

10.3 ELLIOT GOODGER MEMORIAL PARK MASTER PLAN**Record Number:** CC23/278;IC23/789**Author(s):** Bryce Norton, Manager Strategy**Previous Motions:** Council 26 September 2023, RESOLUTION 2023:09:COU357**Attachments:** 1. **Elliot Goodger Memorial Park Master Plan Community Stakeholder Workshop - Concept Plans CR24/3519****PRESENTATION**

OFFICER'S RECOMMENDATION**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.**

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 Council with the three draft Elliot Goodger Memorial Park Master Plan Concept Plans as presented to community stakeholder organisations in December 2023. A summary of this workshop is also provided, with the key outcome being that the spatial limitations currently being experienced at Elliot Goodger Memorial Park would be significantly increased with the provision of further infrastructure on the site. These limitations can only be improved by either increasing the available space and/or reducing the requirements of the site. The following opportunities have been identified and are being recommended for further, more detailed investigation:

1. Permanent part road closure – Holmes Street, Willaston.
2. Relocation of Gawler BMX Club to Karbeethan Reserve.

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 is taken from the Gawler Open Space, Sport & Recreation Plan Directions Report and provide direct catalyst 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.*

A report was presented to the Corporate & Community Services Committee at its September 2023 Meeting and was accompanied by a presentation from staff and consultants with the following focus:

1. Introduce the consultancy team.
2. Provide an initial site assessment of Elliot Goodger Memorial Park.
3. Seek information from Committee Members about the Elliot Goodger Memorial Park site and the development of the Master Plan.
4. Outline the next steps of the project.

The following was resolved by Council at its September 2023 meeting following the recommendation from the Corporate & Community Services Committee:

RESOLUTION 2023:09:COU357

Moved: Cr H Hennessy

Seconded: Cr C Davies

That Council notes the adopted Motions from the Corporate & Community Services Committee made under Delegated Authority at the meeting held on 12 September 2023, being:

That the Corporate and Community Services Committee notes the Elliot Goodger Memorial Park Master Plan report.

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, Gawler Apex Club, and Gawler Veteran, Vintage & Classic Vehicle) 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. This work will be presented to Council in the coming months and is aimed at being an inclusive project to identify and visualise a long-term road map for the provision of sport and community facilities across Gawler.
3. The working group established last year by Council in relation to Australian Rules football, cricket, and netball infrastructure across Gawler.

This report provides Council with an update of the Elliot Goodger Memorial Park Master Plan project and the progress made since the September 2023 Corporate & Community Services Committee report and presentation.

COMMENTS/DISCUSSION

The focus of the Elliot Goodger Memorial Park Master Plan project in the time since the September 2023 Corporate & Community Services Committee report and presentation has been stakeholder engagement, with the following outlining the specific engagement with Council staff and community stakeholders.

Engagement with Council Staff

24 October 2023

A workshop was held with the internal project group consisting of members from the following Council teams:

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

The session engaged staff on a broad range of topics, covering the expertise from the teams, including:

1. Flooding impacts to the site, notably in the southeastern corner of the site.
2. Stormwater impacts to the site, including the impacts of the limited formalised stormwater infrastructure currently within and adjacent to the site, opportunities for stormwater reuse and water sensitive urban design elements.
3. Operational requirements and considerations.
4. Trees and existing vegetation on site.
5. Utility demand and supply, including solar generation and storage.
6. Planning considerations required for future site redevelopment.
7. Willaston Community Hub development and works identified for Two Wells Road.
8. Status of Holmes Street.

Engagement with Community Stakeholder Organisations

September 2023

A survey was developed and distributed to community stakeholder organisations to gain initial information including:

1. Current utilisation of facilities – buildings and sporting facilities.
2. Current membership numbers.
3. Recent and projected changes in membership numbers.
4. Identified issues and constraints of existing site.
5. Future site opportunities and identified stakeholder requirements.

11 and 24 October 2023

Staff and consultants met with the following community stakeholder organisations in October individually, with this method allowing for a specific organisation by organisation focus:

1. 608 Squadron Australian Air Force Cadets.
2. Gawler BMX Club.
3. Gawler Dog Obedience Club.
4. Gawler Scouts.
5. Rotary Club of Gawler Light.
6. Willaston Football Club.
7. Willaston Netball Club.

These meetings allowed survey responses provided, in particular, in relation to issues and constraints experienced with the existing site, and opportunities and identified future requirements to be examined in depth. It also allowed for the consultants to visually represent the opportunities being discussed utilising large aerial maps to better consider how they may work onsite.

14 December 2023

A workshop was held with the following community stakeholder organisations on 14 December 2023:

1. Gawler BMX Club
2. Gawler Dog Obedience Club
3. Rotary Club of Gawler Light
4. Willaston Football Club
5. Willaston Netball Club

The session commenced with the consultancy team summarising the outcomes of the engagement to date with the community stakeholder organisations, in particular noting the feedback provided by multiple organisations including:

1. Desire for additional/expanded sporting infrastructure.
2. Existing sporting infrastructure not being fit for purpose and/or to the community expectations of 2023.
3. Parking, access, and vehicle movement issues across the site.

Three draft Elliot Goodger Memorial Park Master Plan Concepts Plans were presented to the community stakeholder organisations, with these three concepts included as **Attachment 1** to this report. The three concepts range from “Option 1 – Low Impact” to “Option 3 – High Impact”. It is acknowledged that the concepts have numerous limitations, with those identified by the consultancy team and included on the documents being significantly added to by the community stakeholder organisations during the workshop.

It is timely to note that the existing infrastructure and its configuration is already in many cases not meeting the current requirements of the community stakeholders, with this driven by the availability and quantum of usable space at the site. To then try and incorporate additional infrastructure such as the following to the site, it is always going to require significant compromises by site users:

1. Additional Australian Rules football oval.
2. Additional netball court.
3. Additional pump track.
4. Expanded and reconfigured BMX track.
5. Car parking and access required of the existing and additional users that provide safe vehicle and pedestrian movement for the varied site uses.

The spatial limitations currently being experienced at Elliot Goodger Memorial Park would only be significantly increased with the provision of further infrastructure on the site, with these constraints only able to be practically improved by either increasing the available space and/or reducing the requirements of the site. The following opportunities have been identified and are being recommended for further, more detailed investigation:

1. Permanent portion road closure – Holmes Street, Willaston.
2. Relocation of Gawler BMX Club to Karbeethan Reserve.

Permanent Portion Road Closure – Holmes Street, Willaston

An opportunity has been identified to increase the size of Elliott Gooder Memorial Park through the inclusion of a vacant area of land adjacent to the Gawler BMX Club, as shown (red box) in the below image:



This area of land is approximately 3,000m² and currently a declared road – Holmes Street. The land has, outside some minimal and informal utilisation during major BMX competitions, predominantly for access and overflow viewing, remained unused. This flat area lends itself to being included within Elliot Goodger Memorial Park given the steep access from its northern end and vehicle access not being possible from the southern end due to the embankment and retaining wall (noted as a blue X in the above image).

The road closure process governed by the *Roads (Opening and Closing) Act 1991* is a lengthy one and can take up to twelve months to process. Given the nature of this land and its best envisaged use being within Elliot Goodger Memorial Park, staff are recommending that this process commence and that the identified land included within the Master Plan being developed for the site. In the event of Council endorsing the officer's recommendation within this report, staff will present a report to an upcoming Infrastructure & Environmental Services Committee meeting with the full details of the proposed permanent portion road closure – Holmes Street, Willaston and the process required.

Relocation of Gawler BMX Club to Karbeethan Reserve

There were numerous conversations regarding how Elliot Goodger Memorial Park could be used in various ways, with infrastructure configured in different arrangements to allow for the requirements of the site users to be provided for. Even with the additional approximately 3,000m² through the inclusion of the vacant land adjacent to the Gawler BMX Club starting gates, there was not a site layout that was deemed suitable and practical by the community stakeholder organisations.

The majority of organisations were faced with various compromises that would ultimately provide poor outcomes for participants and/or spectators, volunteers and officials. It would also be unlikely that the existing small community recreation infrastructure and associated carparking could be upgraded or expanded to meet the needs of community, noting that as a suburb Willaston has a lower than town wide average provision of play space infrastructure.

The idea of one of the existing leaseholders relocating from Elliot Goodger Memorial Park evolved during the workshop conversations, with the opportunity being seen as most likely to suit the future needs of the Gawler BMX Club. The BMX Club had as part of the initial engagement identified their desire to upgrade their track, so providing a higher quality and standard of facility for its members and to attract additional events. The track upgrade, in association with an increased provision of associated infrastructure such as toilets, first aid facilities and canteen would also require further consideration for how site car parking and access would be provided for. A key aspect of the redeveloping and upgrading the BMX track would be the requirement for the existing track to be demolished and then reconstructed.

Karbeethan Reserve was identified by staff as an area of community land worthy of further consideration relative to the future relocation of the Gawler BMX Club. Council adopted the Karbeethan Reserve Master Plan, as shown in the below image in 2020, with an approximate \$6.835million having been investing into its implementation by the end of 2024.



Staff and the Gawler BMX Club have undertaken a range of communication in the time since the 14 December 2023 workshop including meeting onsite at 81 Angle Vale Road, the parcel of land adjacent to Evanston Gardens Primary School and recently acquired by Council for the future expansion of Karbeethan Reserve. Following this site visit the Gawler BMX Club have confirmed

that they are supportive of investigating a future relocation to Karbeethan Reserve, with the club having identified a range of benefits the club could experience through the relocation, including:

1. Opportunity for track redesign, car parking and space for the club to expand.
2. Not having to be limited by need to share facility with other leaseholders, so providing increased facility flexibility.
3. Opportunity to boost participation and club membership.
4. Existing maintenance at current site includes major works.
5. A new track could be designed with lower ongoing maintenance requirements, so reducing operating costs for the club.
6. Increased opportunities for hosting regional/state/national events.

It is the recommendation of this report to undertake initial investigations to determine the suitability and viability of a future relocation for the Gawler BMX Club to Karbeethan Reserve, with this process looking to answer the following:

1. Can the spatial requirements of the Gawler BMX Club be accommodated at Karbeethan Reserve and what might be the impact to the existing Karbeethan Reserve Master Plan? An additional component of these consideration will be meaningful engagement with the members of the Karbeethan Sporting Association – Gawler & Districts Softball Association, Gawler Eagles FC, and Gawler Rangers Baseball Club regarding any potential change to the existing Master Plan.

In the event that Council adopts the officer's recommendation, it is anticipated that the outcome of above will be presented to the March 2024 meeting of the Corporate & Community Services Committee. During this time staff and consultants will continue to engage with community stakeholder organisations from Elliot Goodger Memorial Park with the aim of establishing a concept plan (without provision for the Gawler BMX Club) for the site that is supported by all site users. It is anticipated that with this significant additional site flexibility a concept that delivers positive outcomes for all current leaseholders now and with consideration to their future requirements and importantly with capacity for improved community recreation access and provision can be established. In this regard, staff have held initial discussions with Willaston Cricket, Football, and Netball Cubs with several positive site ideas proposed to address the current and future needs of the collective Elliot Goodger Memorial Park users.

It is important to note that the Gawler BMX Club will not be precluded from a finalised Master Plan for Elliot Goodger Master Plan without a confirmed and suitable alternative location being documented and agreed to by all stakeholders.

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 of 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 below provides Council with an updated consultation plan for the development of the Elliot Goodger Memorial Park Master Plan, noting that if Council resolves to support staff in undertaking initial investigations towards a future relocation for the Gawler BMX Club, community engagement will additionally include the Karbeethan Sporting Association.

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 and identified community	Workshop(s) (development/review of concept and draft Master Plan) with identified key stakeholders lease/land holders and community /sporting organisations.	December 2023 and February 2024

	/sporting organisations		
Involve	Council Members	Report to Council presenting draft Master Plan to members seeking to be adopted for the purpose of Community Engagement.	March 2024
Involve	Community	Community Engagement (including additional targeted engagement) undertaken on the draft Master Plan – four-week period.	April and May 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.	April and May 2024
Consult	Council Members	Outcomes of Elliot Goodger Memorial Park Master Plan Community Engagement presented to Council.	June 2024
Inform	Council Members	Final draft Elliot Goodger Memorial Park Master Plan presented to Corporate & Community Services Committee for adoption.	July 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.	July 2024

POLICY IMPLICATIONS

Nil

RISK EVALUATION

Risk	
Identify	Mitigation
Community and stakeholder expectations that projects will be delivered in the immediate term.	<p>Ongoing communication with key stakeholders to manage expectations.</p> <p>The communications will reinforce that:</p> <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> (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.	<p>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.</p> <p>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.</p>

STATUTORY REQUIREMENTS

The portion permanent road closure identified within this report would be governed the following statutory requirements:

1. *Sections 196 and 198, Local Government Act 1999*
2. *Part 2 and 3, Road Opening & Closing Act 1991*

FINANCIAL/BUDGET IMPLICATIONS

The development of the Elliot Goodger Memorial Park Master Plan is funded through Council's 2023/2024 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.