

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

Tuesday, 3 May 2022

The Committee - Pre-Council
Discussion Forum

Strategic Alignment - Thriving Communities

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EXECUTIVE SUMMARY

The purpose of this report is to provide an overview of the proposal by the South Australian Cricket Association (SACA) to undertake a redevelopment of the eastern embankment adjacent to the main oval (known as Karen Rolton Oval) and, with the exception of the proposed shade structures, seek Council's approval, in its capacity as landlord, for the works shown in the Landscape Concept Design (**Attachment A**).

At the time of writing this report, the final location and design of the proposed shade structures is still in development however, SACA are seeking approval to undertake the major terracing works prior to the commencement of the 2022/23 cricket season with the shade structures to be installed following the completion of these works.

Upon finalisation of the location and design of the shade structures, a separate report will be presented to Kadaltilla / Park Lands Authority for its input and advice. Subject to the incorporation of Kadaltilla's advice and Council approval, the Chief Executive Officer will then exercise delegated authority to provide landlord consent for the location and design of the shade structures.

The concept plan was considered by Kadaltilla / Park Lands Authority on 28 April 2022.

The following recommendation will be presented to Council on 10 May 2021 for consideration

That Council

1. Approves the Eastern Mound Redevelopment at Gladys Elphick Park / Narnungga (Park 25) by the South Australian Cricket Association (SACA) as shown in the Landscape Concept Design, Attachment A to Item # on the Agenda for the meeting of the Council held on 10 May 2022.
 2. Notes that a separate report will be presented to Kadaltilla / Park Lands Authority on the final location and design of the shade structures (combination of permanent and / or temporary).
 3. Notes that consultation with Kurna Yerta Aboriginal Corporation (KYAC) and the Gladys Elphick family will be undertaken regarding the incorporation of cultural and interpretation opportunities within the eastern mound redevelopment.
 4. Notes that Council and SACA will enter into a Maintenance Agreement which stipulates that SACA is responsible for maintaining this area for the remaining tenure of their lease agreement.
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IMPLICATIONS AND FINANCIALS

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| City of Adelaide 2020-2024 Strategic Plan | <p>Strategic Alignment – Thriving Communities</p> <p>The proposal supports community access green spaces for recreation, respite and entertainment to improve their health and wellbeing through sport and recreation, events and festivals, and connection with nature.</p> <p>The proposal leverages the Adelaide Park Lands to promote health, wellbeing and lifestyle experiences for the community.</p> |
| Policy | The proposed project for Park 25 broadly aligns with the Community Land Management Plan for the park. |
| Consultation | 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. |
| Resource | Following the issuing of Development Approval, the management of this project will sit with the SACA. |
| Risk / Legal / Legislative | <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> |
| Opportunities | <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 Royal Adelaide Hospital and future Women’s and Children Hospital, 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> |
| 21/22 Budget Allocation | Not as a result of this report |
| Proposed 22/23 Budget Allocation | Not as a result of this report |
| Life of Project, Service, Initiative or (Expectancy of) Asset | Greater than or equal to 30 years |
| 21/22 Budget Reconsideration (if applicable) | Not as a result of this report |
| Ongoing Costs (eg maintenance cost) | <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> |
| Other Funding Sources | This project will be funded by SACA and delivered in stages. |

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. These works were entirely funded and undertaken by SACA.
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, due to budget constraints not all the elements of the concept plan were delivered at this time.
3. In particular, the concept plan [Link 1 view [here](#)] included a section of terracing with formalised concrete seating / bleachers within the south-eastern corner of the main oval (Karen Rolton Oval). In addition to the terracing, the project included a range of proprietary and bespoke shelter structures however, these 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, an embankment was formed on the eastern side of the main oval (Karen Rolton Oval) through the placement of contaminated soil excavated from elsewhere within the park. Due to the existence of contamination, the embankment was capped and then planted with a native ground cover.
9. Under this proposal, SACA is proposing to deposit the soil excavated to form the terraces elsewhere 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 (**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 Kurna cultural and interpretation opportunities within the development.
11. Noting that the area in question faces west and that the trees proposed to be planted 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 and subject to the Boards advice, final approval be delegated to Administration.
14. In addition to the shade structures, 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 landlord approval for the concept to allow for detailed design and final costing to be determined for the works. It is proposed to undertake the works in stages with the first stage being the construction of the terraces, stairs, and pathways. The shade structures will be delivered in stage two 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 as well as additional and an improved viewing experience for cricket and football spectators.

Stakeholder Engagement

17. The family of Gladys Elphick will be informed of the proposed redevelopment with further consultation to 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. SACA already maintain areas outside of their licenced area and do so to a very high standard.
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 (or consolidate any existing agreements) to stipulate 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 exclusive occupation rights to the eastern mound, outside of cricket or football related events.

Next Steps

20. 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.
21. Subject to Council approval of the concept plan, a further report will be tabled with Kadaltilla / Park Lands Authority detailing the final design and location of the shade structures and, subject to Kadaltilla's advice, the Chief Executive Officer will then exercise delegated authority to provide landlord consent for the location and design of the shade structures.
22. Subject to the granting of landlord consent, 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.

DATA AND SUPPORTING INFORMATION

Link 1 – Narnungga Park 25 Preliminary Concept Plan

ATTACHMENTS

Attachment A – Gladys Elphick Park / Narnungga (Park 25) Eastern Mound Redevelopment – Landscape Concept Design