

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

Tuesday, 9 August 2022

Council

Strategic Alignment - Thriving Communities

Program Contact:

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Public

Approving Officer:

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EXECUTIVE SUMMARY

This matter was presented to Kadaltilla / Park Lands Authority on 28 July 2022.

The purpose of this report is to provide Council with an overview of the amendments made to the Eastern Mound Redevelopment Concept Plan and seek Council's approval, in its capacity as landlord, for the works shown in the Landscape Concept Design (**Attachment A**).

RECOMMENDATION

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 10.2 on the Agenda for the meeting of the Council held on 9 August 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 consultation with Kurna Yerta Aboriginal Corporation (KYAC) and the Gladys Elphick family has commenced and SACA will continue engaging with an Aboriginal artist / consultant regarding the final details of the cultural and interpretation elements.
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.
5. 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.

IMPLICATIONS AND FINANCIALS

City of Adelaide 2020-2024 Strategic Plan	<p>Strategic Alignment – Thriving Communities</p> <p>The proposal supports community access to 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	<p><u>Community Land Management Plan (CLMP) for the Adelaide Park Lands</u></p> <p>The proposed project aligns with the CLMP for the park.</p> <p><u>Acquisition & Disposal of Land and Infrastructure Assets Policy and Operating Guideline</u></p> <p>Policies relating to the gifting / acquisition of Infrastructure of Infrastructure Assets will apply.</p>
Consultation	<p>SACA has met 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.</p> <p>These discussions will continue throughout the project with KYAC and the Gladys Elphick Families input integrated into the detailed design required for Development Approval.</p>
Resource	<p>Following the issuing of Development Approval, the management of this project will sit with the South Australian Cricket Association (SACA).</p>
Risk / Legal / Legislative	<p>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.</p> <p><i>The Local Government Act 1999 (Sections 7 & 8), Adelaide Park Lands Act 2005 and Planning, Development and Infrastructure Act 2016 may apply.</i></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 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.</p>
22/23 Budget Allocation	Not as a result of this report
Proposed 23/24 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	30 years
22/23 Budget Reconsideration (if applicable)	Not as a result of this report
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 view [here](#)] was considered by Kadaltilla / Park Lands Authority at its meeting on 28 May 2022. Kadaltilla Members provided 'in principle' support for the project subject to a review and further report on the materials and finishes for the picket fence path and viewing terraces to find more suitable options for Park Lands and location and design of the shade structures.
2. Council considered the concept plan at its meeting on the 10 May 2022 and provided in principle support with the incorporation of Kadaltilla's advice into the endorsed recommendation, as follows:
 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 Kaurna 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 considered the feedback provided by Kadaltilla and Council and has 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 locations 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 clarification 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 area licenced to SACA and is to be 'gifted' to the City of Adelaide without 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. Should landlord approval be granted, we will continue, 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.
10. 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.
11. 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.

DATA AND SUPPORTING INFORMATION

Link 1 – Gladys Elphick Park / Narnungga (Park 25) Eastern Mound Redevelopment – April 2022

ATTACHMENTS

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

- END OF REPORT -