

9.3 ELLIOT GOODGER MEMORIAL PARK MASTER PLAN

Record Number: CC23/279;IC23/502
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Previous Motions: Nil
Attachments: Nil

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OFFICER'S RECOMMENDATION

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

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 Gawler community. This report is presented at the commencement of the Elliot Goodger Memorial Park Master Plan project, providing Council Members with an outline of outcomes to be delivered by the Master Plan and the draft project timeframe. The procurement process to engage consultants for the development of the Elliot Goodger Memorial Master Plan project will commence in July 2023, with the Final Master Plan scheduled to be presented to Council for formal adoption in May 2024.

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.*

This report is presented to the Corporate & Community Services Committee as an introduction to the Elliot Goodger Memorial Park Master Plan to outline the project and its planned outcomes and timeframes.

COMMENTS/DISCUSSION

The Elliot Goodger Memorial Park is a large physical area in Willaston bounded by Kellys, Two Wells and Gawler River Roads and Holmes Street, as highlighted in the below image. The development and implementation of the Elliot Goodger Memorial Park Master Plan will ultimately increase community participation in sport and recreation, both active and passive. The project will provide strategic direction to enable precinct facilities to accommodate population growth, be adaptable and flexible to the changing needs of current and new community members, and to enable Gawler to host high level sporting competitions and events.



(The following paragraphs are taken from the draft Elliot Goodger Memorial Park Master Plan Project Plan and outline the objectives of this initiative, noting staff have engaged with the lease/land holders of the precinct in relation to this plan).

Elliot Goodger Memorial Park is a heavily utilised community asset for both structured sport, as well as unstructured active and passive recreational activities. The following community organisations* have lease arrangements with Council for areas within Elliot Goodger Memorial Park:

1. Gawler BMX Club
2. Gawler Dog Training Club
3. Gawler Scouts
4. Rotary Club of Gawler
5. Rotary Club of Gawler Light
6. Willaston Football Club

*A portion of Crown Land is located within the Elliot Goodger Memorial Park and is utilised by the 608 Squadron Australian Air Force Cadets. Noting that although there is not a formal lease arrangement between Council and the 608 Squadron, for the purposes of the developing this Master Plan, engagement with this organisation will be in line with lease holders.

While outside the direct scope of the Elliot Goodger Memorial Park Master Plan, the proposed development of the Willaston Community Hub (location shown in the below image) being the proposed future home of the SES, Gawler Veteran Vintage and Classic Vehicles Club, Black Ops – Veterans Garage and Apex Club of Gawler, and the relationship between these two community assets will be considered throughout the development of the Master Plan.



The development of the Elliot Goodger Memorial Park Master Plan will provide strategic planning and direction for a highly utilised and significant regional community precinct. It will also allow for clubs and associations to develop their own organisations and facilities in line with the strategic direction for the precinct. The impact of unplanned and uncoordinated facility and infrastructure development has been experienced by organisations in the precinct, with potential future benefits not being fully realised due to this lack of singular direction, in what is such a multi-use area.

Most of the facilities and infrastructure within Elliot Goodger Memorial Park are aging, with a number approaching the end of their useful life or their current and future uses being not in line with their construction/development. These changes in facility and infrastructure use will benefit from collective planning to achieve the best outcomes and efficient use of resources.

These changes include the following:

1. Expectations/requirements of organised sporting/community activity participants, officials, and spectators.
2. Expectations/requirements of unstructured active and passive recreation community participants.
3. Increases in participation levels, in particular female participation.

The development of the Elliot Goodger Memorial Park Master Plan will achieve the following outcomes:

1. Ensure that 'best practice' design principles are investigated and incorporated within the Master Plan, including:
 - a) Flexibility to accommodate future changes in usage patterns.
 - b) Environmental and sustainability considerations and Water Sensitive Urban Design (WSUD) principles.
 - c) Crime Prevention Through Environmental Design (CPTED) principles.
 - d) Minimisation of ongoing maintenance costs.
 - e) Public safety.
 - f) Amenity requirements.

- g) Innovation.
- 2. It is anticipated that the Master Plan will be developed with consideration of the following elements:
 - a) Review the existing infrastructure – buildings, facilities and options for shared use.
 - b) Structured and unstructured sport and recreational opportunities.
 - c) The needs and concerns of lease/land holders and key stakeholders.
 - d) Accessibility for people with a disability.
 - e) Options for developing a healthy lifestyle through recreational use.
 - f) Pedestrian and cycle access and circulation.
 - g) Car parking.
 - h) Directional and identification signs.
 - i) Picnic areas, including seating, shade, and potentially outdoor BBQs.
 - j) Children's play space area.
 - k) Consideration of appropriate lighting.
 - l) Opportunities for Public Art installations.

The key outputs from this project will be:

1. The development of a Master Plan for Elliot Goodger Memorial Park.
2. Recommended actions to be taken by Council and/or lease/land holders to progress the implementation of the Master Plan including staging - to minimise the impacts on the site and as an alternative to one single major project.
3. Estimated cost to implement the Master Plan.

The following provides an indicative timeframe for the Elliot Goodger Memorial Park Master Plan, from the awarding of the contract in August 2023 through to the adoption of the Final Master Plan scheduled for May 2024.

Contract Award	August 2023
Stage 1 – Development of Concept Plan	August 2023 – September 2023
Stage 2 – Development of Draft Master Plan	October 2023 – November 2023
Stage 3 – Community Consultation on Draft Master Plan	January 2024 – March 2024
Stage 4 – Council Adoption of Master Plan	April 2024 – May 2024

Stage 1- Development of Concept Plan

1. Literature review.
2. Meeting with Council Internal Project Group including site inspection.
3. Project Briefing with Council Members.
4. Meetings with lease/land holders.
5. Engage with other key stakeholders – e.g., relevant associations and state sporting bodies.
6. Development of Concept Plan.
7. Workshop Concept Plan with lease/land holders and other key stakeholders.

Stage 2 - Development of Draft Master Plan

1. Based on results of consultation and Council direction, develop a Draft Master Plan.
2. Present Draft Master Plan to Council Members – Corporate & Community Service Committee Meeting (Endorsement for Community Consultation).

Stage 3 - Community Consultation on Draft Master Plan

Stage 4 - Council Adoption of Master Plan

1. Based on the results of consultation, develop a Final Master Plan for Council adoption.

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.

The Elliot Goodger Memorial Park Master Plan draft project plan proposes the following engagement with Council Members through this project:

1. Project introduction and outline of outcomes and project timeframe - July 2023 Corporate & Community Services Committee meeting.
2. Project Briefing facilitated by consultants seeking early engagement with Council Members about the project and current and potential future uses of the precinct – September 2023 Corporate & Community Services Committee meeting.
3. Draft Master Plan to be adopted for the purpose of formal community consultation – November 2023 Corporate & Community Services Committee meeting.
4. Presentation of the community consultation outcomes – March 2024 Corporate & Community Services Committee meeting.
5. Final Master Plan presented for formal Council adoption – May 2024 Corporate & Community Services Committee meeting.

CONSULTATION (EXTERNAL TO COUNCIL)

The development of the Elliot Goodger Memorial Park Master Plan will incorporate a significant level of community consultation. The draft consultation plan, as submitted by the successful tenderer in their tender submission will be reviewed by Council's project manager, with the plan being finalised and approved as part of the project's commencement. The consultation plan will build on the process and methodology utilised for both the Karbeethan Reserve and Essex Park & Gawler Showgrounds Master Plans, with staff welcoming any feedback from Council Members in relation to opportunities for refinement. The consultation plan will include 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. 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 following provides further detail relative to the engagement with stakeholder Groups 1 Lease/land holders (Elliot Goodger Memorial Park) and 5 (Gawler community) from the above.

Lease/land holders (Elliot Goodger Memorial Park)

1. Engagement with lease/land holders will be undertaken across the following levels of the IAP2 spectrum – Consult, Involve, Collaborate.
2. Staff have already commenced engagement with lease/land holders, holding a number of meetings to date, including a presentation last month to stakeholders of the draft project brief providing detail, and seeking comment on the proposed project outcomes and timelines.
3. Formal engagement opportunities with lease/land holders is anticipated to be undertaken during the following stages of the project:
 - a) Stage 1 Development of Concept Plan (August to September 2023)
 - i. Meetings with individual stakeholders
 - ii. Workshop with all stakeholders collectively
 - b) Stage 3 Community Consultation on Development of Draft Master Plan (January to March 2024)
 - i. Workshop with all stakeholders collectively
 - ii. Meetings with individual stakeholders (as requested)

Gawler community

1. Engagement with the broader Gawler community will be undertaken across the following levels of the IAP2 spectrum – Consult, Involve, Collaborate.
2. The Elliot Goodger Memorial Park Master Plan draft project plan outlines that formal community consultation is scheduled to be undertaken for five weeks across late January and February 2024.
3. Final details of the community engagement process will be provided to Council at the time of the Draft Master Plan being presented for adoption for Community Consultation – currently scheduled for November 2023, although it is anticipated the following methods will be included within the consultation:
 - a) Promotion on Council website and social media
 - b) Media Release
 - c) Public Notice
 - d) Community survey – hard copy and electronic
 - e) Community drop in session
 - f) Static displays across Council facilities and lease/land holder facilities within Elliot Goodger Memorial Park

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.

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.