague and full of misinformation. The AFC has actively promoted false claims such as 'public will have full access to the oval' which has been publicly refuted by both John Olsen ('we'll need it for 4-6, maybe 9 hours a week for training' - ABC radio) and the AFC (it will be needed from 9-3 weekdays). NOWHERE is any of this mentioned in the lease agreement. Once the lease agreement on King's Reserve is signed, the the residents and ratepayers will forfeit any rights over King's Reserve. Kings' Reserve is much-needed greenspace in the area: it is a multi-purpose community space and should NEVER be leased to a private corporation. The CWT has few large open, multi-purpose green spaces that are used by a variety of people. King's Reserve is one of the only such spaces and the CWT has not shown how it will replace that green space and facilities: skate park, large open green space - which can be used for community functions & sport etc, tree areas, picnic areas, playground, etc. If the lease of Thebarton Oval is such a financially good decision, why are these facilities not being replaced or upgraded with the additional income? Other Councils have replaced greenspace/community facilities when private leases have won out: CWTC has not acted to protect or guarantee that multipurpose public greenspace. NO ALTERNATIVE OPTION has been proposed: A much better alternative would be to create one lease for the AFC for Thebarton Oval (subject to adequate traffic management & residents' safety conditions and parking & public transport options for game days), and then create another lease for the land adjacent the South Rd tunnel development: once that is completed the AFC

hands. CWTC has not exercised it's responsibility in informing and consulting the residents and ratepayers of CWT - they did a letterbox drop of 4,300 flyers 'to surrounding areas' (Mayor of CWTC, media interview) - yet a group of residents did a drop of over 5,000 flyers themselves - clearly the CWTC is putting very little effort into actually seeking input from their residents and ratepayers. The consultation period is very short and of insufficient length to get any real representative feedback. Why is the CWTC rushing this process? This is not a small pocket park, this is one of the FEW large, multiuse green public spaces in CWTC, and should NOT be part of this lease. Process unduly influenced by AFC The AFC have been promoting this feedback to their members, including misinformation about how much access the public will have (see above). There have not even been drawings for the public to look at. Their proposed 'second oval' on King's Reserve will no doubt have a lockable fence around it, as will Thebarton Oval. No other major football club allows

'full access' to their ovals, so it is blatantly misleading for the AFC to

specifically guarantee an amount of public access for the duration of the lease, as a condition of the lease? I would suggest this is because the AFC has no intention of doing so, and the CWTC has not done their duty by residents and ratepayers to insist that access be

specified and guaranteed. As such, King's Reserve must not be part of the proposed lease. I only support the CWTC entering into a lease agreement of Thebarton Oval with the AFC or continuing a SANFL lease, as long as the lease agreement specifically states that King's

Reserve is not ever part of that lease, now or in the future.

claim that their lease will. Why does the lease agreement not

can have their second oval, and King's Reserve can remain in public

Screen Name Redacted

10/14/2022 04:20 PM

No

Screen Name Redacted

Plenty. There's be a significant loss of trees, it's our only shady place for bbqs, picnics, walking the dogs and it's our only park available to us. It'd be horrendous on footy days, cars everywhere, Hoons leaving beer cans along our lovely streets and the noise levels would be up. There's be a lot more strangers in the area and our crime rate may well go up, making us pay more for insurance. It would also lower the value of our properties. There have already been properties sold and people moving out of the area.

Screen Name Redacted

I do not think this lease agreement should go ahead. Kings Reserve is a beautiful place for all the community to enjoy. I very much enjoy visiting when I am pushed in my wheel chair. The open green space and trees are beautiful, and places for my great grand children to play. I believe Kings Reserve should be kept free for local people to

access whenever they want. I am not interested in football and I don't want to see Kings Reserve used by the Crows at the expense of local people and the things they want to do. Please do not proceed with this lease.

Screen Name Redacted

10/14/2022 04·18 PM

Kings reserve should not be included There isn't enough green nature space in West Torrens Council already On the this Torrensville block there are no other decent parks

Screen Name Redacted

10/14/2022 04·19 PM

No concerns

Screen Name Redacted

10/14/2022 04·18 PM

No

Screen Name Redacted

10/14/2022 04:19 PM

No

Screen Name Redacted

10/14/2022 04:26 PM

Loss of beautiful community gathering area available at all times for our use. Peaceful little getaway retreat with beautiful trees and paths and an area for social activities. Loss of communal space for community and cultural events. Councils seeming disregard for community wants/opinions. Traffic congestion Parking issues House value decreases Additional costs to council for infrastructure to support this terrible development i.e. more costs to us. Silly cheap rent. The excuse that they are building infrastructure is outrageous. They are building the infrastructure for themselves. No getting around that. Increase in activity in an already very active area. Attraction of poorly behaved youths to the area.

Screen Name Redacted

10/14/2022 04:33 PM

Please see my feedback on this project below.

Screen Name Redacted

10/14/2022 04:27 PM

No

Screen Name Redacted

10/14/2022 04:27 PM

No

Screen Name Redacted

10/14/2022 04:35 PM

Council giving up public greenspace and subsidising private business without clear net benefit to community.

No

Screen Name Redacted

10/14/2022 04:31 PM

Screen Name Redacted

Screen Name Redacted

10/14/2022 04:36 PM

I am concerned about: 1. a reduced access to public space that allows for a range of social and physical activities, 2. the impact that additional vehicle traffic, particularly when surging at game times, will have to on-street parking in the local area, 3. the council rates that will not be able to be reinvested back into the community due to significant and long term rate reductions.

Screen Name Redacted No

How much of the development will be available for public usage

Screen Name Redacted No

7/14/2022 04.00 F M

Screen Name Redacted No

Screen Name Redacted 10/14/2022 04:39 PM

Increased traffic in an already congested area, noise from games, community facilities (I prefer playgrounds, exercise areas and trees to open patches of grass

Screen Name Redacted

My main concern is that this development may compromise easy access to the wide open outdoors and green spaces - which has been proven to be essential for optimal mental well-being and healthy growth and development, not just for children but people of all ages. I have not received reassurance that this unlimited access will continue. I'm also concerned about the confusing communication over this proposal. It is not clear and feels untrustworthy.

Screen Name Redacted

Please see submission below.

Screen Name Redacted The consultation period and process has been insufficient and the

terms of the lease are unfair.

Screen Name Redacted

10/14/2022 04:48 PM

No.

Screen Name Redacted

10/14/2022 04:55 PM

- Increased traffic - Decreased street parking - Decreased green space - decreased public play areas - Lack of accessible and frequency public transport for football supporters

Screen Name Redacted

10/14/2022 04:50 PM

Access

Screen Name Redacted

10/14/2022 04·50 PM

No

Screen Name Redacted

10/14/2022 04:54 PM

Access to kings reserve (green space) any time of the day. Significant traffic congestion. Loss of old established trees.

Screen Name Redacted

10/14/2022 04:57 PM

I believe the Crows development will irrevocably alter the public utility and amenity of the precinct. I also think the traffic congestion issues have not been adequately addressed and I don't believe they can be.

Screen Name Redacted

10/14/2022 04:59 PM

Please just keep the area accessible to all when not in use by the club as I have two young girls and we like the outdoors.

Screen Name Redacted

10/14/2022 04:56 PM

None whatsoever

Screen Name Redacted

10/14/2022 04:56 PM

No

Screen Name Redacted

10/14/2022 04:59 PM

Parking at brickwork's

Screen Name Redacted

10/14/2022 05:00 PM

No

Screen Name Redacted

10/14/2022 08:14 PM

1. Urban development within a residential area o community land 2. highly doubtful any existing green space would survive the proposed development, let alone be accessible for recreational activities, "more

green space being provided" - where? Highly unlikely there will be much space left after T2D changes have neem implemented and the community hub built. 3. why ditch the "kings reserve master plan (2018) which provides for such multi-use community access on "community land"? 4. with the industry's future expansion to full-time athletes and coache, it's extremely unlikely the ovals would be accessible to the public 5. "community accessible hospitality spaces" - AFC would probably rent these spaces at a commercial rate; and AFC is leasing at a very generously low market rate. 6. car parking on site for an unkown number of wehicles - there go the green spaces; "GAME DAY, FESTIVAL PARKING on Kings Reserve and adjoining green spaces" - WHY? SO much for the environment. 7. Vehicle acess via Ashwin Parade and South Roas - Ashwin Parade already becomes congested daily; vehicle access into or out of the site would make Ashwin Parade a bottle neck. COMMENT RE TIMELINES: - The Council gae the community only 2 weeks to provide written feedback - Council has not provided a time lie as to when its decision will be made public.

Screen Name Redacted

10/14/2022 08:20 PM

- excessive noise pollution, carpark issues, green spaces for public taken over, congestion in traffic _+ area. Not paying rates. Not a community project!!! Why such a high rebate??? (re lease) - residents will not benefit. Community will only have restricted use, at what cost??? We Mile End Torrensville, tolerate enough noise pollution now, ie planes and traffic. Do not need to add further noise to infringe on peace and comfort for residents.

Screen Name Redacted

10/14/2022 08:26 PM

- I don't want the big trees to go, they tke a long time to grow and I love watching the animals that live in them. - I love nature and I don't want a big oval instead of a nice natural play space. I'm worried we will only be allowed to use small parts of the new space. I like to run and ride and plau o the mounds and in the skate park.

Screen Name Redacted

10/14/2022 08:30 PM

- I'm worried that you're cutting down our trees - we love the skate park - we are worried about the animals that live at the park - we want a playground - we like to ride our bikes and we don't want lots of traffic in our streets. We want to be able to go to the park whenever we want.

Screen Name Redacted

10/14/2022 08·45 PM

Please see attached - community safety, security, access, loss of community space Thebarton Oval Precinct - Proposed Lease to Adelaide Football Club Feedback from a Concerned Resident of the City of West Torrens My family background was in a "football family" - my father was a football umpire, a brother played to a Club

concerned. I high level SANFL with subsequent involvement at a higher level in the 1. My feedback comments relate to Community Safety, Security and Access. There is community anxiety that a commercial proposal and development cannot justify the permanent loss of community land, which is used for unplanned and planned recreation. The western and southern and northern boundaries of the proposed lease and development are in proximity / adjacent to well utilised popular community facilities with attendance from a high number of children of all ages. Local streets may be heavily impacted as a direct result of the implementation of the proposal. • Kings Reserve: A special place for residents and others to pause, reflect, be inspired, learn, share memories I am unsure exactly how and when the impending roadworks along South Road will impact Kings Reserve and local access. Until this is completed and the local impacts known there should be no furth r work on the proposal in my view. My impression from the limited information available is that the remaining amount of Kings Reserve does not Jhave adequate space to suitably offer both a commercial venture - an MCG sized oval and structures required to access the oval - and the continuation of spontaneous comhlunity activities. Informal discussion with others some football followers - have contirmed this thought. The City of West Torrens has committed to greening the local area and supported the AdaptWest initiative. The proposed lease and development as outlined at the very recent Council meeting and subsequent Public meeting at the Thebarton Community Centre does not adequately w igh in the favour of the proposal. • Torrensville Community Child Care Centre - Safety, Security and Access: Comments are from knowledge gained with our children's attendance at this facility, and from being a member of the Parent Committee. -Potential increase in difficulty of access to drop off and collect young children due to ir,,creased car parking in the local area despite the promise of on site car parking iin the proposal and development. Already a busy ar a at peak times. I - Safety i sue - adjacent location to a licensed venue which could encourage side leffects d>f alcohol use, including broken glass, undesirable verbal and physical behavidurs. - Safety i sue - will require consideration of a barrier to stop incoming footballs and other items. - Removal of large trees will impact on the amenity of the Child Care. Large trees form important shade on the East side of the Centre while reducing noise, also providing a link to the natural environment. - The Child Care Centre has in the past been used occasionally on the weekends for functions, game days will impact on any weekend activities. • Thebarton:Senior College - Safety, Security and Access: - Potential increase in difficulty of access to park, drop off and collect when the Senior college car park is full. - Increase in potential for safety issues when arriving/leaving the College if games/training coincides with overflow car parking in the local area. Already a busy ar a at peak times. • Thebarton Aquatic Centre - Safety, Security, Access, loss of

community space: - Potential increase in difficulty of access to car parking for Aquatic Centre attendees and families. - Already a busy area at peak times, including during school holidays and swimming carnivals. - Families use the local reserve before and after aquatic activities - helpful in summer to have large tree cover to reduce the adverse effects of prolonged sun exposu e. • Brickworks Marketplace - additional pressure on car parking, increased traffic in the area, if here is an access requirement to/from the proposed second MCG sized oval onto A hwin Parade, this will seriously impact local shoppers - Ashwin Parade is currently experiencing a large volume of traffic, in part due to the reqyirement to access Brickworks Marketplace. - Likely restrictions with the T2D upgrade will be a pressure point • Local streets - Safety, Security, Access, issues including loss of community space, noise, litter: - Potential increase in difficulty of access to Kings Reserve and associated 'facilities for local and other residents - Potential increase in difficulty to access local facilities - Brickworks, walking trails next to River Torrens - Loss of pommunity space popularly used for events in Kings Reserve, informal gatherings with families and friends - Amplified due to impending T2D - Torrens to Darlington works upgrade along South Road - Community uncertainty about loss / modification of Thebarton Community Centre due to T2D acquisition is compounded with the proposed long tern lease.

Screen Name Redacted

10/14/2022 08:51 PM

Who would support this??!!! RATEPAYERS COME FIRST!!

Screen Name Redacted

10/14/2022 08:54 PM

No I do not agree Do not support Road conjestion paying no rates limited access to area corporations should pay their way

Screen Name Redacted

10/14/2022 09:01 PM

I am concerned our council rates will "sky rocket" to subsidise a corporation who should pay their way. The minimal rent the AFC will be paying would not cover lighting, waste pickup for their 'precinct'. I cannot see how there will be 'increased revenue' - only traffic congestion, limited access to the area at inconvenient times, and parking restrictions.

Screen Name Redacted

10/14/2022 09:04 PM

Too many confusion with parking and some people that come to watch football are very arrogant and use filthy language and don't people's property without vandalising it.

Screen Name Redacted

10/14/2022 09:09 PM

Traffic + Parking are my main concern



10/14/2022 09:13 PM

Traffic congestion Parking issues loss of range of recreational activities Contradicts 2018 Kings Reserve Master Plan

Screen Name Redacted

10/14/2022 09:22 PM

With the Adelaide Football Club's first 2 choices (Nth Adelaide and Brompton) only involving 1 oval, why don't they just take over the lease on Thebarton Oval (held by AFL/SANFL and leave the rest of the precinct as it is for residents/ratepayers/public to use with no Adelaide Football Club interference/rules: ie leave Kings Reserve as the agreed 2018 proposal. Yes, my concerns are what we as ratepayers will be told and what will be considered "commercially in confidence" between W,T Council , Adelaide Football Club and the SA State Government. I want true transparency as has been indicated by certain parties.

Screen Name Redacted

10/14/2022 09:27 PM

Many. See attached sheet + List

Optional question (1220 response(s), 56 skipped)

Question type: Essay Question

6 Do you have any other feedback about the proposed lease?

Screen Name Redacted

9/16/2022 03:37 PM

Residents in east street apartments will be significantly impacted and we don't agree it with it being so close to them.

Screen Name Redacted

9/16/2022 03:49 PM

No

Screen Name Redacted

9/16/2022 04:07 PM

Please consider to widen Ashwin Parade and cater for safe cycle lanes in both directions. And to add a tram spur line along west Thebarton Road (could for example be a trackless tram or frequent shuttle bus), this would extend the tram line (Port Rd) usage to the Brickworks intersection and vastly improve encouragement to use public transport to/from new facilities as well as Brickworks marketplace.

Screen Name Redacted

9/16/2022 03:54 PM

The open park opposite the parkland is well used by local community - despite being in a state of disrepair. Leasing this to a private corporate in unacceptable, especially given how few open spaces



Screen Name Redacted

9/16/2022 04:01 PM

Leave the green public space as is.

Screen Name Redacted

9/16/2022 04:25 PM

My main concern is that I won't have continual access to street parking . Our house has two cars and one car park. We are situated very close to Ashley street on the end of Huntriss. On days with games at the oval , we find it difficult to park close to our house . I believe should the crows develop the oval precinct, permit parking for residents should be instated on Huntriss Street to secure primary access to parking to local residents over visitors coming to the area. Overall I believe the development has potential to be an asset to the local community . However this will only be achieved by making sure local residents have primary access to all the benefits of the development and are not hindered by its presence next to our houses

.

Screen Name Redacted

9/16/2022 04:24 PM

Only concern I have is regarding parking.

Screen Name Redacted

9/16/2022 04:56 PM

That the dog park be maintained That time and availability of the space for the public be made easily accessible

Screen Name Redacted

9/16/2022 05:05 PM

Very much in favour. Goof for our council.

Screen Name Redacted

9/16/2022 05:33 PM

I thinks it's wonderful.

Screen Name Redacted

9/16/2022 05:51 PM

This is the best idea

Screen Name Redacted

9/16/2022 06:26 PM

No. Just do it

Screen Name Redacted

9/16/2022 08:06 PM

No LEASE. No Lease No lease No lease 42 years (Initial Term)....Rate relief to be provided to AFC during the Initial Term WOW! Do I get rate relief because I cant use my green space? Years 1 to 10 = \$20,250 p.a. (Rent \$20,250 + Rates \$0) - DAYLIGHT ROBBERY - no wonder hey want to move here Further Term of 42 years. Seriously? See above - no lease Rent rebate: Years 1 – 10:

80% rebate Years 11 – 20: 60% rebate Years 21 – 30: 40% rebate Years 31 – 42: 20% rebate Seriously? Why dont you just give it away? Theft by stealth I dont mind if they confine their land grab to the existing oval. They can develop that space, making sure that any development provides adequate parking WITHIN the facility. They MUST NOT enroach on any additional space. "Under current arrangements, Thebarton Oval is not available for general community use. The proposed lease with the Club would see this space 'opened up'." Fine - keep the Oval - Just leave the rest of the space to the community.

Screen Name Redacted

9/16/2022 06:46 PM

I'm all for it, keep Kings reserve open for good and you have my

support.

Screen Name Redacted

9/16/2022 06:57 PM

See above

Screen Name Redacted

9/16/2022 07:17 PM

Really opposed

Screen Name Redacted

9/16/2022 07:09 PM

Very excited about the plan. Thankful council was able to negotiate successfully with the club to bring the opportunity, it could have easily

been afforded to another - well done Council.

Screen Name Redacted

9/16/2022 07:07 PM

No, happy for it to proceed

Screen Name Redacted

9/16/2022 07:27 PM

No

Screen Name Redacted

9/16/2022 08:21 PM

This needs to be a new development, not shoehorned into an existing tight-knit existing community.

Screen Name Redacted

9/16/2022 08:16 PM

No

Screen Name Redacted

9/16/2022 08:26 PM

There should be restrictions around how often the club can use the area to ensure the community still get a significant amount of time utilising the green space

Screen Name Redacted

It should not go ahead.



Screen Name Redacted

9/16/2022 09:14 PM

Manicured Ovals should not be considered green spaces. We have such limited natural environment in our suburb. We need regeneration of kings reserve with retention of trees and focus on accessible natural beauty with the needs of family's, dog owners, local amateur sporting clubs etc at its heart. Not a commercial hub in the centre of our residential suburb with competing priorities. Not a facility where the needs of west torrens residents are a third or fourth tier priority. So disappointed to see our council seriously considering this prospect. We have a young family and have been waiting for 5 years for the final stage of kings reserve. Disappointed.

Screen Name Redacted

9/16/2022 09:27 PM

Will the council receive any guarantees on the community access to the community area that the proposed development will take over and is it cost neutral is positive cash impact for the council and the community.

Screen Name Redacted

9/16/2022 09:37 PM

1) Lack of community space that will be RELIABLY and CONSISTENTLY able to be used. 2) no free on street parking - there is NO ROOM! 3) duration of construction and disruption

Screen Name Redacted

9/16/2022 09:57 PM

No

Screen Name Redacted

9/16/2022 10:10 PM

My family is a long time supporter and member of the thebarton aquatic centre and Henley Grange swim club, this small community based facility has a long history and is struggling to survive. Including this facility and nonprofit community organisation into this development is critical to it survival.

Screen Name Redacted

9/16/2022 10·28 PM

Why are two ovals necessary? Why should football dominate over all other sports? Don't all sports deserve facility upgrades to "best international standards"? As a rate payer, what direct benefit do i achieve from this proposal? How will council use these lease funds... or will any financial lease payment get swallowed up within the overall oval development?

Screen Name Redacted

9/17/2022 06:43 AN

Strongly support investment in jobs and diversity of industry, which this project will contribute to. A primary focuses should be to ensure existing uses and adjacent uses are not impacted negatively.

Tiesditon ovar ricomorac	Troposcu lease recusuor. Curvey responsion for the deptember 2022 to 14 v	City of West Torrens
Screen Name Redacted	I believe the council is bowing down to the club in any attempt	to get

9/17/2022 06:49 AM the AFC to move to Thebarton. Their responsibility should be to the people of West Torrens first. Then, even if the AFC went ahead with the move to Thebarton we could trust that they would be doing the

right thing by residents

Screen Name Redacted

9/17/2022 07:38 AM

No

Screen Name Redacted

9/17/2022 08:06 AM

As an aside, saying that gender equality is a positive of this is surely a joke. That should be a given, not a point of advertising.

Screen Name Redacted

9/17/2022 08:24 AM

The development holds strong potential for the Thebarton Ward but stakeholder/residents need to be consulted properly and heard. Development of Henley Beach rd facilities, shops, access etc should be done in parallel to ensure maximum benefit can be leveraged by the community.

Screen Name Redacted

9/17/2022 08·16 AM

Residential parking permit zone should be implemented

Screen Name Redacted

9/17/2022 08:49 AM

Right now the proposal sounds like it doesn't take the communities current use of the area into account. There are vague promises of community infrastructure being constructed, but no promises that we will be free to use the area. There is nothing stopping the AFC from restricting access to the area, this is not right.

Screen Name Redacted

9/17/2022 09:17 AM

As above

Screen Name Redacted

9/17/2022 09:27 AM

All 6 (Malcolm Allan, Mary McGowan, David Hookes, Bruce Dooland, Ron Hamence and Bob Hank) should have either a monument, garden or structure named after them around that venue.

Screen Name Redacted

9/17/2022 10:21 AM

Must promote responsible management of public owned land by enhancing amenity of the area.

Screen Name Redacted

9/17/2022 11:03 AM

let's just get it done, the sooner it's done the sooner the club moves into our community.



Screen Name Redacted

9/17/2022 11·13 AM

There doesn't seem to be a net benefit for the residents

Screen Name Redacted

9/17/2022 12:39 PM

I would particularly like to see the investment ensure that ratepayers have access to a high quality swimming pool facility. I understand that the club will be building swimming pools, but would like to see public access as a condition of the lease. In general the design philosophy for future stages of the process should ensure facilities that meet the community's needs as well as the club's.

Screen Name Redacted

9/17/2022 12:38 PM

If this goes ahead those locals that are in SAH homes should be offered a transfer so we don't have to put up with it all, we'll never get a housing swap once it's here.

Screen Name Redacted

9/17/2022 12:53 PM

Why haven't you commented on the other redevelopment already planned for kings reserve? Re- revegetation/upgrades to walking paths

Screen Name Redacted

9/17/2022 02:10 PN

Yes, I am very worried about the loss of the tree canopy. We have so few large trees left in the area and there is nothing in the plans about just how many trees will be felled by this development. Also, whilst the documentation says it will protect heritage areas, it doesn't specify what these are....we must keep the gates at the eastern and southern sides and the grandstand. Also, it doesn't say if the general public will have access to the pool, as was to be case at North Adelaide. Also, I think we need more information about how large the footprint will be for the buildings and whether the buildings will be in keeping with the local heritage. Big white structures are not conducive to the local heritage - even the Brickworks is in heritage colours.

Screen Name Redacted

9/17/2022 02:21 PM

How does the club intend to operate in terms of carbon emissions?

Screen Name Redacted

9/17/2022 03:52 PM

Please ignore Port Adelaide supporters who are likely to knock this back for the sake of it. Will be great for womens football especially if there is bar facilities

Screen Name Redacted

9/17/2022 04:08 PM

Please don't let this get caught up in red tape. Just get it done!

Screen Name Redacted

Let's get it done!

9/17/2022 04:18 PM

Screen Name Redacted

9/17/2022 04·29 PM

increase of people in the area

Screen Name Redacted

9/17/2022 05:53 PM

get on with it

Screen Name Redacted

9/17/2022 08:13 PM

No

Screen Name Redacted

9/17/2022 10:29 PM

I use the Thebarton Aquatic Centre and would like to know what will happen to it. Also parking is impossible when the oval is being used.

Screen Name Redacted

9/18/2022 11:32 AM

Adelaide football club does not belong at the Thebarton Oval. We strongly oppose this development. The Crows do not belong in this area. They will erode our character, values and heritage. It will be stolen from us.

Screen Name Redacted

9/18/2022 11:55 AM

As above

Screen Name Redacted

9/18/2022 12:13 PM

If so residents should not have to pay for parking permits and not be limited to one per house hold

Screen Name Redacted

9/18/2022 12:18 PM

- will this feedback be released for full transparency?

Screen Name Redacted

9/18/2022 12:47 PM

Yes I don't see any benefit to the community Hasn't said when the oval and pool can be used The benefits listed aren't benefits

Screen Name Redacted

9/18/2022 01:58 PM

Given the allocated area shown, I wonder how the development proposes to squeeze in two ovals, a new aquatic centre etc. I'm not against the proposal but as a resident that lives on East St along the site, I am cautious about what the outcomes to the wider community will actually be.

Screen Name Redacted

9/20/2022 03:20 PM

I have concerns about noise management, lighting pollution effecting local residents, parking or lack of it being provided, traffic

management - these are small areas that struggle currently with vehicle access and with additional patrons the road will not cope, green space being available for local use, financial gain for the AFC but not for the local ratepayers - financial indications are that this will cost the Community, facilities not being available for local use - 'when not in use by the Club' is a very loose term that is likely to leave the Community significantly disadvantaged. Plans for the Precinct lack detail especially how it fits with the South Road alterations.

Screen Name Redacted

9/18/2022 05·19 PM

As above.

Screen Name Redacted

9/18/2022 04:52 PM

Can the Swimming center be involved or upgraded to support the Club? It is in need of repair. If they do put in an aquatic area, will it be available for public use? Ashley st already has speeding and traffic issues, with the increase in traffic how will that be managed? Parking will be a massive concern. Prices of housing because footballers are trying to live in the area has already impacted house prices in the area (I have been trying to buy a house for over a year and my husband has pointed out the footy players!) Will the gum trees be preserved? If there will be areas for children? Will the club be willing to link in with local schools and high school to have events and auskick etc?

Screen Name Redacted

9/18/2022 05:32 PM

as above

Screen Name Redacted

9/18/2022 07:17 PM

I'm not against it but I am very concerned about the money and also Harry's rd. That is already a disaster in busy times and I can only see it getting worse.

Screen Name Redacted

9/18/2022 08·39 PM

Car parking is important

Screen Name Redacted

10/11/2022 01:48 PM

It is an embarrassment.

Screen Name Redacted

9/19/2022 09:33 AM

Nil

Screen Name Redacted

9/19/2022 01:24 PN

While fundamentally I am not anti development I would like to see increased emphasis on plants, natural flora and fauna, and air quality - something that could be lost.

Screen Name Redacted

9/19/2022 03:29 PM

i dont understand how the agreement will address the approved Master Plan for Kings Reserve in particular the 6 key themes which are important to the community.

Screen Name Redacted

9/19/2022 06:25 PM

The oval adjacent to the main football ground are an important open space in the community. Open public space in the inner west is quite scarce and therefore represent a frequently utilised and enjoyed part of the community environment. Please make consideration to keep open grassed space when planning this redevelopment.

Screen Name Redacted

9/19/2022 06:55 PM

If Crows development is not good enough for North Adelaide, then why must West Torrens be obliged.

Screen Name Redacted

9/19/2022 08:05 PM

I and my family walk with our dogs morning and evening every day at King Reserve. We love the birds and the ability to allow our very active dogs the space to run without pulling up short as there is lots of open space. My son and husband kick the footy, shoot hoops and use the skate park regularly. My concern is that this open green space will be dramatically reduce with the second oval and/or parking. This open space was one of the main reasons we bought in the area. It has become our regular meeting of community. with urban density becoming more intense we must preserve the last bit of open free space we have.

Screen Name Redacted

9/19/2022 08:13 PM

Very supportive of the proposal and bringing AFL to our neighbourhood! There is a lot of people online who can be won over with good information and proposals to mitigate negative impacts such as access & congestion of roads.

Screen Name Redacted

9/19/2022 08:35 PM

How much will this cost ratepayers - financial & other costs? Adelaide Football Club is a wealthy business and yet it's been trying to obtain "free" land for years now. I don't think they can be trusted to do anything other than put their own business interests first & I don't know if Council has sufficient expertise to check for 'get out of paying' clauses & strategies - and Adelaide Football Club does have this corporate expertise.

Screen Name Redacted

0/10/2022 08·47 PM

My main concern are the trees. The area has been there for a while and the different bird life in the early morning while taking the dog for a walk is beautiful. No one cares for the trees and what they bring

dence

and prevent. I'm hoping kinda reserve stays open for us the residence who use it frequently. Also Mark the homeless man, who stays there. I hope he still can.

Screen Name Redacted

9/19/2022 11:06 PM

Obviously careful consideration and due diligence should occur before granting it - including details at planning stages etc

Screen Name Redacted

9/20/2022 08:51 AM

Can a multi level car park be built at Brickworks then shared with AFC, as the current parking is atrocious anyway. Lots of talk about green space but no details on what will be lost and what will be planted. What happened to the plans for Kings reserve? What ever was in the plan for the public to access to Kings needs to be a minimum of what we get from AFC. Only allied health services for public use, what about the pool? The proposal is very light on details, just a lot of fluffy words so the council needs to read the final lease very carefully and inform the residents also. I'm not against the proposal but the residents need to at least have what they already have, and not lose access to a public park at anytime they want to use it.

Screen Name Redacted

9/20/2022 10:31 AN

I am generally supportive of development and think this a wonderful opportunity for council and the community more broadly. However, it MUST NOT be at the expense of ratepayers (both financial and in terms of lifestyle). AFC and Council must be cognisant and responsive to potential impacts and ensure that the return (financial and otherwise) is of benefit to council. This adhoc and piecemeal approach to consultation is also confusing. Noting I 'somewhat support' the proposal, I only somewhat support it pending the issues above being addressed and would appreciate that that be acknowledged in the community consultation report.

Screen Name Redacted

9/20/2022 01:12 PM

"Temporary event, festival and game day parking on Kings Reserve and adjoining green spaces" - Strongly disagree with green space being used as car parking! There should be more requirements of active transport and public transport. Why can't a shuttle bus arrangement with an existing near by car park be proposed e.g Netball Stadium, Entertainment Centre etc. Furthermore, this consultation seems rushed, why are there no in person consultation meetings to discuss? The proposal documents seem very one sided with all the benefits listed but non of the disadvantages listed...

Screen Name Redacted

9/20/2022 01:59 PM

We would have thought that if this was a survey then it would have had a lot more things presented to consider. e.g. adequate street access, any loss of trees, where and what is to be done in that regard? Are both ovals fully lit for night activites. Rates should be paid still on Public accessible spaces but PRORATA based on an estimated ratio of use.. To what extent can the public areas be shut from access or access prevented when the clubs are so called using those spaces. Is there a minimum public access guarantee. What happens to the current swimming centre? Is there a plan to incorporate a new shared facility. There are many other issues that are by no means clear enough or presented well enough to the public and more specifically the Rate Payers. do what extent can a licenced facility be established. Where and in what way will the current Council Community Centre be located? Whilst we can see some money benefits it needs to be thought out more. The Adelaide Football Club seem to be bit pushy and have not thought a lot through. We expect the Council to ask for a lot more details and solutions to obvious problems.. A lot more information needs to be presented to us with this re development.

Screen Name Redacted

9/20/2022 09:40 PM

As a resident and tax payer I object to this proposal.

Screen Name Redacted

9/20/2022 09:57 PM

The AFC Franchise is not a club it is a franchise, an entity in the business of providing a sporting spectacle. They are not special, they are not 'ours' and should not be treated as such.

Screen Name Redacted

9/20/2022 10:26 PM

All captured above.

Screen Name Redacted

9/21/2022 10:27 AM

I don't think it will bring enough positives to our area or to Council, we will lose too much green space and there were already stage 2 and 3 plans for the area, we will lose too many trees and only gain more traffic plus it is an ugly structure!!

Screen Name Redacted

9/21/2022 02:33 PM

I hope the council leads the way on regular clear transparent communication incorporating leaflet drops to adjacent residents and to run community information sessions at adjacent shopping centres. Very positive, actually paramount, that the Council will have the 2018 King's Reserve Master Plan 6 key themes front and centre in the their considerations for the Precinct lease request by the Club. You say "updates only provided to survey participants". Will ratepayers who dont respond to this survey have their future comments considered when they realise that the proposal will effect them.

Screen	Name	Redac	ted
--------	------	-------	-----

9/21/2022 03:25 PM

The football oval should be open to access, and available for use by schools - eg the torrensville primary school, to use for athletics events etc.

Screen Name Redacted

9/21/2022 04:58 PM

When are you going to invite the residents by letter to an open questioning on this matter

Screen Name Redacted

9/21/2022 06:43 PM

There isnt the infrastructure to support a football club in the area. Not adequate parking.

Screen Name Redacted

9/21/2022 09:53 PM

Not everyone supports AFL. This is a huge undertaking that is going to change our community and take away valuable public resources that we simply cannot replace. It's disappointing that the community has not been valued in this decision making. Why such little consultation has taken place for such a long lease at such an absurd discount to the club is just beyond me.

Screen Name Redacted

9/22/2022 08:46 AM

Please say no

Screen Name Redacted

9/22/2022 10:06 AM

I realise that this first round of consultation is primarily concerned with the lease agreement As previously stated I do have concerns regarding the generosity of OUR council rates being provided to multi-million football club. Beyond that I have major concerns regarding: * Access to OUR Kings Reserve being restricted * Parking (general) * Parking on OUR Kings Reserve * Traffic Flow (needs to enter and leave by South Road ONLY - NOT via local streets) * Concerns about the future of the Aquatic Centre or having a future Aquatic Centre available to the general public I would also like to know how much weighting is given to the respondents of this survey. ie. Is a Crows supporter given as much weighting as a CWT resident/ratepayer? Is a Local (ie residing between River Torrens, Port Rd, Holbrooks Rd, Henley Beach Rd) given more weighting as a CWT resident outside of the immediate zone?

Screen Name Redacted

9/22/2022 10:30 AM

I don't trust in your promises for continued community access to the spaces lost.

Screen Name Redacted

9/22/2022 11:01 AM

Car parking and traffic congestion will become big issues. Where will the administration staff be located? Where will they work and park? There is already parking issues from Thebarton Senior School.



Screen Name Redacted

9/22/2022 01:39 PM

1) Current project concept plans do not provide the necessary information to enable the community to understand the impact beyond the boundaries of the project site. For example, the plans fail to present design solutions required to accommodate significant increases in pedestrian and motor vehicle needs. 2) Communication strategy does not align to the stature of the proposal. Whilst the communication strategy meets Council's legislative responsibilities it does not meet community expectation. The change in land use, proposed investment and length of agreement warrant a more authentic and engaging level of consultation. Indeed, it is reasonable to have expected letter box drops to capture views of residents who will be most effected and who may not engage with Council's social media, and to provide community forums to facilitate authentic engagement. 3) Community land is precious and in short supply. Our kids have access to sport in many facilities already - the same can't be said about guiet neighbourhoods and idle green space. the existing value of the current green space has been set aside as less valuable. 4) The benefits offered through the proposal offer nothing beyond what couldn't already be achieved without alienation of Kings Reserve. 5) There is no problem or priority in the WTCC that this proposal responds to. If there is a need to alienate green space, then it should be done through a competitive process that solicits less impactful, no cost and improved community outcome. 6) No other Council has seen worthy benefit in this proposal about the negative impacts. The western suburbs deserve more than accepting proposals no one else wants.

Screen Name Redacted

9/22/2022 03:04 PM

1. Is concerning that Council appear to be supporting the idea of "giving away" community land. 2. AFC is well beyond a community sporting organisation and should not be trying to secure public open space and would have access to assets to purchase land in the normal market one would assume 3. What is the community benefit from this idea?

Screen Name Redacted

9/23/2022 08:36 AM

Asking for only \$584 per week is disgusting. If that was a proper business deal it would be thousands a week. So all the ratepayers of WTC are subsidising the AFC and that is supposed to be good for the community????

Screen Name Redacted

9/23/2022 11:52 AM

42 years is a very long time. I strongly encourage the local council to invest in the local community, build playgrounds, plant trees, increase community engagement with the environment and the council to make this a better place to live. Do not sell out to a private corporation. AFC have a terrible track record when it comes to

honesty, integrity and accountability; history shows us they ask for

Kings Reserve should be treasured! It is a large green space for our community and a place we all use often! It is one of the selling points when we purchased our property! We don't want to lose access to it.

forgiveness - not permission. They will destroy King's Reserve, the surrounding area and what it means to the local community - you have the power not to allow that to happen. Screen Name Redacted If those four points of concern are openly acknowleged and each addressed by both parties I have no other issues with the proposal. Screen Name Redacted If the AFC provides all the amenity that it proposes in its draft plan, the precinct will be a real asset for the area. Screen Name Redacted I am personally upset at the lack of community consultation and just bowing to the powers of the AFL with no consideration for the community you are supposed to be serving Screen Name Redacted Smaller lease area that leaves the public park untouched. 9/23/2022 06:02 PM Screen Name Redacted I have little knowledge of commercial arrangements, but it appears to 9/23/2022 06:35 PM me that the AFC is getting too good a deal in relation to the payments that will be made to the Council over the term of this lease. Screen Name Redacted Less use of the green areas, why do football clubs seem to always get what they want so they can kick a ball. What about green space for families and dog walkers. Screen Name Redacted None Screen Name Redacted I believe the proposed development will enhance the precinct and make the open air and facilities available to the general public. I endorse the development of promoting women's playing facilities and amenities. In closing I wholeheartedly endorse the forward thinking of the City of West Torrens in getting behind this proposed facility and look forward to seeing this development take shape. Regards Simon Peters

Screen Name Redacted

We want space for our kids to run, and trees to give us shade in the summer when we go outside! We don't want it locked up for 42 years unless we know the exact details of the lease agreement and how it will benefit us! If the crows want to use thebarton oval and increase public access to thebarton oval, then great. But I'm currently against any development of the green space at Kings Reserve. I don't want the Kings Reserve trees cut down. I don't want to have limited access to Kings Reserve because vehicles are parked there on game days, or because crows players are training there. The community doesn't have enough information about the lease to make an informed decision. The Mayor should be open to a community meeting (WELL BEFORE 14/10/22) to ensure we can all ask guestions and understand what the lease may mean for our community. The consultation period I feel is very short and has been poorly executed. I haven't received a letter from council and many residents who don't use social media don't even know about the consultation period. This is POOR CONSULTATION, for a 42 year lease period (I might be dead by the end of the lease!). Whilst the crows may be investing millions of dollars into the project, I'm unsure where the value is for the community? What proportion of this investment is actually helpful to us, the ratepayer!? And why are the crows paying such low rates, for what I consider is such a valuable space to our community! I would suggest the council lengthens the consultation period by at least 8 weeks, and provides detailed information to ALL local residents to ensure adequate consultation is undertaken, and an informed community decision can be made! Currently as it stands, I don't support the lease.

Screen Name Redacted

9/24/2022 10:09 AN

We need more information and better community consultation to inform us of the finer details. Its very hard to have much influence if a lease is signed and then planning begins.

Screen Name Redacted

9/24/2022 10:59 AM

As part of the lease agreement process invest money on high quality legal counsel, making sure council and the communities best interests are protected.

Screen Name Redacted

9/24/2022 12:28 PM

The AFC and AFL are privately owned entities and it failed to meet the threshold on receiving council rebate on rent. While they will be building and maintaining new infrastructure that could be used by the community, it did not set out clear information when and how these infrastructure and ovals would be accessible to the community. 80-100% of rebate in the first 20 years is much too high when ratepayers are forking out \$9 million already to realise this project. The lease covenants should set out clearly when the community can access the ovals and infrastructure. The lease covenants should also set out

clearly the amount of compensation if construction was delayed that would be duly compensated to residents most affected by road accessibility and parking during construction. From 'what I'd heard' I had thought that this deal between the council and the AFC was complete so it is good to have the opportunity to give feedback. I hope that this is a genuine process and the the views of local residents and ratepayers above all will be taken into account. Council rolling over and letting it's belly be tickled by AFC. Grow a spine. Local residents should be consulted before a lease is signed, in a public forum. I would like to know what financial benefits they are getting from the council in reduced rates and any co contributions. To be clear I think the council should benefit financially from this and it should have a negative effect on rates. What is the point of the Crows wanting this oval if they can not afford to pay for it. The State government should be subsidizing not the council. See above. Is 42 years too long, would you not have a 20 and 20? The open space and shared area for the Adelaide Crows & residents looks mutually supportive It saddens me that council has not been intouch with rate payers earlier for feed back. Should not be granted to the AFC.

Crows should be limited to the current Thebarton oval.

Screen Name Redacted

9/24/2022 09:51 PM

9/25/2022 01:22 PM

9/25/2022 04:13 PM

9/25/2022 03:49 PM

9/24/2022 03:03 PM



9/25/2022 08:50 PM

Not against the development but the residents are losing more than gaining

Screen Name Redacted

9/25/2022 08:52 PM

Influx of car parking in residential streets

Screen Name Redacted

9/25/2022 09:02 PM

I feel the Crows are being given an unnecessary amount of land and council backing and support and the local residents are not being considered. It is imperative that the locals keep some of the area where the second oval is proposed for walking/ playing and spending quality time outside!

Screen Name Redacted

9/25/2022 09:00 PM

Yes it's a horrible idea

Screen Name Redacted

9/25/2022 10:02 PM

Highly doubt residents will retain access to the area once The Crows take over. Traffic entry and exits, parking, major traffic volume increases on small residential streets. Loss of green space that I regularly use.

Screen Name Redacted

9/25/2022 11:32 PM

I would prefer there only be one oval. I would like to see roads, paths and green spaces throughout Torrensville improved with the extra revenue, rather than funds being used in other West Torrens suburbs.

Screen Name Redacted

9/26/2022 06:32 AM

I'm already disappointed with the lack of good quality play spaces in our local area. We travel regularly to other council sreas because they take pride in creating high quality public recreation facilities. The lease of such a large green area with the potential to be an amazing community gathering and play space for young people is sad. Why are they needing two areas? I'm not again the project in its entirety but this is goving too much, which is exacly why other council areas have also rejected it!! Kings reserve should go ahead as per the 2018 plan and be for the public not privatised and restricted access. Haven't we lost enough with the south road project? Seams like our council don't care about protecting our green spaces.

Screen Name Redacted

9/26/2022 08:26 AM

Yes there are. I am concerned by the loss of public council space and parkland to a private lease agreement that essentially contributes nothing positive to the local residents and restricts their access to council facilities and land. I think the current proposal is essentially ludicrous and it will be a huge loss of the community you are meant to represent.

Screen Name Redacted

9/26/2022 09:27 AM

The 2018 Master Plan is excellent as-is. There are few open green areas to access on foot from our address and further reduction would be a poor outcome.

Screen Name Redacted

9/26/2022 10:35 AM

Why take limited local public spaces in close proximity to residental properties when there were more open public spaces in the Adelaide Aquatic Centre location and surrounds?

Screen Name Redacted

9/26/2022 10:47 AM

CWT should not lease our public space to any commercial entity.

CWT should maintain & improve our public spaces with consultation of the ratepayers

Screen Name Redacted

9/26/2022 11:08 AM

Why do these sporting clubs always have to push their way into the western suburbs. Answer; because the cashed up eastern side of Adelaide would never allow it. We are their dumping ground. How about funding artistic endeavours instead of sport. I think it suits our community more acutely and it's footprint is far less of a take over for those who are not interested.

Screen Name Redacted

9/26/2022 11:39 AM

The community needs a longer period of deeper investigation into the proposal and community consultation BEFORE any lease agreement is signed. So far the community consultation and detailed information about the proposal has been minimal at best - mainly through the press! Why does the AFC suddenly need two ovals whereas their previous proposals for the North Parklands and Brompton sites only proposed one oval? It seems strange that an advertisement was placed in the Sunday Mail inviting comment about this proposal from the wider community. Why should a ratepayer from Burnside, or elsewhere, have any influence over leases granted by West Torrens Council and the impact those leases have on West Torrens Council ratepayers? This decision also impacts on Council income, and the resulting rates paid by local West Torrens area landowners! The big question remains; what are the specific advantages for local ratepayers in this deal and who benefits the most ... the AFC or the West Torrens Council and it's ratepayers? It looks like the local ratepayers suffer the biggest loss.

Screen Name Redacted

9/26/2022 11:11 AM

It looks generally good and will revitalize the area

Screen Name Redacted

The King's Reserve is a vital part of the local community recreational

9/26/2022 12:52 PM

culture. A big part of this, why it works in this way is because it is large, open and accessible to all at any time. The feel and use of the space would be fundamentally changed with this kind of development in which I would imagine the space will feel far more regulated, guarded and controlled and thus far less inviting and welcoming to residents for passive, relaxed recreation.

Screen Name Redacted

9/26/2022 01:26 PM

no

Screen Name Redacted

9/26/2022 01:44 PM

I am concerned that the proposed lease means the 2018 Master Plan for the area will be abandoned.

Screen Name Redacted

9/26/2022 02:04 PM

There needs to be a proper plan for surrounding streets in the area ESPECIALLY Hardys Rd, whether it be that it turns into a no through road or local traffic only street; there needs to be a major change before this lease is approved.

Screen Name Redacted

9/26/2022 02:30 PM

I think it might be better to open up the oval to the public for everyday use rather than having it fenced off and used 9 months in the year to the junior footy league. It's such a great asset however greatly under utilised by residents who really don't get to enjoy it. Personally I like what SACA has done with the playing fields opposite the Royal Adelaide Hospital. Living close by, I regularly go there to walk and bike ride. There is a really nice symbiotic relationship between community use and use by the athletes. I'd really like to see a similar concept adopted for Thebby oval, however the current proposal on the table by Crow's seems over ambitious for a site which is only going to be reduced in size by the T2D upgrade. Thank you.

Screen Name Redacted

9/26/2022 02:37 PM

Not at the moment

Screen Name Redacted

9/26/2022 03:35 PM

There should not be a lease entered into without proper community consultation on the issues that are genuinely important to the community - just to ask if there is an objection to the concept of a lease is pitiful consultation. Do not do it without proper information about what the facilities will actually be and their actual impact and accessibility for community and genuine and thorough consultation on the things that actually matter.

Screen Name Redacted

Car parkind facilities

9/26/2022 03:32 PM



Screen Name Redacted

10/14/2022 08:01 AM

I feel as though Thebarton Oval is more than enough space for the Crows and there is no need for an MCG size oval to take over Kings Reserve. We bought on East St a year ago and were really excited by the 2018 master plan. Playspaces, lots of trees, BBQ and picnic facilities. It really had a Bonython park vibe. Replacing all of that with a big grass oval isn't that same. The other sites the Crows looked at were for a single oval and it's disappointing the greediness of this proposal. I love the Crows, I'm a season member BUT it feels as though they're bulldozing into our community and grabbing every inch of land they see avaliable.

Screen Name Redacted

9/26/2022 06:01 PM

Please co sidereal environmental impact, as well as the impact on people that use the park for enjoyment and for their pets. This creates a higher risk for community members and would destroy the parklands.

Screen Name Redacted

2/26/2022 06:00 PM

Do not use public space as car parking!

Screen Name Redacted

10/05/2022 04:59 PM

How does this development fit in with the widening of South Rd? Will this be another reason to reduce the community's green space.

Screen Name Redacted

9/26/2022 07:31 PM

To ensure local residents' feedbacks are heard and considered even after the lease is granted. As no doubt, there will be teething or some unexpected issues arise when a large corporate moves into a quite neighborhood.

Screen Name Redacted

9/26/2022 07:30 PM

I don't believe this lease agreement benefits the local community at all. There will be an increase in cars and noise in our area. I live five minutes away from the park and I walk my dog there everyday, I have picnics there, I meet with friends and neighbours at the park. I feel like this development won't make that possible. I think it would be a huge loss for the community and I don't support the development at all.

Screen Name Redacted

9/26/2022 07:38 PM

I don't think the money value is worth what will be lost.

Screen Name Redacted

9/26/2022 07:44 PM

I don't understand how it can be beneficial to our area when they took it out of west lakes!

9/26/2022 07:56 PM

1. Ensure residents dont lose out on open greenery for recreational purposes! 2. The commitment for greenery from the AFC shouldnt just be a commitment, but a mandatory duty. For every tree lost, another needs to be replaced. 3. Given the lost of valuable open fields, the training ovals should be open to residents for a discounted rate.

Screen Name Redacted

9/26/2022 07:55 PM

I want more transparency, also would like to have more information about the cost of rent that the afc will pay.

Screen Name Redacted

9/26/2022 08:23 PM

Ashwin Parade is already a disaster for access onto from side roads and into the Brickworks. + Obvious extra traffic + Parking Probloems + Decent area to walk Dogs.

Screen Name Redacted

9/26/2022 08·23 PM

No

Screen Name Redacted

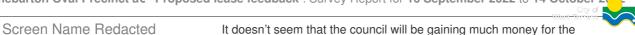
9/26/2022 09:14 PM

Please invigorate and revisit previous plans regarding upgrades to Kings Reserve. A previous community consultation on a new nature playground and other community uses provided many useful ideas for improvement of the space. This is an important community space and the previously discussed upgrades in terms of playground, BBQ areas and road access would further enhance community use and the attractiveness of Torrensville with many benefits to families and residents without the need to completely alter the usage and sign over control to a commercial third party. Upgrades to the existing Aquatic Centre should also be considered and funding models explored that don't mean handing over in totality the existing community space to a commercial third-party with limited control over future usage. This is an opportunity to further enhance one of the most liveable residential areas in Western Adelaide and opportunity to demonstrate a green and forward-looking leadership in modern urban community planning.

Screen Name Redacted

9/26/2022 09:21 PM

One oval might be considerable, but absolutely not two. Failing that, provisions for significant FUNCTIONAL green space need to be offered as provisions. I request that for every tree that is removed in the project (and for that matter any council approved development plan), another two native trees are planted within the ward. Consider partnership with trees for life



9/26/2022 09:15 PM

120/2022 03.13 T WI

Screen Name Redacted

9/26/2022 09:58 PN

There is an existing master plan for Kings Reserve that has not been carried out, which raises questions about whether aspects of a new master plan will ever actually be implemented.

Screen Name Redacted

9/26/2022 10:02 PM

It will diminish the green zone and will change the area from a residential, community focussed area into a sporting financial business concerns.

Screen Name Redacted

9/26/2022 11:04 PM

There does not appear to be any significant information about the broader plans for Kings Reserve, such as how much access will the rate payers have if the lease proceeds, will the existing amenities be replaced if the lease proceeds. It is difficult to make an informed decision about how valuable the lease could be to the community, in the absence of the appropriate information.

Screen Name Redacted

9/27/2022 09:30 AM

Having lived in the area for a long time noticed the traffic is getting worse around the Brickworks . If they go ahead with the football as stated people in the area and me personally would like to see parking ONLY on one side of the roads. The roads are too narrow to accommadate two rows of cars. I feel that should be right through to Henley Beach Rd. Hopefully you'll see the rate payers concerns. Thank You.

Screen Name Redacted

9/27/2022 09:50 AN

Why don't you move the project to a former industrial area where no green space will be destroyed for the sole profit of the afl, a Victorian private business. I'm actually shocked that you even proposed this park to the club.

Screen Name Redacted

9/27/2022 10:01 AM

Absolutely appose this. Lease is too long. Widening of South Rd will already have negative impact to this area. Bringing high volumes of people/ cars/ noise into our residential area on top of this extension is unfair. Already losing the commuity club and bowling club. We need this area to stay neutral and for any people of any interest group to use. Many people in area are not football supporters or not Crows supporters so have no benefit from this only will feel the negative impacts

Screen Name Redacted

We should not subsidise the council rates for the land use at all. If

9/27/2022 10:44 AM

they want it, then it should be included in their commercial viability for the planned use. The additional rates would be very much be welcomed and used for new parks, existing park improvements and for an extensive street tree planting drive in the WTCC region so as to mitigate against climate change, heat islands and encourage healthy urbanism (eg improve walkability).

Screen Name Redacted

9/27/2022 10:53 AM

Please make sure everything is clear for the surrounding residents. There is a fair bit of fear and "stories" getting around that the Adelaide football club is paying their way into the area and the council is just seeing the dollars. Must not be a conflict of intrest. Once the green space is gone, it is gone!

Screen Name Redacted

9/27/2022 10:49 AN

It's one of the worst ideas I've heard in a long time.

Screen Name Redacted

9/27/2022 11:12 AV

No

Screen Name Redacted

9/27/2022 11:51 AM

traffic and parking concerns excessive noise from oval

Screen Name Redacted

9/27/2022 12:11 PM

No

Screen Name Redacted

9/27/2022 12:46 PM

I BEG you to limit the proposed lease to the Thebarton Oval ONLY.

Screen Name Redacted

9/27/2022 01:22 PM

Do it

Screen Name Redacted

9/27/2022 01:46 PM

I feel the council should write to all residents about this proposal as many in our community do not use the internet and will not be informed

Screen Name Redacted

9/27/2022 02:44 PM

Just really concerned about a Football club taking on a lease rather than this area being used for other public/council activities. We are in need of closed dogparks, more playgrounds and usable green spaces. It appears from the proposal the Crows would be getting a reduced rent and rates. I feel that the Crows can afford to pay full rents and rates if they are using spaces that should be available for all and not just to some. Feels like everything is being rushed

ber 2002 City of

through. Aren't we also in caretaker mode ahead of the elections? Why does this feel like it is being pushed through.

Screen Name Redacted

9/27/2022 02·58 PM

The Thebarton Oval and Kings Reserve certainly need to be improved. The oval is never accessible to the public. Why?

Screen Name Redacted

9/27/2022 05:15 PM

dont sign it at all!! this is not a development that is in the interests of any resident or ratepayer of this ward of the council and it is the councils primary duty and responsibilty to serve us not a football club

Screen Name Redacted

9/27/2022 05:43 PM

- a guarantee that there will be free and easy access to these facilities when not in use for football as this will be a significant amount of green space that will potentially have reduced access for residents and their pets

Screen Name Redacted

9/27/2022 05:35 PM

There's no decent public transport to the area eg no train, tram, limited weekend buses, unlike Adelaide oval or Bowden which was another site considered. If footy buses were to run, where would they park?

Screen Name Redacted

9/27/2022 08:42 PM

The previous master plan identified several areas of importance, however very little seems to have been followed through on. Yes, there's a 'wetland' - which is little more then a sludge and debris filled couple of ponds that I've never seen a waterbird in, however there's very little family friendly space such as playground, picnic facilities, toilets etc. It's a very underwhelming area which is extremely disappointing given the potential. As such, I'm supportive of any proposal that will improve and develop the area for the local community, whilst respecting the environment and residents. I would very much want to see a more detailed, researched proposal with costings, timelines, and clearer indications on the usage of the space prior to giving it the full tick of approval.

Screen Name Redacted

9/28/2022 04:36 AM

I feel that an establishment like the Adelaide Crows and their history of racism, sexism, and entitlement doesn't have a place in our community.

Screen Name Redacted

9/28/2022 08:27 AM

No

Screen Name Redacted

NO

9/28/2022 10·12 AM



Screen Name Redacted

9/28/2022 11:09 AM

I don't agree with AFL or SANFL games being played at the oval due to the crowd and traffic congestion. Locals will be forced to visit other shopping centres and rec parks in other council catchments. The parking impact on Thebarton is already annoying to residents with the RAH staff parking in back streets. And now the Gov are moving the New Womens and childrens hospital closer to Thebarton/closer to the oval will cause the area to be a lot less community and connections will be lost. Why can't crows lease section of Adel oval? Why Don't crows just use the Thebarton oval as their head quarters ONLY? I thought the whole point of Adel Oval was to have all AFL games played there along with SANFL finals?

Screen Name Redacted

9/28/2022 01:21 PM

Love that this development highlights our inner west suburb as a desirable place to live. Love that we will now have 1st class facilities to utilize for women's sport. Think the spin offs for the local businesses will be amazing once the development is completed. Especially when women's games are held at the oval.

Screen Name Redacted

9/28/2022 03:13 PM

No

Screen Name Redacted

9/28/2022 07:13 PM

How much access will rate payers get

Screen Name Redacted

0/20/2022 10·24 DM

Crows should stay at West Lakes

Screen Name Redacted

9/28/2022 10:40 PM

Ashwin parade is congested on a daily basis and on weekends extremely congested. Only one entry into the brickworks and a new oval will not be ideal

Screen Name Redacted

9/29/2022 07:18 AM

To upgrade the swimming centre if it's staying

Screen Name Redacted

9/29/2022 07:58 AM

I would prefer the lease to exclude the kings reserve area

Screen Name Redacted

9/29/2022 12:01 PM

Need to ensure that there is always some greenspace for the community to access (shouldn't be able to use the whole of Kings Reserve as an overflow for parking).



9/29/2022 12:27 PM

Not yet.

Screen Name Redacted

9/29/2022 12:44 PM

Proceed!

Screen Name Redacted

9/29/2022 02:10 PM

This feedback is ridiculously restrictive and is clearly being undertaken under duress. Go take a getting stakeholder feedback 101 course! Explain what they want to do and how and consult on that rather than complicated lease arrangements. This process has really got my back up and made me want to oppose the whole thing.

Screen Name Redacted

9/29/2022 02:45 PM

how much is council investing from ratepayer monies,what are the financial benefits when all the calculations are considered? will the lease determine maintenance or repair , all costs no matter the cause to be borne by crows football club

Screen Name Redacted

9/29/2022 02:32 PM

Will bring much needed income into the area, providing jobs in construction and on-going. Will not lose any amenities that we already have, they will be enhanced.

Screen Name Redacted

9/29/2022 05·12 PM

Added traffic issues to the area already dreadful situation with the poorly designed access to the brickworks

Screen Name Redacted

9/29/2022 06:09 PM

the council has systematically overstated the claimed economic benefits from new sports facilities and excludes any potential economic harm done to other businesses in the entertainment sector of the local economy. Few fields of empirical economic research offer virtual unanimity of findings. Yet, independent work on the economic impact of stadiums and arenas has uniformly found that there is no statistically significant positive correlation between sports facility construction and economic development (Baade and Dye, 1990; Baim, 1992; Rosentraub, 1994; Baade, 1996; Noll and Zimbalist, 1997; Waldon, 1997; Coates and Humphreys, 1999). These results stand in distinct contrast to the promotional studies that are typically done by consulting firms under the hire of teams or local chambers of commerce supporting facility development. Typically, such promotional studies project future impact and almost inevitably adopt unrealistic assumptions regarding local value added, new spending, and associated multipliers. They often use a regional input-output model that depends on outdated technical coefficients which are treated as invariant to shifts in supply and demand (Center for

ctober 2002

Economic and Management Research, 1991; Deloitte & Touche, 1994, 1996; KPMG, 1996; Economic Research Associates, 1996; KPMG, 1998; C.H. Johnson Consulting, 1999).

Screen Name Redacted

9/29/2022 10:11 PM

The council is NOT acting in the interest of rate payers. The council has not ensured that this development delivers improved and additional community assets/facilities, open, and green recreational spaces. I look forward to voting on this issue at the upcoming local election.

Screen Name Redacted

9/30/2022 11:02 AM

As Above

Screen Name Redacted

9/30/2022 11:09 AM

Hopefully the Brickworks shopping centre will not be clogged up with football traffic

Screen Name Redacted

9/30/2022 02:41 PM

Dont let the vocal minority spoil this great opportunity for the community !!!

Screen Name Redacted

9/30/2022 03:06 PM

I am perplexed at the way this has been handled by council. This is such a significant disruption to an already disrupted area - plagued by issues with the South rd upgrades. As it is I will never understand why the community centre was built where it was, we all knew that was going to be an issue... who is in charge?!

Screen Name Redacted

9/30/2022 08:45 PM

No

Screen Name Redacted

10/01/2022 02:52 PM

The conditions precedent require public consultation however, the extent of this consultation is unclear and undetermined in the key terms document. The council has indicated that there is a desire to want to enter into this agreement with AFC however there is also a lack of background as to how council has come to this decision and what informed this decision. The financial terms are also in need of interrogation - this is a hugely valuable public asset, one that is difficult to quantify and yet council is proposing to offer what seem to be extremely generous terms. There is also a lack of clarity in the terms around public access - and what facilities will be available for public use. No mention of any obligation to undertake impact studies in this document beyond a vague reference to 'public consultation' and the development of a masterplan.



10/01/2022 06:38 PM

It must not go ahead

Screen Name Redacted

10/01/2022 08:23 PM

There hasn't been community consultation- the community has everything to lose here, and not much to gain it seems

Screen Name Redacted

10/01/2022 09:31 PM

At this point a lease should not be entered into until the resident concerns are addressed in a way that provides positive outcomes for the residents that will be impacted.

Screen Name Redacted

10/01/2022 11:00 PM

It's great

Screen Name Redacted

10/02/2022 11:26 AM

Important to consider parking and traffic management, as this might impact residents in the immediate proximity to the area, as well as flow on South Road. The tunnel could alleviate some of this, but I'm mindful a potential overpass (or alternative) may cause some different considerations.

Screen Name Redacted

10/02/2022 01:25 PM

- a commercial entity should wear all the costs and not be subsidised, there is nothing special about a for-profit company which is also a football club; - proposal does not take into account other available spaces more suited given their under-use or availability: Kooyonga golf club, West Beach golf, Grange golf club, considerable land within Adelaide airport precinct; - AFC already has Football Park available to develop with carparking existing at West Lakes; - the AFC rejected Brompton Gasworks as too costly to remediate and have taken the easiest option of trying to muscle in on a community space;

Screen Name Redacted

10/02/2022 02:42 PM

I think the whole precinct, including Brickworks shopping centre needs some better planning. Traffic flows are terrible, bicycle & pedestrian access is not particularly welcoming & more shade / trees are needed. The decision making process needs to be very transparent with community benefit front of mind.

Screen Name Redacted

10/02/2022 04:02 PM

They could go else where! maybe where they came from ? west lakes ? find somewhere where they can build something brand new world class in the city somewhere with lots of car parking, public transport. I am sure the club has got lots of money to build what they want but NOT in our local community.

Thebarton Oval Precinct – Proposed lease feedback : Survey Report for 16 September 2022 to 14 October 2022		
Screen Name Redacted 10/02/2022 07:30 PM	Please decline this proposal and feel free to contact me	
Screen Name Redacted	More consultation with community is needed before any agreements are signed.	
Screen Name Redacted 10/03/2022 10:35 AM	I support the area being developed for community sporting and recreational use	
Screen Name Redacted 10/03/2022 10:41 AM	No	
Screen Name Redacted 10/03/2022 12:52 PM	I am concerned by the lack of consultation, what will happen with the pool? Are these times we won't be able to access community amenities? Lack of market value for rent	
Screen Name Redacted 10/03/2022 04:14 PM	Please don't do it. I could not think of anything worse to put on that land.	
Screen Name Redacted 10/03/2022 04:24 PM	Residents in surrounding streets should have permit parking only in front of their homes. Our street is already a thoroughfare this will become more busy with up to 9000 people being accommodated in AFWL season.	
Screen Name Redacted 10/03/2022 05:38 PM	no	
Screen Name Redacted 10/03/2022 05:12 PM	General discussion among residents Is we are not in favour of this lease, especially on the scale of a big football club.	
Screen Name Redacted 10/03/2022 09:35 PM	Disappointed at the city of West torrens. Where is the representation and advocacy for the people and community who live and use the area.	
Screen Name Redacted 10/04/2022 12:07 AM	The AFC lease is a big mistake, not commercially viable, as heavily subsidised by 5031 residents, only a benefit to AFC. Keeping open space in 5031 and losing nothing is important. 5031 is one of hottest	

suburbs, and needs more large green open spaces. Even Limiting development of the existing site footprint comes with so many

implications, lighting, extra traffic, extra noise, and I don't support this.

I don't believe 5031 needs more infrastructure facilities and investment to be put on our parks or the existing football club. AFC is a commercial enterprise and should solve it's problems elsewhere. When 250 cars need carparking on training nights where will they park. Will my kids be able to attend Thebarton aquatic centre and park right outside, I doubt it? The council can provide me no guarantee.

Screen Name Redacted

10/04/2022 07:22 AN

Much more information and consultation is required before proceeding with any agreements. To make matters worse, it is extremely frustrating that John Olsen recently stated an agreement had been "finalised" two weeks ago (the starting period of the community consultation process!!) between "SANFL... Pelligra and the City of West Torrens".

Screen Name Redacted

10/04/2022 08:26 AN

No

Screen Name Redacted

10/04/2022 08:31 AM

Say no!

Screen Name Redacted

10/04/2022 11:50 AN

Why are generous rent and rate reductions being given to the big business AFC? This lease does not appear to be a good deal for rate payers. The buy back option is bizarre and clearly a bad deal for rate payers. What commercial business activities are permitted under this lease? There is no comment on the amount of green and/or open space to be maintained or increased. What are the arrangements during the construction phase? Will the whole lease area be closed for the exclusive use of AFC?

Screen Name Redacted

10/04/2022 11·52 AM

Great for the community.

Screen Name Redacted

10/04/2022 11·55 AM

Screen Name Redacted

10/04/2022 11:58 AM

Screen Name Redacted

10/04/2022 12:15 PM

Rebuild the skatepark and consult actually skaters not builder about

what it needs to look like.

Screen Name Redacted

Too little information on what will be on the land & open green space is getting scarcer in the metro area especially as more home gardens are being lost as multiple houses are built on what was one block previously

Screen Name Redacted

The proposed consultation in phase 2, which is after the lease has
been signed, makes a mockery of the consultation process. The
proposed financial arrangement amount to community subsidisation
of a commercial business, with no tangible community benefit able to
be detailed.

Screen Name Redacted

This lease agreement should not be allowed to proceed without

consultation with the residents for whom this will impact the most. So

many of the terms and conditions of this lease are questionable and
unreasonable. I wholeheartedly do not support this proceeding.

Screen Name Redacted

The general area where the new facilities would be developed has
been a lovely, quiet open space in this ward. A place that families can
enjoy, individuals can go for a walk. I am really torn about the
proposed plan- as a lover of sport, but knowing our community would
lose a peaceful haven, once gone, never to be available again.

Screen Name Redacted

10/04/2022 04:32 PM

They are not being charged enough! Lease is too cheap!

Screen Name Redacted

I am always in favour of development in this state. I think this could be a great asset to the area if the community and its residents is put first and action is taken to address the very real issues around parking

Screen Name Redacted The traffic of your high density living between Holbrroks Rd and South

Screen Name Redacted

10/04/2022 05:17 PM

Rd is already a joke these issues need to be addressed a long time before any major construction project is undertaken in the area.

Screen Name Redacted

10/04/2022 05:24 PM

I don't think any one group should have a monopoly over a public area, particularly a sporting team that doesn't have an affiliation with the area.

Screen Name Redacted

10/04/2022 05:29 PM

my only reservation was the preserving of the historic stand and the two entrance gates, most importantly, the Kings Road gates, on hearing they are to be kept and renovated I and my wife are more than happy. we use the bicycle path around the oval at least once a week on "there and back" trips "north north east ish".

Screen Name Redacted

10/04/2022 06:28 PM

The council needs to be more transparent about decision making with this proposal. Community consultation has been very rushed.

Screen Name Redacted

10/04/2022 06:37 PM

Has the Adelaide Football club considered the Coke a Coma site for the Stadium, leaving the Thebarton oval for the training ground and Kings Reserve for the community. Lack of large open space. What happens to the site if the club wants to expand? Is there a guarantee of returning the land to the community if the club breaks the lease or moves after 42 years?

Screen Name Redacted

10/04/2022 07:01 PM

No co saltation with community No benefit for community at all and I'm a crows supporter!

Screen Name Redacted

10/04/2022 07:15 PM

Representation Summary The Messinian Association of SA Inc ('the Association') supports the proposed Lease to AFC but not at the expense of the existing occupant, the MA Hawks ("the Club"). Conditions of the proposed Lease to AFC should be subject to and protect the existing occupation by the Club and should include: - that the soccer pitch and facilities be maintained in their present position on Kings Reserve for the continued use of the Club; - alternatively, that the soccer pitch and facilities be replicated and relocated on some immediate and adjacent area of Kings Reserve, should that be necessary, for the continued use of the Club. Background The MA Hawks ("the Club") was established by the Messinian Association of SA Inc ('the Association') in 1987. The Association as the parent organisation was established in 1959 and has extensive facilities at its Hall at 68 Stephens Avenue, Torrensville. The Association was established by Greek migrants originating from southern Greece from the prefecture of Messinia. Many of whom settled in the West Torrens Council ('WTC') area. The Association has a long and deep engagement in the West Torrens Council area, not only because it has its headquarters in the area but has also carried out its community, cultural, philanthropic and sporting activities for over 60 years in the area. A significant number of members of the Association and their families live in the boundaries of the WTC. The Association has contributed positively to the cohesion and social fabric of the WTC area and the wider community. Indicative of this is the recognition and honour bestowed by the Council in forming a Sister City relationship with the City of Kalamata, the capital of the prefecture of Messinia. MA Hawks Since its inception in 1987 the MA Hawks has competed in the South Australian Amateur Soccer League in various divisions, currently in second division being relegated from first division last season. It is open to players of all backgrounds. It fields 3 teams, A grade, B grade and C grade. Over the years many players have enjoyed playing with the Hawks. The Comets who play in the Premier League is an offshoot of the Hawks. MA Hawks & Kings Reserve The MA Hawks have been based at King's Reserve since the early 2000's pursuant to a Licence granted from WTC. Its use of Kings Reserve involves the use of a dedicated soccer pitch to train on and play its home matches. By the terms of its Licence the Club uses the soccer pitch and change rooms between: (a) 1 January and 31 October in each year on Tuesdays, Thursdays and Saturdays as follows: Tuesday and Thursday afternoon - between the hours of 6:00 pm and 9:30 pm; Saturdays between the hours of 9:30 am and 6:00 pm (excluding the first Saturday in May in each year); (b) 1 November and 31 December on Wednesdays between the hours of 6:00 pm and 9:00 pm. (c) on the third Sunday of March in each year for a Family Fun Day. The facilities enjoyed by the Hawks include the use of the changerooms, exclusive use of the canteen building and storeroom located within the changerooms. Ideally located nearby is the Messinian Hall at Stephens Avenue. The location of the Club is intrinsically tied in its situ in the surrounding local community. Any permanent move away from that area would be detrimental and may even precipitate its decline. Facilities & Improvements The Club has been involved in developing the facilities over the years in the following respects: - Lighting in the north west pocket of the ground was erected as a means to light the ground at night but has also served as a means for lighting council and non-council supported events. - A veranda was attached to the existing canteen to provide cover from the weather. - The canteen facility was upholstered with cladding, painted, a sliding door was added to the entrance of the canteen, cupboard facilities were incorporated in the kitchen and an industrial exhaust fan was fitted as a rangehood. Licence of King's Reserve to the Club The Licence to use Kings Reserve is granted by Council to the Messinian Association of SA Inc, the parent body of the MA Hawks. Licences are for 5 year terms which are regularly renewed for further 5 years from the expiration of each term. The

current Licence of 5 years is due to end on 29 November 2023. It is the expectation of the Association that ordinarily a further 5 year Licence would be granted at the end of that term. Representation re Proposed Lease to Adelaide Football Club (AFC) Your Letter of 16 September 2022 We thank you for your letter of 16 September 2022 and the prior opportunity to meet with Mr Buss and Mr Ottanelli on 12 September 2022. We also thank you for providing us with the opportunity to make submissions in relation to the AFC Lease proposal. DIT Impact - T2D Works Following receipt by the Association of the DIT Form 1 Notice of Intention to Acquire Land (Portion of Kings Reserve) dated 14 February 2022 and correspondence from Council, the Association sought clarification from Council as to what portion of Kings Reserve was the subject of the Notice and how it impacted on the Licensed area to the Association. Council provided such clarification by letter dated 31 March 2022 (attached) in which was enclosed an aerial photo of portion of Kings Reserve with the area licensed to the Association shown and the portion subject to acquisition under the current Notice also shown. The upshot is that the Club's licensed area affected is negligible being a very small triangular piece at the north-eastern boundary corner of the licensed area. This would not affect the integrity of the licensed area for continued use as a soccer pitch nor occupation by the club for its activities. To our knowledge there has not been any further Notice issued by DIT. We are aware of press coverage in relation to review of the T2D project. However, our impression is that the review is likely to diminish the impact rather than to increase the area for acquisition. On the present information and Notice, the DIT acquisition is not a factor to be taken into account, as it enables the continued use by the Club of the licensed area. Proposed Lease Terms to AFC re T2D Works We note that a key term is that following completion of the T2D works it is understood that DIT will return a portion of the land to CWT and the CWT will grant a lease for such land to AFC. We further note that Conditions Precedent include surrender, resumption of the AFC lease, following confirmation by DIT of any part of the land that will be impacted. We have no objection to such terms in general, save and except to the extent they negatively impact on our current licensed land. Impact on Existing Occupant - the Club We understand the AFC's difficulties in securing a base for its operations. We do not object to the proposed Lease but it should not be at the expense of a longstanding local community organisation, the Club, which has had a long connection with Kings Reserve. The proposed Lease Area to the AFC extends and encroaches into the area Licensed by the Club, such that it makes the Club's use unviable as a soccer pitch unless appropriate conditions are imposed. Conditions We respectfully suggest that conditions be imposed on the proposed Lease to AFC to protect the continued use of Kings Reserve by the Club. We suggest a condition of the Lease be that it be subject to the Licence to the

Club as renewed from time to time with the use of the existing ground and facilities. Alternately, that AFC move the ground and facilities to some immediate adjacent area in Kings Reserve for continued use by the Club. There is sufficient area to accommodate both the Club and the AFC at Kings Reserve. In the event that the Club needs to be temporarily relocated because of any increased acquisition by DIT, that on completion of the T2D project and return of the land, that the Club be reinstated at Kings Reserve with its existing facilities. We refer to your letter to the Association dated 31 March 2022 with the attached aerial photo.

Screen Name Redacted

10/04/2022 07:21 PM

Already too much traffic, road rage and car accidents at Hardys Rd and Henley Beach Rd intersection with people waiting to turn right and few other roads sharing this traffic load in Torrensville.

Screen Name Redacted

10/04/2022 07:21 PM

Crows aren't welcome

Screen Name Redacted

10/04/2022 07:23 PM

do not lease the precinct - we do not need another football oval, we need action on climate changes and more arts, and sustainable food security. not sports in our communities.

Screen Name Redacted

10/04/2022 07:32 PM

I think it is an excellent idea

Screen Name Redacted

10/04/2022 08:04 PM

Get this done to enhance our suburb

Screen Name Redacted

10/04/2022 08:50 PM

Please allow the local community a full and fair engagement with the consultation process

Screen Name Redacted

10/04/2022 09:12 PM

As a resident and ratepayer, I am concerned about the following: - There is no guarantee of green space for the local community. - The projected traffic management and car parking issues in surrounding streets has not been fully explored or outlined. Many surrounding streets are increasingly at capacity due to urban in-fill. - I am concerned about the loss of critical community space which was designated by the Council's own Master Plan in 2018. This is the only oval in the local vicinity that my family can easily access - all other green spaces within walking distance are merely pocket parks that are barely big enough for ball games. - The overall community benefit of this proposal is not clear - it appears to be a subsidisation of a commercial tenant at the expense of existing residents and



10/04/2022 09:41 PM

The council pandering to the club rather than LISTENING to the residents

Screen Name Redacted

10/04/2022 09:58 PM

Nil

Screen Name Redacted

10/04/2022 11:18 PM

No

Screen Name Redacted

10/04/2022 11:56 PM

Great initiative by the City of West Torrens. I hope you can leverage this into multiple programs in the region to grow multicultural and women's sport.

Screen Name Redacted

10/05/2022 06:49 AM

Don't do it

Screen Name Redacted

10/05/2022 09:09 AN

Not 1 tree can go. This is all about green canopy in my view. The Brickworks traffic management is already catastrophic thanks to poor planning by Council. it will only get worse. The AFC should only be able to occupy the existing Thebarton Oval footprint.

Screen Name Redacted

10/14/2022 01:04 PN

Recent communications of contradictory details from the AFC, players and and members, the media and the City of West Torrens Council have only increased my confusion and loss of trust in the public consultation process used here. The lease is not presented in a way that can be understood or digested adequately by myself nor the people in the community. There is not enough supporting information, not enough time to consider the implications, and not enough effort to truly engage with a diverse community whose lives will be impacted by this lease. It is also egregiously lacking on established expectations CWT has set for the public consultation process for projects with much less significance (e.g. the Kings Reserve 2018 Master Plan). Why the rush, why the secrecy, why has Council not been advocates for the community it says it represents?

Screen Name Redacted

10/05/2022 10:15 AM

The proposed lease information describes Ashwin Parade as a main road. It is NOT a main road. It is one lane in each direction through our suburb, that desperately needs '50km unless stated otherwise' signs installed. Traffic traveling Holbrooks Rd, Hardys Rd, Ashwin Parade (which seems to be the new shortcut thoroughfare) is at a

bumper to bumper standstill from 7.30 - 09.30am, 11am - 1pm and 2:50pm - 6pm on weekdays, and is constantly busy on weekends. I find it very concerning that if granted, the AFC lease proposal will see traffic volumes on Ashwin Parade and surrounding suburban streets

increase even further, to an intolerable level.

Screen Name Redacted

10/05/2022 10:33 AM

More time is needed, and guaranteed access to green spaces.

Screen Name Redacted

10/05/2022 11:09 AM

Let's make it happen

Screen Name Redacted

10/05/2022 11:51 AM

I have found it difficult to access Yoursay West Torrens today, having to register and find my way through to this survey took an hour. This difficulty will impact on the number of responses you receive as I was about to give up! A mailout with SAE would have been useful, or paper survey forms available at main shopping centres with collection points nearby or postal addresses on the form. A way to engage the people who have difficulty with IT (and this website) and who may not live in the immediate vicinity to be aware of the issue.

Screen Name Redacted

10/05/2022 01:04 PM

What happens to the Bowls club & swim centre for the public

Screen Name Redacted

10/05/2022 02:07 PM

I strongly support the proposed development and look forward to making use of the new facilities especially if there is easier access to a pool. I will also look at the prospect of gaining part-time/casual employment at the new facilities. There is No down side to the proposal only massive gains to/for the community.

Screen Name Redacted

10/05/2022 02:24 PM

The Thebarton Ward only has Kings Reserve and Dove Street Reserve as public green spaces. This is not good for public health and does not encourage active lifestyles of people of all ages who live in the area.

Screen Name Redacted

10/05/2022 03:25 PM

I will be very disappointed if this plan goes ahead.

Screen Name Redacted

10/05/2022 03:22 PM

STRONGLY OPPOSE THIS PROPOSAL

10/05/2022 04:39 PM

It has been agreed during what should be a caretaker period ahead of council elections. I would like more information about what led to that and why the lease has been agreed in principle during what should be the caretaker period. Why was this caretaker period waived for this project? Where does the south road facilities area get out if this goes ahead?

Screen Name Redacted

10/05/2022 05:06 PM

I do not believe that 2 ovals are needed and certainly not an oval as big as the MCG. The Thebarton Oval should be kept and used as it seems to be currently but with a car park specially built, but Kings Park should be kept for residents and community festivals, for family picnics, dog-waking, soccer games, walking, playing bagpipes and so on. The start of a small wetland is fantastic and needs to be expanded. A people friendly suburb but also one that is not overtaken every weekend by non-residents.

Screen Name Redacted

10/05/2022 04:57 PM

This is land enjoyed by local residents which we will lose access to on an increasing bays for the next 40 years. This too is not acceptable.

Screen Name Redacted

10/05/2022 05:00 PM

I'm all for it.

Screen Name Redacted

10/05/2022 05:51 PM

Would be good to include licensed location i.e. bistro or bar in the plan

Screen Name Redacted

10/05/2022 05:59 PN

Fair

Screen Name Redacted

10/05/2022 05:59 PM

No, it seems very fair for the residents and users alike.

Screen Name Redacted

10/05/2022 06:03 PM

Please see this as a big opportunity

Screen Name Redacted

10/05/2022 06:04 PM

Refer to question 9

Screen Name Redacted

10/05/2022 06:08 PM

I think it will be an excellent facility.

Screen Name Redacted

10/05/2022 06:39 PM

Hope the old gates will be retained

This is a once in a multi-generation opportunity. It would be a shame

and a loss for both parties if it didn't proceed.

Screen Name Redacted 10/05/2022 06:43 PM	I know that there might be some concerns from local residents about some issues but I am sure that the Council and AFC will be able to come to a satisfactory arrangement that will benefit everyone concerned.
Screen Name Redacted 10/05/2022 06:49 PM	That area is quite bland at the moment and I would hope that area being utilised in such a way as proposed would help the community but also allows the Adelaide Football Club to call your area home. Amazing.
Screen Name Redacted 10/05/2022 07:07 PM	Embrace a positive initiative that will provide a world class facility for your council
Screen Name Redacted 10/05/2022 06:48 PM	Nine
Screen Name Redacted 10/05/2022 07:20 PM	Yes, it's far too big. Chill out
Screen Name Redacted 10/05/2022 06:51 PM	Hope it happens very soon
Screen Name Redacted 10/05/2022 06:55 PM	Why is it only 42 yrs? Why not 99?
Screen Name Redacted 10/05/2022 07:00 PM	None but in response to some residents not happy all I can say is Adelaide is starting to grow, the surrounding suburbs around are going to boom whether it be football clubs, bars or clubs. Adelaide can't stay a country town forever.
Screen Name Redacted 10/05/2022 07:02 PM	It's wonderful. Just do it!
Screen Name Redacted 10/05/2022 07:02 PM	Please don't pander to the minority that want to halt progress.
Screen Name Redacted 10/05/2022 07:02 PM	No
Screen Name Redacted	Don't listen to the short sighted nay sayers, it's false outrage and

10/05/2022 07:10 PM

point scoring

Screen Name Redacted	It will be great for the community
Screen Name Redacted 10/05/2022 07:15 PM	No, not at this time
Screen Name Redacted	No
Screen Name Redacted 10/05/2022 07:22 PM	No. The proposal is excellent. Building another community centre to replace the current one will be so beneficial.
Screen Name Redacted 10/05/2022 07:26 PM	This is a great opportunity for West Torrens to partner with such a successful SA team.
Screen Name Redacted 10/05/2022 07:32 PM	It's a very exciting time and look for ward to spending a lot more time and money in the thebarton area.
Screen Name Redacted 10/05/2022 07:36 PM	Yes I wish the crows could own the land rather than lease it
Screen Name Redacted 10/05/2022 07:53 PM	Equal space would need to be provided at another location in close proximity with no limitation of access. There should be no discount on rates or rent for the entirety of the lease.
Screen Name Redacted 10/05/2022 07:47 PM	The interim plan from the AFC is extensive and will only enhance the precinct. It will become a proud addition to the West Torrens Council.
Screen Name Redacted 10/05/2022 08:18 PM	A left field idea but is there anyway for the lease to incorporate a provision for the club to prioritise employment of West Torrens residents or provide membership or other discounts discounts for these residents.bCould strengthen or increase the requirement for the club to contribute to a sinking for the community spaces as well as the grandstand.

10/05/2022 07:56 PM

No

10/05/2022 07:55 PM

Let's be a progressive state and see how beneficial this will be for young and old alike.

Screen Name Redacted

10/05/2022 08:02 PM

Would like to see a licensed area forming part of lease

Screen Name Redacted

10/05/2022 08:06 PM

If this is going ahead, a club of this stature can afford and should be paying rent at a much higher reasonable rate in comparison with other businessss who take up much smaller sizes of land. This can then be better out to use for the community and upgrading surround roads & parks

Screen Name Redacted

10/05/2022 08·11 PM

No

Screen Name Redacted

10/05/2022 08:15 PM

I would like to think that both the club and council would recognise that residents live near the oval and respect for the environment is considered.

Screen Name Redacted

10/05/2022 08:17 PM

It needs a revamp of transport - of course!

Screen Name Redacted

10/05/2022 08:35 PM

How is it this is occurring with the council in caretaker mode? Is that really appropriate given the length of time this decision will affect the community? Many of the currently serving Councillors will not be present to see this through. An increase in both transparency and details from both the council and the Crows might see a few residents buy into this idea, but it does seem apparent this is being rushed through which understandably makes your average Australian citizen suspicious.

Screen Name Redacted

10/05/2022 08:31 PM

No

Screen Name Redacted

10/05/2022 08:59 PM

None.

Screen Name Redacted

10/05/2022 08:52 PM

I would like a bar/social function area to be permissible within the lease

Excited

10/05/2022 08:52 PM

Screen Name Redacted

10/05/2022 09:09 PM

The current infrastructure in the vicinity of thebby oval and Kings Reserve is inadequate now. The proposed development will have a huge negative impact on the residents in our community.

Screen Name Redacted

10/13/2022 12:08 PM

This is an outstanding opportunity for the community to support an intergenerational project of significance in the context of sport, recreation and entertainment in South Australia.

Screen Name Redacted

10/05/2022 09:13 PM

Concerned that John Olsen perceives that it is a done deal (video of his address to the Crows members). Community consultation has been poor. It seems like a very long lease with very generous rebates. Parking and access a problem. Access to the Brickworks is already difficult at certain times of the day. It would be great to have some stats on where Crows members and fans live. I'm sure AFC has that data. Public transport to Thebarton is not extensive so that will mean more cars.

Screen Name Redacted

10/05/2022 00·22 PM

Don't sign ANY lease without consulting the residents more and certainly not before the elections! To make it abundantly clear NO LEASE at all!!

Screen Name Redacted

10/05/2022 09:14 PM

AFC is doing everything they can to appease the local community by having the ovals accessible to all when the Crows aren't using them for training

Screen Name Redacted

10/05/2022 09:21 PN

I think it's a win for the council and win for the club. I've heard a lot of loud people complaining, in part about the rates relief. You might like to remind them of the investment to develop the area which is predominantly paid by the crows and their on-going upkeep of the green areas for their own and public use, a cost the council will not need to bear going forward. They never seem to mention that in their complaints. Get the deal done I say.

Screen Name Redacted

10/05/2022 09:22 PN

Please get on with it

Screen Name Redacted

10/05/2022 09:27 PN

Make sure it happens, it with activate the area brilliantly.

Screen Name Redacted No Screen Name Redacted No Screen Name Redacted As a crows member from day one and gold since inception, I find it hard to believe the crows heirarchy will still not listen or acknowldge their country supporters. I hereby quit my membership Screen Name Redacted No thanks Screen Name Redacted Nο 10/05/2022 11:26 PM Screen Name Redacted Needs a liquor license Screen Name Redacted Who is paying the fees for consultancy (URPS) managing the consultation process? Is there any current relationship or planned future relationship between URPS and the Crows? These details should be disclosed as well as any real or perceived conflicts of interest. Screen Name Redacted Make them put in a restaurant it would be great for the community to 10/06/2022 12:29 AM he able to visit the Hub and have a proper restaurant quality meal I'll be looking to move to the area once it's done Screen Name Redacted Lack of effective consultation with residents that discriminates against non-English speakers, the disabled and the elderly. Screen Name Redacted Let's make this happen please.

Screen Name Redacted

Screen Name Redacted

no

No

10/06/2022 07:43 AM

City of Township

Screen Name Redacted

10/06/2022 07:58 AM

Massive investment in West Torrens local economy

Screen Name Redacted

10/06/2022 08:13 AM

The proposed lease has been handled in a completely opaque fashion and it is not until the community has become aware of what is going on pushed for appropriate levels of information (still not received) that a community consultation has been granted. Representative democracy does not mean that you do as you please, regardless of what your constituents want. Your attempts to manufacture consent are obvious. Your use of URPS, a pro development consulting firm and the subsequent biased behaviour in what passed for moderating at the community consultation last night was obvious despite itself. This council has a large catchment of professional people. Did you think that no one was going to check up on what you are proposing and who you are using to ram this thing through? If you believe in democracy then have a council version of a referendum which is the ethically and morally right thing to do on an issue of this magnitude (my guess the consultation is a shamand that the lease is a done deal and we are in the realms of spin and manipulation).

Screen Name Redacted

10/06/2022 08:03 AM

it will be great for local buisnesses shopping hospitality etc as there will be many people about especially on game days and there ,will be extra recreation facilities

Screen Name Redacted

10/06/2022 08:05 AM

it appears this will revitalize and give the area a much needed boost - and will increase property values

Screen Name Redacted

10/06/2022 08:10 AM

Location is excellent in terms of access via established trunk roads and centrality to CBD and to a majority of the population via a upgraded South Road.

Screen Name Redacted

10/06/2022 08:20 AN

I am surprised at the high rental cost to the AFC, does this mean the council will accept 1/- maintenance responsibility, 2/- would such a high rent for a current unrentable area decrease the overall council rates for the immediate home owners. 3/- Will a public children's playground be included, as there currently one at this location.

Screen Name Redacted

10/06/2022 08:48 AN

The fact that the Council and the Adelaide Crows have been in negotiation for some years ironing out the issues would suggest that a long term lease should be applicable

ctober	2002
usti Toxiiia nn	in Contract of the Contract of

10/06/2022 08:46 AM

I think it will be of benefit to the community to have such a large investment in this important recreational area.

Screen Name Redacted

10/06/2022 09:05 AM

It must include a licensed venue where you can enjoy a meal & a drink

Screen Name Redacted

10/06/2022 09:16 AM

No

Screen Name Redacted

10/06/2022 00:20 AM

Please ensure that the plan includes a cafe and/or bar facilities to be used all year round for members of the public.

Screen Name Redacted

10/06/2022 09:40 AN

No

Screen Name Redacted

10/06/2022 10:07 AM

I saw on the news last night that there are some negative people out there but you get these people whenever there is change - I have my doubts that they were actually all residents and perhaps some were activists? This has to be a long term venture to avoid future constant change in the space. It is an exciting prospect with huge potential to beautify the area and add more community activation opportunities for people but I think this hasn't been communicated well. If the Crows spoke out openly about their grand plan that could go a long way to silencing the negative people. Take them on the journey.

Screen Name Redacted

10/06/2022 09:55 AN

The afl is a multi million dollar industry that does not need rate payers suffering for.

Screen Name Redacted

10/06/2022 10:14 AM

I am concerned that community consultation will not have an affect on Council's decision making. I don't think there is a need to develop a master plan for the precinct because Council should reject the proposal now.

Screen Name Redacted

10/10/2022 12:25 PM

In my view the existing traffic management issues and loss of facilities with very little benefit to the general community far outweigh the potential benefit to council of gaining a small amount of income and the Crows investment in infrastructure and maintenance of the facilities.

	City of
Screen Name Redacted	N/a
Screen Name Redacted	Cost benefit to community re low rental payable
Screen Name Redacted 10/06/2022 11:14 AM	It would be a pity if inaccurate and distorted minority views - even if well-intentioned and genuinely held - delayed or scuttled a project that would benefit the Crows, the City of West Torrens and the entire state.
Screen Name Redacted 10/06/2022 12:48 PM	Ask Crows to put forward a new proposal with more revenue to Council and more consultation with locals
Screen Name Redacted	I truly look forward to seeing this project come to fruition.
Screen Name Redacted 10/06/2022 11:54 AM	Just as I said above - don't let the loud NIMBYs push you around. They stop all progress in Adelaide - look at the ridiculous fuss about the new Women's & Children's Hospital (which is clearly fabulous and will be such a great asset to our city and State for the rest of this century at least). Oh no, you can't knock down a dilapidated old stables facility that none of us ever go to and never even notice! I love Adelaide's truly beautiful heritage buildings and homes and they should be preserved if they are structurally viable. But the Police stables doesn't fit into that category. These people just like to be in the spotlight, making a fuss - it's all about them, not Adelaide or anyone else. Ignore them. Do what you actually know is right.
Screen Name Redacted	I see this as a positive development for all to enjoy for many generations.
Screen Name Redacted 10/06/2022 12:16 PM	I'd like to see all ages looked after in the deal so make sure there are wheelchair access to ALL area's make sure there is children's play equipment and a space for local food vendors.
Screen Name Redacted 10/06/2022 12:10 PM	No

I am looking forward to the development and I think it will be a major

Screen Name Redacted

10/06/2022 12:16 PM

boost for the area!

Screen Name Redacted

10/06/2022 12:38 PM

There has been a complete lack of transparency from the council on the proposal. Critical details are consistently deferred to the second round of consultation There is no information articulating the benefit to the community with this proposal (additional revenue to the council at the expense of community greenspace is NOT a benefit to the community) No clear guidelines on how community feedback will be taken into account with the final decision- at the end of the day it sounds like all feedback can be dismissed and the decision is at the council's discretion.

Screen Name Redacted

10/06/2022 12:32 PM

I think it looks great for our youth, with a cafe, a skate park etc The Kings Reserve Park is rarely used, its not like people go and have picnics or bbqs there! The new park and facilities will be much better then they are now.

Screen Name Redacted

10/06/2022 02:24 PM

No

Screen Name Redacted

10/06/2022 01·10 PM

No

Screen Name Redacted

10/06/2022 12:53 PM

Bringing people to the district

Screen Name Redacted

10/06/2022 01:03 PM

It's very clear the west Torrens community is strongly opposed to this. If this moves ahead it proves council has no care for its residents wants.

Screen Name Redacted

10/06/2022 01:03 PM

A Hindrance to local community with little available open space.

Screen Name Redacted

10/06/2022 01:52 PM

The community needs more details and more time to consider the proposed lease Agreement.

Screen Name Redacted

10/06/2022 01:48 PM

Noise issues for area around. Traffic congestion which is continually increasing with densification.

Screen Name Redacted

I can only speak for myself but have heard many Crows supporters or

10/06/2022 01:56 PM

members that really want or need this to go ahead, for the long term benefit of our club.

of Control of Control

Screen Name Redacted

10/06/2022 02:06 PM

My wife and I walk from Mile End to the Brickworks regularly going past the oval. Very rarely see anyone on the Kings reserve and the oval is always closed Needs to have some life and activity put into the area

Screen Name Redacted

10/06/2022 02:11 PM

no

Screen Name Redacted

10/06/2022 02:13 PM

OK for AFC to locate to Thebarton Oval, but they do not need 2 ovals. Kings Reserve should remain as and be available to the community 24/7

Screen Name Redacted

10/06/2022 07:05 PM

Stop it Please!!

Screen Name Redacted

10/06/2022 02:19 PM

Looks like a reasonable lease

Screen Name Redacted

10/06/2022 02:32 PN

Traffic is already heavily congested in this area, adding this proposal is going to make it dramatically worse

Screen Name Redacted

10/06/2022 03:38 PM

I'm concerned that residents that support the development or are neutral will not respond to this surgery and therefore the outspoken negative folk will have a disproportionate influence

Screen Name Redacted

10/06/2022 03:44 PM

I love it and I can't wait to see it being built!

Screen Name Redacted

10/06/2022 05:31 PM

I am against the lease because it would increase the traffic in Torrensville, especially near the Brickworks Market shopping precinct and South Road. It would create lack of parking for local residents, increased noise and decease in parklands if the lease goes ahead. Kings reserve has been a great site for Community events and valued green space. The proposed lease would not benefit the community and would only create problems for the local residents near the proposed site.

10/06/2022 06:00 PM

The site of the proposed lease is not suitable for the Adelaide Crows Headquarters. The proposed site is close to busy South Road and the Brickworks Market shopping precinct. If the lease was accepted, local residents would experience traffic and parking difficulties. Increased noise levels from football events and lighting for the ovals would also be very unpleasant for the local residents. The proposed lease would only benefit football supporters and local residents would lose valued green space and community facilities.

Screen Name Redacted

10/06/2022 06:15 PM

Make it longer

Screen Name Redacted

10/06/2022 06:55 PM

I see no advantages whatsoever for anyone other than the Crows Club. It's a definite no from me.

Screen Name Redacted

10/06/2022 07:20 PM

Plenty of natives and green space surrounding the proposal

Screen Name Redacted

10/06/2022 08:03 PN

The AFC will provide approx. 4 times the income to WTC than the current SANFL tenants and provide better facilities for residents. These include access to the oval areas, a skatepark, playground and world class infrastructure while preserving the Heritage Grandstand and David Hookes memorial. I think it is a win, win.

Screen Name Redacted

10/06/2022 08:36 PM

It seems that some people in the council feel like the AFC is doing West Torrens a favour by coming to Thebarton. The Mayor should stand up and tell the AFC that the AFC is lucky to be allowed to consider Thebarton Oval. I think that Thebarton Oval is an iconic location in the minds of many in the western suburbs. This is a place associated with Lindsay Head, Bob Hank, David Hookes and many more greats from the past. The mayor should show more pride in his council and ask "why should we let you use the great Thebarton Oval?" Secondly I feel the partial annexation of Kings Reserve is a step too far. I like the Crows and am a Crows supporter - but when I heard they wanted Kings Reserve as well I was astounded by their bravado. Kings Reserve is a good location for growth sports like netball and even soccer (Im not a soccer fan but can see the growing need) or even some new sport not yet invented. I don't think it should be tied up predominantly by one user.

Screen Name Redacted

10/06/2022 07:54 PM

Make it happen. This will be fantastic.

Screen Name Redacted

The new facility will create new improved open space and recreation areas, which will all help to build stronger, healthier, happier and safer communities. The new facility will foster inclusion for all social groups, families with children, elderly citizens, residents with pets-all can participate in recreational activity (passive and active), forging greater social bonds, and creating a strong sense of community. The presence of the Adelaide Football club in this area will ensure that security is improved, making the entire precinct safer for everyone.

Screen Name Redacted

Great for the area!! Let's get this right from the start though. Maybe

look at some evening games to minimise the parking issue that may
arise at the Brickworks.

Screen Name Redacted

A great opportunity to bring a high profile sporting team to Thebarton.

10/06/2022 10:57 PM

Screen Name Redacted

No

Screen Name Redacted Really hope this happens

10/07/2022 07:47 AM

10/07/2022 10:05 AM

Supporters coming from North and South will appreciate West Torrens wonderful environment, hospitality and local facilities.

Screen Name Redacted

10/07/2022 10:10 AM

No

Screen Name Redacted

10/07/2022 10:43 AM

Yes, if you persist (which you should not) the rent must be at proper commercial rates and completely ignore any undertakings to build infrastructure for their or purportedly ratepayer's benefits. This is not advantageous to us, the material shows the embarrassingly weak benefits and completely ignores the detriments. It remains my view that this is a terrible decision. The lack of support by ratepayers shows the council is NOT acting in accordance with its mandate and to be clear, if the council wishes to proceed it MUST go to a vote of ratepayers and owners in the Council and for commercial rates applicable to the lease. This questionaire smells of a decision already being made. In this one action Council will be undoing a lifetime of effort to create a fantastic area. Pull your heads in and properly seek an unrushed survey of all concerned, perform studies on the expected changes to traffic in the area and the environmental impact of this mess. It is simply unacceptable that a footy club is moved on for development of their old area and now becomes to problem of our area and at the cost of old trees and our problems from worsening traffic conditions in an already dangerous area. Most disgusted and irate at Councils failure to meet their obligations.

Screen Name Redacted

10/07/2022 10:42 AM

Ignore the misinformation and fear of a few NIMBY people who are trying to get people fired up over nothing. They are ignorant about the meaning of this consultation period and don't realise this is the first step in the process. Other cities don't have to deal with these NIMBY's - please don't give in or placate to these few people - the overall benefit of the project will benefit thousands and be a destination for people to come.

Screen Name Redacted

10/07/2022 11:52 AN

- The timeframe for the consideration of issues surrounding the decision to lease should be extended, and not rushed because of the priority of the AFC. - There is greater detail needed by the community to inform of them of the impact of the lease proposal. - The proposal will significantly impact the traffic issues in the area. East St and Myer Ave are already busy traffic areas. - There should be no inducement of subsidisation for the AFC should a lease be given. - Council must ensure that green space is provided for access by the community that is not at the discretion of the AFC usage priority. -If a lease is granted, the AFC must be accountable for the provision of community amenity. This should not be a cost borne by ratepayers. - The Council must

sufficient licensed premises in the vicinity.

object on behalf of ratepayers to any proposal for licensed premises at the location. The potential for scope creep in this regard is significant as AFC supporters have long bemoaned the lack of social clubrooms. Any licensed premises on this site will detract from the peace and tranquillity of the surrounding area. There are already

Screen Name Redacted

10/07/2022 11:42 AM

People need the level of detail provided by a master plan to enable them to make a decision. The present approach by council to the lease and consultation is making people highly suspicious. There is an air of just going through the motions rather than genuine consultation. The threat by the Government to apply Major Project Status to this proposal is unhelpful and adds to the perception that this is a done deal or will be despite any community concerns.

Screen Name Redacted

10/07/2022 11:39 AM

Don't concede to the minority. People like these are the reason why Adelaide is the source of jokes to the rest of the country.

Screen Name Redacted

10/07/2022 11:56 AN

I believe the gas works is a better suited site and that the state government should pay to clean up the pollution. Moving to a community site and building two 'city' sized ovals and filling the rest with buildings and car parking seams to be the cheaper and easier option, but is it the best for those surrounding? How much public access to space was there at west lakes F-all, I think it is a fallacy to think this will become a community hub and not just the crows domain. I also think discounting the rent for a multi-million dollar company is shit.

Screen Name Redacted

10/07/2022 12:16 PM

I have seen heaps of people in the 5031 facebook group complaining about the proposal. Some have valid points, but I feel that this is a great opportunity for our community and the Club. It will bring lots of people to the area during the Womens matches. I don't normally reach out to government bodies, but I feel it was necassary for me to reach out and go against what a lot of people are seemingly angry about.

Screen Name Redacted

10/07/2022 12:34 PM

The phrase 'when not in use' in the draft lease needs to be defined.

Screen Name Redacted

10/07/2022 01:40 PM

AFC members have been given the opportunity to comment. However I feel strongly that it is local resident and community views that should predominate in making these decisions. There is a lot of emphasis on providing parking. There is no mention of improved biodiversity - eg native trees, shrubs etc.

public transport links or of support for active transport - cycling and walking. A positive commitment to these - eg providing significant safe undercover cycle parking, liaising with STA to improve/provide bus links - would reduce the need for car parking and the impact on local residents of increased car usage. In planning the green space and increasing plantings, please look at plantings that support local

Screen Name Redacted

10/07/2022 02:04 PM

Only that all the local residents will benefit immensity for the next 30-40 years

Screen Name Redacted

10/07/2022 02:46 PM

please ignore the NIMBY's, its exciting and it will bring me to the precinct rather than just driving past it

Screen Name Redacted

10/07/2022 02:48 PM

I believe there is significant overall benefit to the community and it is an excellent opportunity for council to significantly improve amenities in what is a rather old and underdeveloped precinct.

Screen Name Redacted

10/07/2022 05:17 PM

No, but this process though. Coxon and the consultants have thoroughly boned community engagement, and both should be cut loose. Is it any coincidence this is all coming mere days after it's confirmed the Mayor will be running unopposed? Consultancy reports are often undergraduate toilet paper, Coxon and the URPS lady (whose name escapes me, but hello!) were offensively passive aggressive in the face of a community they've shafted. When this goes to Master Plan, someone will get a million dollars then the developer parasites will turn their PR machine onto it. This either gets fixed beforehand, or the community suffers with a complete mess for 80 years.

Screen Name Redacted

10/07/2022 05:38 PM

No

Screen Name Redacted

10/07/2022 06:41 PM

YES. My main concern is the increase in traffic volumes around the proposed development. Esp within the area bounded by Hardys Rd, Henley Beach Rd, South Rd, and Ashwin Pde. Also, there will be increased pressure on available on-street parking within the area. Esp when there are other events close by, eg at Thebarton Theatre. In addition there will be increased traffic volumes from the eastern suburbs via Adam St West Thebarton Rd and George St thus further exacerbating an already congested traffic situation in the area.

10/07/2022 06:48 PM

I am concerned about the lack of car parking and access to green space on days that the precinct is in use. The proposal highlights that car parking will be on oval to "manage impact on local roads". There should be no impact on local roads. John Olsen has publicly said that they only train on an oval for 4 to 6 hours a week so why do they need to take up so much space?

Screen Name Redacted

10/07/2022 07:05 PM

Is this really beneficial to our community? New buildings built solely for use ONLY by the crows will be exempt from rates for the first 20 years.

Screen Name Redacted

10/07/2022 07:31 PM

No

Screen Name Redacted

10/07/2022 08·11 PM

No

Screen Name Redacted

10/07/2022 08:30 PM

The lease area should only be Thebarton oval not two ovals. PAFC make use of only one oval with the same number of teams

Screen Name Redacted

10/08/2022 12:17 AM

I cannot see how traffic will be managed effectively, particularly on weekends. The Brickworks attracts significant vehicles and Ashwin parade is often congested on both weekends and during peak hours on weekdays. The proposed lease suggests that space will be allowed for play areas adjacent to South road, but this space will get mostly used during the South road upgrade and if any space is left it will not be practical. Our family rely heavily on on the Kings park area for recreation and exercise and would sorely miss it if it was leased to the Crows.

Screen Name Redacted

10/08/2022 12:38 AM

We are a multi cultural community and I would not be happy to subsidize the crows as this means that the Council and the rates I pay would be endorsing the Adelaide Crows club culture of racism, racist behaviour and incidents and reported poor treatment of indigenous players. I am also concerned about public community areas and green spaces being taken over by large commercial interests, and how this will impact the local community with no real benefit to the local community.

Screen Name Redacted

10/08/2022 07:41 AM

great disappointment with the West Torrens Council for poor rate payer, resident engagement, lack of transparency in the process that future stages of this development should it proceed, occur with

er 2002

residents directly impacted/ affected being consulted on the issues of parking and traffic. that the council act in the interests of its community and not of a wealthy commercial entity, it is not the problem of the west Torrens community that the AFC are having trouble securing a home

Screen Name Redacted

10/08/2022 08:16 AM

No

Screen Name Redacted

10/08/2022 11:44 AM

I do not accept the terms of the proposed lease. I do not support the council proceeding with the lease under these terms. I do not accept the term "development of a new Community Hub on the Land (following the proposed acquisition of the Thebarton Community Hub for the T2D project)... will be excluded from the Lease and remain CWT Land". This indicates that given the size of the proposed oval it will have to be built VERY close to my property boundary. There is no mention of the Thebarton Aquatic Centre upgrade the AFC has advertised. I do not accept or support the Asset Buy-back Arrangement in conjunction with the Reduction in Rent. An 80% rebate for years 1-10 is not proportionate to the profound inconvenience and loss to the local community during this period. Also given the significantly reduced rent over the 42 year term I do not accept that the Council should then be forced to buy back buildings/facilities given the vast potential for earnings the AFC will generate from these facilities. The lease terms as they stand do not benefit the local community or support the lifestyle we desire.

Screen Name Redacted

10/08/2022 10:58 AM

Plans are well thought out with both community and football club given equal priority

Screen Name Redacted

10/08/2022 11:18 AM

I currently use the precinct regularly as I live a short walk from the oval. I don't follow football, however I recognise that the Adelaide Crows need a ground and as long as there is reasonable access to the local public and parking and access issues are addressed, my level of support could rise.

Screen Name Redacted

10/08/2022 11:19 AM

It will be great to have the calibre of an AFL Club as a landmark in our area

Screen Name Redacted

10/08/2022 11:26 AM

MAKE IT HAPPEN

10/08/2022 11:42 AM

10/08/2022 11:34 AM

None

Screen Name Redacted

10/08/2022 11:56 AM

We need the development

Screen Name Redacted

10/08/2022 12:03 PM

no

Screen Name Redacted

10/08/2022 12·10 PM

Please ensure that the vocal minority are not given too much say

Screen Name Redacted

10/08/2022 12:53 PM

I hope the proposal goes ahead sooner rather than later.

Screen Name Redacted

10/08/2022 01:05 PM

Somehow the "not in my backyard" mentality needs to be addressed and the long term benefits focussed on by locals.

Screen Name Redacted

10/08/2022 01:22 PM

Do not allow a small minority of people rule and get the loudest voices when there are many more people who support the project .

Screen Name Redacted

10/08/2022 01:59 PM

I appreciate the opportunity to provide feedback.

Screen Name Redacted

10/08/2022 02·42 PM

Pass the bill to let the crows build their HQ at thebarton, only a few residents that are against it, would probably be against everything in the world. Don't let a few residents hold back a organisation that will do so much for the area. I'll be going there more now.

Screen Name Redacted

10/08/2022 02:51 PM

Keen to have it begin.

Screen Name Redacted

10/08/2022 03:03 PM

Go ahead with it. It is exciting and the area will be great for locals to access

Screen Name Redacted

10/08/2022 03:16 PM

No



10/08/2022 03:14 PM

No

Screen Name Redacted

10/08/2022 03:27 PM

I prefer council stick to the original 2018 Kings Reserve redevelopment plan.

Screen Name Redacted

10/08/2022 04:15 PM

Community consultation must truly be taken into account. Too often deals are already done and community consultation is a sham. This cannot be the case here. Affected residents', business people's, rate payers' and others' concerns, ideas and grievances must be seriously considered.

Screen Name Redacted

10/08/2022 04:07 PM

The sooner it's approved the better

Screen Name Redacted

10/08/2022 05:33 PM

the coucil should stop thinkiing about themselves and do what they have been elected to do, support the community, beautify the area and make rate payments affordable. As a resident and rate payer there is no advantage to me to agree to this proposal.

Screen Name Redacted

10/08/2022 05:22 PM

There are always going to be concerns/complaints about new developments. I live down the street from Lockleys Oval and the upgrade there has been incredible! Truly love going there for walks and really enjoyed the Westival, amazing experience. People will have some concerns at first but I think the Council will do a great job revitalizing the area.

Screen Name Redacted

10/08/2022 07:12 PM

Allow for a licensed club so it's members can have a beer and a schnitzel at the club.

Screen Name Redacted

10/08/2022 08:27 PM

Community consultation and an openness to all details in the lease

Screen Name Redacted

10/08/2022 08:39 PM

The lease doesn't provide any information on how the community will be affected bar ambiguous statements about how ovals will be for community use. What is the real benefit to the council and community? How will surrounding businesses be affected particularly with parking and traffic. The roundabout on Ashwin Parade is already a hazard and creates traffic bottlenecks in normal conditions on weekends and weekdays.

10/08/2022 09:21 PM

Nil

Screen Name Redacted

10/09/2022 01:23 AM

Works well at Unley

Screen Name Redacted

10/09/2022 08:06 AM

I think the AFC will be good for the businesses already there and will also create new business opportunities for others. Having a futbol club could definitely reignite the economy in the area.

Screen Name Redacted

10/09/2022 08:43 AM

No other comments

Screen Name Redacted

10/09/2022 09:26 AM

Thought needs to be given to which types of hospitality would be allowed on site, and opening hours and licensing. Too much noise in this area would be unfair to residents.

Screen Name Redacted

10/09/2022 12:15 PM

NO

Screen Name Redacted

10/09/2022 01:23 PM

No

Screen Name Redacted

10/00/2022 01-26 DM

Council should proceed rapidly to development happening.

Screen Name Redacted

10/09/2022 02:36 PM

Return to the proposed 2018 redevelopment. You did an outstanding job on weigall oval, your Thebarton residents deserve similar.

Screen Name Redacted

10/09/2022 02:26 PM

Yes loosing Greenspace to walk my dog at any time & destroying established trees. Increase in traffic & people to an area that already is not coping.

Screen Name Redacted

10/09/2022 02:32 PM

No

Screen Name Redacted

10/09/2022 03:02 PM

Preservation of community space and green areas is essential - kings reserve should NOT be included in any lease

Screen Name Redacted 10/09/2022 03:08 PM	The consultation process has been terrible. Locals are unaware of the opportunity to feedback. People who can't speak English or access the internet due to SES reasons won't be able to feed back. Also given crows supporters have been sent the link you will be receiving a very biased perspective.	
Screen Name Redacted	Too much community space has been lost in the proposed plan	
Screen Name Redacted 10/09/2022 03:36 PM	Would be interested to see a commitment to zero carbon and energy efficient design, with lights and facilities powered by green energy and energy storage on-site. Maybe even a community battery as part of the site power arrangement.	
Screen Name Redacted 10/09/2022 03:49 PM	The lease, if going ahead, should be limited to Thebarton Oval and Kings Reserve should be retained for the community, with any development directed by community needs and wants and not those of a sports club.	
Screen Name Redacted 10/09/2022 03:53 PM	Ridiculously cheap rent offered by council. ~\$9m over 40+ years lease. Kings reserve needs to be kept for residents use not a MCG size ground for football practice.	
Screen Name Redacted 10/09/2022 04:07 PM	Please reconsider this proposal!	
Screen Name Redacted 10/09/2022 04:03 PM	No, I fully support it, especially if it becomes a hub for the AFLW team, and be the stadium for Amateur games.	
Screen Name Redacted 10/09/2022 04:16 PM	I do not want my council rates or my shared community spaces turned into private sport stadiums. This is an outrage!	
Screen Name Redacted	Please dont do this	
Screen Name Redacted	I am very concerned about the loss of public space	

I believe it is a reasonable perception that this 'community

consultation' process may be insincere, given the high public profile

10/09/2022 05:49 PM

Screen Name Redacted

levels of government may be low.

that has already been given to the proposed deal. The feedback of residents local to the City of West Torrens should be given primacy above the views of the general public and club members of the proposed leaseholder; it is unclear that this will be the case. Given the concerns that are currently high within the community regarding the impacts of the South Road development, you will no doubt understand that community trust in decision-making processes at all

Screen Name Redacted

10/09/2022 06:11 PM

No.

Screen Name Redacted

10/09/2022 06:42 PM

Please leave our green spaces and trees alone

Screen Name Redacted

10/09/2022 10:33 PM

Having such a short consultation period, using limited methods for community engagement (single language in a multi-language community and electronic with next to no paper based consultation in a community with limited technology expertise) speaks volumes to your disinterest in local viewpoints and bias towards supporting the project.

Screen Name Redacted

10/09/2022 07:21 PM

More thorough community engagement should be had - inclusive of those with low literacy and English not as their first language

Screen Name Redacted

10/09/2022 07:34 PM

No focus on community. Setting president for corporations to steal the parklands that make our city great.

Screen Name Redacted

10/09/2022 07:36 PM

I am strongly against it.

Screen Name Redacted

10/09/2022 08:00 PM

the existing oval seems to be the accepted space for sporting activities. It seems unnecessary to take up the community green space also. I am also worried that once the lease is in place there will be opportunity for the crows to increase their use over time and allow less community access. Also the rent seems to be very undervalued for the amounts of land they are proposing to use.

Screen Name Redacted

10/09/2022 08:08 PM

Remove Kings Reserve from the lease agreement, keep this as essential community greenspace. Thebarton oval should be considered for the lease on its own only.

Screen Name Redacted 10/09/2022 08:52 PM	Financially it should be more lucrative for council (more expensive for the crows)
Screen Name Redacted 10/09/2022 09:08 PM	Do not touch the green spaces in this area ie. Kings reserve. This is the only green space available
Screen Name Redacted 10/09/2022 09:32 PM	Consultation process appears grossly inadequate for such a significant change in use of community land and greenspace.
Screen Name Redacted 10/09/2022 09:49 PM	42 years are too long period. Football play ground has to be located in more conveniniet to parking and access place.
Screen Name Redacted	ridiculous to think that a football club can get away with such a thing at the cost of community happiness, health and welfare
Screen Name Redacted	Insufficient community consultation including no ESL opportunity to engage in this survey.
Screen Name Redacted	Ridiculous!!
Screen Name Redacted 10/10/2022 05:16 AM	Concern about turning a reserve into a football field. Loss of green space to the community and general public.
Screen Name Redacted	I'm looking forward to the excitement this will generate locally. Accessing the facilities will be great.
Screen Name Redacted	- I hope the community's feedback and concerns are treated as the key driver in decision-making for this proposal.
Screen Name Redacted	No
Screen Name Redacted 10/10/2022 11:45 AM	Yes, Adelaide Football Club need to move out of the city and near city environs, they had football park and should have stayed there, now they need to go north to open land and commute. Leave the parks and open spaces alone for the public to use.

10/10/2022 12:29 PM

Parking and traffic congestion in the area are already problematic since the Brickworks Shopping Centre was opened. As weekly users of the Thebarton Aquatic Centre we're very concerned with gaining reasonable access to community facilities. This lease also seems to contradict the Council's Open Space Plan 2021-2026 of which the first objective was to "Protect existing areas of open space".

Screen Name Redacted

10/10/2022 12:26 PM

Why is there not an arrangement in place for the present user or less or of the existing oval to maintain the grandstand? If women's sport is so important to the Adelaide Crows why aren't they looking to upgrade these facilities in their own right without necessarily considering a lease of the additional area. Will the women be relegated to training on the outside oval, whereas they currently enjoy the good facilities where they are?

Screen Name Redacted

10/10/2022 01:41 PM

Length of the lease.

Screen Name Redacted

10/10/2022 05:26 PM

The lack of transparency in regards to this proposal was raised in the most recent council meeting also concerns me. The council should have been more forth coming with information earlier regarding this lease. Unfortunately I feel that a deal may have already been struck based on the language that the AFC is already using in regards to this lease. I hope the Mayor is correct that this is not the case, and that we will have our thoughts about the proposal considered before any lease goes ahead.

Screen Name Redacted

10/10/2022 05:56 PM

A very positive development in my opinion and it shouldn't be the Seniors in the area that have full say for the younger, future generation. I'm in that Seniors category and am very excited to see this new AFC precinct go ahead.

Screen Name Redacted

10/10/2022 07:26 PM

I do not believe it is in the best interest of our Community for the Council to enter into a 42 year lease with the AFC.

Screen Name Redacted

10/10/2022 08:18 PM

The way that this consultation process was not very impressive. I am not opposed to development, however I was pretty astonished to see a public announcement by the Crows, followed by some small signs around Kings Reserve and a short opening period for submissions. For such a significant proposal, a lot of residents feel that this approach was rushed and disingenuous.

Thebarton Oval Precinct â€" Proposed lease feedback : Survey Report for 16 September 2022 to 14 October 202 Screen Name Redacted Traffic needs to improve noise very close to nearby houses. 10/10/2022 07:47 PM Screen Name Redacted Street parking is currently a problem and w the proposed larger stadium potentially worse! parking on an adjacent oval is a mere fantasy if it is believed to be adequate for projected attendance. Screen Name Redacted My other concern is the value to properties, I believe the proposed lease will reduce values as it causes more difficulties to residents, their families and visitors. I cannot see any benefit to residents/property owners to have a large sports club here. Screen Name Redacted Please see above.

Screen Name Redacted The issue is with Kings reserve. Allow crows to lease Thebarton oval at full tote odds and use the funds to improve kings reserve and keep that for us the people who vote you in or out. Port Power have one oval at Alberton and they run. The same number of teams as the

Crows and do not need another oval the size of the MCG.

Screen Name Redacted Noise and night lightsnegativebforcsurrounding properties. Would we still be allowed to walk dogs off lead . What about a dedicated dogpark

Screen Name Redacted The completed development should make the area much more 10/10/2022 10:14 PM attractive and enjoyable for locals. Perhaps it could be useful as an overflow carpark for The Brickworks.

Screen Name Redacted Why was there such a short time period to give community feedback???? Should be around 10 weeks? Why during caretaker time before election????

Screen Name Redacted Why was the feedback time so short for this proposal? 10/10/2022 11:11 PM

Screen Name Redacted It looks great 10/10/2022 11:21 PM

I do not support the lease.

10/11/2022 02:57 AM

Screen Name Redacted

10/13/2022 12:20 PM

No

Screen Name Redacted

10/11/2022 08:21 AM

Not supported.

Screen Name Redacted

10/11/2022 08:51 AM

A world class facility will put Thebarton on the map. It makes the suburb a real sporting and athletic hub. The less red tape the better. Can't wait to watch a Sanfl crows or AFLW crows game and enjoy a beer and a meal at the thebby hotel or somewhere nearby!

Screen Name Redacted

10/11/2022 09·18 AM

No

Screen Name Redacted

10/11/2022 09:30 AM

Can't wait to have an input of cash to the suburb.

Screen Name Redacted

10/11/2022 09:37 AM

No

Screen Name Redacted

10/11/2022 09:41 AM

My name is and I live at been a resident in the West Torrens Council area for around 40 plus years. Having attended the community meeting on Wednesday night 5/10/22) I came away very concerned with the level of confusion about this whole project and what it entails. It was all very well to say that the process around development of the whole site and Kings Reserve had been going on since 2018 and that residents had plenty of time to reflect on this matter but as a concerned resident of this area for 50 years I was dismayed at the council's lack of disseminating information on this proposal. I only realized recently when I got information delivered to my letterbox the week before the community meeting that that I became aware of what was proposed to Kings Reserve. Also John Olsen's comments which at the time seemed to suggest that the AFC move was a done deal were certainly a surprise to me and other neighbours I have communicated with. In fact, this was the first I and many others had heard about this proposed move. Then at the meeting we were told that the magnanimous council had extended the consultation process by a few days. Way too little time I believe for me and other residents to respond. I am very disappointed in the seeming lack of transparency and honesty in the whole process. While the mayor at the community

meeting clarified some issues for me he was unable to clarify a large proportion of issues that would affect our area. The council is saying that a lot of benefits will accrue to our area and that we and the council will be better off but the mayor could not say what concretely these benefits will be. But it was clear that the second oval would take up most of Kings Reserve and we would lose most of our green space and trees we can use any time to a treeless oval with restricted access. There are a number of concerns I also have that include increased traffic in the area (which is already poor in the area around the Brickworks market) and the reasons for charging so low a rent/rates but my main concern is losing the current existing Kings Reserve which I have enjoyed using on many occasions. LET THE ADELAIDE FOOTBALL CLUB USE THE EXISTING THEBARTON OVAL BUT SAY NO TO GIVING THEM KINGS RESERVE. PLEASE KEEP AND IMPROVE THE EXISTING USE OF KINGS RESERVE. KEEP OUR GREEN SPACE WHICH WE HAVE SO LITTLE OF IN

Screen Name Redacted

10/11/2022 00:43 41/

no

OUR AREA.

Screen Name Redacted

10/11/2022 10:19 AM

No

Screen Name Redacted

10/11/2022 10·33 AM

None

Screen Name Redacted

10/11/2022 10·55 AM

No

Screen Name Redacted

10/11/2022 11:32 AM

no

Screen Name Redacted

10/11/2022 11:41 AM

Bringing the Crows to Thebarton will have many positive knock-on effects for the community

Screen Name Redacted

10/11/2022 11:52 AM

Really excited to see the project come to life

Screen Name Redacted

10/11/2022 12:04 PM

It would be disappointing if it didn't happen

Screen Name Redacted

A great opportunity to reinvigorate the Thebarton area!



Screen	Name	Redacted
	Ivallic	1 loudolou

10/11/2022 12:15 PM

love the sports in West Torrens

Screen Name Redacted

10/11/2022 12:55 PM

If this council does not move forward with this the club will relocate in another council area losing much needed business in the area

Screen Name Redacted

10/11/2022 01:04 PM

no

Screen Name Redacted

10/11/2022 01:10 PM

No

Screen Name Redacted

10/11/2022 01:16 DM

No

Screen Name Redacted

10/11/2022 01:28 PM

Sooner the better, the local area needs the boost in development. I would not walk through that park bare foot or after dark the way it is now. I welcome the development and AFL standard lawns/ovals and an upgrade to park facilities for families.

Screen Name Redacted

10/11/2022 01:25 PM

no

Screen Name Redacted

10/11/2022 01:26 PM

No

Screen Name Redacted

10/11/2022 01:33 PM

No

Screen Name Redacted

10/12/2022 03:20 PM

The process of seeking exemption from caretaker rules to rush through a lease with the AFC for such a major development on community land is highly inappropriate and poor governance. This community deserves better from its council.

Screen Name Redacted

10/11/2022 02:06 PM

the terms appear to favour the club, I am not seeing a lot of benefit (financial or otherwise) to the rate payers.

Screen Name Redacted

This has a flow on effect for the entire area, not just footy fans. Will

10/11/2022 02:15 PM

bring people to the area which will give the economy a boost and put the council on the map as it will associate a lot of good media with it.

Screen Name Redacted

10/11/2022 03:08 PM

The extension to allow AFC control of Kings Reserve is unreasonable. The equivalent was not a feature of other AFC proposals at Bowden and North Adelaide. The lease is on extremely generous terms and presumably is based on an avoided cost assessment of future costs the WTC will not incur. It is reasonable to expect that a commercial entity such as AFC would be paying material above this assessment.

Screen Name Redacted

10/11/2022 03:21 PM

Why is it that sports always get the funding and the arts get very little from all levels of government?

Screen Name Redacted

10/11/2022 03:21 PM

Luxury hotel needs to be built

Screen Name Redacted

10/11/2022 03:45 PM

Brilliant work

Screen Name Redacted

10/11/2022 03:58 PM

Fantastic opportunity to create a long term space for community engagement.

Screen Name Redacted

10/11/2022 04:16 PM

I desire the land to be used for residents, ratepayers & general public

Screen Name Redacted

10/11/2022 04:19 PM

No

Screen Name Redacted

10/11/2022 04:23 PM

Access from Ashton pde would be useful and maybe help the local residents

Screen Name Redacted

10/11/2022 04:19 PM

No

Screen Name Redacted

10/11/2022 04:20 PM

It's a fantastic opportunity for the state.

Screen Name Redacted

10/11/2022 04:22 PM

Nil

Screen Name Redacted No Screen Name Redacted I think that i would greatly increase my attendances to the area if the lease proceeds Screen Name Redacted I think it is a great opportunity for the area Screen Name Redacted Don't stand in the way of rejuvenation of a tired area. Screen Name Redacted The tennis courts and basketball courts in the area to be incorporated into the precinct and upgraded Screen Name Redacted Nο 10/11/2022 04:28 PM Screen Name Redacted No. Screen Name Redacted No 10/11/2022 04:26 PM Screen Name Redacted No Screen Name Redacted No Screen Name Redacted no 10/11/2022 04:31 PM

Screen Name Redacted

10/11/2022 04:34 PM

We need to be more progressive as a state by supporting these type of projectiles.

Screen Name Redacted

10/11/2022 04:36 PM

Please do it, will be amazing for you and the state more broadly. It will make Thebarton famous and bring so much \$ into the area.

10/11/2022 04:58 PM

Screen Name Redacted no 10/11/2022 04:52 PM

Screen Name Redacted No
10/11/2022 04:57 PM

Screen Name Redacted No

10/11/2022 05:05 PM

Screen Name Redacted NO
10/11/2022 05:08 PM

Screen Name Redacted

10/11/2022 05:09 PM

At the present the Thebarton Oval is only open to people playing

10/11/2022 05:18 PM

football and has been that way for the 78 years I have lived in the

municipality of Thebarton Council and the West Torrens Council. The

not interfere with these so called minority.

Kings Reserve is to my observation rarely used and I pass this on a regular basis. People using it that I can see are people crossing it to get to other facilities and maybe sitting there to have their lunch on a nice day before returning to work, or waiting for their children to come from the swimming centre. The odd person using it for dogs to my observation is very few and well apart. The proposal as I see it will

Screen Name Redacted

10/11/2022 05:16 PM

I don't think the local community has been notified correctly, and taken seriously in feedback. Having the crows undermine the point of this have your say by asking their fans to flood the survey seems unethical to me. Thebarton oval is the only infrastructure they need that is more favourable than encroaching onto kings reserve.

Screen Name Redacted

10/11/2022 05:17 PM

Why is it a minority ruin it for the majority of South Australians. Be progessive and allow this to progress fot the majority. SA nneeds to great nkt anti progress.

Screen Name Redacted

10/11/2022 05:17 PM

Brings business to council areas

Screen Name Redacted

10/11/2022 05:27 PM

Its good

Screen Name Redacted

10/11/2022 05:31 PM

Just that I think the project should be welcomed with open arms. The jobs it will create for people in your council area, the ongoing revenue stream that it will provide, and highlight on the area. I cannot believe it's even in question.

Screen Name Redacted

10/11/2022 05:35 PN

No

Screen Name Redacted

10/11/2022 05:43 PM

Non other than going ahead with it.

Screen Name Redacted

10/11/2022 05:44 PM

great addition to the area

Screen Name Redacted

10/11/2022 05:57 PM

Don't do it! The Adelaide Football Club is a business and can afford to buy an area of land that would suit their purpose. Don't expect the residents of Thebarton to subsidise this business.

Screen Name Redacted The sooner done the better this area will be for everyone involved. Look what new precincts such as Adelaide oval have done for the state. Screen Name Redacted No Screen Name Redacted I would love to see the crows have a new facility, their current ones are outdated Screen Name Redacted Ensure a licensed venue is in operation for before and after game events. Screen Name Redacted I can only see the benefits.. both as a resident/business owner and club member. Screen Name Redacted No Screen Name Redacted No 10/11/2022 06:01 PM Screen Name Redacted What is happening with the pool? My family and I go there every Sunday? Is it getting an upgrade? Will this stop our access? What will happen with access to the Brickworks? There is only one access point into the brickworks and with more cars and traffic will get even worse. Why should they have such prime real estate? Screen Name Redacted No Screen Name Redacted None 10/11/2022 06:13 PM Screen Name Redacted No 10/11/2022 06:17 PM Screen Name Redacted No the proposal looks great. Get on with it. SA needs to go forward

for a change

10/11/2022 06:42 PM

There was limited consultation and the way this proposal has been communicated has meant that it has not been fairly considered. With whole parts of the community not being aware of the proposal. Very shady and underhanded, driven by greed. There are plenty of other places the crows can go which will have less impact to residents. They should never have sold West Lakes.. again only driven by greed

Screen Name Redacted

10/11/2022 06:39 PM

No

Screen Name Redacted

10/11/2022 06:44 PM

No

Screen Name Redacted

10/11/2022 06:47 PM

No

Screen Name Redacted

10/11/2022 06:48 PM

No

Screen Name Redacted

10/11/2022 07:04 PM

Still very concerned about a negative impact on the area.

Screen Name Redacted

10/11/2022 07:13 PM

The fact that womens football is included in this proposal encourages young girls in our community to strive to be involved in sport, afl footy on the big field!

Screen Name Redacted

10/11/2022 07:13 PM

no

Screen Name Redacted

10/11/2022 07:14 PM

No

Screen Name Redacted

10/11/2022 07:26 PM

The works on South Road will have a significant impact near the area - having the AFC take up the lease and redevelop the site could help negate these and provide a positive impact.

Screen Name Redacted

10/11/2022 07:22 PM

Should be a no-brainer

Screen Name Redacted No

Screen Name Redacted Sign the contract

Screen Name Redacted

Not everyone is into football and all residents and visitors should be able to use open green space without restrictions.

Screen Name Redacted Let's sign the lease and get on with the build.

Screen Name Redacted No

10/11/2022 07:51 PM

Screen Name Redacted I implore the council to proceed with this . And to act on the obvious

10/11/2022 08:01 PM positives

Screen Name Redacted It is excellent. Should be supported fully.

No

Screen Name Redacted

The original master plan for that area was purely community
engagement, with multiple play and recreational areas. This space
contributed into our choice to buy property on east street. Had we
known that master plan was going to be disregarded completely for
an empty grass field that we can only sometimes access, we may
have reconsidered our decision to buy in the area, I guarantee people

will be reconsidering coming to the area if this project goes ahead.

Screen Name Redacted

10/11/2022 08:27 PM

Absolute rip off. Make them pay heavily if it does go ahead. Super powerful sporting club ripping off the local community putting nothing back in.

Screen Name Redacted

10/11/2022 08:57 PM

One of the club's new values - as developed by the new leadership - is CONNECTION. It is a vision and value of the AFC to be a community member and leader both on and off the football field. This ambition will drive a collaborative approach with the local community.

Screen Name Redacted

10/11/2022 08:24 PM

Really looking forward to bringing my family down from Victor Harbor to use the new space.

Screen Name Redacted

10/11/2022 08:35 PM

No

Screen Name Redacted

10/11/2022 08:38 PM

No

Screen Name Redacted

10/11/2022 08:45 PM

No

Screen Name Redacted

10/11/2022 08:55 PM

no

Screen Name Redacted

10/11/2022 08:53 PM

No

Screen Name Redacted

10/11/2022 09:09 PM

More transparency

Screen Name Redacted

10/11/2022 09:02 PM

No

Screen Name Redacted

10/11/2022 09·07 PM

Rate rebate too high for too long. Rent needs to be higher. Stop making us ratepayers subsidise the club moving in. Charge them MUCH higher. That deal is an embarrassment.

Screen Name Redacted

10/11/2022 09:17 PM

The residents opinion should be the only opinions that matter at this stage. As the council is meant to look after its constituents I see no reason this logic shouldn't hold. It was clear from the meetings there

is little if any support of this lease by the community. Please don't break our trust. Nil Approve it, please No No None No Let's get this thing going and have a world class facility built and no spoken about ... No Strongly disagree with entering into the lease. Kings reserve should not have been on offer.

Screen Name Redacted

10/11/2022 09:20 PM

10/11/2022 09:42 PM

10/11/2022 10:27 PM

Screen Name Redacted

Screen Name Redacted

10/11/2022 11:02 PM

No

Screen Name Redacted

10/11/2022 11:15 PM

All stated above

Screen Name Redacted

10/11/2022 11:19 PM

It is turning ovals into ovals, there is nothing to complain about

Screen Name Redacted

Doesn't appear to be good value for non football supporters. My son

10/11/2022 11:47 PM

learner to ride his bike in that park. He uses the skate facilities regularly. That's where we go if we need to fly a kite or practice with the drone or kick a ball around or just run, run as far as we can. We call it 'the ultra-big park' in our household. Once that open space is gone you can't get it back.

Screen Name Redacted

10/12/2022 12:02 AV

I think the proposed development pending master plan is a good idea. It brings much needed funding to revitalising an area which is currently fenced off and lacks maintenance. I attended the community meeting and was really disappointed to listen to the vocal group of residents who completely ignored items clearly stated at the start of the meeting and the constant calls for "motions" and "unanimous decision making" Thankyou to the mayor and URPS team for facilitating the frustrating forum.

Screen Name Redacted

10/12/2022 04·26 AM

Please do not proceed with this development.

Screen Name Redacted

10/12/2022 04:44 AM

Good outcome for both parties

Screen Name Redacted

10/12/2022 06:10 AM

No

Screen Name Redacted

10/10/2022 07:00 414

The first I heard of this was the Mayor on the radio saying that he was welcoming the Crows to the Therbarton oval and Kings Reserve. They way he was talking sounded like very much a done deal. My first thoughts were 'I wonder what dodgy deals have gone on behind the communities backs for this to occur without consultation of any type. The mayor represents the council and the words he chose to use in the interviews made it sound like it was a done deal. Now there is consultation after the fact. I have my doubts about how seriously the council is actually taking the consultation process. There shouldn't be any discounts, the proposed charges to the Crows for taking a community reserve are ridiculous. If the development does go ahead then only the existing Therbarton oval should be on the table.

Screen Name Redacted

10/13/2022 11:09 PM

I have some additional questions about process: 1. How will the council be using these survey responses to make a decision on this proposed lease 2. When will we have access to the reports compiled by UPRS? 3. Will we be able to access the raw data? 4. What does the December Council decision on the lease entail? Will this be a 'no lease' or 'intent to lease' decision? 5. Could you please fully explain

City of wit Formany

what is meant by "...an acceptable outcome of this consultation." I have made an assumption that the lease proposal must be seen as an acceptable outcome to the community, but I would like this clarified.

Screen Name Redacted

10/12/2022 07:30 AM

There is very scant information about the lease that has been provided to public in order for an informed decision to be made. Eg: no details around community access, built structures, liquor licensing, parking/traffic management, gambling/pokies, tree destruction/planting, whether there will be any new community structures.

Screen Name Redacted

10/12/2022 07:28 AM

It is a smart decision

Screen Name Redacted

10/12/2022 07:28 AN

Don't do it. Why are they are getting such discounted rates while residents pay theirs. How many players actually live in the council area? Why did none of their other locations get approved??

Screen Name Redacted

10/12/2022 08:37 AN

This process has been completely lacking in detail, clarity, and time. And therefore, fails to allow people to appropriately engage with any level of certainty. I may be supportive of a one oval option. With a second oval once the south Road works has been completed.

Screen Name Redacted

10/12/2022 07:58 AM

No

Screen Name Redacted

10/12/2022 09·40 AM

no

Screen Name Redacted

10/12/2022 08:21 AM

Not at this time - it's exciting for the community!

Screen Name Redacted

10/12/2022 09:56 AM

What is the Community getting in return for use of our major green space, as the lease rates are negligible? Some more information should have been provided about the detail about why they are paying that amount in rates? We don't want our green space turning into a car park for footy or have a road through it. There should be no net loss to the community for green space which this area already lacks. The lack of detail provided alongside the lease that we are commenting on was the wrong way to go about this from both parties.



10/12/2022 09:05 AM

10/12/2022 12:25 PM

Please, there are so many positives for the community, lets make this happen.

Screen Name Redacted

10/12/2022 09:02 AM

No

Screen Name Redacted

10/12/2022 09:29 AM

I have found the engagement by the Mayor completely distasteful, blaming councilors for misinformation and not being respectful of the feedback provided by community. In my view the administration has also let the community down in the information being provided to council to approve the way it has. Where has the due diligence been in road testing the engagement strategy? It has been a significant drain on community resources that if done properly would probably find a good solution for the club and community, rather it has developed a distrust between the council, club and community. To rebuild this trust I would suggest council withdrawing the consultation, apologising and beginning again. Using community engagement expertise on principles about the future use of the area concerned.

Screen Name Redacted

10/12/2022 09:18 AM

No

Screen Name Redacted

10/12/2022 09:32 AM

no

Screen Name Redacted

10/12/2022 09:37 AM

no

Screen Name Redacted

10/12/2022 09:49 AM

It will provide a great community feel and location for families to utilise. It will allow for an equal playing field for women having a planned, shared facility and a one club model.

Screen Name Redacted

10/12/2022 09:52 AM

No

Screen Name Redacted

10/14/2022 04:38 PM

It would be good to have further information provided in the proposal for community facilities, that were proposed on the Kings Reserve master plan and where/if these are going to be included. Further details of what the plan includes for the community

Screen Name Redacted 10/12/2022 10:32 AM

It needs to go ahead. Our area along with the new South road development is signs that will improve the living experience.

Screen Name Redacted

10/12/2022 10:34 AM

No

Screen Name Redacted

10/12/2022 10:39 AM

No

Screen Name Redacted

10/12/2022 10:41 AM

Let's be positive and progressive

Screen Name Redacted

10/12/2022 10:41 AM

No

Screen Name Redacted

10/12/2022 10:43 AM

No - fully support

Screen Name Redacted

10/12/2022 10:52 AM

No

Screen Name Redacted

10/12/2022 10:58 AM

No

Screen Name Redacted

10/10/2022 10·50 AM

No

Screen Name Redacted

10/12/2022 11:11 AM

The terms of the lease - both duration and the generous discounts they are being given - are of significant concern. A multi million dollar organization like this does not need subsidies.

Screen Name Redacted

10/12/2022 11:15 AM

None

Screen Name Redacted

10/12/2022 11:15 AM

This appears to open up the green space for us all

Screen Name Redacted

10/12/2022 11:15 AM

This will be a win for local residents access to 2 ovals

Screen Name Redacted	Just think time is right to develop the area. Been dead too long
Screen Name Redacted	No
Screen Name Redacted	N/A
Screen Name Redacted	This would be of great benefit to the community.
Screen Name Redacted	N/A
Screen Name Redacted	get it done ASAP
Screen Name Redacted	None
Screen Name Redacted	Would like the aquatic centre to be open to the public at set times.
Screen Name Redacted	No
Screen Name Redacted	No
Screen Name Redacted	no
Screen Name Redacted 10/12/2022 01:50 PM	The final lease terms should be made available to the public for transparency where possible
Screen Name Redacted 10/12/2022 01:45 PM	No
Screen Name Redacted	Get on with it and stop fence sitting

10/12/2022 01:57 PM



Screen Name Redacted

10/12/2022 02:26 PM

There is not enough space in this area for such a large-scale project. With the North-South Corridor, a sizeable portion of recreational land will already be consumed and there is not enough left without diminishing local quality of life significantly.

Screen Name Redacted

10/12/2022 02:32 PM

Should this ridiculous proposal go ahead, Ratepayers in the Thebarton ward should have reduced rates to compensate for having to travel further to find greenspace with established canopies.

Screen Name Redacted

10/12/2022 02:31 PM

Yes, give the club a go it will certainly develop the area and make this more enjoyable to visit.

Screen Name Redacted

10/12/2022 03:28 PM

If the lease is to go ahead it should be limited to the Thebarton Oval precinct and rent should be comparable to other commercial rates in the area. Commercial entities should not be given discounts on community land. If the lease is to go ahead with Kings Reserve included, there needs to be clearly defined access entitlements to ensure these rights are not eroded into the future. No access should be lost and all activities that currently occur in the area should be allowed into the future.

Screen Name Redacted

10/12/2022 02:50 PM

No

Screen Name Redacted

10/12/2022 02:55 PM

It will allow public access to better facilities.

Screen Name Redacted

10/12/2022 03:45 PM

No

Screen Name Redacted

10/12/2022 03:54 PM

no

Screen Name Redacted

10/12/2022 04:05 PM

Great for local area, however parklands and public spaces are essential for locals, families, pets and community events. Parking and traffic also a serious issue to consider. Brickworks shopping centre car park is already full for shoppers without events at Thebarton Oval.

Screen Name Redacted Traffic ma 10/12/2022 04:48 PM this proport

Traffic management and the T2D project are major considerations for this proposed lease The length of the lease 42 years is excessive, i have seen the artists impression for the development and it looks like a mini MCG, not what we need in this district

Screen Name Redacted 10/12/2022 04:31 PM

Lock it in asap and start building

Screen Name Redacted

10/12/2022 04:30 PM

No

Screen Name Redacted

Although there will be an aquatic facility included for the AFC my reading of the lease information indicates that only the allied medical services will be open to the general public. The current SA Government prior to the election has promised a significant grant to upgrade Thebarton Aquatic Centre and the AFC lease should not have any disadvantageous impact on the fulfilment of this promise. It is expected that the West Torrens Council would do everything in its power to ensure that the Government promised upgrade is provided for the benefit of its ratepayers.

Screen Name Redacted

10/12/2022 05:05 PM

None

Screen Name Redacted

10/12/2022 05:11 PM

No

Screen Name Redacted

10/12/2022 05:18 PM

Process not to be protracted

Screen Name Redacted

10/12/2022 05:26 PM

None

Screen Name Redacted

10/12/2022 05:33 PM

Would like a bit more information regarding whether there would be a licensed facility for supporters. Perhaps even across the road where



the existing West Thebarton Hotel sits.

Screen Name Redacted

10/12/2022 05:29 PM

No

Screen Name Redacted

10/12/2022 05:34 PM

Just would like everyone to enjoy the upgrades because moving forward is the best for the future for families an the footy club in the

area

Screen Name Redacted

10/12/2022 05:47 PM

No

Screen Name Redacted

10/12/2022 05:55 PM

I fully support the proposed lease agreement with the Adelaide Football Club. This will be an important opportunity for the future of the state.

Screen Name Redacted

10/12/2022 05:53 PM

Lock it in

Screen Name Redacted

10/12/2022 06:38 PM

Let Adelaide Crows pay proper rent!

Screen Name Redacted

10/12/2022 06:50 PM

Please don't lease this space to the Adelaide Crows Football Club

Screen Name Redacted

10/12/2022 06:44 PM

No

Screen Name Redacted

10/12/2022 06:47 PM

No

Screen Name Redacted

10/12/2022 06:49 PM

No

Screen Name Redacted

10/12/2022 06:51 PM

No.

Screen Name Redacted

10/12/2022 07:05 PM

it will be great for thebarton oval , west torrens council and its residents .

2/2022 07:05 PM re

Screen Name Redacted 10/12/2022 07:18 PM	It will enhance the area plus make the AFC more accessible to the city
Screen Name Redacted 10/12/2022 07:31 PM	The summary of the results should be able to be split between local residents and other survey respondents (i.e. from outside City of West Torrens), and this information should be publicised as part of the URPS results.
Screen Name Redacted 10/12/2022 07:48 PM	I fully support the proposed lease
Screen Name Redacted 10/12/2022 08:19 PM	Green architecture (both built and landscape) would benefit the area. Don't be put off by the nay-sayers, this is a massive opportunity for the community. The more detail people are given about how they will be able to use the precinct the happier they will be.
Screen Name Redacted 10/12/2022 08:20 PM	I would have expected the council to have emailed or letter dropped the plans of the proposed lease to the west torrens residents to demonstrate a genuine interest in what the community thinks. It is unclear as to how the feedback received from the public and particularly the west torrens residents will shape the decision making regarding the lease. There are many residents here who are elderly and would not be able to comment through the medium.

Screen	Name	Redacted

10/12/2022 08:23 PM

I covered a lot above There's a reason why the Adelaide footy club have not been able to secure a location because of their bullish tactics.

Screen Name Redacted

10/12/2022 08:37 PM

No

Screen Name Redacted

10/12/2022 09:05 PM

N/A

Screen Name Redacted

10/12/2022 09:15 PM

No I'm confident even as a Port Power supporter this is going to be a good thing- it's time to fix the area up

Screen Name Redacted

10/12/2022 09:26 PM

I believe the changes proposed will be of great advantage to the local community and should go ahead

Screen Name Redacted

No

No

10/13/2022 09:34 AM

URPS Survey Process: I have read with great concern that the Adelaide Football Club has encouraged its 60,000 plus members to provide support for the proposal through this survey process. While I acknowledge Mayor Coxon's statement at the community meeting that URPS will undertake a weighting process, the nature and extent of this is unclear. I recognise that the survey process forms part of an input into the Council's decision making process, but I do consider that any process should be fair and equitable. The concept and principle of a non-resident influencing a decision with potentially significant ramifications on local rate payers does not seem equitable in my view. In this context, I would like to understand (in detail) URPS/Council's proposed survey weighting methodology and any assumptions used in the development of this methodology. Decision Making Process: I understand that there are a number of issues that need to be considered by the Council in its decision on whether or not to proceed with the proposed lease of the Thebarton Oval Precinct. Can the Council please advise as to whether it has or plans to undertake the following due diligence: - Community facing costbenefit analysis (i.e. separate to any budget/financial improvements from the proposal); - Economic modelling on the potential business/other impacts associated with the proposal; - Analysis on potential impacts on local site and capital values with engagement through the Valuer-General's Office; and - General risk analysis on potential exposures (financial or otherwise) on residents/rate payers and development of framework to address/mitigate such risks.

Screen Name Redacted

10/13/2022 09:23 AM

How will the community be notified of training, games, events? How much notice will we recieve? I would like to see First Nations and local (West Torrens) artists be chosen to do public artwork on the street view side of the buildings (like at Bowden). We were told by Deputy Mayor Councillor George Vlahos said that the Kings Reserve used to be a dump and that the T2D was going to remediate the site during construction. Is this still the case? Will it be council, Adelaide Football Club or T2D project that will bear the cost and or responsibility of cleaning up the old dump site?

Screen Name Redacted

10/13/2022 10:08 AM

Ensuring we include some acknowledgment to the history and by that I mean Indigenous heritage. Where possible as much green energy usage

Screen Name Redacted

10/13/2022 09:30 AM

none

10/13/2022 09:36 AM

This is a generational opportunity to establish Thebarton as the prominent area west of the city

Screen Name Redacted

10/13/2022 09:51 AM

None

Screen Name Redacted

10/13/2022 10:14 AM

I know that I am an AFC member, but I am also a Board member for a community-based Football Club affiliated with the Adelaide football League and as such have been a frequent visitor and user of Thebarton Oval. Ther is no doubt the precinct needs redevelopment as in some parts it is not suitable for use ie changerooms and Grandstand. The proposed redevelopment by he Adelaide Football Club will be a great result for both council and local residents - all at minimal cost to council and the rate payer. In my view this proposal is a no-brainer and should move forward as soon as practical

Screen Name Redacted

10/13/2022 10:37 AM

I am very concerned about the transparency of the dealings of the current council and the AFC. I am concerned about the ridiculously low rent that is proposed in the current lease option for a business that turns over \$50 million plus per year. I understand that the AFC will invest in facilities but I am sure that investment is 100% about AFC and it's not in the best interests of the wider community. The current lease proposal is absurd in both loss of valuable green-space to the community and financial renumeration to the council.

Screen Name Redacted

10/13/2022 10:28 AM

No

Screen Name Redacted

10/13/2022 11:35 AM

After the Community Meeting on the 6th October I was very concerned that it was just a 'tick the box, done that' exercise, especially by the Company engaged to develop the project. I hope that the West Torrens Council leaders and members do not continue the process with that sort of attitude, but instead view subjectively the feelings and needs of the local community.

Screen Name Redacted

10/13/2022 10:50 AM

The traffic manage in the brick works area is already ludicrous. With planned expansion and upgrading of south road in that area, how traffic will be managed long term and in development is a huge concern. The Adelaide Football Club have tried every other site as a preference, this is their last resort. Had they approached this site first there would be more trust in what the plans are short and long term, and how transparent the consultation would be.



10/13/2022 10:48 AM

Given the length of time the Council has been in discussions with the AFC, a few weeks of rushed, vague and detail deficient public consultation with residents is a really poor effort by West Torrens Council. It really looks like a "tick the box" exercise before Council proceeds on a pre-determined decision.

Screen Name Redacted

10/13/2022 10:52 AM

Nil

Screen Name Redacted

10/13/2022 10:59 AM

No

Screen Name Redacted

10/13/2022 10:59 AM

No

Screen Name Redacted

10/13/2022 11:04 AM

Yes. Leave our mixed use undulated green space alone. Please wait until the T2D is complete before talking about another oval- they can have space that is given back after that. Don't sign anything on my behalf until the public have more information.

Screen Name Redacted

10/13/2022 11:23 AM

It appears that the Adelaide Football Club will be trying to rectifying the ridiculous decision of Council to construct a Thebarton Community Centre on South Road. Why construct a community center when it was always known that the South Road upgrade was to occur, this project was a waste of money and time. AFC are said to be providing a new community facility that can be used by the public when not in use by the Club - perfect considering the asset to be lost.

Screen Name Redacted

10/13/2022 11:18 AN

No

Screen Name Redacted

10/13/2022 11·20 AM

What an amazing opportunity to revitalise this important area and create value for current and future generations. Many Councils would be desperate to have this same opportunity to lead and create community value

Screen Name Redacted

10/13/2022 11:36 AM

I am keen to see the proposed lease go ahead.

Screen Name Redacted

10/13/2022 12:02 PM

I am disgusted at the limited consultation period being given to residents and the fact it is being rushed in the 'caretaker' period. I am

2002

also concerned that this survey is being run by an organisation that is involved in town planning and development facilitation - hardly independent!

Screen Name Redacted

10/13/2022 11:46 AM

It's provides additional money for council to spend on ratepayers and improved facilities for ratepayers to use.

Screen Name Redacted

10/13/2022 12:05 PM

On my reading of the lease WT council is handing over a significant community asset for a vv long time for minimal return and so so much uncertainty. Why has the Council rolled over and let the Crows run all over them?????? I am not satisfied with the conduct of the Council and I don't believe it is representing the best interests of its residents and especially the interests of Torrensville residents.

Screen Name Redacted

10/13/2022 12:10 PM

There are four concerns from the local community - no guaranteed access to green space for community events - how is traffic to be managed and wht are the car parking issues - loss of community space which was due for an upgrade - community benefit of the lease agreement is unclear.

Screen Name Redacted

10/13/2022 12:17 PM

I strongly object to all of the terms of the lease - agreement as it is obvious that rate-payers "draw the short straw" on every single aspect. - The community loses out to a big business arrangement.

Council is selling out!!!!

Screen Name Redacted

10/13/2022 12:13 PM

no

Screen Name Redacted

10/12/2022 12:27 DM

Ensure council is appropriately recompensed on rent \ rates.

Screen Name Redacted

10/13/2022 12:32 PM

I strongly object that AFC to all of the terms of the lease agreement, especially 20 years of total rate relief and discounted rent rebates. It is so obvious that rate payers draw the short straw and hence have to subsidise Council for the cost revenue. The community loses out to a huge business arrangement. Council is selling out and reducing community space.

10/13/2022 01:09 PM

Screen Name Redacted

10/14/2022 03:23 PM

* Extra land to be included in lease, when returned from DIT. Further information is required on this land, its area, its location, and
impacts analysis * Ratepayers who do not use this new lease area
should not be obligated to pay for the council's costs to facilitate such

leasing needs further consideration - and fees should be applied *
Pokies - can these be banned from being part of the proposed lease /
sub lease please! * the lease area appears to take land from adjacent
Bowling Club - further information should be provided on this * the
Council should seek to buy other land (not just 1 - 3 house blocks) in
the area, to provide a local community recreation area that has trees,
bbq's and skate facilities should be set up away from the major south
road & not next to the current community centre. eg. I find that the
changeover of the Falcoln Road -Thebarton neighbourhood house
demolished and replaced with a 1 block park, with no shaded area
seems to not get used much, so would be better with a usable facility
on it, (eg petanque, bbq, playground, with shade cloth structures
added, or add a building for recreation / community meetings) * Any
granting of a lease should be "subject to" Council buying / providing

equivalent area of open space elsewhere in the local area within a short time frame, eg 2 years * Use of a football oval when not being used by the AFC is not a community benefit to me ... I believe an analysis of the actual likely community use of this lease area should

community use, and what uses are likely to be permitted? Who will consider and manage the permitted types of uses? How will conflicts of use be managed? Will bookings be possible by groups, and how managed? I would be happy to assist further. Thanks for reading and

be undertaken. Who will manage this potential open public

listening. kind regards Wendy

a lease, and its number of commercial and recreation uses * Sub-

Screen Name Redacted

I somewhat support the proposal because: 1) Greater prestige for Torrensville 2) Access for other competitive events, championships etc 3. Artistic, musical events, concerts etc - increase in business revenue for the state and council. 4. likely increase in property values Do Council have any proposal to allow a reduction in Council rates for parking constrictions during events to property owners, including likely increase in values, i.e rate in the \$

Screen Name Redacted

I also object to the proposed lease arrangements that will give 80% rent relief and 100% rate relief to a big corporation (attached to AFL that is about to earn \$4.5 billion dollars with its latest media deal for games coverage) whilst our rates are rising. Both residents and businesses are gob smacked by this. This proposed arrangement is grossly irresponsible and against the interests of residents and ratepayers.

Screen Name Redacted

Kings Reserve and surrounding parklands and amenities should not be included in the scope of this project in order to preserve green

er 2002

space for local residents. Furthermore, Council should demonstrate commitment to longer-term planning - as stipulated in the 2018 Master plan to fully realise its potential.

Screen Name Redacted

10/13/2022 01:25 PM

Screen Name Redacted

10/13/2022 01:30 PM

We can not avoid progress or digitisation but we do need a transparent and fair consideration. We have such a diverse community and we can not agree to every thing but we can agree to disagree and still welcome progress which have a mid solution for both the sides . Some compromise , some adjustments and lots of consultation we need as residents . Living here is not just about parking problem or noice or traffic but how that will affect out peace and harmony in day to day life. We come home to feel relax and I wish the same .

Screen Name Redacted

10/13/2022 01:42 PM

No

Screen Name Redacted

10/13/2022 02:03 PM

As a resident of the area for my entire life and family connections going back over 100 years it would be great to see an exciting project that updates facilities. I understand there are some members of the community who are unsure of the financial impacts, I see a huge benefit of initial input costs and ongoing maintenance. I hope the council considers the silent voices who don't see an issue and will therefore not take the time to complete the survey.

Screen Name Redacted

10/13/2022 01:52 PM

Perhaps having it accessible to the public in the 'off season'

Screen Name Redacted

10/13/2022 02:03 PM

Na

Screen Name Redacted

10/13/2022 02:04 PM

No

Screen Name Redacted

10/13/2022 02:17 PM

The day that this proposal gets approved is the day that I move out of this council. I will not contribute my hard earned money to pay the rent for an imposter organisation/franchise such is the Adelaide Football Club.

10/13/2022 02:46 PM

The proposals seem to include many more built features which must come at a cost to the 'reservation" of the park with its current natural features! Given the South Rd incursion, the current traffic congestion, resulting from the appalling Brickwork's development (e.g. heat sink car parking spaces, zero tree canopy, etc), together with urban infill projects, the Council needs to actively champion the preservation of Kings Reserve, as well as continuing to improve tree canopy across the Council area. Urban infill is necessary given the demand for housing but current planning processes allow for increasingly large houses (for relatively small families) which have occasioned the destruction of trees and gardens so necessary given our changing climate.

Screen Name Redacted

10/13/2022 02:35 PM

It is apparent that despite his declarations to the contrary, Mayor Coxon has been captured by the lure of the Crows spending \$80m in the precinct. Council has already offered to part-fund SANFL's proposed Thebarton Oval upgrade, despite the Mayor's claims that the lease is unfavourable to Council, and despite SANFL being a very wealthy association with over \$100m in net assets. I'm concerned that given Council's (and probably senior management's) deviation from community best interests, the next possible loss will be Lockleys Oval, our principal local place of recreation. I'm firmly against the proposed lease, and indeed any such lease, regardless of the financial terms.

Screen Name Redacted

10/13/2022 02:55 PM

Where are the specific details about the site? The trees, playgrounds, park accessibility to the public (I'm sure there will many, many training nights and days as well as functions using the whole site - by the club.) What repercussion's will there be for WT rate payers going into the future? Difficult to trust this entire procedure.

Screen Name Redacted

10/13/2022 02:45 PM

No

Screen Name Redacted

10/13/2022 03:00 PM

No

Screen Name Redacted

10/13/2022 03:13 PM

No.

Screen Name Redacted

10/13/2022 03:16 PM

I would be much more supportive of a well thought out agreement based on strong community engagement and consultation that only included Thebarton Oval and did not include Kings Reserve.

Honestly, this proposal that includes Kings Reserve feels as though

City of West Torrens has blatantly sold out its community and is trading its vital resources and assets to the benefit of councillors and not the people they should be serving. A community's open space

should not be used as an income stream for council!

Screen Name Redacted

10/13/2022 03:15 PM

no

Screen Name Redacted

10/13/2022 03:36 PM

As much I love the concept and the idea of using the space the issues I have raised above need to be addressed if the Adelaide fc want to make our community their home for the foreseeable future

Screen Name Redacted

10/13/2022 03:29 PM

I totally support proposal

Screen Name Redacted

10/13/2022 03:48 PM

• I would like to see continued community inclusion in this proposal and full transparency. As mentioned, the Adelaide Football Club has significant support and power in other areas of the state and in government and will easily monopolize and dominate the area. How will local residents be considered and supported to ensure community needs are met?

Screen Name Redacted

10/13/2022 03:52 PM

I attended the meeting held in the Community Centre recently and was very impressed by the way the mayor and council staff handled themselves and remained calm under what was sometimes abusive behaviour by the residents. Well done.

Screen Name Redacted

10/13/2022 03:54 PN

Please build the new facility.

Screen Name Redacted

10/13/2022 04:01 PM

This proposal, which includes Kings Reserve, feels as though City of West Torrens has blatantly sold out its community and is trading its vital resources and assets to the benefit of councillors and not the people they should be serving. A community's open space should not be used as an income stream for the council, nor be leased out to a private company and to only be used by the community when the AFC would not be using it! I am disgusted in the Council's actions — the arrogance of this council to try to push this through while in caretaker mode too! They do not represent me and I will be taking a much more engaged approach in the next council elections to vote out whoever continues to support this long-term lease agreement.

No

10/13/2022 04:11 PM

Screen Name Redacted

10/13/2022 04:29 PM

No

Screen Name Redacted

10/13/2022 04:38 PM

OTHER CONCERNS I am very concerned by the proposed duration of the lease, proposed peppercorn rental and waiving of rates – in this case my rates would be subsidising the AFC business I am extremely concerned that the Council has considered entering into a commercial lease of community space without first undertaking a well-structured, comprehensive andd meaningful consultation with us I am concerned to learn that community appetite for this lease proposal may be assessed based on results from this current survey including responses from individuals/entities outside of the WTCC area and without giving increased weight to council residents, land owners and business owners and further increased weighting to responses from community members who live and work in the Thebarton Ward. I am concerned that the community needs and wishes have not been properly canvassed as (based on my knowledge of the community as a resident of over 30 years) this would likely show that we would value informal green space over formal oval want increased canopy and plantings, and would welcome and fully enjoy a park similar to the rich, community focussed spaces to be found in many Adelaide suburbs - eg Forrestville (alongside Unley pool), Heywood (Hyde Park), Hazlewood (Leabrook), Tusmore, MJ McInerney reserve (West Croydon) etc etc

Screen Name Redacted

10/13/2022 04:25 PM

No, other than I think a long term lease is desirable for both parties concerned. It will provide stability and commitment.

Screen Name Redacted

10/13/2022 04:35 PM

No

Screen Name Redacted

10/13/2022 04:36 PM

Excellent idea

Screen Name Redacted

10/13/2022 05:11 PM

The lease is asymmetrical and excessively favours the Crows FC with minimal annual charges and an excessive lease period that potentially disadvantages the community and the council with little capacity to review or terminate if problems ensue This extremely limited consultation process is far too short and flawed. The consultation and 2018 Masterplan for the Thebarton oval complex has been usurped and disregarded The threshold and community

benefit for use of community land by a private company should be much greater than what we have on offer here. The proposal is being pushed through as a development that favours the applicant developer The traffic and parking implications have not yet been seriously understood and addressed I do not support the lease proposal in its current format There is too much haste in the proposal when there is so much at stake here with community publicly owned land

Screen Name Redacted

10/13/2022 05:21 PM

Why are 2 massive ovals needed? Is there any chance for a compromise?

Screen Name Redacted

10/13/2022 05:20 PM

I would welcome AFC to Thebarton Oval (under prudent business terms) but fail to see why we should GIFT them community public space . I hope council genuinely CONSULT with the community

Screen Name Redacted

10/13/2022 05:15 PN

No

Screen Name Redacted

10/14/2022 03:15 PM

I believe the Phase 1 consultation process is flawed and may produce untrustworthy results. The mayor has stated that the development is tied to the published key commercial lease terms, not just interest in the idea of a lease or the development itself, and these terms will form the basis for the master plan. However, the survey question asks about support for "a" long-term lease agreement, which could be reasonably understood to mean the idea of a lease. The question does not specify that the lease will include the published terms. Based on online discussion in the 5031, 5031, 5033, and several other community groups on Facebook, I note that many in the community believe they are showing support for the development itself rather than the specific terms of the lease by responding in support of the lease. While it is the responsibility of the respondents to read and understand the material, it is also the job of the survey developer to ensure the questions are clear and not open to misinterpretation, and the supporting information is understandable by the target audience. Unfortunately, in community discussions and in the media, particularly shows or publications that support the AFC, the focus on survey as supporting the development rather than for the lease agreement terms has created a divisive "progressives vs whingers" narrative. Lastly, it is shocking to me as a resident, ratepayer and researcher that the opinions of people unaffected by the lease terms are included in this community consultation phase, regardless of the weighting of the responses. It is likely that the vast majority of respondents unassociated with West Torrens will be associated with or supporters of AFC. Inviting feedback from people

not already part of the West Torrens community is inappropriate for several reasons: - The lease agreement terms will not affect their daily lives. - Their interest and therefore feedback relates to the project, not the lease agreement terms. - Their inclusion in this phase sends the message that the survey is about the development rather than the lease agreement terms. - Their unconditional support of the project by affiliates or supporters of the AFC could be reasonably assumed by anyone on the street. - The AFC is able to take advantage of its media influence and base of loyal supporters seek supportive feedback on the development (not the lease agreement). -They are currently running a campaign asking AFC players, staff, members and fans along with members of linked organisations such as Auskick to provide supportive feedback on the WTC website, including an emotive video of the team captains pleading for help to "push it over the line", entitled "Vote for our facility". https://www.youtube.com/shorts/j2GhvztXS U - The Council has only formally invited 4000 residences out of 27,891 residences for feedback, and only in one language despite this being a high CALD area. - The Council is using ratepayer funds for URPS to analyse their data and report on their feedback. Thank you for reading my feedback.

Screen Name Redacted

10/13/2022 05:32 PM

I'm excited about this opportunity

Screen Name Redacted

10/13/2022 05:47 PM

There appears to be no negatives for any group associated with this project. All involved get improved outcomes.

Screen Name Redacted

10/13/2022 05:42 PM

No

Screen Name Redacted

10/14/2022 08·44 AM

Yes. Don't go ahead with it.

Screen Name Redacted

10/13/2022 05:49 PM

I give it a big tick of approval!

Screen Name Redacted

10/13/2022 05:53 PM

Why do they need two ovals instead of one?

Screen Name Redacted

10/13/2022 05:58 PM

As long as the process is transparent, locals are hired during construction and operation, I'm for it.

10/13/2022 06:05 PM

I would be pleased to see the facilities well used and available to everyone. Council should proceed asap!

Screen Name Redacted

10/13/2022 06:03 PM

No

Screen Name Redacted

10/13/2022 06:11 PM

Having read the proposal it appears the local residents will have more accessible greenspace than they currently have, surely that can only be a good thing.

Screen Name Redacted

10/13/2022 06:25 PM

Hard to comment in this phase. It needs to be clear and strict on what spaces will remain public and maximum public exclusion times.

Concern the lease could be easily amended for benefit of the leasee once initial agreement signed. Strong safeguards are required for community, green and heritage spaces.

Screen Name Redacted

10/13/2022 06:28 PM

No

Screen Name Redacted

10/13/2022 06:35 PM

It shouldnt even be questioned. Its an important development and brilliant for the community and will be very well received once complete

Screen Name Redacted

10/13/2022 07:07 PN

It is laughable, treats rate payers as idiots and will be remembered as a gross betrayal of the community by self serving members of Council.

Screen Name Redacted

10/13/2022 06:34 PM

no not at this stage

Screen Name Redacted

10/13/2022 06:55 PM

No, but I feel that consultation with the community has been poor. $\label{eq:local_potential}$

Screen Name Redacted

10/13/2022 08:52 PM

I do not think the West Torrens Council has given the community enough time to consider this proposal or wide enough access to our community for feedback, especially considering the big impact on our community. The first I heard of the proposal was when the media released the story a few months ago. The feedback process does not give access to our culturally diverse community, there are many different cultures in our community and the feedback process is only available in English. There are many elderly residents who have lived

in this area for most of their lives and do not have access to the internet and so these residents have been completely cut out of the feedback process and again many do not have access to the survey in their language. I think the feedback process should only be open to residents, home owners and business owners in the West Torrens Council. It is people in this community that on daily basis live, drive, shop, use the park which will be impacted on by this lease agreement and their feedback should be paramount.

Screen Name Redacted

10/13/2022 07:00 PM

No

Screen Name Redacted

10/13/2022 07:06 PM

Nil

Screen Name Redacted

10/13/2022 07:24 PM

The lease is cheap but given the club's investment, maybe this is fair? But only so long as we achieve the expected revenue. Perhaps lease agreements could have this caveat. Yes, the community could get a lot out of this proposal, so long as it is done well, but the club is getting a lot too. They shouldn't get it too cheaply.

Screen Name Redacted

10/13/2022 08:17 PM

The council has a requirement to increase density along major transport corridors, and is now approving development applications for residences with little to no private open space. When density is increased and private open space is taken away, PUBLIC open space becomes vital. The council would appear to be aware of this, according to it's Open Space Plan. Increased housing density benefits the council in increased rates revenue. The council is required to support the well-being of the residents. Reducing access to public open space, which this proposal does, is not fulfilling the council's requirements to residents and rate-payers. While this proposal would result in some of king's reserve remaining as "open space", it would not, according to the proposed lessee, be publicly accessible for large amounts of time. The current council clearly views kings reserve as a liability, and therefore is happy to have responsibility for this area taken on by another party. This view, and this proposal, is to the determent of the community, and therefore at odds with the stated goals of the council.

Screen Name Redacted

10/14/2022 12:51 AM

If granted, the AFC lease means there are a multitude of problems that will arise such as *Reduced number of trees, increased amount of road surface and buildings will mean that there will be less shade, higher temperatures, with increased risk to users of the reserve of sunburn, skin cancers etc. *Increased amounts of roof spaces and

hard surfaces will lead to increased amounts of stormwater that will need to be managed. Will the AFC or rate payers, pay for this increased stormwater management? *Public use of the MCG size park will be limited by the following,1/Game day car parking, 2/Repair of the surface from car parking 3/Routine maintenance 4/Training schedules. *Decreased foliage means that air pollution will be more problematic. *Will there be a need for ugly barriers to stop footballs kicked in the MCG sized pitch causing harm to people and damaging property in the nearby child care centre, houses and roads? *Myer Street already has access and parking problems due to the adjacent college, Aquatic Centre and Thebarton Oval. *Increased traffic will mean more congestion with potentially more accidents, road rage incidents and more risks to pedestrians, especially children. *There are several sports medicine, pools etc. available in the community, with easier parking and public transport access. *Discarded rubbish is already a problem in Kings Reserve and the area around Thebarton Oval. Currently little or no formal effort is made by council or Thebarton Oval staff to clean up this rubbish. If the AFC lease is granted, there is no doubt that there will be more rubbish. Who will clean up this rubbish?

Screen Name Redacted

10/13/2022 07:50 PM

No

Screen Name Redacted

10/13/2022 07:55 PN

As above

Screen Name Redacted

10/13/2022 07:53 PM

No

Screen Name Redacted

10/13/2022 08:06 PM

The proposed lease was done so largely without community consultation.

Screen Name Redacted

10/13/2022 08:03 PM

No

Screen Name Redacted

10/13/2022 08:03 PM

It needs to ensure there is significant funds for the community and much increase with inflation

Screen Name Redacted

10/13/2022 08:33 PM

Happy for the Crows to have Thebarton Oval, but not Kings Reserve!!

Screen Name Redacted

Currently there are many questions, which haven't been answered. I

10/13/2022 08:31 PM

am also not in agreement with the lights that will be needed for night time training as this will significantly and negatively impact the neighbouring homes, sleep etc. Traffic management/parking is also a huge issue in the area and there is no guarantee or information of how it will be managed to ensure local residents and users of King Reserve have ready access. NB The Council has a poor track record in traffic management, and they have not put a proposal forward to address this. Kings Reserve is the only green space for residents bordered by the river, South Rd and Henley Beach or Sir Donald Bradman Drive. The lease is threatening this space and there is no guarantee of what the impact will be. The council needs to say no to the lease.

Screen Name Redacted

10/13/2022 08:21 PM

I think its an exciting project with for the region and support the process the council is taking

Screen Name Redacted

10/13/2022 09:11 PM

I am personally very disappointed that 4 years have passed since the 2018 Masterplan and the best our council could come up with is to convert Kings Reserve into a commercial oval right next to the exisiting Thebarton Oval. Was there really no effort to explore other development proposals to enhance Kings Reserve with community in mind, rather than commercial interests?

Screen Name Redacted

10/13/2022 08:27 PM

There seems to be a lot of confusion around this and it is upsetting the community. This is not good. I look forward to hearing more about it from Council.

Screen Name Redacted

10/13/2022 09:29 PM

It is currently unclear what benefits will be provided to the community as part of this proposal. As it stands, the crows have everything to win, and the community have everything to lose. It's our space, for our children, for our families, for our community.

Screen Name Redacted

10/13/2022 08:29 PN

Nil

Screen Name Redacted

10/13/2022 10:11 PN

Beyond the lack of transparency and short consultation timeframe my main concerns are about: 1. WT Council income and investment Written into the commercial terms are waived or heavily discounted rates and rent and a WT Council co-investment of \$9m based on AFC's \$45m investment in "community benefit and facilities". As there is no comprehensive breakdown of income and investment that shows benefit specific to our community, beyond alleviating problems the development might cause (eg traffic congestion), how are we to

there is going to be state and/or federal government investment why should WT ratepayers also subsidise this development at all? 2. Loss of access to Kings Reserve oval and adjoining green spaces Written into the commercial terms are limits to community access of ovals when they are being used for games (including game days, as required), official training sessions or other related purposes which will include car parking on game days, and for events and festivals on the oval and adjoining green space. There is however no reliable and transparent information on access and access limits. The current estimate based on a brief look at a training schedule is meaningless without information on how it was calculated and what it would mean for residents and ratepayers. The estimate does not include parking. The terms do not provide further information on what is considered "reasonable" so we don't know if the space could become a carpark every weekend for other events. Our local area doesn't have much community green space, particularly compared to other councils, and Kings Reserve is unique in its size. The other large green spaces in the council area already belong to sports ovals or golf courses. It is a highly valued and utilised space and would be even more so if the 2018 Kings Reserve Masterplan had actually been implemented. My children have grown up waiting for the new playground to happen and watched the decline of the Thebarton Aquatic Centre which seems to

gain nothing at all from this development. It seems like there will be less options for residents and ratepayers to access this important area not more. 3. Traffic congestion and carparking I suggest the Mayor and John Olsson shop at the Brickworks in peak hour to see how well the council is at managing developments and traffic. The whole area is already totally congested with traffic which banks up along East Street and Ashwin Parade. There is currently limited information on how issues of traffic, congestion and parking will be managed around this substantial development. As a resident and ratepayer who highly values freely accessible green space and developments that benefit our unique community, I am unable to support the proposed lease and development. My overwhelming conclusion based on the lack of information relating specifically to

know if \$12m of our rates is a reasonable investment? Further, if

Screen Name Redacted

10/13/2022 09:04 PM

A lack of transparency from Council was apparent at the community meeting so I have no confidence that resident concerns will be addressed. Has there been any study on the likely noise and light from training on neighbouring residents.

ridiculously reduced rates with a big business is that it is in no way a good deal for local residents and ratepayers and I do not support it.

access, traffic and noise management and car parking and

Thankyou for you consideration.

No

10/13/2022 08:53 PM

Screen Name Redacted

10/13/2022 09:11 PM

There should be no discounted rates, need an express clause preventing pokies to be used, must have underground car parking to prevent residents from having further issues than already exist now, make any gym and all facilities run by a co-operative that is 51% owned by members of the LOCAL community and 49% crows, any revenue from sale of alcohol should go to the council, any profits made by the club should have a % go to the community to upgrade parks in Thebarton ward

Screen Name Redacted

10/13/2022 09:18 PM

Cost too low.

Screen Name Redacted

10/13/2022 09:52 PM

The Council should strongly consider renegotiating the proposed lease area and lease terms prior to considering progressing to the next stage of master plans.

Screen Name Redacted

10/13/2022 10:47 PM

We believe there needs to be more consultation with the businesses and residents on the direct periphery of this project. We would welcome any discussion with Council to allay our concerns. Many of the families who access our service have looked to us for answers to alleviate their concerns and we have not been equipped with enough information to advise them.

Screen Name Redacted

10/13/2022 10:11 PM

I strongly oppose the proposed lease due to its impact on green space, traffic congestion, air quality, and noise in an already congested area. The 5031 area has less green space than other Council areas. The lease proposal stands in direct opposition to the Council's commitment to preserve cool green natural spaces to enhance the wellbeing of those who live here. Instead, this will be squandered for support the business and other interests of people who do not live in the Council area. Potential exists for increased community life, green space, cleaner air and reduced traffic as a consequence of the South Road tunnel, however these gains will be lost should there be a large Stadium built in our midst. The proposal that was forwarded when the Club wished to annex part of the Parklands (near the Aquatic Center) included 50 permanent car parks for the corporate/executive team of the club. Without a Master Plan, if the lease is granted we may once again be cutting down our green canopy in order to house the cars of executives. Major parking and traffic difficulties already exist due to poor urban design around the Brickworks market. I have little optimism that these issues will be

sensitively addressed in the lease proposal. The Thebarton Community Center will be demolished as a consequence of the South Road development. A community centre on the grounds near Kings Reserve could be considered, one which provides services and events for our community, rather than rooms for hire from a corporate enterprise.

Screen Name Redacted

10/13/2022 09:32 PM

Ni

Screen Name Redacted

10/13/2022 10:20 PM

Council and AFC harp on about removing fencing around Thebarton oval. That is insignificant. Will not improve the community lifestyle. Council can do this without entering into lease with AFC.

Screen Name Redacted

10/13/2022 09:38 PM

Benefits to the community must be maximised. Financial and non financial.

Screen Name Redacted

10/13/2022 10:13 PM

As above.

Screen Name Redacted

10/13/2022 10:11 PM

The two ovals seem excessive. Loss of green space. Fuzzy details on community access.

Screen Name Redacted

10/13/2022 10:28 PM

If a lease was to be agreed to and a plan drawn up by the Crows how much say would ratepayers have in giving voice any concerns they have.

Screen Name Redacted

10/13/2022 10:46 PM

I am dissapointed in the process and our council There is no concern or understanding for the vulnerable residents that they are meant to represent. Whether it is the lack of consultation of those with ESL who have been rate payers for DECADES or from what it seems access to our Green Space restricted between 9:00am - 3:00pm daily by the AFC. This has been communicated twice from the AFC last week in the media. What about the elderly residents or youngest pre schooler residents? Even what the Mayor mentioned regarding community consultation on the second stage sounded like a farce. "A meeting just like this" a meeting where he stood infront of 300 residents and took none of what was expressed on board. That is NOT consultation.

Screen Name Redacted

I am concerned that the actions of the Adelaide Football clubs and

10/13/2022 10:21 PM

the Mayor give the impression that this is a done deal. I am concerned about the appropriateness of some of their actions.

Screen Name Redacted

10/13/2022 10:36 PN

Cafés area a must. Youth needs to be involved. Vehicle access is highly important. The Brickworks surrounding roads are terrible throughout holiday periods... please make sure suitable access in and out and around is toward the top of priorities.

Screen Name Redacted

10/13/2022 10:45 PM

None

Screen Name Redacted

10/13/2022 10:48 PM

I don't believe there was enough consultation before the announcement.

Screen Name Redacted

10/13/2022 11:21 PM

i fear that local residents concerns, particularly those who live in close proximity to the area are being whitewashed by a consultation process that seeks to dilute their concerns

Screen Name Redacted

10/14/2022 12:38 AM

No

Screen Name Redacted

10/14/2022 01:23 AM

The site should be for public use

Screen Name Redacted

10/14/2022 05:23 AM

No

Screen Name Redacted

10/14/2022 07:46 AM

Given the scale of the project, it should NOT be happening during caretaker mode ahead of Council elections. By Mayor Coxon's own admission, this is the largest project to land across Council's desk in over 150 years. So residents and ratepayers deserve longer than 28 days to have a say. I do not support the loss of Kings Park in any way. This should be left as open community green space at all times. The residents and ratepayers need (and deserve) the detail to know exactly how they will be affected. There are still many unanswered questions. The survey question itself is poor. Many residents and ratepayers may actually support the lease agreement, but NOT support the actual terms of the lease. These are two quite different things. The project should not be considered until the South Road extension/tunnels plan as been finalised as this will also have a massive impact on the area and residents. Residents and ratepayers have been in limbo on this for far too long. The Crows campaign to

rally support for the project is grossly unfair. Football supporters by their very nature are loyal and passionate. The Crows have media release/s and a social media campaign to 'rally the troops' to contribute to the community consultation survey in the hopes of stacking the deck in support of the project. These contributions MUST be viewed quite separately from the residents and ratepayers who will be directly affected way more than supporters living outside the area.

Screen Name Redacted

10/14/2022 07:50 AM

In addition the vehicular traffic movements on Ashwin Parade as part of the Brickworks shopping precinct appear to be at capacity particularly during peak shopping times, including weekends. Traffic management with the South Road upgrade coupled with significant increased traffic movements with the Crows creating a home base in this location is unsustainable for the local area.

Screen Name Redacted

10/14/2022 08:43 AN

go crows!

Screen Name Redacted

10/14/2022 08:47 AM

No

Screen Name Redacted

10/14/2022 10:41 414

I just hope the minority are not going to prevent this development.

Screen Name Redacted

10/14/2022 08:55 AN

No

Screen Name Redacted

10/14/2022 08:58 AM

Sign the lease

Screen Name Redacted

10/14/2022 09:15 AM

The rent is too low. There needs to be public access to at least one oval at all times. Dogs must be allowed.

Screen Name Redacted

10/14/2022 09:14 AM

News and conversations with residents

Screen Name Redacted

10/14/2022 09:18 AM

poor commercial return for ratepayers.

Screen Name Redacted

10/14/2022 09:23 AN

Please don't do it. My sisters and I love the park. We love walking our dog and running fast and flying kites and having smoke there after our swimming lessons. In 42 years I want my kids to be able to do the

Ober 2002 City of Territoria

same. 42 years is too long to give up community land to a private business

Screen Name Redacted

10/14/2022 09:22 AN

yes you need to engage with the community better and tell them what is going on, no one and i mean no one is against this we are against the lack of communcation and the messages are not clear. The crows also shouldnt be having a say on this - its not fair

Screen Name Redacted

10/14/2022 09:45 AM

Yes, I do not want council to make non-reversible decisions during this campaign period, and residents' views should have more weight than Crows Members living outside the City of West Torrens. We are the ones that will be directly affected for the next 80+ years.

Screen Name Redacted

10/14/2022 09:35 AM

Don't need two ovals, kings reserve should stay and playground reinstated. One oval is enough for AFC. Put a multi story carpark behind Dan Murphys so the carpark oval doesn't need to be created.

Screen Name Redacted

10/14/2022 11:40 AM

I strongly object to the use of the Precinct for development of AFC business administration and commercial facilities. As a well-resourced organisation, AFC should seek commercial property for lease or purchase on the open market outside the Precinct, just as any other business enterprise. There should not, therefore, be colocation of business administration or commercial facilities with training facilities in the Precinct. I thus strongly urge that future leasing of the Precinct should be in strict accordance with the central recreation philosophy of this type of community land, which should exclude business administration and commercial activities. This should be a non-negotiable lease condition.

Screen Name Redacted

10/14/2022 10:57 AM

I as a resident pays over \$2000 in rates a year and the Crow would pay nothing for 20yrs and their rent would only be \$20,000 a year but while in totally disagreeing with this monetary sum NO AMOUNT OF MONEY would make this proposal agreeable to me.

Screen Name Redacted

10/14/2022 10:13 AM

no

Screen Name Redacted

10/14/2022 10:21 AM

Why is the proposed rent for the Crows so low.

Screen Name Redacted

Why do the Crow need to 2 ovals???



10/14/2022 10:41 AM

Screen Name Redacted

10/14/2022 10:51 AM

1. AFC members have been waiting for a club room and this does not seem to be included, therefore not including the membership 2. A agreement for 42 years without mention of SANFL games there is an issue, things can change re SANFL agreements 3. minimal impact on surrounds design is good Admin input - hardcopy survey - Objective ID A2917798

Screen Name Redacted

10/14/2022 12:35 PM

Should the proposed lease to proceed to the next stage, the West Torrens City Council should provide an benefit-cost analysis for the proposed lease verses if the Thebarton Oval/Kings Reserve is to remain status quo. The analysis' terms should taken into account the environmental, social and urban development aspect of nearby suburbs (and the City of West Torrens as a whole). External consultant with expertise in social/environmental impact assessment should be engaged to provide an assessment.

Screen Name Redacted

10/14/2022 10:57 AM

I do not believe this proposal gives WTC and its residents the best outcome from a community and financial position as it stands, and hence I believe this proposal should not proceed. I believe WTC's 2018 Kings Reserve Masterplan was an excellent initiative by WTC and should proceed in lieu of any lease with AFC.

Screen Name Redacted

10/14/2022 11:06 AN

Not practical in this area.

Screen Name Redacted

10/14/2022 11:13 AM

- lease does not have sufficient \$ return to West Torrens for the loss of community amenity in my view - Access to Kings Reserve for users adjoining childcare and local residents + ratepayers should be before others - likely tree cover loss from development of Kings Reserve is a negative

Screen Name Redacted

10/14/2022 04:40 PM

The City of West Torrens Council is meant to work for its own residents and ratepayers – us, the community, and not corporations or businesses. Kings Reserve is our public park, and it is very clear that the CWTC does not have consent or mandate from its own residents and rate-paying community to enter into a limiting and

flawed lease agreement with a corporate AFC. There will be an obvious negative impact on residents, especially in the immediate vicinity surrounding the Thebarton Oval and Kings Reserve - so why would a Council do this to its own community? We are the people who live, play, work, exercise, and engage in social and community activities like festivals and events at Kings Reserve, on Kaurna land. This precious green space is essential to our social and collective wellbeing, for our environment, and our sense of community. Investing in green space for our current and future community is the kind of social progress we, the residents, want. To date, the CWTC lease negotiation and public consultation process has been, in my mind, short-sighted and flawed. In the interests of transparency and accountability, the results of this survey should at least be made public so there is transparency around the post-code locality of respondents, given the survey is available beyond our CWTC area. This is especially important since the AFC have actively promoted this survey through their club membership, in support of the development. Our CWTC should be accountable primarily to its own constituents, not to business, corporations, profit, or any one multimillion dollar club. Please, City of West Torrens Councillors, do not support this lease and AFC development. It is not an appropriate use of our ratepayer's money. There is not an 'appetite' for this development in this location from our local CWTC community. In fact, given the proximity of residents bordering the development, it is highly detrimental to our local community, and you do not have our support to progress with a project that is so limiting to your constituents and

Screen Name Redacted

10/14/2022 11:11 AM

NO

our local environment.

Screen Name Redacted

10/14/2022 11:18 AM

Adelaide Football Club need to find somewhere else to go.

Screen Name Redacted

10/14/2022 11:39 AM

Please reconsider the need for a second oval at Kings Reserve. If determined absolutely integral, please look at mandating some of the community's concerns about guaranteed access, protection of mature trees, upgrade of community facilities either in the lease or through MOUs. This proposal needs to guarantee benefits for residents beyond what is currently enjoyed.

Screen Name Redacted

10/14/2022 11:24 AM

It is abhorrent that they even consider "ripping" off the local residents
- it is community land _ should remain community land. Currently
they claim to train 68 hours pw during business hours that is a load of
croc + you know it.



10/14/2022 11:29 AM

I am so glad to see Thebarton Oval given the chance to be the home of another great SA football club.

Screen Name Redacted

10/14/2022 11:42 AM

Screen Name Redacted

10/14/2022 11:56 AM

Feel that residents and businesses are being bullied into accepting a huge project without being provided with any specific details of the exact nature of the development and impact on traffic flows and access to open space. Shocking lack of consultation and adherence to the democratic principles. This is PUBLIC land not something that should be leased to a Victorian owned football club on a long term basis without proper consultation about all the details.

Screen Name Redacted

10/14/2022 12:42 PM

I believe the behind doors meetings is wrong and can be viewed as potentially leading to a corruption of the ideals of community government. It panders to the desires of vested interests over the that of the local community.

Screen Name Redacted

10/14/2022 12:38 PM

I think this process has been to short with not enough details to be able to adequately input of make any informed decisions.

Screen Name Redacted

10/14/2022 12:41 PM

The crows say they will only use the ovals for training for a few hours a week. However, Mr Olsen also said that Adelaide is currently 20 playing ovals short (hence the need for them to have two ovals). From that I gather that before long other clubs will be wanting to use the oval for training or matches. Once the Crows are set up we will have less and less say on how the area is used. Our use of the "public" space could become less and less over the 42 years. We will have little control over this.

Screen Name Redacted

10/14/2022 12:34 PM

Don't agree with being locked in long term to private companies. I am concerned with the effect on the environment e.g the removal of trees

Screen Name Redacted

10/14/2022 12:41 PM

South Road redevelopment has potential to overwhelm locals without Thebby oval upgrade. Thebarton Aquatic is a diamond in the rough. It seriously needs an upgrade - is this being considered? What about Thebarton College students who currently park cars in SW corner of



10/14/2022 01:00 PM

This process has been completely disingenuous. So called 4 week consultation for residents when our so called representatives have not been acting in our best interests. This is community green space and should be maintained as is for around the clock access by the community. If the Crows need a NEW home (considering they already have one at West Lakes) Thebarton Oval will fulfill their needs without taking Kings Reserve away from the community. Whatever is being said about their usage at being only 20% or 30% does not pass the pub test! HANDS OFF OUR GREEN SPACE!

Screen Name Redacted

10/14/2022 12:53 PM

Must have a licensed club linked to the proposal.

Screen Name Redacted

10/14/2022 01:03 PM

I would like there to be a strong community focus in the arrangements. This would include parking available to the public and use of green space, perhaps a function area that can be hired by others.

Screen Name Redacted

10/14/2022 01:10 PM

There is not enough information to make a clear and informed decision about this lease and the potential impacts to this community. I would also say that given 17 % of people in this area don't have the internet connected that you may will be missing out on a significant voice. Finally, I think that not explicitly disclosing that it was for Kings Reserve and Thebarton Oval was misleading and deliberately obfuscating the community consultation process.

Screen Name Redacted

10/14/2022 01:24 PM

Master plan being released after the arrangement is too late. Hopefully feedback will be seriously listened to if the lease reaches that stage. I was initially happy about the AFC moving to Thebarton - that area is rundown, but what concerns me the MOST is that they are taking over the WHOLE of the open spaces. Will they build a new playground to replace the old timber one? In summary too many questions without reassuring definite answers.

Screen Name Redacted

10/14/2022 01:13 PM

Will there be any impact on the proposed development of the West Adelaide Football Club site.

Screen Name Redacted

10/14/2022 02:31 PM

I am not against the AFC moving to Thebarton Oval. I am very open to the AFC leasing the Thebarton Oval site (as distinct from the entire 'precinct' including Kings Reserve). It would seem that the AFC would benefit greatly from the development of this site as their new base. Further, there is good potential for community benefit on a range of fronts through the AFC utilisation of the site, the range of proposed developments, and the proposed community engagement through access to a range of facilities including the oval itself. There are valid concerns from sections of the community that would still apply, notably traffic management and parking considerations. However, I anticipate these could be adequately addressed by CWT, AFC, and other stakeholders through a Master Planning process for such a revised proposal. My position against the proposed leased agreement is focussed on what constitutes the best use of Kings Reserve (to the north and east of Thebarton Oval) for the residents of CWT. Comparing the future of Kings Reserve under the 2018 Master Plan against the proposed AFC lease agreement with the second football oval, I have to conclude that the existing site, enhanced by the 2018 Master Plan, offers the greatest benefit to both my family and to the broader community of CWT in all its diversity. At the same time, I can see that a lease by AFC and associated redevelopment of Thebarton Oval has much potential to complement the existing 2018 Master Plan for Kings Reserve and provide additional benefits to the community. I hope the CWT Council gives due consideration to a broader range of options for the future of Kings Reserve to find the best outcome for all, in the best interests of the broader CWT community.

Screen Name Redacted

10/14/2022 02:18 PM

No

Screen Name Redacted

10/14/2022 02:19 PM

I fully support the idea. This will add to the community for years to come.

Screen Name Redacted

10/14/2022 03:04 PM

My strong preference would be for the SANFL to retain the lease of Thebarton Oval, and to allow some SANFL games to be played there, as well as other SANFL activities. Also for Kings Reserve to be retained as open green space, and accessible to West Torrens residents at all times.

Screen Name Redacted

10/14/2022 03:03 PM

I would just like to add that I am disappointed in the consultation project especially considering the size of the project and the length of the contract. As you would know self selecting online surveys are a particularly unreliable form of information gathering. There seems to have been no attempt to actively consult either those who use the park or those who will be most affected. Furthermore many residents (especially the elderly and those from non-English speaking background) have been effectively excluded from the consultation. It

ober 2002 City of

tends to give the impression that the consultation is simply for show and that the project is a foregone conclusion.

Screen Name Redacted

10/14/2022 02:47 PM

This process has been hard to get factual information with any detail to make clear and informed choices about. For example I have heard 3 different amounts of time that an oval would be used for training. None of which speak to the growth of the club. I would also like to know who will be responsible for creating and enforcing any rules that might seek to be brought into place in the future. ie dogs allowed now. but in 5 years time no dogs allowed.

Screen Name Redacted

10/14/2022 02:52 PM

Would bring the dated grounds up to date

Screen Name Redacted

10/14/2022 02:51 PM

Nil

Screen Name Redacted

10/14/2022 02:58 PM

Not fair to rate payers and public use

Screen Name Redacted

10/14/2022 03·16 PM

No.

Screen Name Redacted

10/14/2022 03:16 PM

As above.

Screen Name Redacted

10/14/2022 03·17 PM

There is no other commercial entity within the council area who does not pay rates, why are the Crows exempt? The oval and facilities will draw extensively on council resources such as rubbish collection etc.

Screen Name Redacted

10/14/2022 03·28 PM

Not convinced by the Council's process here. Consultation process happening during Caretaker Period. Not convinced by Mayor's responses to questions in media and public consultations.

Contradictions in public statements and physical correspondence.

Uneasy about reported elements of the Council's gift register.

Screen Name Redacted

10/14/2022 03:27 PM

Since this is already a 'done deal' you need to make them pay COMMERCIAL VALUE for that land!

Screen Name Redacted

The 'opportunity to provide feedback' offered in the text below is

10/14/2022 04:00 PM

similarly weak. I am astonished at the lack of relevance of residents' views in this decision-making. I note that the Crows are actively enabling their 63000 members to have a say in this survey, and the Mayor declined to give any assurances that residents' views will be the main data to be considered in the results that emerge from this survey. IF this 'Crow-washing' is what happens, it will be a day of shame for the City.

Screen Name Redacted

10/14/2022 03:26 PM

No

Screen Name Redacted

10/14/2022 03:57 PM

The process for this consultation has been fundamentally disappointing. Council administration has not effectively considered how this engagement process should be run. Clearly did not anticipate that there would be questions the public would want answered. It appears basic principles of engagement have not been followed At no point was there mention of a stage 2 in the document released - so it is unsurprising there has been community concern. Engagement by the Mayor has been disrespectful - both towards constituents and other councilors. Further, the schematics between a public meeting and a community meeting are lost on a group of people with genuine concerns and questions they need answered before putting in feedback. Council and the Mayor could have been much more helpful around this, noting it was clear from requests to meet that the community wanted the opportunity to be heard and ask questions. Whether this is a public meeting or a community meeting does not matter and it was insulting to be schooled on the difference. Current consultation is also lacking with respect to CALD communities. Suggest Council reflect on this and commence another genuine engagement opportunity. Also keen to understand what consultation has occurred with traditional owners?

Screen Name Redacted

10/14/2022 03:46 PM

Please maintain the trust of your community.

Screen Name Redacted

10/14/2022 03:50 PM

The lease of King's Reserve is not appropriate, but I would support a lease and redevelopment of Thebarton Oval only, in line with the Council's own 2018 masterplan for the site. Trying to push this through before an election is inappropriate, and if Council were genuinely interested in the lives of their rate payers, would be sourcing additional open space to replace what is proposed to be lost. I assume the State Government and Crows are coercing Council into accepting this lease arrangement, in which case Council fighting for its local residents to ensure similarly sized new open space can be sourced within the area as a replacement for this site.



10/14/2022 03:58 PM

Not at this point. I'll study further

Screen Name Redacted

10/14/2022 03:56 PM

I think it is an excellent opportunity

Screen Name Redacted

10/14/2022 04:06 PM

I support the idea, I think that having AFC is potentially a very good thing for the community-however I feel that if the community think that a green space has been taken away and the only compensation is access to a gated oval (that our rates are paying for and should have always been open) I think that the community will feel very disappointed.

Screen Name Redacted

10/14/2022 04:01 PM

Please just don't.

Screen Name Redacted

10/14/2022 04:09 PM

Not sufficiently financially rewarding for council. While Crows might have Thebarton ova, the Kings reserve and it's trees and open spaces should be left out of it. In the Brompton proposal for the Crows only one Oval was involved, so why is another one now 'needed'?

Screen Name Redacted

10/14/2022 04:05 PM

Why can't the west beach sporting precinct be considered instead? Also has the Airport begun paying their rates and back paying what they owe? Our rates should be significantly less given this in our area.

Screen Name Redacted

10/14/2022 04:09 PM

My main concerns are public access of park lands, and the proposed MCG sized training ground. The current parklands are used by myself, my house hold and many members of the public for leisure and exercise on a daily basis, this includes the skatepark and basketball hoops. Public access to a large area of parkland must remain a priority.

Screen Name Redacted

10/14/2022 04:05 PM

Residents deserve to have better income coming from this corporate profitable organisation, so \$ received can be used to residents benefit in our community

Screen Name Redacted

10/14/2022 04:50 PM

Ratepayers own these facilities; Council's responsibility is to maintain, improve and achieve the highest and best use of these

facilities. Any proposal to transfer these facilities to another private entity must present a rock solid business case to prove that Council/ratepayers will get an excellent 'return' - whether in the form of revenue, better services, community access, or all of these. It should be able to prove that the return from the project exceeds that from any alternative use of the facility. As the Thebarton Oval and Kings Reserve are together the most desirable comparably located land and sports facility anywhere in inner Adelaide, a business case should be able to demonstrate a very high return. Specific, compelling outcomes should be presented for public consideration. The proposal is for for this community to lose control of its vital assets for generations - it certainly needs more than vague words about what it has to gain. It needs a very convincing case. No such business case is available. There are only general promises of community benefit in return for highly discounted rents and rates. We have no real idea how the purported dollar value of these promised benefits is to be calculated, delivered and then accounted for over the decades. We have no idea whether the community will get any access or benefit at all. These details have clearly not been negotiated. Yet in displaying its commitment to this deal before it is even finalised, Council has undermined its own negotiating position from the start. We know what the Crows want. It is much less clear what Council seeks to get on our behalf.

Screen Name Redacted

10/14/2022 04:25 PM

Parking, green space, traffic, residents access, are all major issues for the area and I can't see where any planning has been undertaken to even scope out the issues never mind dealing with the issues. South Road is grossly overloaded already and this proposal will only increase the congestion in the area, as there will be no relief to the traffic situation for at least 10 years the lease should just not be contemplated until the tunnels on South Road are built. Ashwin Parade is similarly overloaded and can't possibly cope with yet more traffic. A complete lack of meaningful consultation means that something is wrong with this proposal, it doesn't stand up at all.

Screen Name Redacted

10/14/2022 04:08 PM

No

Screen Name Redacted

10/14/2022 04:56 PM

Although I had not registered in advance, I was present for the duration of the Community Meeting which took place at the Torrensville Community Centre on Wednesday, 5 October. I fully support all of the concerns that were raised at this meeting by the local community members. In response to the Motion that was put forward by one of the attendees present on the night, I raised my hand as a futther show of support to not enter into the proposed lease agreement with the Adelaide Football Club.

10/14/2022 04:13 PM

I think that ratepayers and visitors to the area will be an asset to the City of West Torrens

Screen Name Redacted

10/14/2022 04:43 PM

See above. The AFC and CWTC has made no guarantee about public access to King's Reserve, and neither have they made any guarantee about traffic management and parking. This is insufficient to approve a lease of this size and impact.

Screen Name Redacted

10/14/2022 04:20 PM

I hope a few iil informed people don't stop this excellent opportunity to put West Torrens on the map.

Screen Name Redacted

10/14/2022 04:27 PM

I, and many others in the area, feel that the strongly financed football people aren't a bit concerned about us. I've been here for 35 years and live in a lovely street here. There's already been a huge increase in traffic around the Wainhouse Street/North Parade area over the last few years. The football people have a lot more money to pay for marketing to young people, most who don't live in the area. Also, I'm a theatre arts and film person and football is not one of my interests.

Screen Name Redacted

10/14/2022 04:18 PM

Lack of transparency Being done under caretaker Lack of community consultation

Screen Name Redacted

10/14/2022 04:19 PM

No other feedback

Screen Name Redacted

10/14/2022 04:18 PM

No

Screen Name Redacted

10/14/2022 04:19 PM

No

Screen Name Redacted

10/14/2022 04:26 PM

It is clear this project is not supported by the community. As our wards the council should follow our wishes.

Screen Name Redacted

10/14/2022 04:33 PM

This project is NOT in the interests of the local community. I do not support it in its current form at all. With so many options available to the Crows, why is a valuable green space in a Western suburb the focus? To indicate that a strip of the existing land MIGHT be added for additional community use in 10 years time indicates that it will

never happen. I am very disappointed in the Council's decision to even consider this project. The consultation process & lack of transparency aside, my main concerns are regarding traffic management in the area. This is not simply a parking issue. As I am sure you are aware the roads surrounding Kings reserve are already congested in particular along Ashton Parade. The addition of 3 football teams, their coaching & medical staff as well as the administration will exacerbate this issue. Parking is also a concern, while I appreciate there will be underground parking at the new site, it is unlikely to be sufficient for all I've mentioned above plus game day attendance. The Brickworks car park is already full most of the time & it makes it difficult as a rate payer & resident to do my groceries. Further, I am concerned for the loss of one of the only decent community assets for exercising my dogs, playing outdoors with the family, community events ie sport & cultural. I don't think access to a new football oval is going to be able to facilitate these things & definitely not when I want to access them! Another consideration here is the loss of environment ie. flora & fauna. As the city of west Torrens becomes more densely populated we will have more of a need for this, not less. There is an economic impact also. I don't believe the rate the Crows are set to pay in rent is sufficient & I believe as a rate payer I will end up footing the bill at some point. I am not opposed to development & progress in the area, but I don't see how the benefits outweigh the negative impacts to the community. Also - why can't we look at the West Beach precinct that is already a sporting complex.

Screen Name Redacted

10/14/2022 04:27 PM

No

Screen Name Redacted

10/14/2022 04:27 PM

No

Screen Name Redacted

10/14/2022 04:35 PM

No other options were presented, such as only offering Thebarton Oval and upgrading Kings Reserve to leverage greenspace as a drawcard to the area (as more progressive councils have done with their parks). Consultation period was too short and unclear about net outcome regarding public accessibility and impact on trees in Kings Reserve, public accessibility.

Screen Name Redacted

10/14/2022 04:31 PM

The council should not just listen to the minority of anti-development nimby s. They need to listen to the whole community.

Screen Name Redacted

No

10/14/2022 04:31 PM



Screen Name Redacted

10/14/2022 04:35 PM

We need to see these types of development supported. Not to do so will be a great loss to the area

Screen Name Redacted

10/14/2022 04:36 PM

No

Screen Name Redacted

10/14/2022 04:35 PM

No

Screen Name Redacted

10/14/2022 04:37 PM

No

Screen Name Redacted

10/14/2022 04:39 PM

Major roadworks would be needed around the brickworks marketplace to prevent terrible congestion around game days.

Screen Name Redacted

10/14/2022 04:56 PM

It does seem like a rotten deal that feedback from the members of the Crows football club is considered alongside the people who live within this vicinity, whose lives may be negatively impacted. It is also strikingly rotten and unfair that the rent I pay on my small abode, is not too dissimilar to the rent the Crows will pay for their vast occupation. The rent I pay as a single mother to house myself and 2 children, consumes approx 90% of my income, leaving me with little leftover. Furthermore, I cover the costs of maintenance and upkeep on my home, with pride. Where are the details on the profits the Crows will continue to make as they are supported to expand and strengthen. This does not feel like a community venture at all. It reeks of corporate greed and profit over the peace and prosperity of the people. I am baring in mind that I have only scant details on this venture, and am likely to be swayed by the mood of concern among the community. But whilst I bare that in mind and try to keep my mind open to the possibilities of positive progress, I ask that the developers bare in mind the fact that this is all happening upon stolen land. The wounds of land theft and dispossession are still raw and need healing, not further trampling upon.

Screen Name Redacted

10/14/2022 04:55 PM

Background We are owners of Unit

Torrensville, and have lived here since 2015. I am also the Presiding
Member of Strata Corp
which manages the 17 townhouses at
situated immediately west of Kings Reserve. This
submission reflects our own views and does not necessarily reflect
the views of all owners and residents of Strata Corp
also
note that I am an Independent Member on the West Torrens Council

Assessment Panel, but once again, the views are entirely my own as an impacted ratepayer and resident. A vibrant precinct and friendly neighbourhood We love living here. Torrensville offers an unrivalled lifestyle proposition by virtue of its close proximity to the city, beach and pretty much any urban service and amenity you could need. Living directly adjacent to Kings Reserve and across the road from the Brickworks, we are used to living in a busy, bustling pocket of the city. We accept that the trade offs from living in such a well serviced location are busy streets, limited on-street car parking and background noise from the occasional events hosted at Kings Reserve. Torrensvillians are a friendly and down-to-earth bunch. We enjoy walking through Kings Reserve and around the neighbourhood, and appreciate how people stop for a chat. On just about any afternoon, you will see people smile as they walk past the fellow who practices his bagpipes in Kings Reserve, or animated chatter from the dog people who gather on the oval while exercising their dogs in the morning and night. We also have experienced positive changes in recent years that have enhanced the vibrancy of the area. For example, AFLW games at Thebarton Oval and the increasing number of cultural festivals hosted at Kings Reserves have enriched our local area, with any inconvenience from local traffic congestion offset by the buzz that these new activities have brought. None of these things happen by accident. They require physical spaces that people can access, and for people to want to use these spaces. We know that change is inevitable, but its important that we change in ways that improve quality of life and quality of the environment. Key point one: Any change to Kings Reserve/Thebarton Oval should build upon the valued elements of the local neighbourhood and community, and not detract from them. A lease without a master plan My biggest concern with the proposed lease agreement is the lack of detail of the operational arrangements, assumptions underpinning the financial arrangements and thus the benefits or otherwise to residents and ratepayers. As I understand it, the signed lease agreement will be followed by the development of a detailed master plan, that would address the myriad of issues not yet resolved, such as: • How much space will the Adelaide Football Club will have unrestricted access to? • On a given week, what exact combination of training and match activities can be expected? • When exactly will the community be able to access the space? • How much native vegetation will be lost? • What are the car parking, public transport and traffic management arrangements? • How will pedestrians and cyclists move through the precinct? • What play and recreation equipment will be provided to compensate the lost skate park and children's' playgrounds? • Will the many cultural festivals and community events continue to be hosted on Kings Reserve? • What are the proposed uses for the Adelaide Football Club building? What is intended in terms of hours operation, liquor licensing and gaming machines? These are all big questions that need proper consideration. I do not accept the premise

that it would be a waste of council resources to invest in investigation of these issues or master planning if the lease agreement was not in place. To the contrary, it strikes me that council may be exposing itself to undue risk by entering a lease agreement with many issues unresolved. I'm not sure how council can determine the value of the financial arrangements, such as rents and rate rebates, in the lease in the absence of such important information. Council may also be acting in a manner inconsistent with its own Prudential Management Policy. Key point two: Council should not be entering into a long term lease agreement with key details unresolved. Key point three: Council should prepare and disclose to the public an independently prepared Prudential Review Report into the lease agreement before the lease is signed to provide a degree of independent assurance about the benefits of the proposal to residents and ratepayers. Don't forget the strategic significance My final comment is to respectfully remind council to not lose sight of the strategic significance of the site in this decision. This is a long term decision that will not be easily undone. Council needs to have certainty that this decision will support the vision in council's Community Plan of West Torrens "being the best place to live, work and enjoy life". Its not lost of me that the image that accompanies council's Community Plan on its website is a Fork in the Road event at Kings Reserve (see https://www.westtorrens.sa.gov.au/Council/Plans-and-Reports/Community-Plan In making this decision, council will need to balance many factors across the five focus areas of this plan in working through how well providing unrestricted access to public land to the Adelaide Football Club supports Community Plan outcomes such as: Active and healthy lifestyles for all ages and abilities Neighbourhoods designed to promote safe, active travel and strengthen connections, amenity and accessibility A variety of indoor and outdoor sport, recreation and community facilities and open spaces. Place-making and public art which enhance the visitor experience at key destinations Economic development through innovation, collaboration and investment and connections between businesses and the community. Open spaces that foster the natural environment, support biodiversity and encourage people to spend time outdoors. Protect and expand the urban forest. High levels of governance, transparency and integrity. I think a lot of the community angst around this proposal stems from a lack of communication around the project, and a failure to tell the story around how a partnership with AFC is in the community's best interest, and will lead to a net improvement in the quality of life. Key point five: Clearly outline how the proposed lease supports the achievement of council's Community Plan 2030 - and the short and long term benefits to residents and ratepayers. Conclusion This lease decision represents a once-in-a-generation opportunity, and it is worth getting right. To this end, I submit that: • Any change to Kings Reserve/Thebarton Oval should build upon the valued elements of the local

neighbourhood and community, and not detract from them. • Council should not be entering into a long term lease agreement with key details unresolved. • Council should prepare and disclose to the public an independently prepared Prudential Review Report into the lease agreement before the lease is signed to provide a degree of independent assurance about the benefits of the proposal to residents and ratepayers. • Council should clearly outline how the proposed lease supports the achievement of council's Community

Plan 2030 - and the short and long term benefits to residents and

ratepayers. Yours sincerely

Screen Name Redacted

10/14/2022 04:49 PM

No intrusion on Kings reserve itself and equitable rates.

Screen Name Redacted

10/14/2022 04·48 PM

No.

Screen Name Redacted

10/14/2022 04:50 PM

Support change

Screen Name Redacted

10/14/2022 04:50 PM

I think it's a great opportunity for the western suburbs

Screen Name Redacted

10/14/2022 04:54 PM

Consultation and feedback process is not long enough and does not consider access to culturally diverse people in the community nor older residents without internet access. Survey is only in English which limits accessibility.

Screen Name Redacted

10/14/2022 04:57 PM

I believe the mayor has given the 'diagonal nod' to this proposal and that Crows members and others who do not live in the WTC area should not have a voice in this consultation. There should be no 'weighting' of feedback' [details have not been announced] and Crows members will attempt to flood this online consultation. That is unfair.

Screen Name Redacted

10/14/2022 04:59 PM

Please please have a clubhouse that the members can come back to and enjoy with the players.

Screen Name Redacted

10/14/2022 04:56 PM

I think it will only benefit the area & the city as a whole.

Screen Name Redacted

No

10/14/2022 04:56 PM



Screen Name Redacted

10/14/2022 04:59 PM

No

Screen Name Redacted

10/14/2022 05:00 PM

No

Screen Name Redacted

10/14/2022 07:54 PM

. ., , ,

Screen Name Redacted

10/14/2022 08:14 PM

1. AFL is a commercial body whose financial investment in this proposal will ultimately be to their advantage and they are payig market rent as well as receiving a generous rent rebate 2. The community loses a multi-use community asset owned by the community.

Screen Name Redacted

10/14/2022 08:20 PM

It doesn't seem to be best for me and my family and communiy. I don't want them to use Kings Reserve.

Screen Name Redacted

10/14/2022 08:26 PM

Screen Name Redacted

10/14/2022 08:30 PM

I wish the Crows woul just use the existing oval.

Screen Name Redacted

10/14/2022 08:34 PM

At Kings Reserve I like having birthday parties at the picnic spot and I like riding skate boards there too. I like the trees for hot days. My favourite thing is having play dates at Kings Reserve on the lawn. So I don't think it is a good idea to put 2 ovals there.

Screen Name Redacted

10/14/2022 08:45 PM

Please see attached - consultation caps 2. Feedbackcomments relate to consultation gaps I • The City OfiWest Torrens is home to people from a range of diverse communities - appear under-represented • Federal, stkte and local Councils are aware of the need to consult broadly using a range of m thods • Consultatioh is insufficient within the stated time frame as families tend to discuss the informa ion while forming an opinion, may then need to nominate a person to feed back. ;Especially if from a non-English speaking background, people living with a disability,lolder residents. • Not everyoi:,e has an

operational computer, Wi-Fi, mobile phone • Suggested !additional consultation ideas are: - Community radio - various languages - Language assistants - often pass on short amounts of information at local groups: - Commu,iity pop-up meetings at libraries - Linking information to groups and organisations providing services to multicultural communities - Continu us improvement - community consultation increases community engagement - which will be a good vehicle for earlier feedback - review documeptation to ensure communities have been consulted where relevant e.g. "Open Space Plan 2021 - 2026, City of West Torrens, Sept. 2021 houses a I range of useful relevant information Admin input - hardcopy survey Objective ID A2918259 NB - There are x 2 residents - same email address. Could not input using this email address

Screen Name Redacted

10/14/2022 08:51 PM

No or reduced council rates!! Gifting use of over \$30million of "rate payers" land. Traffic nightmare - now even worse! AFC is a corporation - PAY THEIR WAY!

Screen Name Redacted

10/14/2022 08:54 PM

Please justify who/how the "shortfall" in rates by the AFC will be made up.

Screen Name Redacted

10/14/2022 09:01 PIVI

Screen Name Redacted

10/14/2022 09:04 PM

I totally disagree with the Crows playing here at Thebarton Oval.

Screen Name Redacted

10/14/2022 09:09 PM

Screen Name Redacted

10/14/2022 09:13 PM

Reduce lease area to incorporate key aspects of 2018 Kings Reserve Master Plan.

Screen Name Redacted

10/14/2022 09:22 PM

As a member of the HBM swimming club for the past 4 to 5 years (home pod is Thebarton Aquatic Centre) and as I swim train 3 to 4 times/week at TAC, I am already encountering traffic/parking problems to use the pool. This is due to the current lease arrangements with the Adelaide Football League and the SANFL. I also add that when contacted over problems, the Adelaide Football League and SANFL personell have been less than helpful. This is especially in regard to the disabled people who regularly use TAC

pool for training and therapy.

Screen Name Redacted

10/14/2022 09:27 PM

Optional question (1015 response(s), 261 skipped)

Question type: Essay Question

Appendix C

Redacted written responses



Sent:

Friday, 14 October 2022 12:12 PM

To:

Enquiry

Subject:

FW: Adelaide Football Club

From: Michael Coxon <mayorcoxon@wtcc.sa.gov.au>

Sent: Thursday, 13 October 2022 10:58 AM

Tol

Cc: Office of the Mayor and Chief Executive <omc@wtcc.sa.gov.au>

Subject: RE: Adelaide Football Club

I thank you for your email and I fully appreciate your concerns. Accordingly, I have forwarded your email onto our Administration for consideration with the feedback received to date.

In the meantime, thank you for reaching out and please be assured that the Council is always committed to acting in the best interests of the West Torrens community.

Sincerely



Michael Coxon B.A., Grad. Dip. Prop. MAYOR

City of West Torrens

Address: 165 Sir Donald Bradman Drive Hilton SA 5033

Mobile: 0402 212 002

Email: mayorcoxon@wtcc.sa.gov.au

Web: https://www.westtorrens.sa.gov.au/CWT

From

Sent: Wednesday, 12 October 2022 4:28 PM

To: Michael Coxon < mayorcoxon@wtcc.sa.gov.au>

Subject: Adelaide Football Club

To Micheal Coxon

I attended the meeting at the Thebarton Community centre in regards to the Adelaide football club takeover of the Thebarton Oval. I was surprised to see so many attend. I am concerned about the Adelaide football club's plans for extremely large new facilities being planned for the Thebarton Oval.

First we rate payer nearby will see Kings reserve will be affected as I live of the near South Rd where the traffic has already increased which is a concern as there are many families with small children crossing the road to go to the park.

There is no point in asking the people living in the suburb of Hilton as this will not directly affect them. Consultation should be made with people who live in close proximity to the planned expansion of the Thebarton Oval.

Kind retards

Sent:

Friday, 14 October 2022 12:10 PM

To:

Enquiry

Subject:

FW: Clarification on the Master Plan

Categories:

Saved in Database, Completed

From:

Sent: Friday, 7 October 2022 3:37 PM

To: Office of the Mayor and Chief Executive <omc@wtcc.sa.gov.au>

Subject: Clarification on the Master Plan

Dear Mayor

Thank you for your reply. I attended both the Council meeting and Community meeting this week. I got the impression at those meetings, that it would be the Crows that would be paying for the development of the Masterplan (\$1m), however, in your email below, it says the Council will be paying for the Master Plan if the project moves to the next phase. I would appreciate your clarification on this point.

I would also like to add, that many of us are very concerned about Kings Reserve becoming just 'another oval'. There are so many beautiful trees, BBQ's, skatepark, soccer pitches etc which will have to be removed to make way for an oval. While I understand the community will still have some access to the oval, it is not the same 'greenspace' as the current area and does not in any way resemble the proposed 2018 master plan. I think this is reason why so many people are now opposed to the plan. Many of us did not realise that the Crows would also need to have Kings Reserve and given John Olsen said on ABC Radio that training would be approximately 4 – 6 hours a week, it seems the requirement for a second oval is just overkill. I think the community will be giving up a lot with little in return and cannot see how this is a 'community benefit'.

It is also hard to believe given space will be a premium, that the precinct will be able to incorporate soccer pitches, playground and skate park as was mentioned by you at the community meeting. Also, you I believe you also stated that the current Community Centre would be moved further onto the Reserve. I cannot see how this will be possible and feel these statement left many of us feeling even more perplexed. I would greatly appreciate it, if you could clarify these matters.

In its current form, I do not therefore support the lease of the community land to the Adelaide Crows.

Yours sincerely

From: Office of the Mayor and Chief Executive <omc@wtcc.sa.gov.au>

Sent: Monday, 26 September 2022 4:44 PM

Td

Cd

Subject: FW: Crows Re-Development - Traffic Management; Trees; Swimming Pool and Heritage

Dear

Thank you for your email.

Following the current first round of consultation, Council will take into consideration community feedback received and should it be of a mind to grant a lease, Council will ensure that the lease will only be granted subject to any critical conditions being met. The first of those conditions will be that the Adelaide Football Club and Council develop and agree on a Masterplan to be developed for the Precinct. This Masterplan will include a range of important and critical issues that you have raised including, for example, built form, parking and traffic, community use/access, maintenance responsibilities, etc.

Please note, it would be inappropriate for Council to allocate ratepayers' money towards a costly Masterplan unless there is an appetite from the community to engage in a lease. This is why we need to gauge community support on the proposed lease prior to engaging in the development of the Masterplan. The Masterplan, should the lease be granted, will be subject to further community consultation (Stage 2).

In the meantime I have forwarded your comments to the Community Engagement consultant for inclusion in the community feedback however feedback regarding the proposed lease can be made via https://yoursay.westtorrens.sa.gov.au/thebartonovallease

Sincerely



Michael Coxon B.A., Grad. Dip. Prop. MAYOR

City of West Torrens

Address: 165 Sir Donald Bradman Drive Hilton SA 5033

Mobile: 0402 212 002

Email: mayorcoxon@wtcc.sa.gov.au

Web: https://www.westtorrens.sa.gov.au/CWT

From:

Sent: Tuesday, 13 September 2022 3:53 PM

To: Office of the Mayor and Chief Executive < omc@wtcc.sa.gov.au

Subject: Crows Re-Development - Traffic Management; Trees; Swimming Pool and Heritage

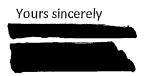
Dear Mayor Coxo

I understand that you are receiving comments regarding the Crow Re-development proposal at Thebarton Oval. Whilst I have no objections per se to the re-development, I would like further information about the following:

- As a local resident understand from the listening to ABC 891, the proposal is that traffic enter via South Road which is fine, however West Thebarton Road and Aswin Parade are already highly congested roads with many people using Clifford Street as a through-fare, I am concerned that this redevelopment will only increase with local streets becoming even more congested. I am however, not concerned about parking on match days.
- I understand that the plan is to have two ovals which is also fine, however I am very concerned that the few trees we have in Kings Reserve and the car park on South Road will be sacrificed in any re-development of

- the ovals. It is vitally important that as many trees as possible remain and I would like further information about the number of trees that are planned to be removed.
- I am regular user of the Thebarton Swimming Pool where I swim twice week with my local triathlon club (Lakers). What plans are there, if any, for the pool? Will this be demolished to make way for the Crows pool and if so, will the Crows pool facilities be available to the general public, as was planned in North Adelaide? The Thebarton Pool is a vital community asset it provides hydrotherapy for the injured and elderly, enables squad swimming for many local sports groups and school swim sessions and enables locals residents an opportunity to swim for health. Can you confirm whether the new facility to be built by the Crows will be available to the public and if not, what consideration has been made for the local pool remaining?
- Finally, I would like to see any redevelopment in keeping with the local heritage. I would like reassurance that as many heritage buildings could be retained as possible such as the football stand, and the football gates on the east side and south side. Whilst I understand the plans are only preliminary, having large white buildings does not, I think, seem to be in keeping with the local architecture like the TAFE College. I would much rather see any buildings constructed in red brick or at least painted in colours that are in the keeping with the local heritage.

Thank you for your consideration of these matters and look forward to receiving a reply in due course and obtaining greater information about the current proposal.



Sent:

Friday, 14 October 2022 12:07 PM

To:

Enquiry

Subject:

FW: Crows At Thebarton Oval Query

From:

Sent: Wednesday, 24 August 2022 9:07 AM
To: Council Enquiries <csu@wtcc.sa.gov.au>
Subject: Crows At Thebarton Oval Query

Good morning

I just heard on Radio National that the Crows are in final negotiations with WTCC regarding Thebarton Oval.

I'm curious to know if I've missed some community consultation on this issue?

The parking and traffic congestion at the Brickworks shopping centre is already ridiculous, I can't imagine what an AFL club would contribute on top of this.

As a Thebarton resident I really would not welcome this increased traffic and monopoly on public space.

Kind regards

Get Outlook for iOS

Sent:

Friday, 30 September 2022 5:13 PM

To:

Subject:

FW: Proposed Adelaide Football Club relocation to Thebarton Oval.

Can you please add the feedback below into the consultation responses.

Thanks

From: Office of the Mayor and Chief Executive <omc@wtcc.sa.gov.au>

Sent: Friday, 30 September 2022 4:51 PM

Cc: Office of the Mayor and Chief Executive <omc@wtcc.sa.gov.au>

Subject: FW: Proposed Adelaide Football Club relocation to Thebarton Oval.

Can you please forward this feedback from Thebarton residents to URPS for inclusion in the consultation of AFC relocation to Thebarton Oval.

Kind Regards,

City of West Torrens 165 Sir Donald Bradman Drive HILTON SA 5033

W www.westtorrens.sa.gov.au

From

Sent: Friday, 30 September 2022 2:52 PM

To: 'mailto:OMC@wtcc.sa.gov.au' < mailto:OMC@wtcc.sa.gov.au> Subject: Proposed Adelaide Football Club relocation to Thebarton Oval.

Hi,

Even though I have responded on this issue on the 'Your Say West Torrens' website, I thought I would take the opportunity to communicate directly with you, especially given that I have raised the issue with Minister Koutsantonis as well.

Here is the content of our submission:

Proposed Adelaide Football Club Development in Torrensville / Thebarton

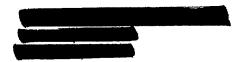
This is an inappropriate and disruptive development in a heavily populated residential area that already has parking and traffic flow issues. Those issues will be exacerbated for a long time with the start of the proposed Darlington to Torrens project. Torrensville and Thebarton residents are already aware of rapidly increased traffic flow issues through our suburbs caused by people trying to avoid the current congestion on South Road.

Council should be aware of traffic flow and parking problems that already exist in our suburbs and reject such a development in their area.

In my email to Minister Koutsantonis, I also mentioned the increased traffic flow through the Thebarton area on our side of South Road. Quite clearly people are using Neville Road, Holland Street (prior to current road work) and James Street as a 'rat run' to avoid congestion on South Road. I also pointed out that under the original T2D plan, as we understand it, Kings Reserve is intended as an area the project team would use for storage for various purposes. Given the proposed timeframe there is an obvious clash with the Adelaide Football Club proposal.

Considering the increased local traffic flows you may want to consider some speed restrictions on Ballantyne Street when you do the upgrade.

Thanking you



Sent: To:

Monday, 17 October 2022 9:02 AM

Subject:

FW: Thebarton Oval Development - feedback from Torrensville Resident Hugh

Phillips

From: Office of the Mayor and Chief Executive <omc@wtcc.sa.gov.au>

Sent: Friday, 14 October 2022 4:16 PM

Subject: FW: Thebarton Oval Development - feedback from Torrensville Resident Hugh Phillips

Please find below a further email from Torrensville resident providing feedback in relation to the Thebarton Oval Precinct for URPS attention.

Kind Regards,

City of West Torrens 165 Sir Donald Bradman Drive HILTON SA 5033

W www.westtorrens.sa.gov.au

From

Sent: Friday, 14 October 2022 4:03 PM

Cc: Michael Coxon < mayorcoxon@wtcc.sa.gov.au>; Office of the Mayor and Chief Executive < omc@wtcc.sa.gov.au>;

Council Enquiries < csu@wtcc.sa.gov.au> Subject: RE: Thebarton Oval Development

I missed one final important point. Although UPRS have said that they are un able to identify "bogus Feedback" I think they should make a serious effort to do so. Apparently the crows have not only their members but Auskick participants also.

Sent: Thursday, 13 October 2022 5:47 PM

To:

Cc: 'mayorcoxon@wtcc.sa.gov.au' < mayorcoxon@wtcc.sa.gov.au' ; 'omc@wtcc.sa.gov.au' < omc@wtcc.sa.gov.au' ;

'csu@wtcc.sa.gov.au' < csu@wtcc.sa.gov.au Subject: RE: Thebarton Oval Development

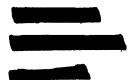


Can you please send these additional concerns with the Crows/Thebarton Oval proposal to UPRS for inclusion in their final report to Council,

- Lease Boundaries have changed the announcement regarding the South Road Entrance have gifted Crows a significant extra portion of Kings Reserve resulting in obsolete lease terms including financials.
- Confusion around the naming terms *Kings Reserve* and *Thebarton Oval*. Thebarton Oval was used in the up until the commencement of the Notification Period, when it became apparent that the area commonly known as Kings reserve was going to be used to accommodate an oval the same size of the MCG (approx. 20,000m2).
- The Lack of need for this oval, Crows play a couple games a year on the MCG, this season they only played one game, less than 10 hours a year.
- The bungled public notification process, inconspicuous non-compliant signage, letterbox drops delayed by over a week apparently through oversight.
- There are mentions of unknown third parties.
- Huge disparity between this deal with the Crows and Commercial Valuation very poor result for City of West Torrens rate payers.
- Misleading terms around; "Increased Community Greenspace" when around 40,000m2 of this will be
 football ovals. "Enhance Existing Tree Planting" referring to existing trees and not those that should have
 been planted as part of the Kings Road Masterplan. No mention of the significant number of mature trees to
 be removed.
- Public consultation has been abused by the Crows encouraging their large supporter base and general football community to participate in this survey.

Having made these comments and knowing that the feedback deadline is tomorrow, I would like to make the point that with so many issues around the consultation period and with the Council in caretaker mode that the signing of any lease should be delayed indefinitely. Any lease should not be signed until after there is considerably more clarity and the community have an appropriate amount of time to assess the information and provide their feedback.

Kind Regards,



Sent: Tuesday, 4 October 2022 12:34 PM

To:

Subject: RE: Thebarton Oval Development



Thank you for your additional feedback.

As I cannot alter survey responses, I will send your email to URPS (the consultant who is running the consultation) for inclusion in their final report to Council.

City of West Torrens



Register to have your say at yoursay.westtorrens.sa.gov.au

From:

Sent: Monday, 3 October 2022 3:53 PM **To:** Council Enquiries < csu@wtcc.sa.gov.au **Subject:** Thebarton Oval Development

To Whom it May Concern,

I am writing to council as I have completed "my have your say" on Thebarton Oval and am unable to edit my survey. Since completing the survey, I have gained a lot more information and am now strongly opposed to the development as it will take away from the community and will gift the Crows one of our most valuable assets in Kings Reserve as well as the Aquatic Centre.

I believe that people completing the survey are only given information to justify the proposal and there is not enough made of the significant problems associated with the development (such as parking, congestion, loss of greenspace, increased activity, noise & light, future loss of land to the tunnels to name a few) and the results will be skewed. Please see attached map showing what the development will look like based on Crow's press release, it is scary!

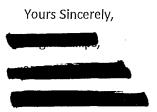
I also do not believe that there has been much consideration given to the future of the Crows AFLW team who are supposed to be playing their matches here. The AFLW is the fastest growing sport in the country and by the time the development is complete crowd numbers will be a significant issue. I know from previous experience when the women's team first played at Thebarton infrastructure was stretched with a crowd of 9250, I think that 10,000 people would be too many let alone 15,000.

I think that the Women's AFLW teams should play at Adelaide Oval to be in line with the men's sides providing Gender Equality and a much larger capacity. The Adelaide Oval is also more suited to provide inclusion providing access to the fans spread throughout the metropolitan area and beyond, offering increased environmental sustainability through the use of the public transport infrastructure in place to handle this. This would mean that Thebarton Oval would become primarily a training venue and require less infrastructure.

The Crows would be better suited to another larger undeveloped site to accommodate their training needs. The Airport Precinct springs to mind or the large area of unused land across the road from Harbourtown on Tapleys Hill Road. Another example would be around State Sports Park Near the Super-Drome it could be a hub for sport training facilities.

Another issue is the lack of consultation with the sizeable elder migrant community in the area who are not being sufficiently informed or have the chance to provide their feedback due to age and language barriers.

It is clear that the Council has known about this for a long time judging by the comments from John Olsen at the recent Club Champion Awards and has an established relationship with Mayor Coxon. Olsen's speech makes it clear to me that their aspirations are far greater than Thebarton Oval can accommodate, even before you consider the issue of maintaining community space. Please do not sign this lease and give away our Jewell, this plan lacks foresight and equity for the rate payers and community.



Sent:

Friday, 14 October 2022 12:10 PM

To:

Enquiry

Subject:

FW: Thebarton Oval Precinct development

From:

Sent: Tuesday, 11 October 2022 2:35 PM

To: Office of the Mayor and Chief Executive <omc@wtcc.sa.gov.au>

Subject: Thebarton Oval Precinct development

Dear Mayor Coxon

I write in relation to the proposed Thebarton Precinct Development allowing the AFL Adelaide Crows to lease the existing Thebarton Oval and construct another oval and building on the existing Kings Reserve.

While initially being somewhat ambivalent about the Crows coming to Thebarton Oval, I have now become increasingly worried about the current proposal especially regarding the proposal to construct a new oval on Kings Reserve. While I have filled out the survey form, I would also like to add that my understanding is that the Crows North Adelaide bid and Bowden bid, did not include a second oval. The second oval proposal is really the worst of all options — to make such an extensive oval (MCG size) given the parcel of land, will mean amongst other things that most, if not all of trees, will have to be removed and virtually all of Kings Reserve will simply be a wide expanse of grass. It is bad enough that the trees will need to be removed from around the existing Thebarton Oval to make way for the 'realignment' of the oval, but to lose the trees from Kings Reserve is unacceptable. As I stated in my survey response not all green spaces are equal.

While many concerns have been raised, I believe the loss of this precious park is one of the main reasons (along with traffic issues and the proposed rent/rates) that people are most upset about. An oval is not the same as a park – it is not equivalent green space and the loss of this amenity is not offset by simply offering more public access to Thebarton Oval. Removing a few fences so we can access Thebarton is not something 'wonderful' – and if it is deemed as such this could've been done years ago.

If the proposal to lease the land to the Crows is granted, I can assure there will continue to be community angst and protest about the destruction of this Park which is definitely not in keeping with the 2018 Master Plan.

Yours sincerely,

Sent:

Friday, 14 October 2022 12:09 PM

To:

Enquiry

Subject:

FW: Thebarton Oval Precinct lease proposal

Fro

Sent: Friday, 7 October 2022 9:24 AM

To: Michael Coxon <mayorcoxon@wtcc.sa.gov.au>

Cc: Council Enquiries <csu@wtcc.sa.gov.au>

Subject: Thebarton Oval Precinct lease proposal

Dear Mayor Coxon and Council Administration,

Firstly I would like to thank you for your time on Wednesday night at the community meeting. I appreciate that it would have been a very difficult and uncomfortable situation.

My main concern with the lease proposal in stage 1 is that if we proceed to stage 2 and the crows invest \$1 million into their masterplan then we (as a community) will have very little leverage to reject or change the masterplan, which puts us at a significant disadvantage in negotiating a good outcome for all those in our community.

Council has not been clear how stage 2 community consultation will look, which I find very disappointing as that is something that is completely within their scope and given the magnitude of the proposal I think should have been clearly defined from the start. As far as I'm aware there has not been any irrefutable assurance that we can still completely walk away from the lease at stage 2.

There was a mention last night of a public meeting at stage 2 but exactly how that will gauge community feedback in a meaningful and quantitive way is still unclear to me. Is a public meeting the only consultation the community will have at stage 2?

Will Council perform another "have your say" at stage 2 (hopefully executing it better with all the "lessons" they have learnt from stage 1)?

It seems odd to me that Council would do a "have your say" for stage 1 when there is very little detail available on what the end product will actually be and only hold a public meeting for stage 2 given that is the stage that seems to be the most important as that is when the community will be able to actually see, in a definitive way, what they will gain and lose.

I am very cautious of even entertaining the thought of heading to stage 2 without:

- 1. irrefutable assurance from Council that we can still completely reject the lease, without any consequence, at the stage 2 mark and
- 2. irrefutable assurance from Council that there will be meaningful and inclusive community consultation at stage 2

I look forward to your response.

Kind regards

Sent:

Friday, 14 October 2022 12:14 PM

To:

Enquiry

Subject:

FW: Thebarton Oval redevelopment

From:

Sent: Tuesday, 20 September 2022 2:08 PM

To: Michael Coxon <mayorcoxon@wtcc.sa.gov.au>

Subject: Thebarton Oval redevelopment

Mr Mayor,

We are writing to express our dissatisfaction with the so called survey in regard to the above.

Assuming that we answered the correct one through the website, then it left a lot to be desired in terms of its presentation, information provided and allowing for appropriate comments on some key elements.

As ratepayers, it seems a little rushed and not enough consultation and information has been provided to the public and there seems to be many questions unanswered.

Eg. Is there adequate street access, is there any any loss of trees, where and what is to be done in that regard? Are both ovals fully lit for night activites.

To what extent can the public areas be shut from access or access prevented when the clubs are so called using those spaces.

Is there a minimum public access guarantee.

What happens to the current swimming centre? Is there a plan to incorporate a new shared facility.

Where will the current Council Community Centre be located and in what form will it be? Whilst we can see some money benefits it needs to be thought out more.

Rates should be paid still on Public accessible spaces but PRORATA based on an estimated ratio of use..

Also the lease should be around 33 years to allow for future refinement or re assessment and not the length proposed.

We expect the Council to ask for a lot more details and require solutions to obvious problems..

A lot more information needs to be presented to us with this re development.

Sincerely

Sent:

Friday, 14 October 2022 5:30 PM

To:

Enquiry

Subject:

Fwd: Thebarton Oval Development

Another email from the final report.



City of West Torrens

165 Sir Donald Bradman Drive

Hilton SA 5033

westtorrens.sa.gov.au

Begin forwarded message:

From.

Date: 14 October 2022 at 4:03:31 pm ACDT

Cc: Michael Coxon <mayorcoxon@wtcc.sa.gov.au>, Office of the Mayor and Chief Executive <omc@wtcc.sa.gov.au>, Council Enquiries <csu@wtcc.sa.gov.au>

Subject: RE: Thebarton Oval Development



I missed one final important point. Although UPRS have said that they are un able to identify "bogus Feedback" I think they should make a serious effort to do so. Apparently the crows have not only their members but Auskick participants also.

From:

Sent: Thursday, 13 October 2022 5:47 PM

Cc: 'mayorcoxon@wtcc.sa.gov.au' <mayorcoxon@wtcc.sa.gov.au>; 'omc@wtcc.sa.gov.au'

<omc@wtcc.sa.gov.au>; 'csu@wtcc.sa.gov.au' <csu@wtcc.sa.gov.au>
Subject: RE: Thebarton Oval Development



Can you please send these additional concerns with the Crows/Thebarton Oval proposal to UPRS for inclusion in their final report to Council,

- 1. Lease Boundaries have changed the announcement regarding the South Road Entrance have gifted Crows a significant extra portion of Kings Reserve resulting in obsolete lease terms including financials.
- 2. Confusion around the naming terms *Kings Reserve* and *Thebarton Oval*. Thebarton Oval was used in the up until the commencement of the Notification Period, when it became apparent that the area commonly known as Kings reserve was going to be used to accommodate an oval the same size of the MCG (approx. 20,000m2).
- 3. The Lack of need for this oval, Crows play a couple games a year on the MCG, this season they only played one game, less than 10 hours a year.
- 4. The bungled public notification process, inconspicuous non-compliant signage, letterbox drops delayed by over a week apparently through oversight.
- 5. There are mentions of unknown third parties.
- 6. Huge disparity between this deal with the Crows and Commercial Valuation very poor result for City of West Torrens rate payers.
- 7. Misleading terms around; "Increased Community Greenspace" when around 40,000m2 of this will be football ovals. "Enhance Existing Tree Planting" referring to existing trees and not those that should have been planted as part of the Kings Road Masterplan. No mention of the significant number of mature trees to be removed.
- 8. Public consultation has been abused by the Crows encouraging their large supporter base and general football community to participate in this survey.

Having made these comments and knowing that the feedback deadline is tomorrow, I would like to make the point that with so many issues around the consultation period and with the Council in caretaker mode that the signing of any lease should be delayed indefinitely. Any lease should not be signed until after there is considerably more clarity and the community have an appropriate amount of time to assess the information and provide their feedback.

Kind Regards,

From

Sent: Tuesday, 4 October 2022 12:34 PM

To:

Subject: RE: Thebarton Oval Development



Thank you for your additional feedback.

As I cannot alter survey responses, I will send your email to URPS (the consultant who is running the consultation) for inclusion in their final report to Council.

City of West Torrens



Register to have your say at yoursay.westtorrens.sa.gov.au

From:

Sent: Monday, 3 October 2022 3:53 PM

To: Council Enquiries < csu@wtcc.sa.gov.au > Subject: Thebarton Oval Development

To Whom it May Concern,

I am writing to council as I have completed "my have your say" on Thebarton Oval and am unable to edit my survey. Since completing the survey, I have gained a lot more information and am now strongly opposed to the development as it will take away from the community and will gift the Crows one of our most valuable assets in Kings Reserve as well as the Aquatic Centre.

I believe that people completing the survey are only given information to justify the proposal and there is not enough made of the significant problems associated with the development (such as parking, congestion, loss of greenspace, increased activity, noise & light, future loss of land to the tunnels to name a few) and the results will be skewed. Please see attached map showing what the development will look like based on Crow's press release, it is scary!

I also do not believe that there has been much consideration given to the future of the Crows AFLW team who are supposed to be playing their matches here. The AFLW is the fastest growing sport in the country and by the time the development is complete crowd numbers will be a significant issue. I know from previous experience when the women's team first played at Thebarton infrastructure was stretched with a crowd of 9250, I think that 10,000 people would be too many let alone 15,000.

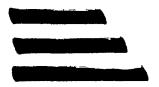
I think that the Women's AFLW teams should play at Adelaide Oval to be in line with the men's sides providing Gender Equality and a much larger capacity. The Adelaide Oval is also more suited to provide inclusion providing access to the fans spread throughout the metropolitan area and beyond, offering increased environmental sustainability through the use of the public transport infrastructure in place to handle this. This would mean that Thebarton Oval would become primarily a training venue and require less infrastructure.

The Crows would be better suited to another larger undeveloped site to accommodate their training needs. The Airport Precinct springs to mind or the large area of unused land across the road from Harbourtown on Tapleys Hill Road. Another example would be around State Sports Park Near the Super-Drome it could be a hub for sport training facilities.

Another issue is the lack of consultation with the sizeable elder migrant community in the area who are not being sufficiently informed or have the chance to provide their feedback due to age and language barriers.

It is clear that the Council has known about this for a long time judging by the comments from John Olsen at the recent Club Champion Awards and has an established relationship with Mayor Coxon. Olsen's speech makes it clear to me that their aspirations are far greater than Thebarton Oval can accommodate, even before you consider the issue of maintaining community space. Please do not sign this lease and give away our Jewell, this plan lacks foresight and equity for the rate payers and community.

Yours Sincerely,



Your Say <yoursay@wtcc.sa.gov.au>

Sent:

Thursday, 13 October 2022 11:30 AM

To:

Cc: Subject: Enquiry

RE: Petitions

Categories:

Completed



Thank you for taking the time to email us in regards to the proposed Thebarton Oval lease.

I will forward your email to the consultant overseeing the consultation (URPS) so they can include it in their final analysis report for Council to consider.

If you have not done so already, I encourage you to complete the Thebarton Oval Lease survey.

Kind regards,

City of West Torrens



Register to have your say at yoursay.westtorrens.sa.gov.au

From

Sent: Wednesday, 12 October 2022 3:50 PM

To: Governance Mailbox <governancemailbox@wtcc.sa.gov.au>

Subject: Petitions

As a ratepayer for the last 43 years I consider this proposed sporting facility development to be the most exciting move forward for the Thebarton/Torrensville community in our time.

Please give it the green light.

Regards

The content of this email is confidential and/or copyright and is solely for the intended recipient. If you have received this email in error: (i) you must not copy or distribute any part of it or otherwise disclose its contents to anyone; (ii) please let the City of West Torrens know by reply email to the sender and delete all

Sent:

Friday, 14 October 2022 5:42 PM

To:

Cc:

Enquiry

Subject:

RE: Proposed Thebarton Oval Development - Have your say survey

Attachments: Kings Reserve Infographic_SaveOurReserve.pdf

Thank you for your additional feedback

I have forwarded this to URPS for inclusion in their final report.

Regards,

City of West Torrens



Register to have your say at yoursay.westtorrens.sa.gov.au

Sent: Friday, 14 October 2022 3:49 PM
To: Council Enquiries <csu@wtcc.sa.gov.au>

Subject: Proposed Thebarton Oval Development - Have your say survey

Dear City of West Torrens,

as discussed on the phone just now, I have already submitted my responses to the online survey last week. I would like to please add the attached for consideration and tabulation as part of my feedback in the online survey "Thebarton Oval Precinct — Proposed lease feedback".

The attached infographic aims to communicate the community values provided for by the current Kings Reserve which is proposed to be part of the current Thebarton Oval Precinct development. Many of these have been previously articulated in the Masterplan 2018.

This set of community values have been defined in discussions with residents of the community and outline our vision and desires for the Precinct

Many thanks again for your consideration of these values in the planning for this space.

Kind regards,

Sent:

Thursday, 13 October 2022 3:15 PM

To:

Enquiry

Subject:

Change to survey response and additional information to be included

Categories:

Saved in Database, Completed

Hello,

I would like to change my survey response. The reason being is that I have been presented with new information since I first completed the survey. The new info has come from the community meeting that was held in relation to this consultation process along with communication with the mayor.

I would like to change my response to the question 'Do you support the City of West Torrens Council entering into a long-term lease agreement with the Adelaide Football Club?'

I would like to change my response from 'Unsure' to 'No, I don't Support the City of West Torrens Council entering into a long-term lease agreement with the Adelaide Football Club'.

I would also like to add the following concerns regarding the lease:

The AFC have shown over the last few weeks that they are not willing to work with the community regarding the proposed lease and they in fact will do everything in their power to get their way including using their significant member and supporter base to push for things that put the needs and wants of the club in front of those of the community.

The lack of a commitment by the West Torrens Council to look at an option that doesn't include handing over Kings Reserve and doesn't include a second football oval is another concern that I have.

The lack of basic knowledge and detailed understanding of the lease proposal shown by some of the councillors who will be deliberating on the whether to proceed is another concern.

It is concerning that our council would be considering such a long term lease proposal for community land without being able to offer the residents and ratepayers any evidence of the material benefits such a proposal would provide. Instead they are giving us vague meaningless dot points coupled with convoluted lease documents that are big on superfluous operational details and lacking in information useful for the community to make an informed decision on whether the lease is a good idea. To make it worse, questions of substance that have been asked in an attempt to be better informed have been met with the same regurgitated unhelpfully vague dot points and non-reassuring statements.

I simply cannot support such a lease with the AFC and feel cheated by this whole consultation process.

Kind Regards,

Sent:

Friday, 14 October 2022 2:52 PM

To:

Enquiry

Subject:

Community values of Kings Reserve - Proposed Thebarton Oval Development

Attachments:

Kings Reserve Infographic_SaveOurReserve.pdf

Categories:

Saved in Database, Completed

Dear URPS,

Thank you for taking feedback as part of the current public consultation on the proposed Thebarton Oval Precinct Development.

Please see attached for consideration and tabulating a set of community values that have been defined in discussions with residents of the community that outline our vision and desires for the Precinct.

I hope you may find this infographic useful – it aims to communicate the community values provided for by the current Kings Reserve which is proposed to be part of the current Thebarton Oval Precinct development. Many of these have been previously articulated in the Masterplan 2018.

Many thanks again for your consideration of these values in the planning for this space.

Kind regards,

Submission on Thebarton Oval Lease

Background

We are owners of	and have lived here since 2015. I am also
the Presiding Member of Strata Corporation who	ch manages the townhouses at
situated	is submission reflects our own views and does not
necessarily reflect the views of all owners and re	esidents of Strata Corp
an	but once again, the views
here are entirely my own as an impacted ratepa	ver and resident.

A vibrant precinct and friendly neighbourhood

We love living here. Torrensville offers an unrivalled lifestyle proposition by virtue of its close proximity to the city, beach and pretty much any urban service and amenity you could need.

Living directly adjacent to Kings Reserve and across the road from the Brickworks, we are used to living in a busy, bustling pocket of the city. We accept that the trade offs from living in such a well serviced location are busy streets, limited on-street car parking and background noise from the occasional events hosted at Kings Reserve.

Torrensvillians are a friendly and down-to-earth bunch. We enjoy walking through Kings Reserve and around the neighbourhood, and appreciate how people stop for a chat. On just about any afternoon, you will see people smile as they walk past the fellow who practices his bagpipes in Kings Reserve, or animated chatter from the dog people who gather on the oval while exercising their dogs in the morning and night.

We also have experienced positive changes in recent years that have enhanced the vibrancy of the area. For example, AFLW games at Thebarton Oval and the increasing number of cultural festivals hosted at Kings Reserves have enriched our local area, with any inconvenience from local traffic congestion offset by the buzz that these new activities have brought.

None of these things happen by accident. They require physical spaces that people can access, and for people to want to use these spaces. We know that change is inevitable, but its important that we change in ways that improve quality of life and quality of the environment.

Key point one: Any change to Kings Reserve/Thebarton Oval should build upon the valued elements of the local neighbourhood and community, and not detract from them.

A lease without a master plan

My biggest concern with the proposed lease agreement is the lack of detail of the operational arrangements, assumptions underpinning the financial arrangements and thus the benefits or otherwise to residents and ratepayers.

As I understand it, the signed lease agreement will be followed by the development of a detailed master plan, that would address the myriad of issues not yet resolved, such as:

How much space will the Adelaide Football Club will have unrestricted access to?

- On a given week, what exact combination of training and match activities can be expected?
- When exactly will the community be able to access the space?
- How much native vegetation will be lost?
- What are the car parking, public transport and traffic management arrangements?
- How will pedestrians and cyclists move through the precinct?
- What play and recreation equipment will be provided to compensate the lost skate park and children's' playgrounds?
- Will the many cultural festivals and community events continue to be hosted on Kings Reserve?
- What are the proposed uses for the Adelaide Football Club building? What is intended in terms of hours operation, liquor licensing and gaming machines?

These are all big questions that need proper consideration.

I do not accept the premise that it would be a waste of council resources to invest in investigation of these issues or master planning if the lease agreement was not in place.

To the contrary, it strikes me that council may be exposing itself to undue risk by entering a lease agreement with many issues unresolved. I'm not sure how council can determine the value of the financial arrangements, such as rents and rate rebates, in the lease in the absence of such important information. Council may also be acting in a manner inconsistent with its own Prudential Management Policy.

Key point two: Council should not be entering into a long term lease agreement with key details unresolved.

Key point three: Council should prepare and disclose to the public an independently prepared Prudential Review Report into the lease agreement before the lease is signed to provide a degree of independent assurance about the benefits of the proposal to residents and ratepayers.

Don't forget the strategic significance

Our final comment is to respectfully remind council to not lose sight of the strategic significance of the site in this decision. This is a long term decision that will not be easily undone. Council needs to have certainty that this decision will support the vision in council's Community Plan of West Torrens "being the best place to live, work and enjoy life".

Its not lost of me that the image that accompanies council's Community Plan on its website is a Fork in the Road event at Kings Reserve (see image below).

In This Section Contact us Emergencies and disasters Employment and volunteering Feedback, comments and concerns Local history Online services and payments

Meetings

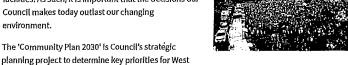
The City of West Torrens

Plans and Reports

Community Plan

Torrens for the next decade.

West Torrens is an attractive metropolitan area that is in a state of economic change and growth, with new housing developments, roadways and shopping facilities. As such, it is important that the decisions our Council makes today outlast our changing environment.



In 2009 our original Community Plan was comprehensively reviewed in conjunction with our community to ensure that it captured their needs and expectations for the future. As a result, a new 'Towards 2025 Community Plan' was developed.

Since that time, the Plan has undergone three major reviews, the most recent in 2019 - 20 to ensure that our community's needs and aspirations are still being met, or if they have changed. As

In making this decision, council will need to balance many factors across the five focus areas of this plan in working through how well providing unrestricted access to public land to the Adelaide Football Club supports Community Plan outcomes such as:

Active and healthy lifestyles for all ages and abilities

Neighbourhoods designed to promote safe, active travel and strengthen connections, amenity and accessibility

A variety of indoor and outdoor sport, recreation and community facilities and open spaces.

Place-making and public art which enhance the visitor experience at key destinations

Economic development through innovation, collaboration and investment and connections between businesses and the community.

Open spaces that foster the natural environment, support biodiversity and encourage people to spend time outdoors.

Protect and expand the urban forest.

High levels of governance, transparency and integrity.

I think a lot of the community angst around this proposal stems from a lack of communication around the project, and a failure to tell the story around how a partnership with AFC is in the community's best interest, and will lead to a net improvement in the quality of life.

Key point five: Clearly outline how the proposed lease supports the achievement of council's Community Plan 2030.

Conclusion

This lease decision represents a once-in-a-generation opportunity, and it is worth getting right. To this end, I submit that:

- Any change to Kings Reserve/Thebarton Oval should build upon the valued elements of the local neighbourhood and community, and not detract from them.
- Council should not be entering into a long term lease agreement with key details unresolved.
- Council should prepare and disclose to the public an independently prepared Prudential
 Review Report into the lease agreement before the lease is signed to provide a degree of
 independent assurance about the benefits of the proposal to residents and ratepayers.
 Clearly outline how the proposed lease supports the achievement of council's Community
 Plan 2030.

Yours sincerely



Your Say <yoursay@wtcc.sa.gov.au>

Sent:

Thursday, 13 October 2022 2:43 PM

To:

Enquiry

Subject:

FW: Crows Leasing Thebarton Oval

FYI for report.

City of West Torrens

165 Sir Donald Bradman Drive Hilton SA 5033

@ **0 0 0 0**

westtorrens.sa.gov.au



Location	Mon	Tues	Wed	Thurs	Fri
Office			/	V	V
WFH	V	V			

From: Your Say

Sent: Monday, 10 October 2022 3:04 PM

To: [

Subject: RE: Crows Leasing Thebarton Oval

Hi

I have had a look at the Your Say West Torrens participant database and I can confirm that you are registered.

Simply login here and you will be able to supply your feedback.

If you are unsure of your password, you can opt to reset your password by selecting 'Forgot password?'

City of West Torrens



Register to have your say at yoursay.westtorrens.sa.gov.au

Sent: Tuesday, 27 September 2022 2:51 PM
To: Your Say < yoursay@wtcc.sa.gov.au >
Subject: Crows Leasing Thebarton Oval

Tried to register with 'your say' however, not clear where to enter code that was emailed, so I'm unsure if I'm registered or not.

In any case, our issues are not with the crows leasing the grounds. It's the management of traffic that has become an issue with the brickworks shopping precinct sometimes causing a backlog of vehicles on Ashwin parade at busy times. This would become a bigger issue with the proposed leasing of the Thebarton Oval to the Crows. I imagine people would use free parking in the Brickworks shopping centre and also cause more of a chaos & gridlocks at busy times.

As a business owner trying to get vehicles in from and out to job sites, this will impact us if not managed correctly.

Please keep the community notified on how the council intends to manage the extra traffic flow.

Kind Regards,

Sent from Mail for Windows

Your Say <yoursay@wtcc.sa.gov.au>

Sent:

Sunday, 9 October 2022 8:56 PM

To:

Enquiry

Subject:

FW: Crows Thebaton new premises

Categories:

Saved in Database, Completed

Hi Team,

Below is an email sent through to our Your Say email instead of the official enquiry one.

City of West Torrens

165 Sir Donald Bradman Drive Hilton SA 5033

@ **0** 0 0 0

westtorrens.sa.gov.au



Location	Mon	Tues	Wed	Thurs	€\$FrI
Office	_		V	V	V
WFH	V	V			

From

Sent: Friday, 7 October 2022 6:09 PM
To: Your Say <yoursay@wtcc.sa.gov.au>
Subject: Crows Thebaton new premises

Hi my name is

and I live in

The CROWS are the Pride of of South Australia and I support the wonderful upgrades at Thebaton I believe the CROWS absolutely need new premises at the Thebaton Oval so that supporters can interact with the CROWS players men and women

Also they need somewhere to have meals etc like the SHED (But upgraded) along with the coffee shop Supporters can then go back after matches and celebrate or commiserate with other supporters and also the players We desperately need these new premises asap

I know some people in the area are not very happy with what's happening but hopefully will come to understand that it will benefit and be helpful to them with the ovals and facilities being upgraded

I think the players will be more settled and be grateful for a more permanent and upgraded facility

I hope that this will go ahead for the benefit of all

Thankyou

Sent:

Friday, 14 October 2022 12:14 PM

To:

Enquiry

Subject:

FW: Proposal for leasing Kings Reserve and Thebarton Oval

From:

Sent: Wednesday, 28 September 2022 9:02 PM

To: Council Enquiries <csu@wtcc.sa.gov.au>; Michael Coxon <mayorcoxon@wtcc.sa.gov.au>;

Minister.Koutsantonis@sa.gov.au

Subject: Proposal for leasing Kings Reserve and Thebarton Oval

Dear Mayor and Council members,

I am relieved to hear tonight that a request for a community meeting has finally been granted. This is a good small step in proper consultation.

However, I am still worried that the current time and effort for consultation is not in proportion to the cost and time of the proposed agreement. It seems rushed. The information and process seems intentionally unclear. For example why is it called the 'Thebarton Oval Precinct' – this seems to intentionally hide the KINGS PARK RESERVE which is 2/3 of the land.

I am concerned because this is a valuable park for me and my family, we use it regularly, and have done so for 14 years. Torrensville is growing in density with addition houses and families and we need more community space not less.

Building 2 ovals completely deviates from the improvements to freely accessible green space that was first proposed in the 2018 masterplan. What benefits are there for the community? I don't see ANY positives. I struggle to see what 'free' space will be left for the community after 2 ovals are built and doubt that we will ever be able to access it. We need to know about these things before we progress further. Not try to negotiate after signing a deal!

I was very disappointed by the rent and rates rebates offered by the Council as it seems that the wealthy Adelaide Crows Football Club get all the benefit out of this deal. The rate payers foot the bill and lose their only community space.

Regards

Your Say <yoursay@wtcc.sa.gov.au>

Sent:

Thursday, 13 October 2022 2:43 PM

To:

Enquiry

Subject:

FW: Response to your question on Your Say West Torrens website

FYI for report.

City of West Torrens

165 Sir Donald Bradman Drive Hilton SA 5033



westtorrens.sa.gov.au



Location	Mon	Tues	Wed	Thurs	Fri.
Office			✓	✓	✓
WFH	V	✓			

From: Your Say

Sent: Monday, 10 October 2022 2:52 PM

To:

Subject: RE: Response to your question on Your Say West Torrens website



No lease for the use of the Thebarton Oval Precinct by the Adelaide Football Club will be entered into until all consultation stages are complete and Council is satisfied with the master plan developed from feedback by the community.

If a lease is entered into after this final stage, there will be conditions in the lease (such as completing the approved master plan) that both AFC and Council will need to abide by. If either party does not deliver on their agreement, the lease can be dissolved.

City of West Torrens



Register to have your say at yoursay.westtorrens.sa.gov.au

From

Sent: Wednesday, 28 September 2022 5:06 PM

To: Your Say < yoursay@wtcc.sa.gov.au>

Subject: Re: Response to your question on Your Say West Torrens website

Thankyou for your reply.

This is a copy paste from an email already sent out in response to community concerns and i do not feel it addresses my specific question.

I look forward to your further reply.

On Wed, Sep 28, 2022 at 4:46 PM Your Say West Torrens < notifications@engagementhq.com> wrote:

Hi there,

Thanks for taking the time to visit Your Say West Torrens and asking us a question.

You asked:

'If the lease is granted, and the Master plan is not perceived by the community to be beneficial, OR, if amendments to the master plan based on community consultation are not suitable to the AFC, what capacity is there for either party to walk away? Ie legally what are the constraints of the lease? Once the terms of the lease are agreed to, what power will local community have to be heard over the voice of a private cooperation which alternate priorities (ie the advancement of AFL/AFC across the next 40 years).'

Our response has now been posted on the site.

Our response:

H

Thank you for your questions.

Following this first phase of consultation (Stage1), Council will consider the community feedback received and determine whether a lease should be supported as it would be inappropriate for Council to allocate ratepayers' money towards a costly Masterplan unless there is an already demonstrated appetite from the community to engage in a lease. This is why we need to gauge community support first on the proposed lease prior to engaging in the development of the Masterplan.

Then, if Council is of a mind that a lease should be supported, the next step will be the development of a Masterplan for the Precinct to address a range of important and critical issues that you have raised including, for example, built form, parking and traffic, community use/access, maintenance responsibilities, etc.

Once developed, the subject Masterplan will be the subject of the second phase of consultation (Stage 2) and Council considers that this is the stage where a public meeting is most appropriate and timely. It

should be noted that the Public Meeting has the unanimous support of the Elected Body and is now included in the official Council-approved public engagement strategy for the second phase (Stage 2).

Your feedback is valued and Council will ensure that if a lease is to be entered into with the Adelaide Football Club, it will only be granted provided that a range of critical conditions are met.

Please let us know if you have any more questions or if anything needs to be clarified.

Regards

City of West Torrens



HEALTHY KIDS - HEALTHY COMMUNITIES

Supporting active play and nature play
Play-based spaces for exploration and discovery
Movement elements
Vouth park (skate park/ bike bowl)
Sports grounds and playing fields

STRONG CONNECTIONS - STRONG COMMUNITIES

Intergenerational spaces for connecting young and old Picnic and BBQ areas

Encouraging passive recreation

Diverse recreation for diverse communities

Community festivals

Crime prevention by environmental design



OPEN SPACES - HEALTHY MINDS



Nature immersion for positive mental health and wellbeing Reduce stress, enhance creativity and clarity of thought Enjoyment, relaxation, exercise, lifestyle Shaded areas for resting and whiling Beautiful landscape and topography variation for pleasure

SUSTAINABLE DESIGN - SUSTAINABLE FUTURES

Encouraging biodiversity

Rainwater catchment and wetland functions

Maintaining mature trees and extending new plantings Improving microclimate

Environmental services and clean air



\$80 million

One weekly psychologist session for 400

\$80 million

cosystem services provided by 500 trees every year over 40 years

Annual gym membership for 1500 residents every year over 40 years

\$80 million

\$80 million

Two weekly sessions at a play cafe for 1000



families every year over 40 years



Sent:

Friday, 14 October 2022 3:35 PM

To:

Enquiry

Subject:

Kings Reserve/Thebarton oval development

Dear Mayor Coxon and City of West Torrens Councillors

I would like to bring your attention to the following video, which was recently emailed to the Crows members to help facilitate the development of Kings Reserve.

https://www.youtube.com/shorts/j2GhvztXS U

The recording depicts the Captain(s) of the Adelaide Football Club (AFC) men and women teams outlining how much the AFC would benefit by relocating to a redeveloped Thebarton oval/Kings Reserve. In addition, they clearly articulated that "we do need your help, because we need some positive feedback" ..."we need you to go onto the city of West Torrens website" ..."help us please get it across the line". I am concerned this is a transparent approach by the AFC to bias the council's survey with messages of support from AFC members. In addition, the AFC members were not encouraged to inform themselves about the development before supporting it! Since the majority of AFC members do not reside in the CWT, this broadcast has the potential to bias the URPS survey data and potentially 'facilitate the development' of Kings Reserve to the detriment of the local community. I hope he CWT councillors are aware of these underhanded AFC tactics and I hope the CWT councillors make an informed and unbiased decision to represent the interest of their residents rather than the interests of the AFC and SANFL.

Thank you for considering this development. Kind regards,



From: Sent: Your Say <yoursay@wtcc.sa.gov.au> Monday, 17 October 2022 9:10 AM

To:

Cc:

Enquiry

Subject:

RE: Adelaide football club proposal



Thank you for taking the time to provide your feedback.

I will pass this on to URPS for inclusion in their final report to Council.

Kind regards,

City of West Torrens



Register to have your say at yoursay.westtorrens.sa.gov.au

From

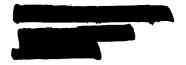
Sent: Friday, 14 October 2022 4:06 PM To: Your Say <yoursay@wtcc.sa.gov.au> Subject: Adelaide football club proposal

We are residents of Torrensville and would gladly like to see this proposal go through. We understand this will open up more opportunity for the public to use this space as well.

Understandably we know there could be a few hiccups regarding parking, but I'm sure the council is taking this into consideration.

The Crows need a new home, and this could be an ideal solution. There are always teething Problems with the changes. I'm sure we will overcome them.

We need our area to be a vibrant forward planning district. So we say YES to this proposal.



The content of this email is confidential and/or copyright and is solely for the intended recipient. If you have received this email in error: (i) you must not copy or distribute any part of it or otherwise disclose its contents to anyone; (ii) please let the City of West Torrens know by reply email to the sender and delete all

Sent:

Thursday, 13 October 2022 2:28 PM

To:

Enquiry

Subject:

Re: How do I change my survey response?

Categories:

Saved in Database, Completed



Thanks for your response. I am disappointed that this is the case. I would like to provide the below statements and information for inclusion in the final analysis report.

In light of new information that has been presented regarding the proposed lease and information that wasn't clear when I first looked at this survey, I would like to amend my survey response.

Do you support the City of West Torrens Council entering into a long-term lease agreement with the Adelaide Football Club?

I would like to change my answer from 'Unsure' to 'No, I don't support this'.

Are there any concerns that you have with regard to the Council entering into a lease agreement with the Club?

There is insufficient information and details in the proposal regarding the actual benefits to the community. Many of the touted benefits are benefits for the AFC not the community or they are things that the community already have or were going to have under existing planning for the area. There appears to be no net benefit for the local community impacted and no net benefit for the wider West Torrens Council area.

I am concerned that Kings Reserve will become a football oval. I do not support a second football oval in the area and I do not support Kings Reserve being used by and under the control of a corporate organisation. I do not support removing the existing established park lands and tree canopy on Kings Reserve for a second football oval. I do not support restrictions on the community's use of Kings Reserve. A private corporate entity should not have priority use of community land.

I am concerned that the consultation process on the lease is being rushed through during a Council Caretaker period. The letterbox drop for the consolation was done 2 weeks into the consultation period leaving people only 2 weeks to consider and provide their response. I have neighbours who don't have access to the internet and this has left them with not enough time to get information, get survey forms and return them.

I'm concerned the lease information has been presented to the community in a misleading way. In previous consultations for the exact same area (the 2018 Kings Reserve Masterplan), the area was presented as the 'Kings Reserve Precinct'. It is now being presented as the 'Thebarton Oval Precinct'. The information presented is overly complicated and wordy, using jargon and technical terminology. The touted benefits are vague and lack integrity. Questions in the 'your say' portal regarding the lease are returned with equally vague regurgitated responses that fail to address the questions being asked. There are no images to show how the space is intended to be used under the lease despite the fact that the lease if it proceeds will result in extreme physical changes to the area — how it will look and feel and how the space will be used — I'm not talking about small details that can be addressed later, I'm talking about high level and significant changes to how the area will be developed - none of this is conveyed in the material provided. Some of the information in the lease documents is at complete odds with what councillors and the Mayor have publicly said and written since the documents were released.

I am concerned that the community directly and most significantly impacted (in a positive or negative way) by the

proposed lease are not being afforded the same awareness or opportunity to provide their feedback as those in the wider community. The AFC have been campaigning and contacting their members and wider supporter base through multiple distribution mediums asking them to 'vote for our facility' and referring them to the West Torrens Council survey page.

I am concerned that large discounts and concessions are being afforded to the AFC at the expense of the council residents and ratepayers. These disproportionate reductions in rent and rates do not align with community expectations. I'm concerned with the justifications given for these reductions. The 'expenditure by AFC on improvements' are largely improvements solely for AFC and their intended usage. I am concerned expenditure on improvements are being claimed as improvements for the community simply by the fact that the community may be able to access the space (when not being used by the club). It does not appear that consideration has been given to whether the investment expenditure provides the community with infrastructure that is useful or desirable to the community. Extensive consultation has already been undertaken to understand what the community needs and wants and the proposed expenditure by the AFC does not appear to address this and in fact it would appear that much of the expenditure will result in development that is at direct odds with the findings of this previous consultation.

The justification of 'comparable rents for sports and community club organisations' similarly does not sit well with me. Other sports and community club organisations offer much more to local communities than does a corporate professional sports organisation. Participation in their activities and associated facilities is generally accessible and encouraged at a community level. They offer an opportunity for involvement by the local communities in which they exist. In the case of the AFC, local community members are offered no such opportunity to participate. Sure, we are afforded the opportunity to watch them when this suits them (and sometimes at a prescribed fee) but this is the limit of our involvement. It is akin to a corporate office being placed on community land and being afforded large discounts in rates and rent because they are investing big money on the offices, will have the foyer area unlocked, and are building a public viewing area overlooking one of their departments. You'll be able to access the foyer when it's not being used for corporate functions and to make up for this they will be providing a second equally boring and largely unuseful space on the adjacent parklands. As a member of the community you'll be able to join their organisation but only as a financial member — you'll be given a sticker, a key ring and get a copy of their annual report but you won't be able to participate in the business or use the office computers or printer. There is simply no community value in the proposal

I do not support a lease with the Adelaide Football Club.

Kind regards,



On Tue, Oct 11, 2022 at 9:06 AM Enquiry < Enquiry@thebartonovallease.com.au > wrote:



While Adelaide Football Club has a concept for how it will develop the Thebarton Oval Precinct, there is currently no master plan. Following this first phase of consultation, Council will consider the community feedback received and determine whether a lease should be supported. If there is appetite from the community to engage in a lease, the next stage would be to develop a master plan.

If the project proceeds to the next stage, the Adelaide Football Club will be required to prepare a detailed master plan which will involve further consultation with Council and the community. This will include holding a public meeting. It is at this stage that the proposed benefits to the community will be fleshed-out.

Some of the benefits to the community put forward in their proposal include:

- o Two ovals, both accessible for use by our community, when not in use by the Club.
- o Aquatic facilities, rehabilitation and medical amenities, with publicly accessible allied health services.
- o A proposed site to accommodate a community facility to replace Thebarton Community Centre (identified to be removed by the T2D works).
- o Community accessible hospitality spaces.
- Improved on-site public car parking options and greater accessibility to accommodate the daily use of the proposed facilities.
- o Improved community recreational facilities.
- o Continued community festival hosting with greater public amenity provided.
- o Increased usable greenspace and public plazas available to our local community.
- o A commitment to maintain green space and to enhance existing tree planting.
- o Containing parking on site to manage impacts on local roads.
- Retaining State significant heritage assets.

No lease for the use of the Thebarton Oval Precinct by the Adelaide Football Club will be entered into until all consultation stages are complete and Council is satisfied the master plan reflects the feedback provided by the community. If Council deems that the master plan does not meet the needs of the community, a lease will not be entered into.

In regards to your query about amending your feedback, we are unable to alter surveys after they are submitted. If you wish to include any further information, you can include it in a reply email and URPS will include in in their final analysis report for Council to consider.

Kind Regards

Sam

Thebarton Oval Lease Engagement Team

From:

Sent: Friday, 7 October 2022 4:12 PM

To: Enquiry < <u>Enquiry@thebartonovallease.com.au</u>> **Subject:** How do I change my survey response?

Hello,

I was at a community meeting the other night regarding this lease proposal. At this meeting I was presented with information from the Council and URPS which has had a significant impact on how I would like to respond to the community consultation survey. This information was not made available to me prior to this meeting. I would like to change my survey response. How do I do this?

Kind Regards,

Sent:

Your Say <yoursay@wtcc.sa.gov.au> Monday, 17 October 2022 9:11 AM

To:

Cc:

Enquiry

Subject:

RE: Kings Park and oval.



Thank you for taking the time to provide your feedback.

I will pass this on to URPS for inclusion in their final report to Council.

Kind regards,

City of West Torrens



Register to have your say at yoursay.westtorrens.sa.gov.au

Sent: Saturday, 15 October 2022 7:03 PM To: Your Say <yoursay@wtcc.sa.gov.au>

Subject: Kings Park and oval.

Hi there. I am completely opposed to the King Park and oval lease agreement.

1. The oval will be used for games:

Regardless of what is said now, once the Adelaide Club invests money, they would like to recover and make monetary returns. That is simply standard business strategy. It will happen.

Once there are games in the ovals, the whole area will be gridlocked by traffic, creating risks to people in the area in need of 000 help. Fires, Emergencies abd the like will be much more devastating with poor access to the peoples homes.

20000 cars at once in the area for a game is just not possible with current and proposed roads and parking available.

In Melbourne city, AFL games are played mainly in stadiums with TRAIN access. Richmond abd Etihad. Previous stadiums with only road access were sold Saint Kilda ground is an example. Not used anymore.

Again, for training, other AFL clubs choose to go in the city outskirts, like Essendon club went next to the Melbourne airport.

2. The whole of the two parks will be fenced off and inaccessible to general public.

Neighbourhood people do not have training schedules like a formal club has.

Kids, elderly, anyone that need the green park area when they needed do not look at the day or time, just use it because connection to the land brings peace and calm in times of depression and anxiety.

Try to tell your toddler that today there is no play time in the park...and perhaps tomorrow may also be missed as well.

Once the club has control, they may increase the renting buy getting other sporting groups to train and or play.

Several neighbours, including myself, will loose my access to the park through the back fence. That is two fold, required for works in the property and ambulance or fire brigade access in case of emergency.

I would clearly specify right now that if the need arises for access to my property for maintenance or emergency and it is not possible because the new development I would take the city of West Torrens to court for damages and or and grief caused by this development.

This is not a warning, just business. If the City of West Torrens decision damages my interests, I will seek the maximum of compensation. I am also sure other neighbours will be willing to take civil action something like this happens. Any saving you may seek now will go down the drain tomorrow, simply because it is a had decision.

Please, only once I am saying this. Do not proceed with the proposal.

Every one of the council members will be sadly remembered in a tragedy happens for this decision. Do not put money before people.

Thanks for your time. Please note this email will be public knowing.

The content of this email is confidential and/or copyright and is solely for the intended recipient. If you have received this email in error: (i) you must not copy or distribute any part of it or otherwise disclose its contents to anyone; (ii) please let the City of West Torrens know by reply email to the sender and delete all copies from your system. No representation is made that this email is free of viruses or other defects. Virus scanning is recommended and is the responsibility of the recipient.

Sent:

Thursday, 13 October 2022 11:48 AM

To:

Enquiry

Subject:

Re: Question

Categories:

Completed

Thank yo

Could you please include in the feedback:

- I am a local resident of Torrensville and I am strongly opposed to Kings Reserve being alienated or being considered part of the lease agreement with the AFC.
- I am concerned that the stage 1 consultation period is drastically too short in time, AND not culturally inclusive to families whose first language is not English.
- I am devastated that council thinks the physical, emotional, and social, well being needs of their community, (families, bird life, kids, dogs etc) can be met by grass and the devastation of over 140 mature trees. What we need is the plan that was proposed after community consultation, 4 years ago. Why is a commercial deal being considered over the health of our community?
- -we have not been told the weighting of local residence responses verses a crows supporter who does not live in the area or pay rates. Why are their responses even being considered? I would like public access to the results of the survey immediately on release.
- there is very little in the proposed plan that benefits me and my family as we want trees and natural vegetation. The rent and rates reduction is outrageous and if it goes ahead I will be taking this to the Ombudsman for investigation.

I would like to state again. My family and I are strongly apposed to the alienation of Kings Reserve and DO NOT want it considered as part of the lease with AFC.

Thank you for including this in your survey results. Kind regards

Sent from my iPhone

On 13 Oct 2022, at 11:06 am, Enquiry < Enquiry@thebartonovallease.com.au> wrote:

H

In regards to your query about amending your feedback, we are unable to alter surveys after they are submitted. If you wish to include any further information, you can include it in a reply email and URPS will include in in their final analysis report for Council to consider.

Kind Regards

Sam

Thebarton Oval Lease Engagement Team

Sent:

Friday, 14 October 2022 8:01 AM

Enquiry

1

Subject:

Thebarton Oval Precinct feedback

Categories:

Saved in Database, Completed

Hello,

Im a resident on a resident on the Crows lease of the 'Thebarton Oval Precinct", however I am unable to change or add to my feedback on this online portal. I want to add additional feedback to council and have done so below.

My friends and I use the oval frequently and I am extremely concerned that the council would even consider leasing this land to a corporate entity.

To be clear, I do not support this proposal. The built development of such a precious piece of open, green space with old growth trees is unacceptable.

Thebarton oval and Kings reserve are different spaces in the minds of the community, and as labelled, and the council seems to be acting in bad faith with the community not to label the feedback as Thebarton Oval and Kings Reserve Precinct.

Can you please tell me why it was appropriate to go out to seek feedback from the community without knowing how the responses would be assessed, as the mayor said at the community meeting.

Can you also tell me how council responded to the crows when they indiscriminately urged their supporters to have their say. As the mayor said at the community meeting, the feedback is intended to come from those who are residents or rate payers in the City of West Torrens. I think it's highly inappropriate for the Crows to try to impact overall feedback outcomes by impacting the councils feedback process. I trust that the council responded to the crows in writing about this and can you please provide me your response to the Crows on this matter, for my information.

The council has been unable to articulate a good reason to lease this land to a commercial entity such as the crows. Some of the reasons I have heard are:

The council will receive circa \$9M in rent over the course of the lease, unfortunately this does not equal the value of open, unimpinged, natural green space with old trees and large open format green spaces to the community. Once this space is developed in such a way it will be effectively lost forever.

The crows will spend circa \$40M on community facility upgrades at the site. Does the community want these so called 'upgrades'? From the community meeting held at Kings Reserve it was almost unanimous that they do not. Can the council please tell me who will pay for the demolition of the facility at end of life and the cost to return Kings Reserve to open natural green space with old growth trees at the end of the lease?

The crows will pay for the upkeep of the ovals during their lease. The cost to council to maintain the existing Kings Reserve space is inconceivably minor compared with the cost to the community of lost natural green space amenity brought about by the proposed development.

As the mayor said, "The council thinks it's a good idea because they voted unanimously for it". This was an incredibly circular argument from the council, if I was a counselor I would be embarrassed to admit that this was our thinking. The council doesn't receive this type of "opportunity" every day and it was incumbent on them to seek feedback from the community on the proposal. This seems to be a deflection tactic from council, I hope that you are able to think critically before putting this type of proposal out for consultation. It appears, based on the mayor's response to a question at the community meeting, that no cost/benefit or Whole of Life analysis has been undertaken by council. In my opinion this is one of the first things that council should have undertaken.

When the mayor said he was "uncomfortable" attending the community meeting to answer the community's questions, this should tell him everything he needs to know.

In my opinion the council has acted in bad faith, and is not working for the best interest of residents and rate payers, rather, they are working to try and 'convince' the community to accept the crows proposal. You seem to be acting as a proxy for the Crows.

I look forward to the council's responses to my questions above and hope that the council has heard the community and will not be moving forward with the leasing of Kings Reserve to any entity, Crows or otherwise.

Regards,



Sent:

Thursday, 13 October 2022 1:32 PM

To:

Enquiry

Subject:

Thebarton Oval Precinct

Categories:

Saved in Database, Completed

To URPS and West Torrens Council

Firstly, I completed the online lease survey in the first few days that it appeared when I found it by sheer chance. As the days have gone by my frustration with what was a very very basic questionnaire and the inability to update my responses once I fully understood the terms and extent of the lease annoyed me immensely.

Secondly, I am not against the Crows move to Thebarton Oval but are against the total removal of other sporting/recreational/playground from the remaining section of Kings Reserve. To see the results from what the council has achieved with the recent development at both Weigall Ovall and Lockleys Oval is fantastic. Both provide a vast range of activities and have off street parking for well over 100 vehicles. For the Council to totally ignore the 2018 Kings Reserve Master Plan is totally irresponsible.

Thirdly, Any person who lives near the Thebarton Oval would be totally aware of the current traffic and street parking issues in a number of surrounding streets. To ignore this issue and not have some mention in the lease when parking for say 180 vehicles(80 players,80 staff,20 visitors) could take up to 30% of an AFL sized oval is bemusing. Look at the surrounding streets on a school day and add 250 vehicles(includes the 50 school attendees vehicles who currently park in Thebarton Oval) to the streets and ask yourself where are you going to park. I hope i am wrong and the council has a master plan to manage this issue. Kings Park Master plan had planned for 200 off street parking.

Lastly, I came away from the recent community meeting hearing that the council has a debt issue and sees this long term lease as a way to reduce their expenses. If this is correct, then i wonder what next and i now fully understand why so many ratepayers are upset about the use of council caretaker mode to rush this through all in the guise of Public Interest.

In summary, I was initially undecided about the lease due to not enough detail available but as more facts have been disclosed I am now against the proposed lease due to the area of land to be leased.

Can you please update my initial response to reflect this change.

regards



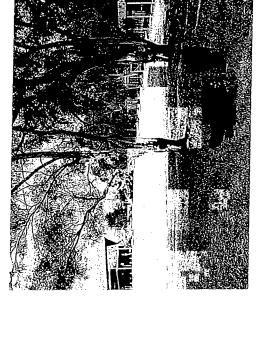
Sent from my iPhone

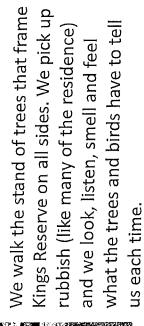
We acknowledge the traditional custodians of this country, the Kaurna People, and respect their connection to country..."

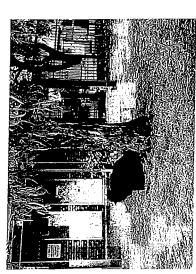
Do you ever **think** about what this means when you hear this said, often read, at the start of a meeting? I do. I get a warm blurr of feelings rush through me as I fast forward through all the senses my mind, body and soul has learnt about connecting with country, thanks to my friends who are our first Australians. Sense of place and connection is something very difficult to describe particularly in a survey. This short presentation is an attempt to help the council and anyone else who wants to understand, what my family and communities' connection to country means to us.

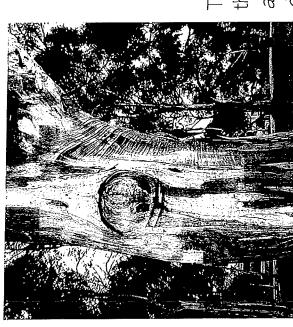
Kings Reserve

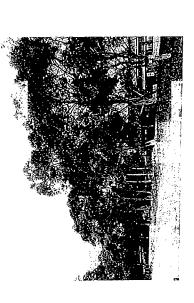
way. When we first arrive we know to *read the environment* to tell who has been, who has gone, who is new and My dogs and I walk the park morning and evening EVERY day. They can not hold back their excitement on the what has happened.











There are over 150 mature trees that filter the air, provide homes for animals and birds, provide ecosystems for a healthly environment and give us pleasure, shade, air and joy.

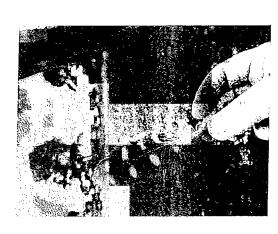


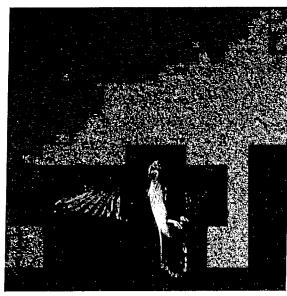
die, to now flourish and provide a rich source of life to both us and the birds. watched these trees grow, struggle through 10 years of drought and nearly Over the 23 years my family has connected with Kings Reserve we have

Our local hunter and King of Kings Reserve

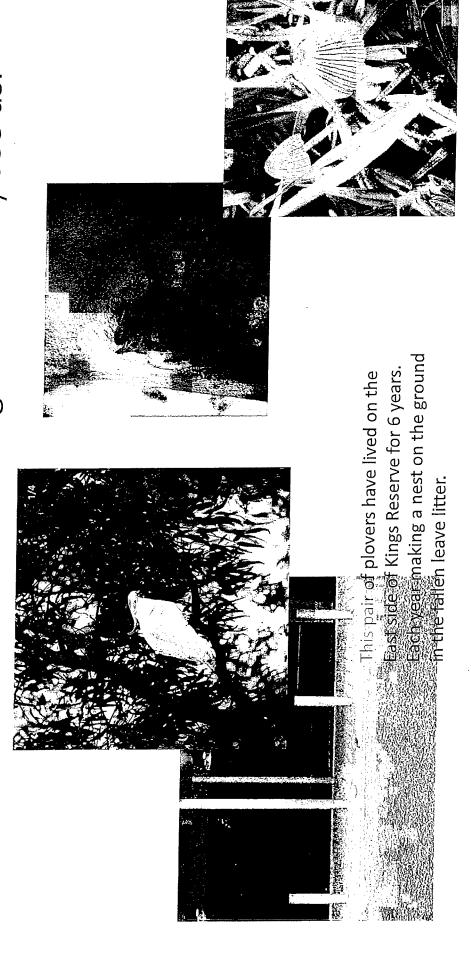


He is a Nankenn Kestrel and he surveys his forest and hunts for prey in stealth mode. If you are really connected you will occasionally find his calling card.



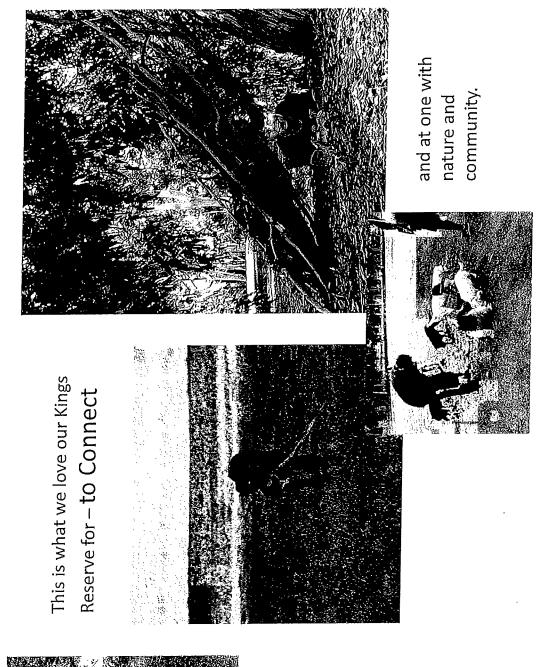


- not visitors. We see them regular and they see us. Other local residence who live in Kings Reserve



sound recording only a couple of weeks afterwards as it appeared to me When the council listened to our needs in the past, they managed the feral cat situation and eradicated them from Kings Reserve. I took this the birds were celebrating their safety. It was recorded on 16th Feb 2021

Please click to listen to their celebration.





To feel well

Enquiry

From:

Sent:

Friday, 14 October 2022 12:10 PM

To:

Enquiry

Subject:

FW: Clarification on the Master Plan

From

Sent: Friday, 7 October 2022 3:37 PM

To: Office of the Mayor and Chief Executive <omc@wtcc.sa.gov.au>

Subject: Clarification on the Master Plan

Dear Mayor

Thank you for your reply. I attended both the Council meeting and Community meeting this week. I got the impression at those meetings, that it would be the Crows that would be paying for the development of the Masterplan (\$1m), however, in your email below, it says the Council will be paying for the Master Plan if the project moves to the next phase. I would appreciate your clarification on this point.

I would also like to add, that many of us are very concerned about Kings Reserve becoming just 'another oval'. There are so many beautiful trees, BBQ's, skatepark, soccer pitches etc which will have to be removed to make way for an oval. While I understand the community will still have some access to the oval, it is not the same 'greenspace' as the current area and does not in any way resemble the proposed 2018 master plan. I think this is reason why so many people are now opposed to the plan. Many of us did not realise that the Crows would also need to have Kings Reserve and given John Olsen said on ABC Radio that training would be approximately 4-6 hours a week, it seems the requirement for a second oval is just overkill. I think the community will be giving up a lot with little in return and cannot see how this is a 'community benefit'.

It is also hard to believe given space will be a premium, that the precinct will be able to incorporate soccer pitches, playground and skate park as was mentioned by you at the community meeting. Also, you I believe you also stated that the current Community Centre would be moved further onto the Reserve. I cannot see how this will be possible and feel these statement left many of us feeling even more perplexed. I would greatly appreciate it, if you could clarify these matters.

In its current form, I do not therefore support the lease of the community land to the Adelaide Crows.

Yours sincerely

From: Office of the Mayor and Chief Executive < omc@wtcc.sa.gov.au>

Sent: Monday, 26 September 2022 4:44 PM

To:

Subject: FW: Crows Re-Development - Traffic Management; Trees; Swimming Pool and Heritage

Dea

Thank you for your email.

Following the current first round of consultation, Council will take into consideration community feedback received and should it be of a mind to grant a lease, Council will ensure that the lease will only be granted subject to any critical conditions being met. The first of those conditions will be that the Adelaide Football Club and Council develop and agree on a Masterplan to be developed for the Precinct. This Masterplan will include a range of important and critical issues that you have raised including, for example, built form, parking and traffic, community use/access, maintenance responsibilities, etc.

Please note, it would be inappropriate for Council to allocate ratepayers' money towards a costly Masterplan unless there is an appetite from the community to engage in a lease. This is why we need to gauge community support on the proposed lease prior to engaging in the development of the Masterplan. The Masterplan, should the lease be granted, will be subject to further community consultation (Stage 2).

In the meantime I have forwarded your comments to the Community Engagement consultant for inclusion in the community feedback however feedback regarding the proposed lease can be made via https://yoursay.westtorrens.sa.gov.au/thebartonovallease

Sincerely



Michael Coxon B.A., Grad. Dip. Prop. MAYOR

City of West Torrens

Address: 165 Sir Donald Bradman Drive Hilton SA 5033

Mobile: 0402 212 002

Email: mayorcoxon@wtcc.sa.gov.au

Web: https://www.westtorrens.sa.gov.au/CWT

From:

Sent: Tuesday, 13 September 2022 3:53 PM

To: Office of the Mayor and Chief Executive < omc@wtcc.sa.gov.au

Subject: Crows Re-Development - Traffic Management; Trees; Swimming Pool and Heritage

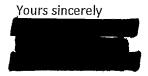
Dear Mayor Coxon and

I understand that you are receiving comments regarding the Crow Re-development proposal at Thebarton Oval. Whilst I have no objections per se to the re-development, I would like further information about the following:

- As a local resident (Clifford Street, Torrensville) I am concerned about the traffic management plans. I
 understand from the listening to ABC 891, the proposal is that traffic enter via South Road which is fine,
 however West Thebarton Road and Aswin Parade are already highly congested roads with many people
 using Clifford Street as a through-fare, I am concerned that this redevelopment will only increase with local
 streets becoming even more congested. I am however, not concerned about parking on match days.
- I understand that the plan is to have two ovals which is also fine, however I am very concerned that the few trees we have in Kings Reserve and the car park on South Road will be sacrificed in any re-development of the ovals. It is vitally important that as many trees as possible remain and I would like further information about the number of trees that are planned to be removed.

- I am regular user of the Thebarton Swimming Pool where I swim twice week with What plans are there, if any, for the pool? Will this be demolished to make way for the Crows pool and if so, will the Crows pool facilities be available to the general public, as was planned in North Adelaide? The Thebarton Pool is a vital community asset it provides hydrotherapy for the injured and elderly, enables squad swimming for many local sports groups and school swim sessions and enables locals residents an opportunity to swim for health. Can you confirm whether the new facility to be built by the Crows will be available to the public and if not, what consideration has been made for the local pool remaining?
- Finally, I would like to see any redevelopment in keeping with the local heritage. I would like reassurance that as many heritage buildings could be retained as possible such as the football stand, and the football gates on the east side and south side. Whilst I understand the plans are only preliminary, having large white buildings does not, I think, seem to be in keeping with the local architecture like the TAFE College. I would much rather see any buildings constructed in red brick or at least painted in colours that are in the keeping with the local heritage.

Thank you for your consideration of these matters and look forward to receiving a reply in due course and obtaining greater information about the current proposal.



The content of this email is confidential and/or copyright and is solely for the intended recipient. If you have received this email in error: (i) you must not copy or distribute any part of it or otherwise disclose its contents to anyone; (ii) please let the City of West Torrens know by reply email to the sender and delete all copies from your system. No representation is made that this email is free of viruses or other defects. Virus scanning is recommended and is the responsibility of the recipient.

Subject: Bullying and lack of support residents and rate payers of West Thebarton by Crows- AFC lease of Thebarton Oval AND kings reserve

Dear Mayor Coxon and Councillors of WTC

(CC – for noting)

I would like to implore the Council to reconsider its current (and flawed) consultation strategy in favour of one that is longer in timeframe, greater in transparency, and more inclusive. One that puts the residents and ratepayers at the forefront of this consultation — and not the Crows or their fan base.

Opinion from Crows membership base biases consultation — analysis of survey results should for stage 1 be confined to residents and ratepayers of WTC — survey results representing opinions of others external to WTC can be considered in stage 2. If it is the Councils role to represent the interests of the community of West Torrens, and the

rate payers and residents, then why are the opinions of Crows fans who are not ratepayers and who live outside of the CWT being considered?

There is active (almost desperate) dissemination of the survey to seek Crows fan input into how our rates are spent and how our lives might be impacted – why do they get a say? I suggest this is resorting to bully tactics on their part to overwhelm the concerns of residents, neighbours of the area who have a genuine right to the anxiety this issue has caused. As our Council (not theirs) it is your responsibility to stop this from happening! I bring your attention to the following video, posted to Crow's Members today. <u>Vote For Our Facility - YouTube</u> - "How incredible it is going to be for the community of west torrens"

YES INCREDIBLE — OR IS THAT INCREDULOUS — Incredible they get an equal say and Incredulous that they are so patronising to tell us what is good for us?

Good consultation is still possible. One that engages the wide WTC community in an inclusive way. It is not too late to heed "the lessons learnt", that you Mr Mayor have already acknowledged exist and make improvements.

This is possible because you demonstrate a better approach with the current consultation process for Frank Norton reserve which I would suggest is 20 fold less in size (and likely more fold less in cost) but yet is being offered: double the consultation length, twice the number of public engagements — and significantly — Council hasn't sought (or facilitated) the Crows membership base for their opinion on it.

Please reconsider your current course of action and engage and co-design a compromise that is beneficial to our community.

Regards

The content of this email is confidential and/or copyright and is solely for the intended recipient. If you have received this email in error: (i) you must not copy or distribute any part of it or otherwise disclose its contents to anyone; (ii) please let the City of West Torrens know by reply email to the sender and delete all copies from your system. No representation is made that this email is free of viruses or other defects. Virus scanning is recommended and is the responsibility of the recipient.

Sent:

Friday, 30 September 2022 5:13 PM

To:

Subject:

FW: Proposed Adelaide Football Club relocation to Thebarton Oval.

Can you please add the feedback below into the consultation responses.

Thanks

From: Office of the Mayor and Chief Executive <omc@wtcc.sa.gov.au>

Sent: Friday, 30 September 2022 4:51 PM

To:

Cc: Office of the Mayor and Chief Executive <omc@wtcc.sa.gov.au>

Subject: FW: Proposed Adelaide Football Club relocation to Thebarton Oval.

+

Can you please forward this feedback from Thebarton residents and to URPS for inclusion in the consultation of AFC relocation to Thebarton Oval.

Kind Regards,

City of West Torrens 165 Sir Donald Bradman Drive HILTON SA 5033

E

W www.westtorrens.sa.gov.au

From:

Sent: Friday, 30 September 2022 2:52 PM

To: 'mailto:OMC@wtcc.sa.gov.au' < <u>mailto:OMC@wtcc.sa.gov.au</u>> **Subject:** Proposed Adelaide Football Club relocation to Thebarton Oval.

Hi,

Even though I have responded on this issue on the 'Your Say West Torrens' website, I thought I would take the opportunity to communicate directly with you, especially given that I have raised the issue with Minister Koutsantonis as well.

Here is the content of our submission:

Proposed Adelaide Football Club Development in Torrensville / Thebarton

This is an inappropriate and disruptive development in a heavily populated residential area that already has parking and traffic flow issues. Those issues will be exacerbated for a long time with the start of the proposed Darlington to Torrens project. Torrensville and Thebarton residents are already aware of rapidly increased traffic flow issues through our suburbs caused by people trying to avoid the current congestion on South Road.

Council should be aware of traffic flow and parking problems that already exist in our suburbs and reject such a development in their area.

In my email to Minister Koutsantonis, I also mentioned the increased traffic flow through the Thebarton area on our side of South Road. Quite clearly people are using Neville Road, Holland Street (prior to current road work) and James Street as a 'rat run' to avoid congestion on South Road. I also pointed out that under the original T2D plan, as we understand it, Kings Reserve is intended as an area the project team would use for storage for various purposes. Given the proposed timeframe there is an obvious clash with the Adelaide Football Club proposal.

Considering the increased local traffic flows you may want to consider some speed restrictions on Ballantyne Street when you do the upgrade.

Thanking you



The content of this email is confidential and/or copyright and is solely for the intended recipient. If you have received this email in error: (i) you must not copy or distribute any part of it or otherwise disclose its contents to anyone; (ii) please let the City of West Torrens know by reply email to the sender and delete all copies from your system. No representation is made that this email is free of viruses or other defects. Virus scanning is recommended and is the responsibility of the recipient.

Enquiry

From:

Sent:

Friday, 14 October 2022 12:10 PM

To:

Enquiry

Subject:

FW: Thebarton Oval Precinct development

Categories:

Saved in Database, Completed

From:

Sent: Tuesday, 11 October 2022 2:35 PM

To: Office of the Mayor and Chief Executive <omc@wtcc.sa.gov.au>

Subject: Thebarton Oval Precinct development

Dear Mayor Coxon

I write in relation to the proposed Thebarton Precinct Development allowing the AFL Adelaide Crows to lease the existing Thebarton Oval and construct another oval and building on the existing Kings Reserve.

While initially being somewhat ambivalent about the Crows coming to Thebarton Oval, I have now become increasingly worried about the current proposal especially regarding the proposal to construct a new oval on Kings Reserve. While I have filled out the survey form, I would also like to add that my understanding is that the Crows North Adelaide bid and Bowden bid, did not include a second oval. The second oval proposal is really the worst of all options—to make such an extensive oval (MCG size) given the parcel of land, will mean amongst other things that most, if not all of trees, will have to be removed and virtually all of Kings Reserve will simply be a wide expanse of grass. It is bad enough that the trees will need to be removed from around the existing Thebarton Oval to make way for the 'realignment' of the oval, but to lose the trees from Kings Reserve is unacceptable. As I stated in my survey response not all green spaces are equal.

While many concerns have been raised, I believe the loss of this precious park is one of the main reasons (along with traffic issues and the proposed rent/rates) that people are most upset about. An oval is not the same as a park — it is not equivalent green space and the loss of this amenity is not offset by simply offering more public access to Thebarton Oval. Removing a few fences so we can access Thebarton is not something 'wonderful' — and if it is deemed as such this could've been done years ago.

If the proposal to lease the land to the Crows is granted, I can assure there will continue to be community angst and protest about the destruction of this Park which is definitely not in keeping with the 2018 Master Plan.

Yours sincerely,

The content of this email is confidential and/or copyright and is solely for the intended recipient. If you have received this email in error: (i) you must not copy or distribute any part of it or otherwise disclose its contents to anyone; (ii) please let the City of West Torrens know by reply email to the sender and delete all copies from your system. No representation is made that this email is free of viruses or other defects. Virus scanning is recommended and is the responsibility of the recipient.

Enquiry

From:

Sent:

Friday, 14 October 2022 12:06 PM

To:

Enquiry

Cc:

Subject:

FW: AFC Lease Proposal -

Categories:

Completed

For inclusion in final report

City of West Torrens

P. 165 Sir Donald Bradman Drive

60000

Hilton SA 5033

westtorrens.sa.gov.au



Location	Mon	Tues	Wed	Thurs	Fri
Office	·		✓	√	✓
WFH	✓	√			

From:

Sent: Friday, 30 September 2022 12:09 PM

To: Michael Coxon < mayorcoxon@wtcc.sa.gov.au>

CC

Subject: RE: AFC Lease Proposal

Dear Mayor Coxon,

Thankyou for providing this meeting opportunity, it is great that the Council recognise that Community are just looking for clarity in order to understand what is being proposed, how quickly the decisions are moving (from their perspective) and gain insights and clarity into the steps and critical decision points and timing.

We recognise not all information is either freely available or even in existence yet. Covid has taught us to live with uncertainty but I would also acknowledge that this means people are fatigued by it – and so are seeking reassurances where they can. In this instance, the role of Council providing engagement and reassurance is essential. But please note we are not as a community willing to accept the – 'sign a blank cheque now and we work out the details later' sort of approach to such a significant and life impacting change.

I will attend, and am also grateful for the opportunity to speak during deputation to Council meeting on Tuesday.

One thing I will pass on from my conversations is the many requests for capacity to 'catch up' from community members who are unable to make Wednesdays meeting. Live stream? Recording? Transcript of conversations.

Whilst I realise logistically things are not always easy to arrange we do live in a highly digital world and so I think this is a reasonable request for Council to consider — and demonstrates an inclusive approach.

Kind regards

From: Michael Coxon < mayorcoxon@wtcc.sa.gov.au>

Sent: Friday, 30 September 2022 11:56 AM

To Co

Subject: AFC Lease Proposal

Hi

Thank you for your email and for articulating your concerns and those that seem to be prevalent in the Community.

I am currently intending to address these in the Community Meeting next Wednesday and I hope that you may be able to attend.

My objective to is provide clarity and comfort where I can and, where I can't, record those matters that can't be resolved on the night for future consideration.

As always, your Council operates openly and transparently and I welcome the opportunity to discuss the issue in a public forum.

Please feel free to keep in touch and thank you again.

Sincerely



Michael Coxon B.A., Grad. Dip. Prop. MAYOR

City of West Torrens

Address: 165 Sir Donald Bradman Drive Hilton SA 5033

Mobile: 0402 212 002

Email: mayorcoxon@wtcc.sa.gov.au

Web: https://www.westtorrens.sa.gov.au/CWT

The content of this email is confidential and/or copyright and is solely for the intended recipient. If you have received this email in error: (i) you must not copy or distribute any part of it or otherwise disclose its contents to anyone; (ii) please let the City of West Torrens know by reply email to the sender and delete all



