

Kadaltilla / Park Lands Authority

Gladys Elphick Park / Narnungga (Park 25) – Eastern Mound Redevelopment

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Board Meeting

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Public

Purpose

In May 2017, the State Government announced \$6.6m for funding to enhance Narnungga (Park 25). This investment was in addition to a \$10m investment by the South Australian Cricket Association (SACA) which was in the process of upgrading the existing community sports infrastructure with a new centralised sports building, car park and redevelopment of the main (eastern) oval.

In conjunction with these works, Council undertook significant landscape works to improve the amenity of the areas surrounding the sports facilities and providing opportunities for informal recreation in Park 25. However, due to the cost, not all the landscape elements of the concept plan were delivered at this time. The enhancement project was one of the 'Big Moves' (major projects) arising from the Adelaide Park Lands Management Strategy 2015-2025.

Under this proposal, SACA (as the primary lessee of the playing fields within Park 25), proposes to redevelop the embankment to the east of the main oval. The proposed works would complete and expand upon the works not completed as part of the abovementioned redevelopment of Park 25.

The purpose of this report is to provide an overview of the proposed project and to seek the Kadaltilla/Park Lands Authority support for the Concept Plan.

Recommendation

THAT THE ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

That Kadaltilla / Park Lands Authority:

1. Supports the proposed Eastern Mound Redevelopment at Gladys Elphick Park / Narnungga (Park 25) by the South Australian Cricket Association (SACA) as shown in the Concept Plan (Attachment A) to Item 5.3 on the Agenda for the meeting of the Board of Kadaltilla / Park Lands Authority held on 28 April 2022, subject to:
 - 1.1. The incorporation of shade structures (combination of permanent and / or temporary) to the eastern mound development.
 - 1.2. The incorporation of Universal Design and Disability Access principles into the eastern mound development to ensure that people with disability have improved access to the park environs, events, and facilities.
 - 1.3. Consultation with Kurna Yerta Aboriginal Corporation (KYAC) and the Gladys Elphick family regarding the incorporation of cultural and interpretation opportunities.
 - 1.4. The installation of gates at the base of the access stairs (as part of the first stage of works), held in an open position outside of matches and events, to provide additional opportunities for the community access to the oval.
 - 1.5. All works being funded by SACA including the realignment of the path network.
 - 1.6. SACA entering into a Maintenance Agreement which stipulates that SACA is responsible for maintaining this area for the remaining tenure of their adjacent lease agreement.
2. Requests a report on the final location and design of the proposed shade structures be provided to Kadaltilla / Park Lands Authority for consideration.

Implications

<p>Adelaide Park Lands Management Strategy 2015-2025</p>	<p>Adelaide Park Lands Management Strategy 2015-2025</p> <p>In relation to Gladys Elphick Park/Narnungga (Park 25), the Strategy describes this part of the Park Lands as a 'large multi-purpose sport and recreation hub...offering high quality facilities for a variety of activities'.</p> <p>The strategy also seeks to create places and attractions that set the Park Lands apart and supports activation of the Park Lands through the upgrading and enhancing buildings and structures responsive to their park setting</p> <p>The proposed enhancements will strengthen the role of the Park Lands as a regional destination for competitive sport and a variety of active and passive forms of recreation and optimise the use of sport and recreation areas outside game and training times</p> <p>The proposal will strengthen the local character of Park 25 through consistent plantings and creation of formal landscape features which feature integrated art and interpretative signage.</p>
<p>APLA 2020-2025 Strategic Plan</p>	<p>Adelaide Park Lands Authority 2020-2025 Strategic Plan</p> <p>Strategic Plan Alignment – Advice</p> <p>4.1 Provide advice on plans, projects and policies for the Adelaide Park Lands</p>
<p>Policy</p>	<p>The proposed project for Park 25 broadly aligns with the Community Land Management Plan for the park.</p>
<p>Consultation</p>	<p>SACA will be required to undertake consultation with KYAC and the Gladys Elphick family regarding the cultural and interpretation opportunities elements proposed within the eastern mound redevelopment.</p>
<p>Resource</p>	<p>Following the issuing of Development Approval, the management of this project will sit with the SACA.</p>
<p>Risk / Legal / Legislative</p>	<p>The proposed infrastructure falls outside of the licenced area. In lieu of amending the current leasing and licencing agreement, SACA and Council will enter into a formal Management Agreement which outlines that SACA are responsible for the ongoing maintenance of the infrastructure created as part of this project for the remainder of their tenure.</p> <p>Elements of the concept will require Development Approval.</p>
<p>Opportunities</p>	<p>The enhancement of the eastern mound will provide additional opportunities for people to meet and socialise, escape from the rigours of the city and reconnect with nature.</p> <p>Noting the proximity to the RAH and future WCH, the enhancements will provide improved accessibility and features for patients, visitors and event spectators to enjoy the Park and activities / events that occur on the main oval.</p> <p>Improved access to the oval for broader community use when not being programmed.</p>
<p>City of Adelaide Budget Allocation</p>	<p>Not as a result of this report</p>
<p>Life of Project, Service, Initiative or (Expectancy of) Asset</p>	<p>30 years</p>
<p>Ongoing Costs (eg maintenance cost)</p>	<p>Responsibility for all assets and associated maintenance and operational costs will sit with SACA.</p> <p>A Management Agreement will be entered into whereby SACA are responsible for the ongoing maintenance of the infrastructure created as part of this project.</p>
<p>Other Funding Sources</p>	<p>This project will be funded by SACA and delivered in stages.</p>

Discussion

Background

1. An upgrade of community sports infrastructure including a new centralised sports building, car park and redevelopment of the main (eastern) oval was completed in Gladys Elphick Park/Narnungga (Park 25) in January 2018.
2. In 2018, the Council, through a \$6.6m grant from the State Government, undertook significant landscape works to improve the amenity of the areas surrounding the sports facilities and provide opportunities for informal recreation in Park 25. However, not all the elements of the concept plan were delivered at this time.
3. In particular, the concept plan (found in Link 1 [here](#)) included a section of terracing with formalised concrete seating / bleachers within the south-eastern corner of the main oval (Karen Rolton Oval). The project included a range of proprietary and bespoke shelter structures that were not delivered at the time the project was undertaken.
4. In February 2019, Council and the State Government announced that the new City Skate Park would be constructed in the southeast corner of Gladys Elphick Park/Narnungga (Park 25). The park was selected as it already comprises a range of supporting amenities such as toilets and car parking.
5. The skate park is currently under construction and due to be completed in 2022.

Eastern mound redevelopment

6. Under this proposal, SACA (as the primary lessee of the sports building and playing fields within Park 25), is seeking to undertake a redevelopment of the embankment to the east of the main oval.
7. The proposed works would complete and expand upon the works not completed by Council as part of the previous redevelopment of Park 25.
8. As part of the previous redevelopment in 2019, the embankment was formed through the placement of contaminated soil excavated from elsewhere within the park. Due to the contamination, the embankment was capped and then planted with a native ground cover.
9. SACA is proposing to treat the excavated contaminated soil within Park 25 and have indicated two potential sites to mound and cap the soil. While it is best practice to retain contaminated soil on site, the final treatment including ongoing responsibilities for its management will need to be resolved in consultation with Administration and relevant government agencies (eg Environment Protection Agency).
10. In summary, the concept plan (as shown in **Attachment A**) comprises the following:
 - 10.1. Re-alignment of pathways and provision of a 1.8m wide bitumen path adjacent to picket fence.
 - 10.2. Creation of concrete and lawn viewing terraces extending from the northern most lighting tower to beyond the southern lighting tower.
 - 10.3. Installation of two new access stairs with handrails from the re-aligned pedestrian path at the top of the embankment down to the new path around the perimeter of the picket fence / oval.
 - 10.4. Incorporation of landscaping and additional trees within the redeveloped embankment - Council staff have advised that the following tree species would be appropriate for planting within Park 25:
 - 10.4.1. Jacaranda mimosifolia (Jacaranda)
 - 10.4.2. Ulmus parviflora "Todd" (Chinese Elm)
 - 10.4.3. Zelkova serrata "green vase" (Japanese Elm)
 - 10.4.4. Pistachia chinensis (Chinese pistachio)
 - 10.5. Incorporation of Kaurna cultural and interpretation opportunities within the development.
11. Noting that the area in question faces west and that the proposed trees will take some time before they mature to a sufficient size to offer much relief from the sun, SACA were requested to consider how additional shade structures could be incorporated into the eastern mound redevelopment. It was suggested that a mix of permanent and temporary shade structures would ensure users receive the greatest benefit and give greater flexibility for the use of the space during matches and events.
12. At the time of writing the report, SACA had engaged the consultant to commence work of the design and final location of the shade structures however, this work is ongoing and the priority for SACA is to obtain the necessary consents to commence work of the terracing project to allow for its completion before the start of the 2022/23 cricket season.

13. SACA have provided an indication of the potential locations of the shade structures within the current concept plan. It is recommended that the final design and locations of the shade structure be brought back to Kadaltilla / Park Lands Authority for its input and advice, prior to approval being granted under delegation.
14. In addition, SACA were requested to give further consideration with respect to the incorporation of Universal Design and Disability Access principles into the development as it is important that shaded seating / viewing areas that meet these principles are delivered as part of the proposal.
15. At this time, SACA are seeking in principle support for the concept to allow for detailed design and final costing to be determined for the works, excluding the shade structures which will be delivered once further funding and approvals are obtained.
16. Overall, the project will transform the eastern embankment, creating new terraced spectator seating areas together with additional landscaped areas, with irrigated green open space, providing a more comfortable and inviting space for park visitors and spectators.

Stakeholder Engagement

17. The family of Gladys Elphick have been informed of the proposed works and a condition of support is recommended that further consultation be undertaken with KYAC and the Gladys Elphick family regarding the incorporation of cultural and interpretation opportunities within the eastern mound redevelopment.
18. Notwithstanding that the proposed works are located outside of the area licensed to SACA, there are no changes proposed to the existing lease and licenced areas. As such, there is no requirement to undertake formal community consultation on the proposed works.
19. SACA are proposing to fully fund the development and it has been agreed in principle that Council and SACA will enter into a Management Agreement which outlines that SACA are responsible for all costs associated with the construction and ongoing maintenance of the infrastructure and landscaping elements for the remainder of their tenure. The Management Agreement will not grant SACA any occupation rights to the eastern mound.

Next Steps

20. With the support of the Kadaltilla / Park Lands Authority, this matter will be presented to Council in May 2022 seeking formal landlord approval.
21. Subject to the granting of landlord approval, SACA will undertake consultation with KYAC and the Gladys Elphick family regarding the incorporation of cultural and interpretation opportunities within the development.
22. A further report will be presented to Kadaltilla / Park Lands Authority detailing the final design and location of the shade structures.
23. Subject to the granting of landlord approval, SACA will apply for Development Approval with the terracing, paths and access stair elements of the project anticipated to be completed prior to the start of the 2022/23 cricket season.

Attachments

Attachment A – ‘Gladys Elphick Park / Narningga (Park 25) - Eastern Mound Redevelopment Concept Plan’.