Proposed Glandore Oval Development

Western side of the precinct

1. Why are there no trees intended for the western side of the precinct to provide privacy and block light overspill as planned for other areas?
2. Will the existing trees on the western side of the precinct be retained?
3. If these trees are not retained, when will they be removed?
4. If these trees are removed, will they be replaced?
5. If they are replaced, will they be replaced with mature trees?
6. I understand there are existing gas and water pipes along the fences on the western side of the precinct. Will these pipes be moved so that trees can be planted? The existing clubrooms are planned to be demolished so water and gas lines will be impacted anyway.
7. The existing trees on the western side of the precinct are in essence natural bollards to prevent cars and trucks from hitting the fences. I note, the difficulty for the garbage trucks as they both navigate past the clubroom and as they back and fill when removing the large rubbish bins. Council must ensure that protection is made for the fences on the western side of the precinct to prevent any damage especially as Council does not contribute to the cost of replacing/repairing the fences if they are damaged.
8. These trees have provided a sound and visual barrier for houses on the western side of the precinct for well over 40 years. It must be noted the effectiveness of this sound and visual barrier has been materially degraded as a direct consequence of the poor pruning of these trees (as confirmed by Council's parks and garden personnel). It is essential that a sound and visual barrier is maintained.
9. If there are no additional trees planned for the western side of the precinct near the clubroom can Council advise why these residents are discriminated against compared to other residents. It must be noted this is the only area in the precinct where houses are in direct contact with the clubroom and vehicles – all other houses are bounded by lawns or trees.
10. As a resident on the western side of the precinct the trees prevent people throwing bottles into our back yard – this has occurred on several occasions previously. On one additional occasion I found a used syringe that had been thrown over the fence (this was reported to Council). Accordingly, it is essential that trees are provided to prevent this type of thing from occurring.

Clubroom

1. Please advise how many times have 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.
2. The Glandore oval precinct is a Glandore community venue as stated in Council documents. How many members of both the ADELAIDE cricket club and WESTMINSTER football club live in Glandore. In other words, how many members of these clubs are ratepayers or residents of Glandore.
3. Why is the existing clubroom being replaced at all since the precinct is intended for the Glandore community and not the two clubs in question?
4. Please advise how Glandore ratepayers and community members can access the clubroom for private or family events.
5. On the design diagram the footprint for the planned replacement clubroom is a very accurate and specific shape and size (a bold line on the diagram) which means a plan is available. Can this be provided?
6. The gap between the existing clubroom and the western fences is very narrow and difficult for garbage trucks and other vehicles to navigate. How big is the gap proposed for the redevelopment?
7. How does the planned new clubroom compare in size to the existing clubroom?
8. Are there any windows proposed on the western side of the new clubroom?
9. How will the public toilets be incorporated within the proposed new clubroom?

Parking

1. There are only parking issues around the precinct on football and cricket days. In other words, parking issues are a direct consequence of cricket and football matches on weekends (not training days). Why is it proposed to reduce the community courts for parking?
2. The Consultation letter mentions many times the precinct is for community use. Why is it proposed to reduce the community courts to provide parking for football and cricket patrons?
3. Within the precinct, there are currently approximately 20 parks (including disabled parks) on the northern side of the clubrooms. Why is the proposed plan removing these 20 parks if parking is so critical on football and cricket days?
4. The redevelopment plan suggests removing the old scout hall and CAFHS building and replacing with landscaping. Why can’t this area also provide for (say) 8 car parks?

5. On the Council's website it states that 44 new car parks will be provided across the site and along Margaret Street. This is incorrect if the approximately 20 car parks on the northern side of the clubrooms are removed.

Other General Matters

1. My first reaction to the oval design diagram is that the plan primarily caters for the cricket and football clubs and community matters are secondary. Can Council confirm there are no Council employees who have an association with the cricket and football clubs and therefore there is no conflict of interest or perceived conflict of interest.
2. The Consultation letter referred to improved security and lighting.
    a. How is this proposed to be done?
    b. What are the current issues with security and lighting?
    c. Is the proposed security intended for the clubrooms or the precinct in general?
    d. How will the proposed improved lighting impact on residences?
    e. Will there be monitored security measures for the entire precinct and not just the clubrooms. This is particularly important considering the prevalence of drug users in the public.
    f. How will the security measures ensure the proposed new storage shed on the north-eastern corner is covered?
    g. Will these security measures also cover the large recycling bins as these bins are regularly raided overnight.
3. The Consultation plan states: "The plan is not final and **<u>may</u>** be reviewed subject to feedback...." Why won't the plan be reviewed if community members particularly provide valid feedback?
4. The redevelopment plan proposes a "shared path zone for pedestrian and vehicle access (compact gravel).
    a. What vehicles are proposed to use this path?
    b. Is the path intended to encourage community members from walking their dogs on the oval?
    c. If the path is intended for exercise or jogging then the oval can easily provide this and the funds for this path can be redirected to other community needs -– toilets, playground, courts etc.
    d. The oval represents a leash free area for dogs and is not the exclusive use for cricket or football particularly considering one of the outcomes of the 2023 survey was that "the playing or spectating of sport and use of the cricket nets were reported as the least popular uses of the oval".

5. Why is there so much emphasis on providing facilities etc for the 2 clubs (neither of which are Glandore community clubs)?
    a. Proposed car park reducing the size of the community courts.
    b. Replacing the clubrooms that are exclusively used by the 2 clubs.
    c. Proposed path around the oval presumably to reduce usage of the oval by community members.
    d. Previous Council support for the cricket nets – the majority of which are the exclusive use by the cricket club and the 2 community nets can only be accessed from South Road.
    e. Will Council be providing any ratepayer funds for this proposed redevelopment (bearing in mind ratepayer funds were used for the new cricket nets)?
    f. The consultation letter states: “Preserving the oval for community sports clubs”. Neither of these clubs are Glandore community sports clubs.
    g. The results of the 2023 survey states that “the playing or spectating of sport and use of the cricket nets were reported as the least popular uses of the oval”.
6. The redevelopment plan does not propose increasing the size of the existing playground. The existing playground is far too small and limited and should be increased significantly.
7. The redevelopment plan proposes a new shelter with drinking water fountain and dog bowl be hidden behind the proposed new storage shed on the north-eastern corner of the precinct. Why is the new shelter and water hidden behind the shed? The suspicion is that the shelter is intended for cricket spectators (parents etc) when the nets are in use. These 2 proposed facilities should be reversed on the plan so that the shed is directly adjacent to the nets.
8. The consultation letter states: “Following this initial consultation and meetings with community sports clubs and user groups”. Taken that the Adelaide cricket club and Westminster football club are not Glandore community clubs please advise which community sporting and user groups were consulted.
9. It is noted that one of the key priorities raised for the design from the 2023 survey was the provision of toilet facilities near the playground. Why hasn’t this been included in the proposed plan? If funding is required for this, then the design of the new clubrooms can be modified in order to provide funds for this community requested facility.
10. The proposed plan for the redevelopment significantly reduces the size of the community courts to provide for car parking. This is completely contradictory to the statement that the facility is for community use. More importantly, this is totally contradictory to one of the key outcomes from the survey conducted in 2023 and against the wishes of the community. Why has the proposed plan reduced these courts?

11. It is noted that one of the key priorities raised from the 2023 survey was fitness equipment. Why is there no provision for this in the proposed plan?
12. The Council Q&A site refers to SEDA college activities under the response to Multi-Purpose Spaces.
    a. Please advise who is the SEDA college.
    b. Please advise if SEDA College are ratepayers or residents of Glandore. If not, why do they gain access to community facilities if they are not residents of Glandore.
    c. Please advise if it is Netball SA.
    d. Please advise if this is the reason the netball courts are the only community courts to be retained under the proposed plan.

General Observations

1. Considering the previous complete lack of consultation by Council for the new cricket nets it is important that full and proper consultation occur with this redevelopment.
2. On numerous occasions Council states the precinct is a community area, and yet there appears to be priority given to the 2 clubs (and possibly the SEDA College) who lease the facilities over any use by the community.
3. Council has already provided rate payer funds for the new cricket nets. It is absolutely essential that if any Council funds are provided for this redevelopment that they are used for community requirements and not the clubs - playground, fitness facility, community courts etc.

I apologise for the size of this document and the numerous questions. I thought it appropriate to try and make this as clear, unambiguous, and detailed as possible considering the importance of this project.

I would appreciate if you could respond to me in writing.

[redacted]

1st March, 2024

[redacted]