

Gladys Elphick Park / Narnungga (Park 25) – Sports Ground Lighting Upgrades

Tuesday, 4 March 2025
City Community Services and
Culture Committee

Strategic Alignment - Our Community

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Public

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EXECUTIVE SUMMARY

The purpose of this report is to seek the approval of Council on infrastructure improvements in Gladys Elphick Park / Narnungga (Park 25) proposed by the South Australian Cricket Association (SACA). The improvements are proposed in order to meet revised lighting standards as determined in the national standards for sports lighting which can be viewed by clicking [here](#).

SACA holds a 42-year Park Lands Lease and Licence over the sporting facilities in Park 25. The Lease Agreement is in its eighth year and expires in December 2058.

In January 2021, SACA installed sports lighting around the main oval. The four 30-metre towers and fittings enabled them to achieve Class 1 lighting levels consistent with Cricket Australia's Guidelines. Class 1 represents the highest level of lighting for playing cricket; however, this lighting level is not suitable for television broadcasting.

The Australian Standards for sports lighting were updated and Cricket Australia's Guidelines reflected this change in 2024, resulting in an increase in oval lighting requirements.

The existing sports lighting on the main oval is approximately 850 to 900 lux, with the new standards requiring 1,500 lux for Men's and Women's Domestic cricket.

On 9 August 2022, Council approved SACA upgrading the eastern embankment adjacent to the main oval to create landscaped terraced seating. The Council decision on page 9, Item 10.2 can be viewed [here](#). Due to the potential impact of the lighting infrastructure on the embankment, SACA has not progressed with this work and is awaiting the resolution of its sports lighting requirements before proceeding.

On Thursday 28 November 2024, SACA presented to Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) their proposal with two options to improve the sports lighting in Park 25:

- Option 1: involves replacing the existing 30-metre towers with four new 40-metre towers. Increasing the height of the towers from 30m to 40m required consultation with South Australian (SA) Health engineers, the MedSTAR retrieval service and the Attorney General's Department, and all have advised that there would be no adverse effects from the increase to 40m height.

The existing 30m towers would be relocated to an oval licenced by SACA on the western side of Park 25 i.e. the back oval, replacing lights that are at the end of their useful life improving the usage and activation of this facility. This option will require electrical upgrades and the light provided by this option is far superior to Option 2.

- Option 2: involves the installation of two additional light towers around the main oval, resulting in six 30m towers. This option will also require electrical upgrades, noting the light from the six towers will not be ideal for night cricket.

Neither of the proposed options require funding from the City of Adelaide.

Supporting this project will allow high-level women's cricket to be played at night on the main oval. This will draw spectators to the venue, which in turn will activate the city's west-end precinct.

The CoA notes in the Integrated Climate Strategy 2030, that the outlook for Adelaide is a hotter, drier climate with increasing frequency and intensity of extreme events, including heatwaves. Changing weather patterns and increasing temperatures during the day will lead to more scheduled sports and recreation activities being programmed at night. Well-lit ovals in use at night encourage more people to gather, socialise, and participate in recreational activities, fostering a sense of community among users. Illuminated ovals will extend opportunities for community use of Park 25.

Furthermore, improved lighting on the back oval will provide safer conditions for the general community using Park 25 at night. This will increase visibility and passive surveillance, helping to deter anti-social behaviour and vandalism as well as providing a sense of security for other park users.

This matter was considered by Kadaltilla on Thursday 27 February 2025.

RECOMMENDATION

The following recommendation will be presented to Council on 11 March 2025 for consideration

THAT THE CITY COMMUNITY SERVICES AND CULTURE COMMITTEE RECOMMENDS TO COUNCIL
THAT COUNCIL

1. Approves the concept designs of Option1 for the sports ground lighting upgrade at Gladys Elphick Park / Narnungga (Park 25), as contained in Attachment A to Item 7.2 on the Agenda for the meeting of the City Community Services and Culture Committee held on 4 March 2025, subject to the South Australian Cricket Association:
 - 1.1. Engaging Cultural Monitors during excavation works.
 - 1.2. Commissioning an environmental impact assessment of the new lighting on the back oval.
 - 1.3. Applying appropriate treatments to above-ground electrical infrastructure to minimise its visual impact on the Park Lands.
 - 1.4. Communicating and engaging with the community around their works program, once planned.
 2. Notes the previously approved works on the eastern mound will be delivered following the completion of the sports ground lighting upgrade, subject to available funds.
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IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	Strategic Alignment – Our Community Enable community-led services which increase wellbeing, social connections and participation in active lifestyles, leisure, recreation and sport.
Policy	<u>Adelaide Park Lands Community Land Management Plan (CLMP)</u> The CLMP for this park supports the leasing of facilities for the sporting and recreational needs of the community as well as utilising the space for major events.
Consultation	Consultation has occurred with SA Health and Kadaltilla / Adelaide Park Lands Authority (Kadaltilla).
Resource	The Lessee will manage the sports ground lighting upgrades and eastern mound works.
Risk / Legal / Legislative	Development Approval for these works is required.
Opportunities	Providing more opportunities for formal sport and recreational participation in the Park Lands and more flexibility in scheduling/programming.
24/25 Budget Allocation	The Lease will deliver \$22,000 in annual revenue in the 2024/25 financial year, indexed annually for the remainder of the Lease term. Income will also be derived from event fees.
Proposed 25/26 Budget Allocation	The Lease will generate \$22,800 in annual revenue in the 2025/26 financial year, indexed annually for the remainder of the lease term. Income will also be derived from event fees.
Life of Project, Service, Initiative or (Expectancy of) Asset	The South Australian Cricket Association (SACA) holds a 42-year lease with Council, which expires at midnight on 31 December 2058.
24/25 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	The Lessee will undertake maintenance of all proposed improvements.
Other Funding Sources	The works will be funded entirely by SACA, with proposed State and Federal funding.

DISCUSSION

Background

1. The South Australian Cricket Association (SACA) holds a 42-year Park Lands Lease and Licence over the formal sporting facilities in Gladys Elphick Park / Narnungga (Park 25). The Lease Agreement is in its eighth year and expires in December 2058.
2. Park 25 is programmed year-round with a range of cricket and AFL training and competition activities.
3. In January 2018, SACA completed a significant upgrade of the existing sporting facilities, including demolishing multiple buildings to facilitate a centralised three-level sports pavilion, landscaping, car parking, and enhancement of the main eastern oval.
4. In January 2021, SACA installed sports lighting around the main oval. The four 30-metre towers and fittings enabled them to achieve Class 1 lighting levels consistent with Cricket Australia’s Community Cricket Facility Guidelines. Class 1 represents the highest level of lighting for playing cricket; however, this lighting level is not suitable for television broadcasting.
5. The venue is used as a training facility for all South Australian cricket squads (including deaf and vision impaired) and hosts regular sporting activities such as school holiday clinics, football training, and Indigenous and Multicultural cricket and football carnivals. It is the home venue of the South Australian Women’s cricket team and the Old Ignatians Football Club (OIFC), which is a sub-lessee of SACA.
6. The Australian Standards for sports lighting were updated in 2021, and Cricket Australia’s Lighting requirements were updated in 2024, resulting in an increase in oval lighting requirements.
7. The existing sports lighting on the main oval in Park 25 is approximately 850-900 lux, with the new standards requiring 1,500 lux for Men’s and Women’s Domestic cricket.
8. On 9 August 2022, Council approved SACA upgrading the eastern embankment adjacent to the main oval to create landscaped terraced seating. Due to the potential impact of the lighting infrastructure on the embankment, SACA has not progressed with this work and is awaiting the resolution of its sports lighting requirements before proceeding.

Presentation to Kadaltilla / Adelaide Park Lands Authority (Kadaltilla)

9. On 28 November 2024, SACA presented the following two options to Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) for feedback on the proposed lighting infrastructure and their potential impacts in this area of the Adelaide Park Lands:
 - 9.1. Option 1 involves replacing the existing 30m towers with four new 40-metre towers. Increasing the height of the towers from 30m to 40m required consultation with South Australian (SA) Health engineers, the MedSTAR retrieval service and the Attorney General’s Department. SA Health has advised that there would be no adverse effects should the towers be at a 40m height. The existing 30m towers would be relocated to an oval licenced by SACA on the western side of Park 25 i.e. the back oval replacing lights that have low lux levels and are at the end of their useful life. This option will require electrical upgrades, including a new transformer. Light provided by this option is far superior to that from the six-pole option, which is Option 2.
 - 9.2. Option 2 involves installing two additional light towers around the main oval, resulting in six 30-metre towers. This option will require electrical upgrades, including a new transformer. Light from the six towers will not be ideal for night cricket and will not be to the same standard as Option 1.
10. SACA’s presentation proposal is shown in **Attachment A**.
11. Neither option will require funding from the City of Adelaide.
12. Kadaltilla preferred Option 1, noting that it does not impact existing trees or the previously approved design for the eastern embankment, it involves less built form on the Park Lands (than Option 2) and provides the opportunity to enhance the lighting of a second oval.
13. In considering this matter, Kadaltilla raised the following questions:

Kadaltilla’s Feedback	Council Administration’s Advice
What is the primary driver to upgrade the lighting at Park 25?	A change to the Australian Standards triggered a change to Cricket Australia’s lighting requirements for cricket venues in Australia. The proposed upgrade is to align with these changes.

Kadaltilla's Feedback	Council Administration's Advice
Does Option 1 result in an increase in lighting infrastructure?	No. There are currently eight light towers across the two ovals in Park 25, and under Option 1, there will continue to be eight light towers.
Why do the lights on the back oval require replacing?	The lights on the back oval are at the end of their useful asset life. A lighting audit identified that the lights do not meet the minimum requirements for cricket or football night matches.
Will there be an impact on trees on either oval with Option 1?	No. There will be no impact on trees on either oval, under Option 1.
What are the environmental impacts of the new lighting levels on the flora and fauna in Park 25?	Approval will be subject to SACA commissioning an environmental impact assessment.
How will the offsetting of increased emissions be addressed?	SACA will address this as part of its environmental impact assessment.
Will the upgrade of lighting upgrades result in more events?	Not directly. The upgrade of lighting is required to maintain the current level of nighttime programming on the main oval. Improved lighting on the back oval may facilitate new programming opportunities for Australian Rules Football.
Is there interest in SACA investing in community spaces that can be accessed outside the SACA-programmed spaces?	SACA's investment in the eastern mound is estimated at \$2,000,000. This work will facilitate informal seating opportunities outside of SACA's licenced area and complement other landscaped areas in Park 25 that SACA maintains outside of its formal lease and licence areas.
Recommend Cultural Monitoring as part of ground disturbance works.	Approval will be subject to SACA engaging Cultural Monitors during excavation works.
Can the appearance of electrical infrastructure be improved?	Approval will be subject to SACA applying appropriate treatments to above-ground electrical infrastructure to minimise its visual impact on the Park Lands.
Will these lighting upgrades impact future high-rise residential living on the north-west corner of the CBD?	The lighting proposal has been designed to comply with the Australian Lighting Standards for glare, spill, maintained illuminance and obtrusive lighting.
Will there be an increase in car parking?	No. There will be no additional car parking.

Sportsground Lighting Concept Designs

14. SACA, as the lessee in Park 25, proposes to replace the existing four 30m towers on the main oval with 40m towers that will produce an average light of 1,000 lux across the oval (outfield) and 1,500 lux across the centre wicket area, as shown in **Attachment A**.
15. The lighting design has been considered to minimise any impact from light spilling onto surrounding areas.
16. The lights' output will be adjustable to reduce energy use for activities at lower light levels, such as cricket training and Australian Rules Football training and competition.
17. The proposed lighting improvements will meet Cricket Australia's amended guidelines and enable night matches to continue on the main oval. Improving lighting on the back oval will expand programming opportunities, particularly for the OIFC and the playing of Australian Rules Football.

Eastern Mound Works

18. On 9 August 2002, Council approved SACA's redevelopment of the eastern mound in Park 25.
19. Improvements to the eastern mound involve the construction of limited concrete terraces, a lighter and cooler path surface, viewing areas and shade structures, all of which will comply with the *Disability Discrimination Act*.

20. Council and SACA will enter into a Maintenance Agreement stipulating that SACA is responsible for maintaining the redeveloped eastern mound for the remaining tenure of their Lease Agreement.
21. The works are estimated at \$2,000,000 and will be funded by SACA.

Stakeholder Engagement

22. Due to the Royal Adelaide Hospital proximity to Park 25, SACA engaged with SA Health to identify possible impacts on hospital services.
23. Given the specific requirements of the sports lighting, which illuminates an existing sporting licensed area, informal users of Park 25 have not been consulted.

Kadaltilla / Adelaide Park Lands Authority

24. This matter was considered by Kadaltilla on 27 February 2025.

Next Steps

25. Subject to Council's approval, Administration will advise SACA to proceed with detailed designs of Option 1 of sports ground lighting upgrades in Park 25.
26. Subject to available funds, including grant funding from the State and Federal Governments, SACA plans to:
 - 26.1. obtain Development Approval by October 2025.
 - 26.2. commence construction of the sports ground lighting improvements by January 2026.
 - 26.3. have the new sports lighting operational for the 2026/27 cricket season.
 - 26.4. redevelop the eastern mound following the completion of the sports ground lighting works.

ATTACHMENTS

Attachment A – Sports Ground Lighting Upgrades – Lighting Options

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