



PLANNING REPORT

THEBARTON OVAL PRECINCT DEVELOPMENT

THEBARTON OVAL AND KINGS RESERVE, MYER ROAD, TORRENSVILLE

Prepared for:
Adelaide Football Club

Date:
16.02.2024

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1. INTRODUCTION

This report has been prepared in support of the development application by the Adelaide Football Club ('AFC'), the Applicant, for the Thebarton Oval Precinct Development at the Thebarton Oval and Kings Reserve, Torrensville ('the site').

In preparing this report, we have:

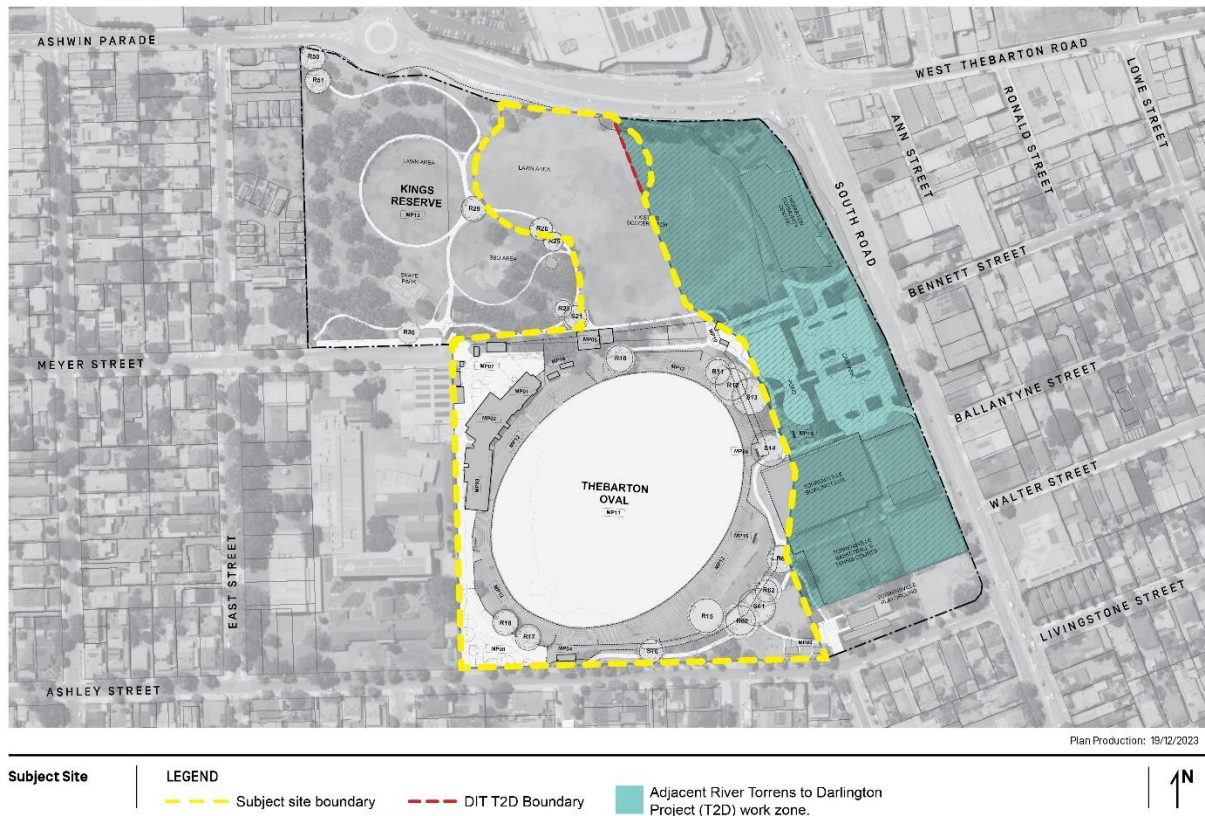
- inspected the site and its immediate surroundings;
- identified and subsequently reviewed what we consider to be the most pertinent provisions of the Planning and Design Code ('the Code');
- had regard to the *Planning, Development and Infrastructure Act 2016* ('the Act') and to the *Planning, Development and Infrastructure (General) Regulations 2017* ('the Regulations');
- had regard to the Thebarton Precinct Master Plan Report in **Appendix 1**;
- examined the Thebarton Oval Precinct Redevelopment Design Report incorporating the architectural drawings prepared by City Collective in **Appendix 2**;
- reviewed the supporting documents, including:
 - » stormwater management plan and civil drawings prepared by WGA in **Appendix 3**;
 - » traffic and parking assessment prepared by CIRQA in **Appendix 4**;
 - » waste management plan prepared by CIRQA in **Appendix 5**;
 - » acoustic assessment prepared by Mott MacDonald in **Appendix 6**;
 - » sustainability strategy report prepared by D squared in **Appendix 7**;
 - » arborist report prepared by Arborman Tree Solutions in **Appendix 8**;
 - » Heritage Impact Statement and Design Drawings prepared by City Collective in **Appendix 9**;
 - » Obtrusive Light Compliance Report prepared by Rubidium Light in **Appendix 10**.

This report contains our description of the site and its surroundings and our assessment of the proposal against what we consider to be the most relevant provisions of the Code.

2. SITE AND LOCALITY

The site comprises six contiguous allotments/portions of allotments that traverse the Kings Reserve and the Thebarton Oval, demonstrated in **Figure 2.1**, with frontage to South Road, Ashley Street and Ashwin Parade, Torrensville.

Figure 2.1 *Subject Site*



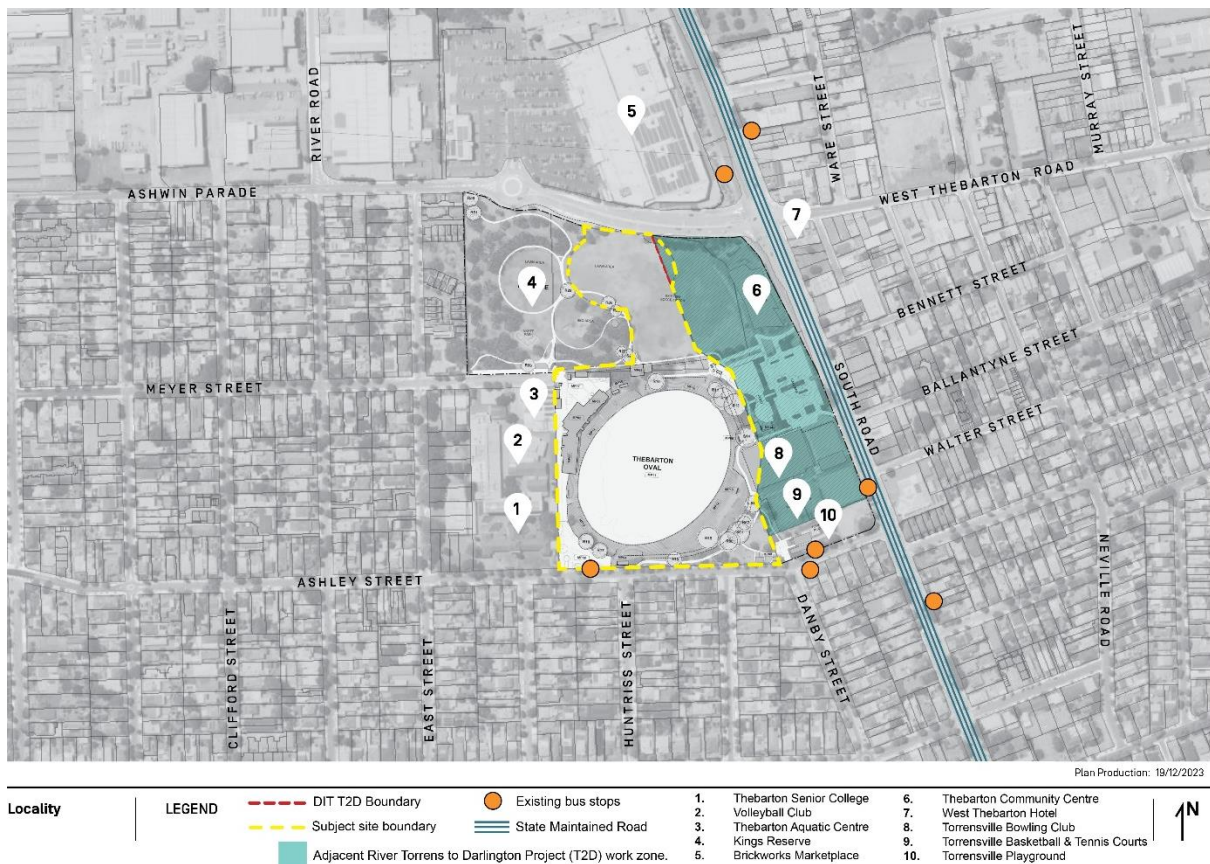
The site:

- currently contains:
 - » State Heritage listed gate/ticket office of the Thebarton Soldiers' Memorial Oval and Recreation Ground;
 - » Local Heritage listed 'Phil Ridings' grandstand;
 - » 'Hank Brothers' grandstand;
 - » Torrensville Bowling Club;
 - » associated outbuildings;
 - » carparking; and
 - » open/recreation spaces;
- is irregularly shaped with a total area of approximately 6 hectares;
- can be accessed via one crossover from Meyer Street and Ashley Street, two crossovers on South Road and one crossover on Ashwin Parade;
- includes existing vegetation with a number of regulated and significant trees;

- has limited visibility from South Road due to the Thebarton Community Hub, Torrensville Bowling Club and car parking area;
- is well serviced by high frequency public transport;
- adjoins the Thebarton Senior College, Volleyball club and Thebarton Aquatic Centre immediately to the west;
- adjoins the Thebarton Community Centre, Torrensville Bowling Club, basketball and tennis courts and playground immediately to the east;
- is adjacent to the Brickworks Marketplace to the immediate north; and
- is adjacent to residential properties to the immediate south.

The locality is characterised by a mix of commercial buildings, a community centre, education facilities, hotels, shops, restaurants and residential properties as demonstrated in **Figure 2.2**.

Figure 2.2 *Locality*



3. BACKGROUND

In August 2022, the AFC announced the site as its preferred location for a new training and administrative facility and home venue for AFLW games.

Following engagement with the City of West Torrens ('the Council') and in September 2022, the Council resolved to give in principle support to the AFC's use of the site for the new facility subject to certain consideration and actions. One of these actions was the establishment of the Masterplan Advisory Group ('MAG').

In January 2023, the MAG was established by the Council as an independent advisory group to inform the development of a Master Plan for the site. The MAG consisted of 13 members from the Council, local community, the AFC and the traditional Aboriginal custodians.

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

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

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

- establish a strong and overall Precinct identity;
- respond to the diversity of the Precinct's character by encouraging and accommodating a wide variety of activities including opportunities for use 7 days a week and during day-time and night-time hours;
- use plantings and land form to define landscape spaces and utilise Crime Prevention through Environmental Design (CPTED) principles to ensure access to safe, fit-for-purpose facilities and spaces;
- provide inviting, accessible and quality facilities and spaces that enable and encourage the community to engage in active recreation and lead active lifestyles;
- improve the Precinct amenity with class-leading urban spaces and sustainable development which utilise design techniques that account for a changing climate and that suit a broad range of users; and
- capture the regional, state and immediate context and provide links to these within the Precinct.

The Guiding Principles are also importantly supported by the distinctive character elements of the Precinct that includes formal recreation, informal recreation, passive use and events and functions.

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

- previously agreed elements of the 2018 Kings Reserve Masterplan are to be incorporated into the Precinct Masterplan;
- removal of significant and regulated trees is to be kept to a minimum and where such trees are to be removed, for each such tree removed three new trees are to be planted within or close proximity to the Precinct;
- where possible, replacement community facilities are to be constructed and made available prior to existing facilities being demolished or closed;
- that the replacement community Centre remain Council run and independent to AFC;
- that direct traffic access to the Precinct from surrounding residential streets shall be minimized (where possible) but there shall be no public access to the Precinct from Meyer Street unless for emergency vehicle requirements;
- that any proposed development improves upon existing parking infrastructure and that parking remains free and available to residents other than on game days;
- public parking levels meet planning requirements and AFC provide their full car parking requirements specific to their needs as part of the development, with the understanding game day will require temporary parking arrangements;
- that artificial turf not be used for external sports fields;
- public access to green space on Kings Reserve and Thebarton Oval is to be maximized during daylight hours and where possible, use of both ovals at the same time during daylight hours by AFC is to be minimized with AFC sole access times of both ovals to be made publicly available;
- Council and AFC will meet and coordinate Precinct usage at least annually so as to ensure there is no prohibition of community events or festivals on Kings Reserve due to AFC requirements; and
- there are no restrictions to dogs and dog walking on Kings Reserve during public access times.

In February and March 2023, the AFC undertook community engagement on the Master Plan.

The Master Plan was finalised in December 2023, with the most notable changes being the revised location of the second oval on Kings Reserve as negotiated and agreed with the State Government.

The final Master Plan document is included in **Appendix 1** for information and the final Master Plan included as **Figure 3.1**, which was endorsed by the City of West Torrens at its meeting on 19 December 2023.

In addition to endorsing the Master Plan, Council also resolved to do all things necessary to give effect to the long term (42 year) lease agreement with the AFC.

A number of documents and agreements will be executed to formalise the negotiated terms between the City of West Torrens and the AFC. These include:

- Project Master Deed;
- Development Deed (annexing the Lease);
- Lease;
- Contributing Deed; and
- Usage Agreement.

Whilst for the purposes of this application it is not necessary to fully outline the details of these documents, they are all available on the public record for information as required. We observe that the agreements include matters such as the following:

- AFC obligations in respect to off-site works, in particular tree planting within the balance of Kings Reserve;
- control over permitted use;
- AFC obligations in respect to deriving a defined community benefit to the value of \$45m;
- AFC obligations in respect to light spill and control of excessive noise;
- community use and access of the public realm when the facilities are not being used by the AFC;
- and
- minimum Council access to Kings Reserve.

The Master Plan, together with feedback received during the community engagement, has informed the development proposal.

Figure 3.1 Master Plan

05 Thebarton Oval Precinct Site Appreciation

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Thebarton Oval Precinct Master Plan

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

Legend
 Precinct boundary
 Master plan lease boundary



4. PROPOSED DEVELOPMENT

The proposed development will create a Precinct for the AFC as well as enhance the Thebarton Oval and Kings Reserve for use by the community.

Under the current arrangements, Thebarton Oval is not available for general community use. The proposed development will see this space 'opened up' to the community when not in use by the AFC. With existing and additional greenspace, recreational facilities, plazas and facilities made accessible for recreational activities along with general improvements and enhancement of the Precinct for use by the community supported by significant investment by the AFC of \$100 million.

The general operational use of the Precinct will include:

- training and development for the AFC's AFL, SANFL and AFLW teams, as well as a base for its education and community programs. Under the usage agreement with the Council, AFC is entitled to use the facility no more than an average of 100 hours per month averaged over a calendar year, in which AFC will publish training hours for the month in advance;
- host the Club's AFLW home games (approximately 6 to 10 games per year) with typical AFLW game attendance (i.e. up to 4,500 spectators). On very infrequent occasions, events up to 9,000 attendees would be hosted at the Precinct. Such events would likely only be associated with finals and would be expected to occur, on average, in the order of once per year. Games involving the Crows' AFL team will remain at the Adelaide Oval;
- community use of the Thebarton Oval and Kings Reserve (training) Oval, when not in use by the AFC;
- aquatic facilities, rehabilitation and medical amenities;
- community accessible hospitality spaces;
- improved on-site carparking (including overflow parking for AFLW games days and events); and
- improved accessibility to accommodate the daily use of the proposed facilities by all users.

The proposal provides for a staged redevelopment of the precinct and includes:

- the realignment and resurfacing of the Thebarton Oval;
- installation of a training oval at Kings Reserve;
- removal of four (4) existing light towers and erection of five (5) new light towers 40.3 metres in height;
- alteration and addition to the existing grandstands;
- establishment of a camera platform;
- rectification works to the State Heritage listed entry gate/ticket stand;
- construction of a two-storey training and administration building that includes indoor recreation facilities, retail and café (shop), offices, function room and swimming pool;
- tree damaging activity comprising the removal of six (6) regulated trees and four (4) significant trees;
- car parking; and
- landscaping.

The development will be undertaken in stages, detailed in part 6.5 of this report.

4.1 Realignment and resurfacing of Thebarton Oval

In order to accommodate an AFL sized playing oval, the application proposes to realign and resurface the current Thebarton Oval to provide a 166 metre by 122 metre playing surface. This is the same size as the Adelaide Oval.

The new oval will provide a natural turf surface that will accord with the “AFL Preferred Facility Guidelines”. The realigned oval will be used for training and the playing of AFLW games.

4.2 Training oval at Kings Reserve

As part of the Precinct development a training oval on Kings Reserve is proposed. The training oval will be adjacent to Ashwin Parade and will provide a 110 metre by 80 metre playing surface.

Regrading of the land and removal of one regulated tree is required to facilitate the installation of the training oval.

The location of the training oval has been negotiated and agreed with the State Government. The training oval will encroach onto the existing footpath of Ashwin Parade, with such to be managed as part of the Darlington to Torrens project work which will be managed by DIT. Works to the footpath (public realm) will be undertaken to rectify the footpath in consultation with the Council.

4.3 Oval Lighting

Five (5) new light towers are proposed around the Thebarton Oval designed in accordance with “AFL Lighting Standards” and will provide for:

- night-time training; and
- playing and broadcasting of AFLW games.

The proposed light towers will replace four existing light towers currently on the site.

The lighting will generally be used up to 10pm in the evening. On game days approval is sought for lighting to be operative until 11pm.

The proposed light towers will be 40.3 metres tall, and feature LED light-head heads designed to concentrate light focus on the oval playing surface with minimal glare or light spill.

4.4 Training and Administration Building

The training and administration building will provide the ‘headquarters’ for the AFC, player training facilities, day-to-day club administration, AFLW game day operations and public facilities including a retail shop, café, and function room. Approval is sought for the use of all facilities 7 days a week.

Maximum hours of operation for the training and administration building will be between 7.30am and 5.30pm, except game days where the hours of operation will be until midnight.

Maximum hours of operation for the café and retail outlet will be 7.30am to 5pm, except game days where the hours of operation will be until midnight.

Maximum hours of operation for the function space will be 7.00am to midnight. However, evening functions are not anticipated every day, with the more typical closing of the function space by 7pm.

Whilst the above represent the maximum hours sought, the actual hours may be less and could fluctuate from time to time.

In terms of the use of spaces within the building the following is relevant:

- the retail space will be associated with the sale of club-related merchandise;
- the café is expected to be used predominantly by staff of the facility during typical weekdays with a small portion of public use;
- the function room is anticipated to be used for a range of events including, but not limited to, club-based events, weddings etc., as well as learning/education-based activities (for example, school classes visiting the facility to hear from players). The function room has been designed to have a capacity of 350 persons. In any given week the function room is anticipated to accommodate a number of smaller functions occurring for small durations (for example, a breakfast function lasting for 2-3 hours etc.) and one to two larger full-capacity functions occurring on evenings; and
- the office and training facilities will accommodate the AFC's 235 employees that includes the players.

Located centrally to the eastern wing of the realigned Thebarton Oval, this building will capitalise on its siting and orientates function spaces and public café areas towards the oval. These facilities will be available to the public.

The proposed building will be 14.5 metres in height with the tallest portion of the building positioned centrally to limit visual appearance and provide an architecturally orderly approach to its built form. Utilising durable and modern materials, including glazing, exposed steel, cement sheeting, precast concrete, brickwork and metal roof sheeting, the building presents as an attractive and contemporary insertion to the Precinct whilst achieving high performance with respect to environmentally sustainable design.

The design, colours and finished of the building will create a visual link to the proposed grandstand works resulting in a coordinated and attractive finish to the proposed built form.

4.5 Alterations and Additions to Grandstands

The alterations and additions to the grandstands will provide upgrades to both buildings providing modern and inclusive changeroom facilities together with broadcasting and coaches spaces.

Works relating to the Local Heritage listed 'Phil Ridings' grandstand include:

- reduction in length of the players races to the oval (due to the reorientation and resizing of Thebarton Oval);
- replacement of existing seating with new bucket-style seating; and
- painting and general maintenance.

No internal works are proposed to the 'Phil Ridings' grandstand.

Works relating to the 'Hank Brothers' grandstand include:

- internal demolition of the ground level for reconfiguration into two separate changerooms, a player warmup area and player amenities; and
- a single level extension to the eastern portion of the building that will house commentary boxes, coaches and statisticians, radio, timekeeping, AV control for broadcasting and player control on game days.

4.6 Traffic, Access and Car Parking

On-site vehicle parking for the proposed development will be at grade across four areas within the Precinct. A total of 251 formal car parking spaces will be established.

Specifically, formalised parking will be provided throughout the site as follows:

- north-east parking area – 59 parking spaces will be provided for use by visitors (including those associated with functions) and contractors to the site (inclusive of two (2) spaces reserved exclusively for use by people with disabilities). Vehicle access to this parking area will be provided via the site's primary access driveway via South Road. Drivers will enter the site and then be guided to the right (north) via wayfinding signage;
- south-east parking area – 114 spaces will be provided for use by staff and players within a secure parking area (inclusive of two (2) spaces reserved exclusively for use by people with disabilities). Vehicle access to this parking area will be provided via the site's primary access driveway via South Road. Drivers will enter the site and then be guided to the left (south) via wayfinding signage (such drivers will also be familiar with the site);
- south-west parking area – 51 parking spaces (inclusive of one (1) space reserved exclusively for use by people with disabilities), primarily associated with function-related visitors and staff (staff spaces are reserved to avoid conflicting use of the spaces). Approximately 22 spaces in this area may however be occupied by officials and/or broadcasting vehicles/equipment during 'game day' events. Vehicle access to this parking area will be provided via a direct crossover on Ashley Street; and
- north-west parking area – 27 parking spaces (inclusive of one (1) space reserved exclusively for use by people with disabilities) will be provided for function-related visitors, as well as staff and contractors to the site. These spaces may also be used by officials during 'game day' events and/or restricted entirely in favour of food and beverage vendors (i.e. food trucks). Vehicle access to this parking area will be provided through site's south-western parking area (essentially acting as an 'overflow' parking area, should demands be realised).

In addition, a total of 350 informal spaces will be provided for game days and events as follows:

- 300 informal spaces on the Kings Reserve training oval; and
- 50 informal parking spaces immediately north of the north-east parking area.

The informal parking areas will be facilitated via the installation of a reinforced turf grass surface (such as TrueGrid or similar). The use of a such a product will assist in preventing deterioration of the grass surface should repetitive vehicle movements be realised.

The additional parking may (on occasion) be used to accommodate demands associated with on-site functions and/or general visitors, should demands outweigh formalised provisions in the short term (i.e. prior to completion of the T2D project).

Existing bus set-down and pick-up areas are provided on Ashley Street and South Road.

Access to the site will be provided via:

- a left-in/left-out access on Main South Road. This will be the primary access to the Precinct;
- two access points on Ashley Street, one of which is existing. The new access from Ashley Street will serve as a secondary access to the Precinct. The existing access will provide limited access associated with the western stand and primarily used for game days;
- the existing access on Meyer Street. This access will be controlled and will facilitate emergency vehicles only; and
- the existing controlled access from Ashwin Parade. This access will remain in the same function and will be used for maintenance or to access the informal parking.

Internal roads and manoeuvring areas will accommodate anticipated vehicles to the site.

It is understood that vehicle access via South Road may be limited following commencement of the 'Torrens to Darlington' project. However, preliminary discussion with DIT have confirmed that:

- access to the site will be maintained through the use of the easternmost Ashley Street crossover until completion of the project; and
- upon completion of the project, a dedicated slip lane from South Road will be created that will provide access to the site.

A total of 38 bicycle parking spaces together with end of trip facilities will be provided within the training and administration building for use by staff and visitors. Additional bicycle parking will be located throughout the site at entry points, with the locations to be confirmed once the detailed landscape design has been prepared.

Primary pedestrian access to the Precinct is anticipated from Ashley Street, Meyer Street and Ashwin Parade. The proposal will retain key pedestrian links through the site and resurface these improving accessibility and amenity.

4.7 Tree Removal

To facilitate the installation of the realigned Thebarton Oval, training oval at Kings Reserve and associated building, six (6) Regulated Trees and four (4) Significant Trees will require removal. These trees are identified in the Arborist Report (numbering carried over onto the Architectural Plans) as provided in **Table 4.1**.

Table 4.1 *Tree Assessment Summary*

Tree No.	Regulated/ Significant	Tree Species	Comment
11	Regulated	Corymbia maculate (Spotted Gum)	Health and structure indicate good overall condition.
12	Regulated	Corymbia citriodora (Lemon Scented Gum)	Health and structure indicate good overall condition.
13	Significant	Corymbia citriodora (Lemon Scented Gum)	Health and structure indicate good overall condition.
14	Significant	Eucalyptus cladocalyx (Sugar Gum)	Fair overall condition due to a moderate history of branch failure and a low level of deadwood within the crown.
16	Significant	Eucalyptus leucoxylon (South Australian Blue Gum)	Tree is in good health however has fair overall condition due to the presence of stable included bark in the primary trunk division. There is deadwood within the crown but not at a level that would indicate reduced health and is typical of the species. This tree is co-dominant from approximately 1.5 metres impacting its form and amenity value.
26	Regulated	Eucalyptus leucoxylon (South Australian Blue Gum)	The health and structure of the tree indicate it is in good overall condition there is a slight increase in the level of epicormic growth within the crown but

			this is not a level that would affect the overall condition rating.
60	Regulated	Eucalyptus camaldulensis (River Red Gum)	Displays a history of branch failure over its life time however this has not noticeably impacted the tree's structure and it displays good health indicating it is in otherwise good condition. This tree has suffered a recent branch failure in a wind event.
61	Significant	Eucalyptus camaldulensis (River Red Gum)	Good health, however has fair overall condition due to the presence of stable included bark in the primary trunk division. There is deadwood within the crown but not at a level that would indicate reduced health and it typical of the species.
62	Regulated	Eucalyptus leucoxydon (South Australian Blue Gum)	Poor overall condition due to the reduced foliage density, increased level of dieback and the presence of borer activity and necrotic timber on the trunk. Additionally, this tree has currently stable included bark in the primary trunk union.
63	Regulated	Eucalyptus camaldulensis (River Red Gum)	Health and structure indicate tree is in good overall condition.

Removal of these trees is required to facilitate the reasonable development of the site for the Precinct.

There are a number of other trees proposed to be retained on the site. Trees to be retained will be protected during and post development.

The AFC has also adopted a tree replacement strategy, which will provide at least two (2) new trees for every tree removed regardless of the legislative status. The Applicant is happy for the replacement strategy to be formalised through a condition of consent, albeit such is already obligated through a separate agreement entered into with the Council.

4.8 Waste Management

Dedicated waste storage and collection areas will be provided in the training and administration building and the western stand. Bin storage areas will be screened from view and utilise sturdy materials to enable wash down and cleaning.

Waste collection is to be undertaken by private waste contractor using a medium rigid vehicle.

Waste collection will occur outside of regular business hours.

4.9 Environmentally Sustainable Design

Environmentally Sustainable Design (ESD) initiatives will be incorporated into the new buildings to improve its environmental performance. Collectively, the ESD initiatives will reduce energy and water consumption, reduce the ecological footprint of the building and its occupants, improve thermal comfort and air quality within the building, reduce waste into landfill and improve occupant wellbeing.

The following ESD initiatives have been adopted for the proposed development:

- all-electric energy systems, with no fossil fuel (gas) to be used;
- façade design optimised for energy performance and thermal comfort;
- maximising natural light penetration to reduce artificial lighting;
- high efficiency air conditioning plant with high levels of fresh air for optimal indoor comfort;
- light coloured external finishes to reflect heat and reduce solar gain;
- low-GWP refrigerants for plant equipment;
- water efficient fixtures and fittings;
- smart building management systems to reduce energy consumption;
- low embodied carbon materials for construction;
- promotion of fitness and wellbeing through open space and facilities; and
- connections to broader Precinct through high quality internal plaza spaces.

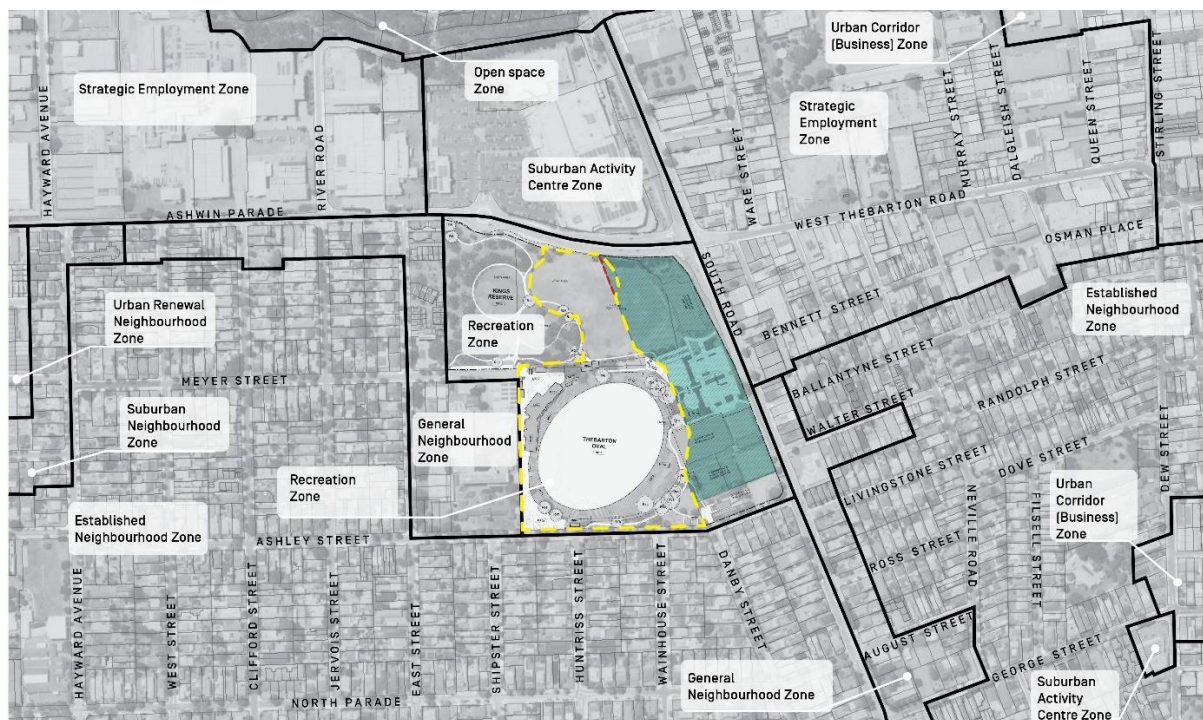
5. SPATIAL ATTRIBUTES

5.1 Zoning

The site is within the Recreation Zone, demonstrated in **Figure 5.1**, and within the following Overlays:

- Advertising Near Signalised Intersection Overlay;
- Aircraft Noise Exposure Overlay (ANEF 20);
- Airport Building Heights (Regulated) Overlay (all structures over 15 metres);
- Building Near Airfields Overlay;
- Future Road Widening Overlay;
- Heritage Adjacency Overlay;
- Hazards (Flooding - Evidence Required) Overlay;
- Local Heritage Place Overlay;
- Major Urban Transport Routes Overlay;
- Prescribed Wells Area Overlay;
- Regulated and Significant Tree Overlay;
- State Heritage Place Overlay;
- Traffic Generating Development Overlay;
- Tunnel Protection Overlay;
- Urban Transport Routes Overlay.

Figure 5.1 Subject Site Zoning



Zoning

LEGEND

— Subject site boundary

— Zone boundary

--- DIT T2D Boundary

Adjacent River Torrens to Darlington Project (T2D) work zone.

↑ N

6. PROCEDURAL MATTERS

At the time of preparing this report, the relevant version of the Planning and Design Code was gazetted and subsequently consolidated on V2023.18 (7 December 2023). Due to amendments, the version of the Code used to prepare this report may not be the relevant version at the time of lodgement of the application. To the extent of any inconsistency, the version of the Code at the time of lodgement will be relevant for the processing and assessment of the application.

6.1 Verification

For the purposes of regulation 31(1)(a), (b) and (c) of the Regulations, the following applies:

Table 6.1 *Verification snapshot*

Verification matter	Comment
Nature of Development	Thebarton Oval Precinct Development being a staged development and including realignment and resurfacing of Thebarton Oval, installation of training oval at Kings Reserve, partial demolition of existing non-heritage listed grandstand, alterations and additions to the existing grandstands, construction of a two-storey building comprising shops, offices, function rooms, indoor recreation facilities, club rooms and swimming pool, installation of five light towers 40.3 metres in height, a camera platform, rectification works to the State Heritage Listed entry gates and ticket stand, removal of six (6) Regulated Trees and four (4) Significant Trees, carparking and associated landscaping
Elements	Alterations and additions to existing building (the grandstands) Change rooms Office Shop Function room Indoor recreation facility Swimming pool Light towers Structure (camera platform) Demolition Tree damaging activity (tree removal) Work to a State Heritage Place Partial demolition (of the existing non-heritage listed grandstand)
Assessment Pathway	Performance Assessed
Publicly Notified	Yes
Relevant Authority	Council Assessment Panel

6.2 Relevant Authority

In accordance with the letter from the Hon Nick Champion MP, Minister for Planning dated 12 December 2023, and pursuant to section 94 of the Act, the proposed development has been called in for assessment by the State Planning Commission ('the Commission'). Therefore, the Commission is the relevant authority for assessment of the application.

6.3 Referrals

The site is subject to the following overlays that may require a referral. We provide the following comment in relation to the relevant referral triggers of each Overlay:

Table 6.2 *Referral triggers*

Overlay	Referral	Comment
Advertising Near Signalised Intersections	No	No illuminated signage proposed as part of this application
Aircraft Noise Exposure (ANEF 20)	No	No noise sensitive receivers proposed
Airport Building Heights (Regulated) (All structures over 15 metres)	Yes	Application will require referral to the Adelaide Airport as the proposed light towers exceed 15 metres in height.
Future Road Widening	No	Development is located wholly outside of the land subject to the road widening requirement.
Heritage Adjacency	Yes	Referral to Heritage SA is required as the development may materially affect the context within which the State Heritage Place is situated.
Major Urban Transport Routes	Yes	Development changes the nature/frequency of vehicular movements through an existing access on a State Maintained Road.
State Heritage Place (9066 and 9074)	Yes	Referral to Heritage SA is required as the proposal incorporates works in proximity to a State Heritage Place.
Traffic Generating Development	No	The proposal is not a type of development requiring referral.
Urban Transport Routes	Yes	Referral to the Commissioner of Highways is required as development changes the nature/frequency of vehicular movements through an existing access on a State Maintained Road.
Tunnell Protection Overlay	Yes	Referral to the Commissioner of Highways is required as the proposed works do not meet all of the DPF criteria in the Overlay.

As the project has been called in for assessment by the Commission the Council will also be a referral agency for the purpose of providing comment on the proposal.

The proposal does not propose a change in the use of the land and is therefore not moving to a more sensitive use. As such, referral to the EPA is not required.

6.4 Public Notification

Table 5 – Procedural Matters (PM) – Notification ('Table 5') of the Recreation Zone lists those types of development excluded from notification and those which are not excluded and require public notification.

In accordance with Table 5 the proposed development will require public notification as:

- the proposal includes an indoor recreation facility, swimming pool and sporting club rooms and the site is adjacent to land used for residential purposes in a neighbourhood-type zone; and
- the office and shop components exceed the floor area maximum of 80 square metres in DPF 1.2 and DPF 1.3 of the Recreation Zone.

6.5 Staging

The development will be undertaken in stages, as follows:

- demolition of non-heritage and sundry site items;
- site works and infrastructure;
- substructure;
- superstructure;
- architectural and services fit-out; and
- landscaping and balance of works.

7. ASSESSMENT AGAINST PLANNING AND DESIGN CODE

The applicable policies include Desired Outcomes (DOs) which “*automatically apply in relation to a performance assessed development*” and Performance Outcomes (POs). It is also worth noting that some POs have a standard outcome that is considered to satisfy the corresponding PO, referred to as Designated Performance Features (DPFs). The Rules of Interpretation within Part 1 of the Code state the following in relation to DPFs (our underline):

“A DPF provides a guide to a relevant authority as to what is generally considered to satisfy the corresponding performance outcome but does not need to necessarily be satisfied to meet the performance outcome and does not derogate from the discretion to determine that the outcome is met in another way, or from the need to assess development on its merits against all relevant policies.”

The ERD Court has recently provided guidance with respect to the interpretation of the Planning and Design Code, more particularly the manner in which DPFs are to be viewed in the context of a planning assessment. In *Garden College v City of Salisbury* [2022] SAERDC 10, the full Court held;

“That said, it must not be overlooked that the way in which the DTS/DPF criteria serve a procedural function is through the intermediary of a procedural table specifying classes of development excluded from public notification and exceptions to such exclusions that incorporate such criteria by reference. It does not follow where the satisfaction of DTS/DPF criteria excludes performance assessed development from public notification, a relevant authority would be prevented from deciding not to grant planning consent on the elements of a development requiring a merits assessment against the Code. Indeed, s107(8) and the Code Rules of Interpretation make it plain that satisfaction of DTS or DPF criteria does not derogate from the relevant authority’s discretion to determine the outcome on a merits assessment against all relevant provisions of the Code, including any relevant corresponding POs and DOs.”

As a result of the above, the assessment below focusses on the applicable DOs and POs and may only refer to the DPF in instances where it assists in assessment against the corresponding PO.

7.1 Land Use and Intensity

The Recreation Zone seeks the “*provision of a range of accessible recreational facilities*” (DO 1). The land uses that are sought by PO 1.1 of the Zone are development “*associate with or ancillary to the primary purpose of structures, unstructured, active and / or passive recreational facilities.*”

The proposal, which seeks to develop the Thebarton Oval and Kings Reserve to create a new training, administration and AFLW game facility for the AFC, will result in a land use outcome consistent with PO 1.1 of the Recreation Zone. The various land uses that will be carried out on the site as part of the Precinct are all envisaged uses as referred to by DPF 1.1, including car parking, change rooms, indoor training, outdoor lighting, office and shops ancillary to a recreation facility, spectator viewing structure, sporting club rooms and sporting ovals.

Central to the development is that the Precinct will still provide public access to parts of the facility and improve accessibility and amenity through upgraded pathways and landscaping. The proposal will improve the existing open spaces of Thebarton Oval and Kings Reserve, and expand on the existing change rooms, offices, and game-day support at Thebarton Oval.

The shops and offices are of a scale subordinate to the principle recreational use of the land as sought by PO 1.2 and PO 1.3 of the Recreation Zone. The corresponding DPF 1.2 and 1.3 provides a floor area guide of 80 square metres for shops and offices. While the shops and offices proposed exceed a total floor area of 80 square metres, in the context of the overall building and development, they are subordinate to and will support the primary use of the recreation facility.

The overall Precinct development will support the intended uses, including increased use for AFLW game days. Accordingly, the proposal is appropriate from a land use and intensity perspective.

7.2 Built Form

The proposed built form incorporates the two-level training and administration building to the east of Thebarton Oval, an additional level and addition to the existing (non-heritage) grandstand to the west of Thebarton Oval, and light towers.

The training and administration building is located and wraps around the eastern side of the Thebarton Oval. It will have a maximum height of 14.5 metres to the tallest point of the building. The building has a width (around the oval) of approximately 165 metres and is set back approximately 45 metres from Ashley Street and approximately 97 metres from South Road. The width of the building balances the height. This together with the setbacks reduces the visual dominance of the building within its setting.

The alterations and additions to the existing grandstand that will provide game day facilities, is located on the western side of the Thebarton Oval. The addition, which will incorporate a second level, will have an overall height of 9.45 metres to the tallest point of the roof. This building is setback approximately 97 metres from Ashley Street. The scale of the built form and setback will minimise its visual appearance to Ashley Street and the adjacent residential properties.

Both buildings incorporate varied setbacks, articulation and high-quality colours and finishes that provide visual interest.

The retention of mature vegetation, wherever possible, and the introduction of new landscaping and pedestrian linkages will further enhance the amenity of the Precinct by softening the appearance of the built form and assisting in wayfinding. Six separate carparking areas are proposed across the site. Separating the carparking areas has enabled the hard paved surfaces to be spread across the site, rather than being concentrated in one location helping to soften the appearance of the carpark areas and avoid expansive areas of carparking. Where possible landscaping has been incorporated into the carparking areas, particularly the two carparks adjacent Ashley Street at the interface with residential properties.

The primary entry point of the training and administration building is located towards the northern end of the building in the plaza area and linked with vehicular and pedestrian access points. The design and materiality of the main entry with internal wayfinding will provide a distinct identity to the main access point into the facility. The State Heritage Listed entry gates and ticket booth will provide a further access to the Thebarton Oval Precinct from Ashley Street.

Plant, exhaust and other equipment will be integrated into the design of the buildings and will not be visible from the public realm.

The camera platform has a height of approximately 13 metres in height not including the balustrading and camera crane. The platform is in itself not a substantive structure in terms of overall bulk and scale in the context of existing/proposed buildings and the function of the Precinct as a whole. The painted and semi-permeable design will mitigate the visual impact.

The proposed light towers will marginally exceed 40 metres in height, representing the tallest built form elements within the Precinct. The light towers are a slimline structure which are dispersed around the main oval, framing this space. Whilst the upper sections of the light towers will be visible from the surrounding locality, they will be painted white to minimise potential for glare and obtrusiveness. We further note that they are a form of infrastructure reasonably anticipated to support land uses within a Recreation Zone, with the built form to be considered accordingly.

The bin storage, loading and service areas are integrated with the built form and will be obscured or screened from view.

The overall built form outcome, together with the associated landscaping and other works to the Thebarton Oval, is of an appropriate scale in the context of the site and will result in a coordinated and attractive development that achieves high visual amenity and frames the Oval, creating a sense of place. The orientation of the buildings and associated shops and café towards the Thebarton Oval further adds to the sense of space and will provide opportunities for activation at ground level and passive surveillance.

As such, in respect to the built form the proposal satisfies:

- PO 2.1 and PO 2.2 of the Recreation Zone; and
- DO 1, PO 1.1, PO 1.3, PO 1.4 and PO 1.5, PO 2.1, PO 3.1(d) and PO 7.2 of Design in Urban Areas General Development Policies.

7.3 Interface Management

The proposed development is located on an existing public reserve and is surrounded to the north, east and west by existing non-residential land uses. The closest sensitive receivers are the residential properties on the southern side of Ashley Street. As discussed in part 7.2 of this report (above) the built form will maintain a considerable setback from Ashley Street with landscaping proposed on the site adjacent to Ashley Street. The scale of the built form, setbacks and landscaping will provide a high amenity outcome for the site and ensure that the development does not result in adverse visual impacts.

Due to the proposed setbacks, there will be no overshadowing impacts on adjacent sensitive receivers.

Mott MacDonald was engaged to prepare an acoustic assessment for the development considering noise from mechanical and plant services, carpark activity, vehicle movements, amplified music (from inside the function space) and sporting/community events. A copy of the acoustic assessment is contained in **Appendix 6** and found:

- the closest noise sensitive receivers are the existing residential dwellings to the south along Ashley Street and the educational institution;
- existing noise environment in the area is typically controlled by road traffic along South Road as well as local roads, domestic activity, and sounds from the natural environment;
- noise from preliminary mechanical plant achieves the Environment Protection (Commercial and Industrial Noise) Policy 2023 (EP Policy). Recommended that noise from final plant selections and arrangement be reviewed at detailed design stage to confirm compliance with the criteria, noting that only standard mitigation measures are anticipated to be required;
- noise from carpark activity achieve the average noise levels recommended by the EP Policy. While the maximum noise levels from a car door shutting at the closest car park bay to any dwelling exceeds the EP Policy criterion, the predicted noise level is no greater than the existing noise levels already experienced at the dwellings from vehicles traversing the public roads;
- music played inside the enclosed function space will be lower than the existing background noise levels at the closest dwelling given the separation distance of 200m. Further mitigation is not required. However, recommended this be reviewed should the function space incorporate any opening in the façade; and
- noise from sporting and community events, including the use of PA systems, is excluded from the EP Policy and will be managed through the implementation of a Noise Management Plan that will be prepared in consultation with relevant stakeholders, including the Council.

Mott MacDonald has also provided advice in respect to light spill associated with the proposed light towers. In assessing the suitability of light spill and due to proximity of residential properties Environmental Zone A3 of Australian Standard AS4282:2019 Outdoor Lighting Obtrusive Effects was considered, which provides more stringent requirements for lighting.

The proposed lighting heads are designed to direct light onto the Oval and limit light spill. The lighting will accord with AS4282:2019. An Obstructive Light Compliance Report (refer **Appendix 10**) has been undertaken and confirms that light spill can comply with AS 4282:2023-Environmental Zone A3. A final supplier of the lighting is yet to be confirmed and as such the final light spill may vary slightly from that shown in the report. The applicant would accept a condition which ensures the final lighting design satisfies AS4282:2019.

The proposed development has been designed to mitigate adverse effects and not unreasonably impact the amenity of neighbouring and proximate land uses, particularly the residential properties adjacent the site on Ashley Street. The proposal therefore accords with DO 1, PO 1.2, PO 2.1, PO 4.1, PO 4.2, PO 4.6 and PO 6.1 of Interface Between Land Uses General Development Policies.

7.4 Airport Considerations - Building Heights and Lighting

The Airport Building Heights Overlay seeks that building heights do not pose a hazard to the operation of a certified or registered aerodrome with a referral trigger where development exceeds 15 metres in height.

The Building Near Airfields Overlay seeks that outdoor lighting associated with non-residential use does not pose a hazard to commercial or military aircraft operations, and that development likely to attract or result in the congregation of wildlife is adequately separated from airfields to minimise the potential for aircraft wildlife strike.

The tallest part of the proposed development are the light towers, which stand at 40.3 metres above ground level and a relative level to the top of the light tower of 55.70. Adelaide Airport Limited have confirmed the Obstacle Limitation Surface (OLS) at this location is 48.5RL, whilst the PANS-OPS is approximately 90 metres AHD. Whilst the OLS is penetrated by the light towers, Adelaide Airport Limited have provided preliminary advice which supports this penetration. It is noted that the application will require an airspace approval in accordance with the *Airports (Protection of Airspace) Regulations 1996 (Cth)*.

All flues and other mechanical ventilation equipment associated with the buildings have been designed to be angled perpendicular to the horizon and not vertical to minimise plume impacts on aircraft movements.

Vertical light production from the light towers will be considered as part of the referral to the Adelaide Airport. Pre-lodgement engagement with Adelaide Airport has occurred. It is understood the vertical light production from the light towers will be within an acceptable range for Airport operations.

The development is unlikely to attract wildlife beyond that already at the Thebarton Oval or Kings Reserve.

The proposed development will maintain the operation and safety requirements of the Adelaide Airport in accordance with DO 1, PO 1.1 and PO 1.2 of the Airport Building Heights (Regulated) Overlay and DO 1, PO 1.1, PO 1.2 and PO 1.3 of the Building Near Airfields Overlay.

7.5 Traffic, Access, Car Parking and Future Road Widening

The proposal, which will create the new headquarters for the AFC, will result in an increased number of visitors to the site and increased frequency of community events and game days. A traffic and parking assessment considering traffic generation, car parking and access to the site for the development has been prepared by CIRQA and is contained in **Appendix 4**. The traffic and parking assessment confirms:

- while the provision of car parking on the site is less than the theoretical carparking demand calculated when considering each individual land use proposed as part of the development, the Precinct is for an integrated and specialist use not directly contemplated by the car parking rates in the Code.

Relevant Code policy contemplates a reduced car parking rate when this can be justified by a relevant land use. Having regard to the specific land use, the 251 permanent car parks will adequately accommodate peak (day-to-day) parking demands.

- the 350 temporary car parks will support the occasional increased parking demand on game days and for events.
- where events are expected to exceed 5,000 attendees SAPTA may adopt additional 'special' public transport services to increase public transport to the Precinct and encourage minimised use of motor vehicles. In addition, event parking management is anticipated to discourage use of surrounding residential streets during events.
- day-to-day traffic generation is forecast to be 186 peak hour movements. These traffic movements will be distributed between the various access points to the site, with primary increase in movements to be accommodated via the new Main South Road access. The concentration of anticipated day-to-day traffic movements will be relatively low once distributed between the various access points. During events, vehicle access via Ashley Street will be restricted to officials and AFC players and staff. Vehicle access by attendees/patrons will be via Main South Road (or Ashwin Parade during 'Torrens to Darlington' works. The access arrangements will minimise traffic impacts on the surrounding residential areas.

The proposed development will result in:

- car parking to support day-to-day operation of the Precinct along with additional parking on game days and events;
- access and onsite manoeuvrability that will ensure safe, convenient and accessible vehicle and pedestrian movements within the site and the adjoining road network; and
- dedicated pedestrian paths and bicycle parking;

in satisfaction of:

- DO 1, DO 2, PO 1.1, PO 2.1, PO 3.1, PO 4.1 and PO 5.1 of the Major Urban Transport Routes Overlay;
- DO 1, DO 2, PO 1.1, PO 1.2, PO 1.3 of the Traffic Generating Development Overlay; and
- DO1, PO 1.1, PO 1.3, PO 1.4, PO 2.1, PO 3.1, PO 3.3, PO 3.4, PO 3.5, PO 3.8, PO 3.9, PO 4.1, PO 5.1, PO 6.1, PO 6.2, PO 6.4, PO 6.6, PO 6.7, PO 9.1, PO 9.2 and PO 9.3 of Traffic, Access and Parking General Development Policies.

Waste collection will be undertaken by private contractor and occur on site. Bin storage area will be screened and designed to be durable in accordance with PO 11.1, PO 11.2, PO 11.3 and PO 11.4 of the Design in Urban Areas General Development Policies.

The site is subject to the Future Road Widening Overlay and adjacent to the 'Torrens to Darlington' project section of the North-South Corridor. Following consultation with DIT, it is understood that the site will be subject to road widening in two locations for a 'temporary works zone' and a 'permanent acquisition area'. The proposed development is located entirely outside of the temporary works zone and will not be impacted by the permanent acquisition area. Therefore, the proposal will not compromise the delivery of future road widening requirements consistent with DO 1 and PO 1.1 of the Future Road Widening Overlay.

7.6 Stormwater Management

The site is within the Hazards (Flooding – Evidence Required) Overlay that seeks development that is designed and constructed to minimise the risk of entry of potential floodwaters.

In addition to the Overlay, the Council also has requirements in respect to peak stormwater flows from the site and stormwater quality when discharged from the site. WGA have prepared a stormwater management plan for the development contained in **Appendix 3**.

To manage stormwater the following is proposed:

- an underground detention tank will be installed north of the Thebarton Oval;
- use of permeable pavers in the carpark areas to maintain permeable surfaces on the site; and
- a junction box in the south-eastern carpark will collect excess stormwater before discharging to Ashley Street.

These measures will ensure that post development flows will not exceed pre-development flows from the site.

The finished floor levels of the Training and Administration building will be set at a minimum FFL of 15.40 to mitigate impacts from flood waters in a 1 in 100 year flood event.

Stormwater quality improvement measures will be utilised for the development including water sensitive urban design (WSUD) to treat and improve the quality of stormwater. WSUD features include permeable pavement to the carparks, vegetated rain gardens, the use of a Humes Humceptor treatment device and stormwater detention.

The proposal satisfies DO 1 and PO 1.1 of the Hazards (Flooding – Evidence Required) Overlay and PO 5.1 of the Design in Urban Areas General Development Policies.

7.7 Local Heritage

The site contains the Local Heritage listed 'Phil Ridings' grandstand (Heritage number 9119). Constructed in 1921 by Adelaide architects Cowell and Cowell, the grandstand is a typical open shelter with a solid rear wall and galvanised corrugated iron roof supported by cast iron columns. The base of the grandstand is of red brick construction which supports the tiered rows of bench seating and players changeroom at the ground level.

The grandstand has had a more recent addition to its northern side, the 'Hank Brother's' grandstand. This does not form part of the original grandstand and is not included in the local heritage listing which is described in the 1996 Thebarton Heritage Review by McDougall & Vines as being: 'the extent of listing is the original form of the grandstand and all of its constructional and decorative elements'.

Proposed works the 'Phil Ridings' grandstand include:

- replacement of existing seating with new bucket-style seating;
- painting and general maintenance; and
- shortening of length of players race and removal of access.

No internal works are proposed. The extent of works proposed to the 'Phil Ridings' grandstand are detailed on drawings P6000, P6001, P6002 of the drawing pack in **Appendix 2**.

The Local Heritage Place Overlay seeks the adaptive reuse and revitalisation of Local Heritage Places support their retention in a manner that respects and references the original use of the Local Heritage Place, and that alterations and additions complement the subject building and are sited to be unobtrusive, not conceal or obstruct heritage elements and detailing, or dominate the Local Heritage Place or its setting.

Demolition, destruction or removal of a building (or portion of building) is appropriate where it does not contribute to the heritage values of the Local Heritage Place.

The players races which extend from the changeroom areas to Thebarton Oval are proposed to be shortened in length to accommodate the resized and reoriented playing surface. These races are entirely external and effectively act as a partially covered pathway which manage the level changes occurring above it. It is considered that these are of very low heritage value, whereby the grandstand proper is of greatest concern of the Local Heritage listing – which is being retained in its entirety.

7.8 State Heritage

The State Heritage Place Overlay seeks that development maintains the heritage and cultural values of State Heritage Places through conservation, ongoing use and adaptive reuse. The State Heritage Place is the 'gate/ticket office, Thebarton Soldiers Memorial Recreation Ground' (Heritage number 9074).

The gate/ticket office was constructed in 1922 and has remained intact since its original construction.

Disused for many years, the application proposes minor rectification works to the gates/ticket office to create a functional southern entry point to the Precinct for game day attendees. The works proposed to the gate/ticket office include:

- painting and general maintenance; and
- provision of electrical and data services to adjoining new gates.

No internal works proposed. The extent of works to the gate/ticket office are detailed in P6003 and P6004 of the drawing pack in **Appendix 2**.

7.9 Regulated and Significant Trees

To facilitate the development six (6) regulated trees (Trees 11, 12, 26, 60, 62 and 63 in the Arborist Report) and four (4) significant trees (Trees 13, 14, 16 and 61 in the Arborist Report) will require removal to facilitate the Precinct development. Some non-protected vegetation will also require removal, although it is noted that this is not development.

The Regulated and Significant Tree Overlay provides the guiding policy to assess the removal of Regulated and Significant Trees. PO 1.1, PO 1.2 and PO 1.4 of the Overlay are applicable. PO 1.1 and PO 1.2 speak to retention of trees where they meet specified criteria, e.g. make an important contribution to the local character and amenity. PO 1.4 speaks to the removal of trees where such is required to accommodate the reasonable development of land in accordance with the relevant zone and all reasonable development options and design solutions have been considered.

While it is acknowledged that some of the trees proposed for removal make a contribution to the locality and have a high retention value, the removal of these trees is required to facilitate the reasonable development of the land that proposes a development outcome that accords with the Recreation Zone.

Alternative solutions were considered during the preparation of the Master Plan and design phase to minimise the loss of trees on the site, with the current proposal resulting in the least impact on existing trees. In this regard, the proposal accords with PO 1.4 of the Regulated and Significant Tree Overlay such that the removal of the regulated and significant trees can be supported.

A tree replacement strategy has been adopted by the AFC, which will provide at least two (2) new trees for every tree removed – regardless of their legislative status (e.g. whether it is protected or not). The replacement trees will be mature at the time of planting. The replacement strategy will offset the loss of trees from the site with the benefit of planting trees of an appropriate species to provide benefit in terms of biodiversity, shade, softening of the built form and enhancement of amenity.

Where possible existing trees and vegetation will be retained on the site and incorporated into the development. Regulated and significant trees that are to be retained on the site will be protected during and post development of the site.

7.10 Landscaping

Soft landscaping and tree planting is proposed throughout the development to:

- provide spectator and carpark shade;
- increase biodiversity;
- manage the interface with adjoining land uses;
- soften, enhance the appearance and amenity of the Precinct and surrounding area; and
- maximise stormwater infiltration and improve water quality.

These outcomes satisfy PO 3.1 of the Design in Urban Areas General Development Policies.

7.11 Safety

The training and administration building locates active uses at ground level, with the lobbies, café and shops on the ground floor. The use of glazing in the building façade maintain clear sightlines, provides opportunity for light spill and encourages passive surveillance between the spaces.

The development will differentiate between public, communal and private areas. Access points will be clearly delineated with wayfinding assisted through the use of landscaping, signage and pedestrian paths that will provide direct access into the Precinct.

Through its design the proposal will provide opportunities for passive surveillance and encourage safety satisfying PO 2.1, PO 2.2, PO 2.3, P.O 2.4 and PO 2.4 of Design in Urban Areas General Development Policies.

7.12 Environmental Performance

The training and administration building is sited, oriented and designed to maximise opportunities for natural sunlight to each of its elevations and provide cross ventilation to its main activity areas, common areas and open spaces. The alignment of the building allows for light to access deep within the floor plates, whilst external sunshades allow for shading of the glazing when required. A number of other ESD initiatives are proposed for the building, outlined in part 4.9.

These design features will maximise the passive environmental performance of the building, which, in turn, minimises energy consumption and the reliance on mechanical systems to heat and cool the building.

The proposal satisfied PO 4.1, PO 4.2 and PO 4.3 of Design in Urban Areas General Development Policies.

8. CONCLUSION

The proposed development reflects the development outcomes sought by the Code for the site and is worthy of planning consent. In support of this conclusion:

- the proposed development is an anticipated land use in the Recreation Zone;
- the built form is of an appropriate scale that will support its use as a high-performance training facility and AFLW ground that also fits within its setting;
- the proposal will integrate, retain and reuse existing Local and State Heritage places and enhance these through appropriate rectification and upgrades;
- the overall built form will result in a coordinated outcome that will frame the Thebarton Oval and create a sense of place commensurate with the Precinct's importance to the State;
- the materiality of the proposed built form is of a high quality enhancing the appearance of the development;
- carparking will be conveniently located with appropriate provision to serve the theoretical demand during day-to-day operations and on game days;
- the development encourages alternate modes of transport through the provision of bicycle parking, end of ride facilities and accessible public transport;
- interface impacts have been considered and managed through the Master Plan process and various agreements separately entered into with Council, together with the architectural and operational responses articulated through this application;
- the activity generating uses, such as shops, will be accessible to all users enhancing the vibrancy and user experience of the Precinct; and
- landscaping will soften and enhance the visual appearance of the Precinct and amenity of the locality.

The Thebarton Oval Precinct development will result in a state-of-the-art training and AFLW game day facility for the AFC as well as improving the amenity and use of the Thebarton Oval and Kings Reserve for the public.

For the reasons outlined in this report the proposal demonstrated significant merit when considered against the relevant provisions of the Code such that planning consent should be granted.