CITY OF MARION

Mr Stephen Smith

calcam@bigpond.net.au

5 April 2024.

Re: Proposed Glandore Oval Development

Dear Mr Smith,

Please refer to the information below in response to your letter about the Glandore Oval Redevelopment dated 1 March 2024.

Please be aware that several of your inquiries apply to detailed design phases, and the planning has not yet progressed to a stage where we can provide a comprehensive response.

Western side of the precinct

The plan that was released for consultation in February 2024 is essentially a preliminary concept that showcases a potential layout for the general vicinity of essential infrastructure.

In relation to the trees the intention is to retain all trees south of Naldera Street on the western boundary.

The roots of the trees on the northern side of the street are entwined with a gas main and these trees will be under review in the next stage of design.

The space to the rear of the building is still in the infant stages of planning and, as such, is subject to refinement as the project evolves into more intricate phases of design. This will also consider the footprint of the building as it evolves, vehicle manoeuvring assessments for the car parks and delivery areas as well as potential landscape treatments.

Clubroom

Under the City of Marion Councils Community Land Management Plans (CLMP), Glandore Oval is classified as a sports facility.

This Management Plan applies to the Land identified in the Community Land Register as having the following purposes:

- Major Sporting Facilities to provide buildings, playing fields and courts for the enjoyment of medium-high level competition. Facilities may include dedicated and shared clubrooms, on-site parking, lighting towers for ovals and fencing.
- Minor Sporting Reserves to provide buildings, playing fields and courts with basic amenities to local clubs.

The Management Plan states Council may also issue permits which are consistent with the uses and purposes included in this Community Land Management Plan and in accordance with Council's Local Government Land By-Law No.3.

Councils CLMPs were adopted following community consultation in June 2023 and are available on council's website.

Glandore Oval and the clubroom is under a licence agreement to the Glandore Recreation Centre (GRC) who manage the arrangements for access to the building including the sub-tenants who use the facility.

The Glandore Oval building is at the end of its useful life and does not meet the required standards for community sport.

The funding agreement between the City of Marion and the State Government who have provided $5,000,000 towards the project is for a new or redeveloped clubhouse, car parking and surrounding amenities. Council is required to report back to the State Government throughout the project and at completion on how these objectives are achieved.

At this very early stage of design, the concept plan shows a footprint for a building based on the AFL recommendations for a local level facility. The footprint of the building shown is indicative only, and the final size of the building, room sizes, and layout of specific areas within the building have not been finalised at this early stage of the project. The footprint shown on the released concept will change during the next stage of design and be released later in 2024.

Councils' community consultation survey did not request information on whether Glandore ratepayers or community members (excluding the Adelaide cricket club and Westminster football club who are not rate payers or community members) used the existing clubroom.

Parking

The balance of providing play areas, courts and car parking has been a key issue raised in the recent consultation closing on 20 March 2024. This will be reviewed by Council over the coming weeks and once that process is complete a more detailed landscape plan will be released in due course.

Other General Matters

As stated previously Glandore Oval is classified as a sports facility under councils CLMP. Further information on this CLMP is available on Councils website.

It is important to note the concept site plan released for consultation in February 2024 is a high-level diagram aimed at showing where the major pieces of infrastructure are likely to be located across site. This is an indicative layout and is not the final concept design.

Areas such as pathways will be designed to create links to the major pieces of infrastructure through the site, provide compliant access pathways to accommodate people of all abilities, promoting inclusivity. The pathways will also provide a solid surface for maintenance vehicles to ensure they do not damage the oval and turf areas, tree protection zones and site infrastructure.

The playground is due for asset renewal in 2034 and is not being considered for renewal as part of this project.

Public toilets are currently provided at the site and future requirements will be planned for in the next stage of design.

SEDA College SA is an Independent Secondary School that hire facilities at various times through the GRC.

I trust this provides some of the answers you are seeking. Should you require further clarification or have additional inquiries, please don't hesitate to the project team at: glandoreoval@marion.sa.gov.au or call on 8375 6600.

Regards