8.1 ELLIOT GOODGER MEMORIAL PARK MASTER PLAN UPDATE

Record Number: CC23/279;IC24/94

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Previous Motions: Council 23 January 2024, RESOLUTION 2024:01:COU004

Attachments:
1. **Elliott Goodger Reserve Master Plan - Updated Concept CR24/21690**
2. **Karbeethan Reserve Master Plan (Stage 4) Proof of Concept - BMX Relocation CR24/21231**

PRESENTATION

Nil

OFFICER'S RECOMMENDATION

That the Corporate & Community Services Committee notes:

1. **The updated Concept Plan for Elliot Goodger Memorial Park.**
2. **That a draft Elliot Goodger Memorial Park Master Plan will be presented to the 14 May 2024 meeting of this Committee seeking approval to be released for formal Community Engagement.**
3. **The Concept Plan for Karbeethan Reserve (Master Plan - Stage 4) as 'Proof of Concept' for the potential future relocation of the Gawler BMX Club.**
4. **That a Council Member Briefing Session 'Sport and Recreation Vision' is scheduled for Tuesday 16 April 2024.**

SUMMARY

The Elliot Goodger Memorial Park Master Plan is a priority strategic planning project for Council that will guide the provision and improvement of sporting, recreation, and community infrastructure for the growing community.

This report provides the Corporate & Community Services Committee with updated concept plans, (incorporating a future relocation of the Gawler BMX Club) for Elliot Goodger Memorial Park and Karbeethan Reserve (Master Plan – Stage 4 only), seeking to confirm 'proof of concept' for both locations. The updated concept plans included within this report have been the subject of engagement with the relevant community lease/stakeholder organisations.

In response to the significant spatial limitations of Elliot Goodger Memorial Park, identified by the initial concept plans, an updated concept plan that provides for all existing users except for the Gawler BMX Club has been developed. The updated Concept Plan (**Attachment 1**) shows that with the absence of any infrastructure required by the Gawler BMX Club, the site can successfully accommodate the identified future needs of the existing leaseholders – i.e. 'proof of concept'.

An updated Concept Plan for Stage 4 of the Karbeethan Reserve Master Plan has been developed that incorporates a future relocation of the Gawler BMX Club to this area of the Reserve. The updated concept plan (**Attachment 2**) shows that the Gawler BMX Club (including additional infrastructure provision) can be successfully accommodated within the area identified as Stage 4 of the Karbeethan Reserve Master Plan, without it being detrimental to existing stakeholders, notably Karbeethan Sporting Association – i.e. 'proof of concept'.

It is important to note that the current development of the Elliot Goodger Memorial Park Master Plan is a component of ongoing town wide planning by Council staff relative to the future provision of community sport and recreation facilities across Gawler, including:

1. A Council Member Briefing Session 'Sport and Recreation Vision' is scheduled for Tuesday 16 April 2024.
2. The inclusion of the review of the *Gawler Open Space Sport & Recreation Plan 2025* as a budget bid within Council's Draft 2024/205 Budget.

BACKGROUND

In 2016 Council adopted the Gawler Open Space, Sport & Recreation Plan, a plan developed to guide the future provision, improvement and management of open space, sport, and recreation infrastructure over the next ten years. This plan was specific to the Gawler Council area and followed the adoption by Council in April 2015 of the Barossa, Light and Lower North Region Open Space, Recreation and Public Realm Strategy, a joint document that included the local government areas of Gawler, Barossa, Light and Mallala (now Adelaide Plains).

The following are taken from the Gawler Open Space, Sport & Recreation Plan Directions Report and provide direct catalysts for the develop of a Master Plan for Elliot Goodger Memorial Park:

> *Undertaking further planning for key sites should be a priority as the planning will ensure the most appropriate design and improvement of sites and the plans can be used to seek grant funding and guide developments.*

Strategy 2.6

> *Improve the quality, appeal, and usability of Willaston Oval (linked to Elliot Goodger Reserve) through improved landscape, infrastructure, and path connections. Particular needs include increased trees and shade, a new toilet block and change rooms, spectator seating and gathering areas, improved field lighting and a play space to support families. The cricket pitch should be maintained to support and strengthen cricket at the sportsground. Master planning will be required for the entire precinct in consultation with the sports and users.*

Strategy 2.7

> *Support improvements to Elliot Goodger Reserve (linked to Willaston Oval) as part of master planning for the precinct and give consideration to:*

- *Improvements to dog training facilities (desired fencing and club extensions).*
- *Expansion of the BMX facility through an additional track that caters for younger children and beginners and upgrade to the club facilities. This will require additional space to be allocated to BMX and therefore other new buildings for other activities should not be established on the site.*
- *Improved landscape and path connections (through a landscape plan).*
- *Links between the facilities including Willaston Oval and to Gawler Scouts.*

It should be noted that the development of the Elliot Goodger Memorial Park Master Plan will have regard to broader Gawler influences and environs, most notably:

1. The proposed development of the Willaston Community Hub (Black Ops – Veterans Garage, Apex Club of Gawler, and Gawler Veteran, Vintage & Classic Vehicle Club) and the relationship between these adjacent community assets.
2. Town wide future sporting and community infrastructure/facility planning and visioning currently being undertaken by Council staff.
3. The working group established last year by Council in relation to Australian Rules football, cricket, and netball infrastructure across Gawler.

A report was presented to the 23 January 2024 Council Meeting that provided three initial concept plans for Elliot Goodger Memorial Park, all with meaningful limitations for, and compromises required by the community stakeholders that utilise the site, as highlighted within the following resolution from this meeting:

> RESOLUTION 2024:01:COU004
> Moved: Cr H Hennessy
> Seconded: Cr N Shanks

That Council:

1. *Notes the three (3) draft Elliot Goodger Memorial Park Master Plan - Concept Plans presented to community stakeholder organisations in December 2023.*
2. *Notes the limitations of, and compromises required by community stakeholder organisations across all three (3) concepts.*
3. *Endorses undertaking initial investigations to determine the suitability and viability of a future relocation for the Gawler BMX Club to Karbeethan Reserve.*
4. *Notes an update on the Elliot Goodger Memorial Park Master Plan including the investigations to relocate the Gawler BMX Club will be presented to the Corporate & Community Services Committee meeting, scheduled for 12 March 2024.*
5. *Notes a report on the proposed permanent part road closure – Holmes Street, Willaston be presented to a future Infrastructure & Environmental Services Committee meeting.*

This report provides the Corporate & Community Services Committee with an update of the Elliot Goodger Memorial Park Master Plan and progress made since the 23 January 2024 Council report.

COMMENTS/DISCUSSION

The focus of the Elliot Goodger Memorial Park Master Plan project in the time since the 23 January 2024 Council report has been the development of updated concept plans (incorporating a future relocation of the Gawler BMX Club) for Elliot Goodger Memorial Park and Karbeethan Reserve (Master Plan – Stage 4 only), seeking to confirm 'Proof of Concept' for both locations.

The updated concept plans included within this report have been the subject of engagement with the relevant community lease/stakeholder organisations, with details of this engagement outlined within the report.

Elliot Goodger Memorial Park – Updated Concept Plan

The updated concept plan for Elliot Goodger Memorial Park (**Attachment 1**) has addressed numerous aspects of the feedback provided by community stakeholders, most notably the following three key site outcomes.

1. Additional sporting infrastructure – netball court, provision of additional irrigated turf area (shared use – Gawler Dog Training Club, Willaston Cricket Club, Willaston Football Club).
2. Improvements to car parking and access (within and into the site):
    a. Additional formalised car parking.
    b. Address conflicts between vehicle and pedestrian movement (roadways have increasingly been located around outside of precinct.
    c. Internal access to off street parking for 608 Squadron.
    d. Formalised vehicle access to the site from Holmes Street.
3. Additional provision of community recreation infrastructure, including formalised off-street parking.

Elliot Goodger Memorial Park - Engagement with Community Stakeholder Organisations

8 January 2024

Council staff met with the following community stakeholder organisations following a request made by the clubs in response to the 14 December 2023 engagement workshop, with the clubs wanting to present their collective vision for Elliot Goodger Memorial Park:

1. Willaston Country Music Club
2. Willaston Cricket Club
3. Willaston Football Club
4. Willaston Netball Club

Several suggestions and outcomes of this positive session have been used by Council staff and the consultants in the development of the updated Elliot Goodger Memorial Park concept plan.

28 February 2024 and 1 March 2024

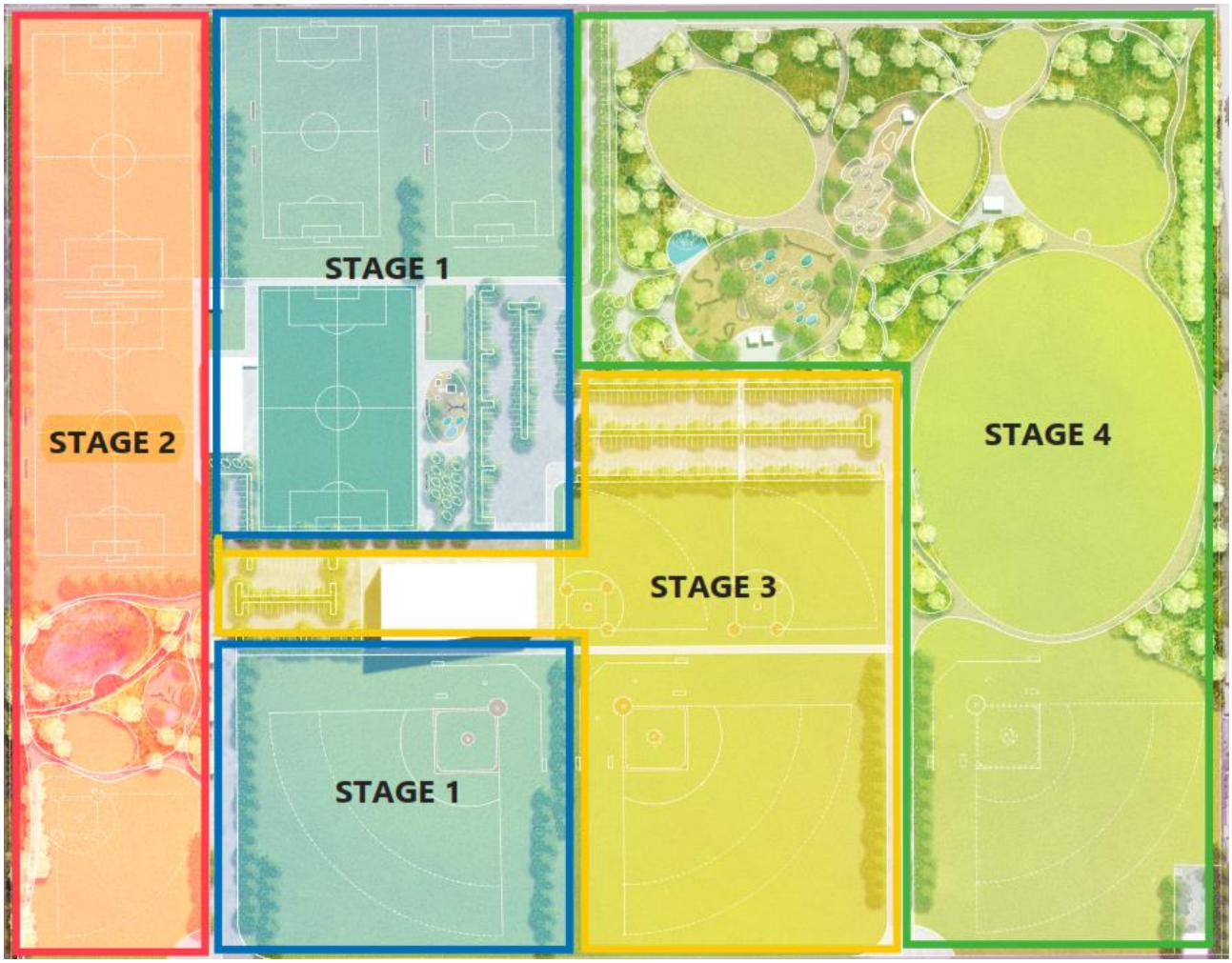
Council staff and the consultants met with the following community stakeholder organisations and presented the updated concept plan for Elliot Goodger Memorial Park:

1. Gawler Dog Training Club
2. Willaston Cricket Club
3. Willaston Football Club
4. Willaston Netball Club
5. Rotary Club of Gawler Light

The updated concept plan was seen by stakeholders as a significant improvement on the previously presented concepts, with the flexibility being provided through the reduction of infrastructure included, the key driver of this improvement. There remains further stakeholder engagement to occur in the coming weeks and prior to the development and finalisation of a draft master plan for the site, anticipated to be presented to the 14 May 2024 Corporate & Community Services Committee meeting.

Karbeethan Reserve – Updated Concept Plan

In response to the resolution of the 23 January 2024 Council report to undertake *"initial investigations to determine the suitability and viability of a future relocation for the Gawler BMX Club to Karbeethan Reserve"* it was determined that these investigations initially be confined to the area identified as Stage 4 of the adopted Karbeethan Reserve Master Plan, as shown in the following image:



The updated Concept Plan for Stage 4 of Karbeethan Reserve (**Attachment 2**) shows that the Gawler BMX Club can be successfully accommodated within the area identified as Stage 4 of the Karbeethan Reserve Master Plan without it being detrimental to existing stakeholders, notably

Karbeethan Sporting Association. The following are key considerations that have been made in the development of the updated concept plan:

1. Consolidation of irrigated turf areas – baseball diamond and community oval (opportunity for shared use with Evanston Gardens Primary School).
2. Retention of significant and regulated tress adjacent to Angle Vale Road.
3. Reduction in area provided for community recreation adjacent to Hillier Road, noting that this area is no longer required for stormwater storage from the impending expansion of Hillier Park Residential Park opposite to Karbeethan Reserve.
4. Provision of additional infrastructure for Gawler BMX Club e.g. velodrome, noting this has been done to test the maximum amount of infrastructure that could be located on the site. An update to the Karbeethan Reserve Master Plan (as included within the proposed review of the Gawler Open Space, Sport & Recreation Plan 2025 – budget bid within Council's draft 2024/25 Budget) would refine and ultimately determine the level of infrastructure provision on site through detailed demand and cost benefit analysis. At this time, Council staff have not sought to obtain a cost estimate for this Concept Plan noting the very limited detail within the concept that would not only reduce confidence in the accuracy of the estimate, but it would also see a very high contingency incorporated within the cost estimate – as such Council staff have not seen this as a required additional project cost at this time.
5. Noting that the updated concept plan provides proof of concept for the potential future relocation of the Gawler BMX Club to Karbeethan Reserve, the intention of Council staff remains focused on the Elliot Goodger Memorial Park Master Plan. As such the Concept Plan for Karbeethan Reserve (Stage 4) presented in this report will not be further progressed in the current financial year, rather the progression is envisaged to form part of the update to the Gawler Open Space, Sport & Recreation Plan 2025 (further details of this proposed initiative are included later within this report).

Karbeethan Reserve - Engagement with Community Stakeholder Organisation

26 February 2024

Council staff met with the following community stakeholder organisations – member organisations of Karbeethan Sporting Association, the current Karbeethan Reserve lease holders:

1. Gawler & Districts Softball Association
2. Gawler Eagles FC
3. Gawler Rangers Baseball Club

28 February 2024

Council staff and the consultants met with the Gawler BMX Club presenting to them the Concept Plan for Karbeethan Reserve (Master Plan – Stage 4).

Next steps

The Elliot Goodger Memorial Park concept plan, as presented within this report, will be the subject of further engagement with community stakeholders. The outcomes of this, and the engagement to date, will be used to inform the development of a draft master plan for the site, with this plan taking an agreed site concept to the next level of detail. The draft master plan is anticipated to be presented to the 14 May 2024 Corporate & Community Services Committee meeting seeking adoption by the Committee for the purpose of formal community engagement.

The development, and ultimate adoption by Council, of a master plan for the Elliot Goodger Memorial Park is seen as a component of town wide planning for the provision of community sporting and recreation facilities. It is seen by Council staff that the next aspect of this planning is to review Council's Gawler Open Space, Sport & Recreation Plan 2025, with this key initiative proposed as a budget bid within Council's draft 2024/25 Budget. It is projected that this review would have a more targeted and refined scope, with the plan being strongly focused on community sport and recreation facilities.

The outcomes from the proposed review of the Gawler Open Space, Sport & Recreation Plan 2025 would be expected to include:

1. Updated (if/as required) Master Plans for Council's current major community sport and recreation precincts (Elliot Goodger Memorial Park, Essex Park & Gawler Showgrounds and Karbeethan Reserve) as well as the future proposed Southern Sporting Precinct.
2. Establishment of town wide community sport and recreation infrastructure philosophy and prioritisation methodology.

A briefing session with Council members relating to the vision for community sport and recreation is currently scheduled for Tuesday 16 April 2024.

COMMUNICATION (INTERNAL TO COUNCIL)

Executive Management Team

The development of the Elliot Goodger Memorial Park Master Plan will be guided by an internal project group consisting of members from the following Council teams:

1. Engineering
2. Planning
3. Property and Facilities
4. Recreation and Leisure Services
5. Strategy
6. Town Services.

Other Council teams will be involved during the project, as and when additional specialised expertise is required.

COMMUNITY ENGAGEMENT

The development of the Elliot Goodger Memorial Park Master Plan will incorporate a significant level of community consultation, with the project's consultation plan including the following key identified stakeholder groups:

1. Lease/land holders (Elliot Goodger Memorial Park)
    a) 608 Squadron Australian Air Force Cadets
    b) Gawler BMX Club
    c) Gawler Dog Training Club
    d) Gawler Scouts
    e) Rotary Club of Gawler
    f) Rotary Club of Gawler Light
    g) Willaston Football Club
2. Community/Sporting Organisations
    a) Auscycle SA
    b) Barossa & Light Cricket Association
    c) Barossa, Light & Gawler Football and Netball Association
    d) Office for Recreation, Sport & Racing
    e) Recreation SA
    f) Scouts SA
    g) South Australian Cricket Association
    h) South Australian National Football League
    i) Sport SA
3. Facility Users e.g. Barossa, Light, Gawler Umpires Association, Willaston Country Music Club
4. Community organisations of the Willaston Community Hub, proposed for development directly opposite Elliot Goodger Memorial Park, Two Wells Road.
5. Gawler community.

The development of the Concept Plan for Karbeethan Reserve (Master Plan – Stage 4) has seen targeted engagement with the Gawler BMX Club as well as members of the Karbeethan Sporting Association:

1. Gawler & Districts Softball Association
2. Gawler Eagles FC

3. Gawler Rangers Baseball Club

The below provides the Corporate & Community Services Committee with an updated consultation plan for the development of the Elliot Goodger Memorial Park Master Plan.

Engagement Level	Who	Action	Date
Consult	Lease/land holders	Series of introductory meetings with lease/land holders, including presentation of draft project scope for comment and feedback.	May and June 2023
Inform	Council Members	Introductory report presented to Corporate & Community Services Committee, including proposed project methodology for development of Elliot Goodger Memorial Park Master Plan.	July 2023
Consult	Council Members	Engagement Plan included within Corporate & Community Services Committee report seeking feedback, as well as opportunities for refinement of the processes utilised for Karbeethan and Essex Park & Gawler Showgrounds Master Plans.	July 2023
Involve	Council Members	Initial engagement with Council Members.	September 2023
Involve	Lease/land holders and identified community /sporting organisations	Initial engagement (information seeking focus) with identified key stakeholders – lease/land holders and community/sporting organisations –as per previous page.	September and October 2023
Involve	Lease/land holders	Workshops (development/review of Concept Plans) with identified key stakeholders - lease/land.	December 2023
Consult	Council Members	Initial Elliot Goodger Memorial Park Master Plan Concept Plans presented within Council report. Report also sought Council endorsement to undertake initial investigation to determine the suitability and viability of a future relocation for the Gawler BMX Club to Karbeethan Reserve.	January 2024
Involve	Lease/land holders	Workshops (development/review of updated Concept Plans) with identified key stakeholders - lease/land holders.	February and March 2024
Involve	Council Members	Updated Elliot Goodger Memorial Park Master Plan Concept Plans presented within Corporate & Community Services Committee	March 2024
Involve	Lease/land holders and identified community/sporting organisations	Workshop(s) (development/review of draft Master Plans) with identified key stakeholders - lease/land holders.	March and April 2024

Involve	Council Members	Report to Council presenting draft Master Plan to members seeking to be adopted for the purpose of Community Engagement.	May 2024
Involve	Community	Community Engagement undertaken on the draft Master Plan – four-week period.	June - July 2024
Consult	Lease/land holders and identified community /sporting organisations	Workshop(s) (review of draft master plan) with identified key stakeholders lease/land holders and community /sporting organisations.	June – July 2024
Consult	Council Members	Outcomes of Elliot Goodger Memorial Park Master Plan Community Engagement presented to Council.	July-August 2024
Inform	Council Members	Final draft Elliot Goodger Memorial Park Master Plan presented to Council for adoption.	September 2024
Inform	Community Lease/land holders and identified community /sporting organisations	Advise community and identified key stakeholders lease/land holders and community /sporting organisations of Elliot Goodger Memorial Park Master Plan being adopted by Council.	September 2024

Engagement Levels:	
Inform	*Information sharing is a one-way communication to the public providing balanced and objective information to assist understanding about something that is going to happen or has already happened.*
Consult	*Consultation is a two-way interaction designed to obtain the views and feedback from the community to inform decisions on policies, programs, services, or projects that affect them directly or in which they may have a significant interest.*
Involve	*Involvement is about facilitating active participation by the community to help identify issues and views from a diverse range of perspectives so that concerns and aspirations are understood and taken into consideration throughout the decision-making process.*
Collaborate	*Collaboration is about working together in partnership to determine how to develop understanding of all issues and interests. Council and community collaborate to work out alternatives and identify preferred solutions to support decision making.*
Empower	*Empowerment provides opportunities and resources for communities to be part of solutions by valuing local knowledge, talents, skills and acknowledging the capacity of community members to be decision-makers in their own lives.*

POLICY IMPLICATIONS

Nil

RISK EVALUATION

Risk	
Identify	**Mitigation**
Community and stakeholder expectations that projects will be delivered in the immediate term.	Ongoing communication with key stakeholders to manage expectations. The communications will reinforce that:

	1. the Master Plan is a guide to future improvements and does not represent a commitment of funding by Council. 2. implementation of the master plan is subject to: (a) Council decisions as part of the annual budget process including financial capacity and broader resource pressures. (b) potential external funding sources. (c) further feasibility studies, technical investigations and/or recommendations for facilities reaching the end of their life cycle.
Opportunity	
Identify	Maximising the Opportunity
Budget and facilities planning.	The master plan will assist Council and sporting and community organisations to identify improvement priorities in the short, medium, and longer term.
Partnerships and funding.	The Master Plan will assist in identifying potential partnerships and funding opportunities to support project delivery.
Investigate the suitability and viability of a future relocation for the Gawler BMX Club to Karbeethan Reserve.	Elliot Goodger Memorial Park is a small site to cater for the existing leaseholders and their current infrastructure/activities and has additional challenges due to the topography of the site. The site does not have the physical space to cater for the future needs of all current leaseholders. To provide positive long term and ongoing outcomes for all community organisations the opportunity to relocate the Gawler BMX Club to Karbeethan should be investigated for its suitability and viability, not only for the Gawler BMX Club but for members of the Karbeethan Sporting Association – Gawler & Districts Softball Association, Gawler Eagles FC, Gawler Rangers Baseball Club.

STATUTORY REQUIREMENTS

Nil

FINANCIAL/BUDGET IMPLICATIONS

The development of the Elliot Goodger Memorial Park Master Plan is funded through Council's 2023/24 Adopted Budget, with a total project budget being $50,000.

COMMUNITY PLAN

1.2 Foster a vibrant and active local community that is proud of Gawler.

2.1 Physical and social infrastructure to service our growing population and economy.

2.3 Manage growth through the real connection of people and places.

2.4 Local economic activity to create local job opportunities and generate increased local wealth.

3.1 Gawler to be an inclusive community with quality health and social wellbeing services to meet the needs of our growing community.

3.2 Provide sporting and recreational facilities to meet local and regional community needs.

5.1 Be recognised as a best practice organisation delivering effective services and collaborating regionally.

5.2 Foster and encourage community teamwork.