

Kadaltilla

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

Thursday, 28 July 2022

Board Meeting

Author:

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Lifestyle

Public

Purpose

This matter was presented to Kadaltilla / Park Lands Authority on 28 April 2022 and Council on 10 May 2022.

The purpose of this report is to provide an overview of the amendments made to the Eastern Mound Redevelopment Concept Plan following a request by Kadaltilla and Council to review elements of the design.

Kadaltilla's support is sought for the amended 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 at Attachment A to Item 6.3 of the Agenda for the Board meeting of Kadaltilla / Park Lands Authority held on 28 July 2022.
 2. Notes the changes made from the previous concept to the revised proposal based on feedback from Kadaltilla and Council that include:
 - 2.1. Reduction in use of concrete terraces.
 - 2.2. Change from black bitumen to a lighter and cooler exposed aggregate path, consistent with other paths surrounding the pavilion.
 - 2.3. DDA viewing areas.
 - 2.4. Additional shade structure.
 - 2.5. Maintaining public access and use of the improved area.
 3. Notes that Council and SACA will enter into a Maintenance Agreement which sets out SACA's obligations for the Eastern Mound Redevelopment with respect to the construction and ongoing maintenance of the area.
 4. Notes that, other than when public access to the main oval and surrounds is restricted as part of an official event or during maintenance works, SACA must continue to ensure that the current public access to the area is maintained at all times.
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Implications

Adelaide Park Lands Management Strategy 2015-2025	Adelaide Park Lands Management Strategy 2015-2025 <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>
APLA 2020-2025 Strategic Plan	Adelaide Park Lands Authority 2020-2025 Strategic Plan Strategic Plan Alignment – Advice 4.1 Provide advice on plans, projects and policies for the Adelaide Park Lands
Policy	Community Land Management Plan (CLMP) for the Adelaide Park Lands The proposed project aligns with the CLMP for the park. Acquisition & Disposal of Land and Infrastructure Assets Policy and Operating Guideline Policies relating to the gifting / acquisition of Infrastructure of Infrastructure Assets will apply.
Consultation	SACA has arranged to meet with the Kaurna Yerta Aboriginal Corporation (KYAC) Board to discuss incorporating interpretive elements into the final design. Consultation with the Gladys Elphick family will be co-ordinated through KYAC. These discussions will continue throughout the project with KYAC and the Gladys Elphick Families input integrated into the detailed design required for Development Approval.
Resource	Following the issuing of Development Approval, the management of this project will sit with the South Australian Cricket Association (SACA).
Risk / Legal / Legislative	The proposed Maintenance Agreement relates only to the construction and ongoing maintenance of the area and does not provide exclusive occupation rights to SACA over the area. The <i>Local Government Act 1999 (SA)</i> (Sections 7 & 8), <i>Adelaide Park Lands Act 2005 (SA)</i> and <i>Planning, Development and Infrastructure Act 2016 (SA)</i> may apply.
Opportunities	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. Noting the proximity to the RAH, 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.
City of Adelaide Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	30 years
Ongoing Costs (eg maintenance cost)	Responsibility for all assets and associated maintenance and operational costs will sit with SACA.
Other Funding Sources	This project will be funded by SACA and delivered in multiple stages as funding is sourced.

Discussion

Background

1. The concept plan (Link 1 [here](#)) was considered by Kadaltilla / Park Lands Authority at its meeting on 28 April 2022. Kadaltilla provided support for the project with advice for consideration and requested a further report providing an opportunity to review materials and finishes for the picket fence path and viewing terraces to find more suitable options for Park Lands, and location / design of the shade structures.
2. Council considered the concept plan at its meeting on 10 May 2022 and provided in principle support with the incorporation of Kadaltilla's advice into their decision, as follows:

'THAT COUNCIL:

1. *In principle supports the proposed 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 10.2 on the Agenda for the meeting of the Council held on 10 May 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 subsequent report to allow for approval, including:*
 - 2.1. *The final location and design of the proposed shade structures that are sensitive to the Park Lands setting be provided to Council for consideration.*
 - 2.2. *Alternative materials and finishes for the picket fence path and viewing terraces to find more suitable options for Park Lands.'*
3. SACA has considered the feedback provided by Kadaltilla and Council and provided an amended concept plan (**Attachment A**) for consideration.
4. In summary, the following amendments have been made to the concept plan:
 - 4.1. A reduction in the number of concrete terraces from four to three. This will reduce the extent and prominence of concrete on the embankment.
 - 4.2. The black bitumen perimeter path replaced with an exposed aggregate concrete path to match the other paths surrounding the pavilion. This is a lighter material that will lessen heat sink impacts that would have occurred with the black bitumen.
 - 4.3. Shade structure location are identified on page 5 of the 'Gladys Elphick Park / Narnungga (Park 25) – Eastern Mound Redevelopment Landscape Concept Design (June 2022)'. Placement of shelters consider sun paths to ensure maximising shade during hotter periods of the day and year and the positioning amongst new tree planting to provide additional shade. These are to support and complement, rather than replace shade tree plantings.
 - 4.4. Further commentary regarding the design of the shelters is provided on Page 21 of the attached concept plan. The intent is to provide shelters that are unique to their setting within Gladys Elphick Park / Narnungga (Park 25) and are discrete and complimentary to the existing structures and buildings within the park. Shelters are to be 'in-scale' and set within the Park Lands to provide opportunity to enhance the comfort (shade) and quality of the oval viewing experience as well as everyday use of the Park Lands.

- 4.5. A DDA viewing area has been incorporated under one of the proposed shade structures (as shown on page 5) to provide people with mobility issues comfortable access to the park environs, events, and facilities.
5. The amendments to the concept plan will ensure that the redevelopment of the eastern mound is sensitive and complimentary to its Park Lands setting whilst providing an enhanced user / visitor experience.
6. The proposed infrastructure, to be constructed by SACA, falls outside of the licenced area and is to be 'gifted' to the City of Adelaide without any contribution from Council to its construction and / or its ongoing maintenance or renewal.
7. The granting of approval for SACA to install infrastructure on Council land does not provide SACA with exclusive rights over the area as there is no change to the existing licences held by SACA within Park 25. Thus, other than when public access to the main oval and surrounds is restricted during an event* or during maintenance work, SACA must not restrict public access to the terracing and surrounds.
- *As defined by the City of Adelaide's Adelaide Events Guidelines 2022, an 'event' is defined as a public or private, fenced or unfenced, ticketed or un-ticketed planned gathering of people which is outside the normal everyday activity of the Park Land (even if held regularly).*
8. As the asset sits outside of the licenced area, it is proposed that a formal Maintenance Agreement will be entered into 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.

Next Steps

9. With the support of Kadaltilla, this matter will be presented to Council in August 2022 seeking formal landlord approval.
10. We will continue to liaise with SACA regarding the detail of the cultural and interpretation elements following input from KYAC and the Gladys Elphick family.
11. Council and SACA will finalise and execute the Maintenance Agreement which sets out SACA's obligations for the Eastern Mound Redevelopment with respect to the construction and ongoing maintenance of the area for the remainder of their tenure.
12. Subject to the granting of landlord approval, SACA will apply for Development Approval for Stage 1 comprising the concrete terracing, paths, access stairs and landscaping. SACA is aiming to deliver these works prior to the start of the 2022/23 cricket season (approx. November 2022). It is anticipated that the shade structures will be installed as Stage 2 once further funding is secured.

Attachments

Attachment A - Gladys Elphick Park / Narnungga (Park 25) Eastern Mound Redevelopment – June 2022