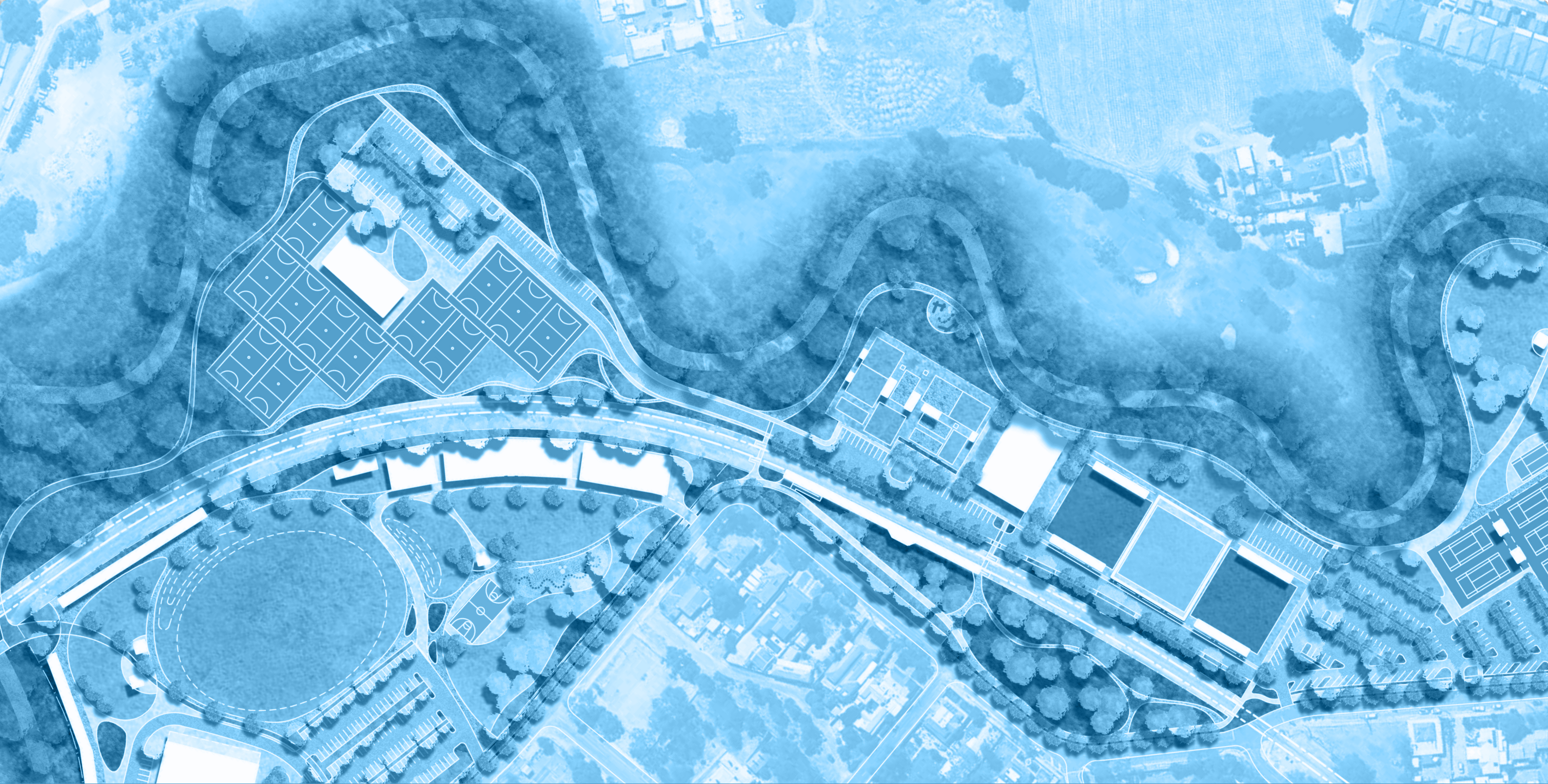




ESSEX PARK & GAWLER SHOWGROUNDS MASTER PLAN REPORT

inside **EDGE**
sport and leisure planning





JPE Design Studio Pty Ltd
Architecture
Interior Design
Landscape Architecture
Urban Design

Revision	Issue Date	Issued By
A	20.04.21	AL
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01

EXECUTIVE SUMMARY

The Essex Park & Gawler Showgrounds Regional Sporting Precinct Master Plan has been developed by JPE Design Studio and Inside Edge Sports & Leisure Planning in conjunction with the Town of Gawler.

Following on from the Draft Master Plan and subsequent design refinement in response to the needs of Council, the community, and key stakeholders, the consultant team has prepared the following Master Plan Report.

This document brings together input in the areas of:

- Urban Design
- Landscape Architecture
- Sports & Leisure Planning
- Community Consultation
- Quantity Surveying/Cost Estimating

The front end of this Report details the background, analysis and guiding principles which contributed to the development of the Master Plan. With the back portion hosting the Master Plan, subsequent Precinct Plans, staging and associated cost predictions.

It is important to note that this Master Plan report does not commit Council or any other organisation to undertake works. The Essex Park & Gawler Showgrounds Master Plan is provided to guide site improvements as resources become available and in accordance with other Council priorities.



02

MASTER PLAN CONTEXT

2.1 Purpose of the Master Plan

The Essex Park & Gawler Showgrounds Regional Sporting Precinct Master Plan provides strategic planning and direction for a highly utilised and significant regional community precinct.

With limited coordinated planning or strategic direction to date, the site has experienced isolated and inefficient facility and infrastructure development. The impact of which has affected many organisations in the precinct, with potential future benefits not being fully realised due to this lack of singular direction.

A large number of facilities and infrastructure on site are ageing, with numerous assets nearing the end of their useful life or no longer capable of meeting the future needs of the community. With significant upgrades required in many cases, a large number of site users, and a physically constrained site; this Master Plan provides the Town of Gawler with a collective plan to achieve the best outcomes and most efficient use of resources for the future of this important community precinct.

Whilst primarily creating a coordinated plan for current site users, this report also provides a framework and series of principles by which any new community uses or developments can be guided as the needs of the community change into the future.

The development and implementation of the Essex Park & Gawler Showgrounds Regional Sporting Precinct 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.

2.2 The Study Area

Located just to the west of Gawler's main street, Murray Street, the Essex Park & Gawler Showgrounds Regional Sporting Precinct is a large physical area, running along the North and South Para rivers. The Precinct is surrounded by predominantly residential land, with a high amenity heritage character zone separating it from Murray Street. A light industrial area lies to the north of the site, separated by the North Para River. The Gawler to Adelaide railway line creates a central divide through the site, disconnecting the north from the south.

The study area is approximately 267,000m² (66 acres) in size and creates an active recreation edge that spans this space between residential and river reserve land. This area is referred to as the Essex Park and Gawler Showgrounds Precinct or 'the site' throughout this Report.

Due to its proximity to the North and South Para Rivers and their junction, the area is prone to flooding during high rainfall events, particularly at river-bend locations.

The Essex Park and Gawler Showgrounds Precinct consists of large playing fields and courts, numerous separate club buildings and community group infrastructure, a number of car parks, and several areas of underutilised open space.

There are currently a large number of active sport and community groups housed on site, with a number of other clubs in the Gawler community having also expressed interest in being located at this site due to its central location and size.





03

NEEDS ANALYSIS

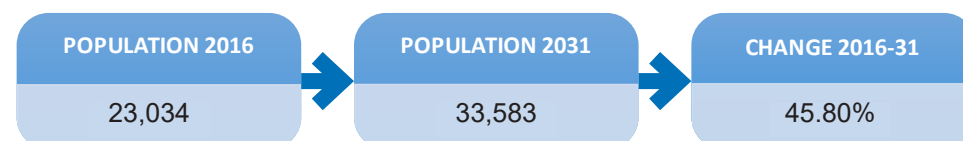
3.1 Demographic Considerations

The information below provides a summary of current and future demographic information and population projections for the Town of Gawler.

This information will help shape the recommendations for the Essex Park & Gawler Showgrounds Master Plan and the importance of providing accessible, informal and targeted sport, recreation and leisure opportunities for the current and future community.

Population & Demographics:

- The population of Gawler as recorded in the 2016 Australian Bureau of Statistics Census (ABS) increased from 20,536 in 2011 to 23,034 in 2016. This growth represents a population increase of 12%. This increase in population is significantly higher than the growth experienced by the State of South Australia (5%).
- Gawler has a slightly greater number of residents aged between 0-19 and over 65 than South Australia. Almost a quarter of Gawler's population is under 20 (24.1%), which is higher than South Australia (23.5%) but lower than that of Australia (24.8%)
- 46.5% of the Gawler population is over 45, which is higher than South Australia (44.6%). Gawler has a lower proportion of residents aged between 20-44 years old at 29.5%, compared to South Australia at 31.9%.



Data sourced from Gawler Community Plan 2030+

3.2 Key Sporting & Community User Groups

A user survey was sent to all site users at the commencement of this project, and a summary of their membership is outlined below.

GAWLER BOWLING CLUB

80 senior males | 30 senior females

Player numbers are expected to remain the **same** over the next 5 years.

GAWLER PETANQUE CLUB

7 senior males | 3 senior females

Expect to increase their playing memberships over the next 5 years by **up to 20%**

GAWLER & DISTRICT NETBALL ASSOCIATION

Summer Season | 280 senior females & 370 junior females

Winter Season | 160 females & 190 junior females

Expect to increase their playing memberships over the next 5 years by up to **10% in winter** and **remaining the same for summer**

GAWLER GYMNASTICS CLUB

8 senior males | 15 senior females

16 junior males | 91 junior females

Currently have approx. **180 children on the wait list** (can't cater for any more than approximately 130 due to size of the space they use).

GAWLER SKATING CLUB

2 senior males | 8 senior females

3 junior males | 50 junior females

Expect to increase their memberships over the next 5 years by **more than 50%**

GAWLER CENTRAL SPORTING CLUB

Includes Football, Cricket & Netball

100 senior males | 110 senior females

150 junior males | 90 junior females

Expect to increase their playing memberships over the next 5 years by **up to 20%**

DEPARTMENT FOR EDUCATION

WATER SAFETY LESSONS

2,200 Children per year

Number expected to increase by **up to 10%** over the next 5 years.

GAWLER AMATEUR SWIMMING CLUB

20 senior males | 15 senior females

15 junior males | 10 junior females

Expect to increase their memberships over the next 5 years by **up to 20%**

OTHER SITE USERS & POTENTIAL FUTURE USERS INCLUDE:

Gawler & District Tennis Association
Para Districts Invitation Homing Pigeon Club
Gawler Show Society
Gawler Greyhound Racing Club
Gawler Sport & Community Centre user groups
Princes Park event organisers

Gawler Community
Gawler Primary School

Gawler Veteran, Vintage & Classic Vehicle Club

3.3 Compliance Review

This section of the report considers current hierarchy levels and facility development guidelines recommended by the relevant sport facility guidelines and provides an overview of compliance for facilities at Essex Park & Gawler Showgrounds specific to each sport with critical compliance requirements.

Green boxes denote compliance and red boxes denote non-compliance against sporting guidelines and hierarchy levels.

Whilst the tables adjacent highlight Netball, Cricket, Football, Tennis, and Stadium Sports compliance, it should be noted that all sporting facilities on site were assessed and evaluated to the relevant prevailing standards.

The standards and documents referred to for this audit were:

- AFL Preferred Facility Guidelines 2019
- Cricket Australia Community Cricket Facility Guidelines 2015
- Netball Victoria Facilities Manual 2017
- Tennis Australia Court and Enclosure Dimensions 2012
- In-line Hockey Australia Playing Rules 2014
- Skate Australia Speed Rule Book for Indoor Flat Track 2008
- Federation Internationale Roller Sports Speed Technical Committee Regulations 2015
- 2014 Women's Flat Track Derby Association Rules of Flat Track Roller Derby
- International Judo Federation Refereeing Rules 2014-2016
- World Karate Federation, Kata and Kumite Competition Rules 2015
- Bowling Green Construction Guidelines, Bowls Australia 2011

Key standards can be found as Appendix A to this Report.

NETBALL

Run Off Compliance (Gawler Central Netball Club)								
No. Courts	Required baseline to fence run off	Actual baseline to fence run off	Required sideline to fence run off	Required sideline to fence run off	Required distance between courts	Actual distance between courts	Required court orientation	Actual court orientation
3	3.05m	>3.05m	3.05m	< 3.05m on western side	3.66m	> 3.66m	North/ South	North/South

Run Off Compliance (Gawler & District Netball Association)								
No. Courts	Required baseline to fence run off	Actual baseline to fence run off	Required sideline to fence run off	Required sideline to fence run off	Required distance between courts	Actual distance between courts	Required court orientation	Court orientation
11	3.05m	>3.05m	3.05m	< 3.05m	3.66m	> 2.87 – 3.26m	North/ South	North-East / South-West

CRICKET

Pitches and playing field compliance							Outdoor training facility compliance					
Venue class	Required field orientation	Actual field orientation	Minimum field dimensions	Actual field dimensions	Min. pitch width	Actual pitch width	Required net orientation	Actual net orientation	Minimum no. of pitches (synthetic)	Actual no. of pitches (synthetic)	Minimum pitch width	Actual pitch width
Community Club (home ground)	North / South	North / South	50m radius	50-54m	2.4 - 2.8m	2.4 m	North / South	North South	3	3	2.4m	>2.4m

FOOTBALL

Oval and Main pavilion											
Venue class	Oval Length (135-185m)	Oval width (110 – 155m)	3m boundary run off	Number of change rooms	Actual number of change rooms	Required change room size	Actual change room size	Required amenity size	Actual amenity size	Amenity guideline	Actual amenity
Local	162m	101m	Yes	2	2	45-55m2.	>45m2	25 m2.	<24 m2.	Lockable shower cubicles	Open showers

TENNIS

Run off compliance (South Enclosure)						
No. Courts	Required baseline to fence run off	Actual baseline to fence run off	Required sideline to fence run off	Actual sideline to fence run off	Required distance between courts	Actual distance between courts
5	5.48m	< 5.48m	3.05m	3.05m	3.66m	4.15m
Run off compliance (North Enclosure)						
No. Courts	Required baseline to fence run off	Actual baseline to fence run off	Required sideline to fence run off	Actual sideline to fence run off	Required distance between courts	Actual distance between courts
5	5.48m	< 5.48m on southern end	3.05m	< 3.05m	3.66m	3.95m

Gawler Sport & Community Centre

The below table outlines the additional space required in the Gawler Sport & Community Centre in order to meet football and stadium sports (including roller sports and combat sports) compliance along with functional and fit-for-purpose community facilities.

	Existing	Required	Difference
Gawler Central Sporting Club	460m ²	545m ²	85m ²
Stadium Sports	1390m ²	2000m ²	610m ²
Community	1650m ²	1770m ²	120m ²
TOTAL	3500m ²	4315m ²	815m ²

In summary; the Gawler Sport & Community Centre requires an additional 815m² of space to accommodate best-practice sports and community facilities.

3.4 Summary of Compliance & Functional Issues

With numerous user groups of both sporting and non-sporting background, the following diagram summarises both peak sporting body compliance and general functionality issues reported to and identified by the consultant team.

GAWLER BOWLING CLUB

lack of playing shade
inadequate lighting

GAWLER PETANQUE CLUB

ageing clubrooms / toilets
inadequate lighting

dangerous and inefficient Hallam Drive entry & parking areas

GAWLER & DISTRICT NETBALL ASSOCIATION

non-compliant orientation
non-compliant runoffs
inadequate lighting

PRINCES PARK

non-compliant junior oval width

GAWLER SPORT & COMMUNITY CENTRE

non-compliant football changerooms
non-compliant facilities

Current Area = 3500m²

Required Area = 4315m²

GAWLER AQUATIC CENTRE

ageing overall facility, acknowledging council has undertaken significant capital upgrades

GAWLER & DISTRICT TENNIS ASSOCIATION

non-compliant runoffs
require 2 more courts

GAWLER SHOW SOCIETY

lack of space during show time
infrastructure conflicts with sport & restricts use
lack of power, water & wi-fi
traffic flow & parking issues
dust around oval
lack of shade in green areas

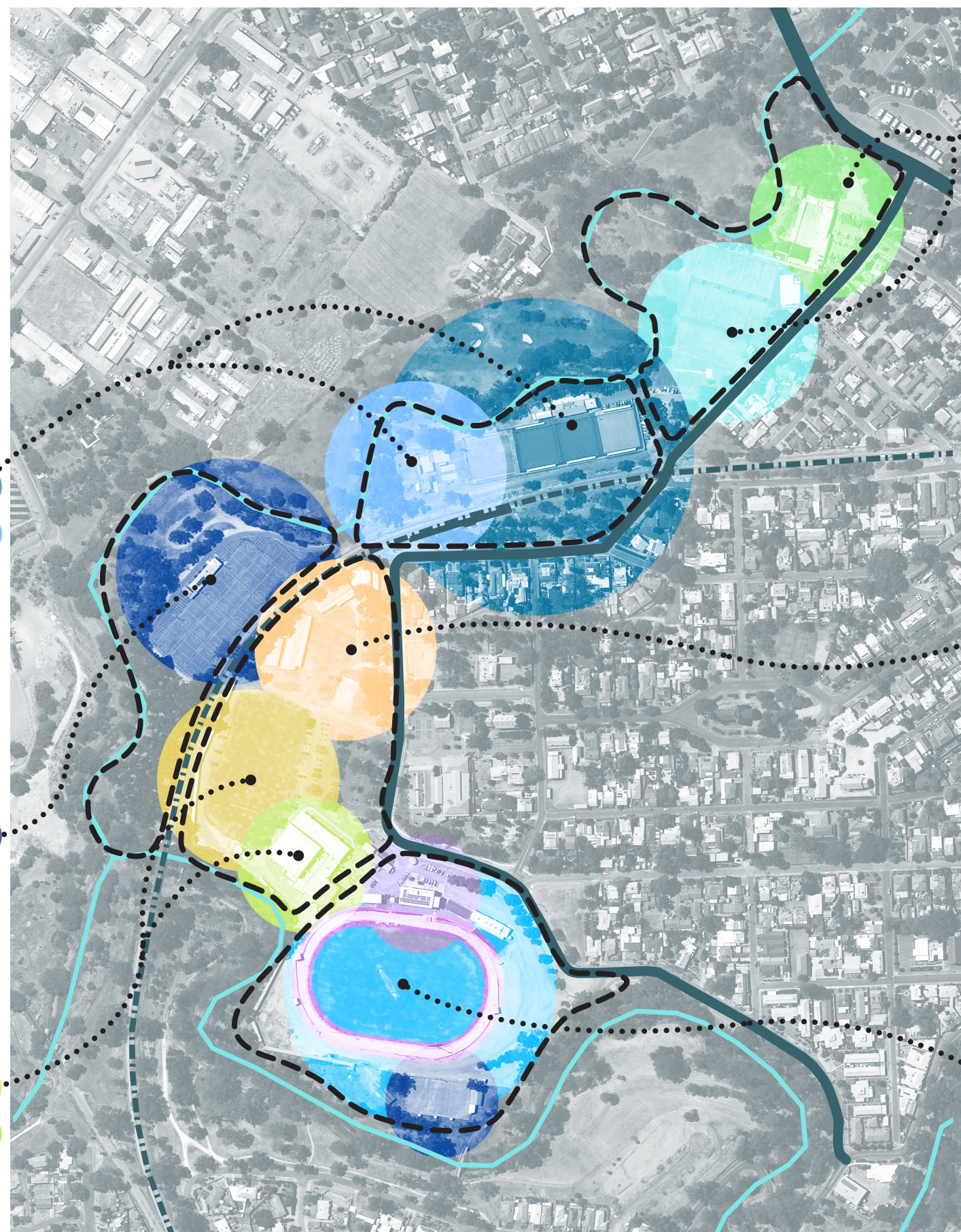
PARA DISTRICTS INVITATION HOMING PIGEON CLUB

lack of wi-fi + site services

GAWLER CENTRAL SPORTING CLUB

non-compliant oval width for football**
non-compliant changerooms (football)
inadequate amenity size (football/netball)
non-compliant run-off (netball - western side)
ageing netball clubroom / public toilets

**oval width is restricted by greyhounds track, making compliance unachievable





04

SITE ANALYSIS

4.1 Introduction

The following section provides a detailed site analysis of the Master Plan study area. The analysis is broken down in to the following sections:

- Strategic Sport & Open Space Context
- Site Context
- Site Function
- Site Movement
- Site Infrastructure

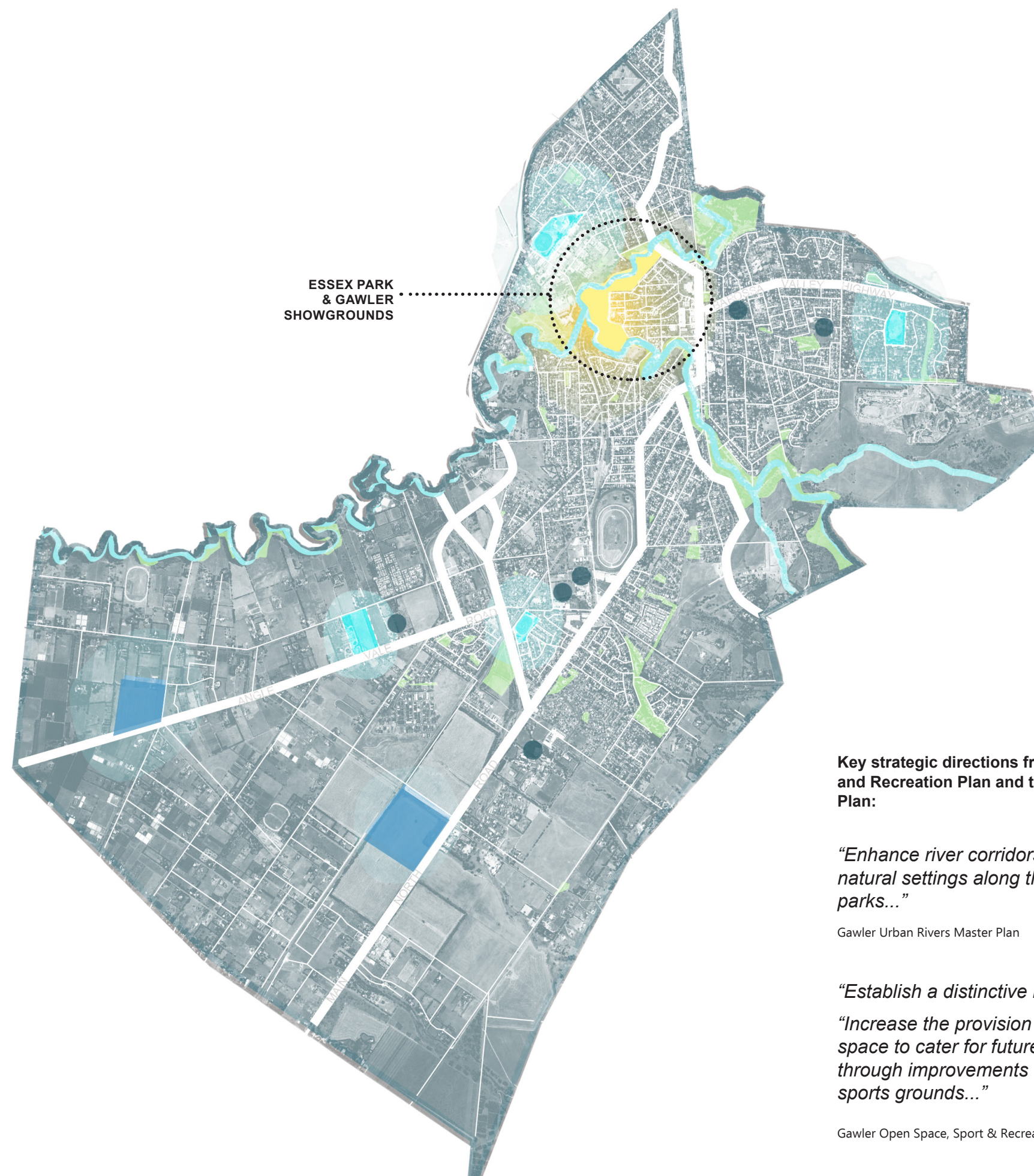
A summary of the findings and site issues and opportunities concludes the analysis, informing design planning direction and outcomes.

4.2 Strategic Sport & Open Space Context

The Gawler Open Space, Sport and Recreation Plan was developed to guide the future provision and improvement of open space within the Town of Gawler. The Planning Strategy has identified the following key points which we can apply to the Master Plan development of the Essex Park & Gawler Showgrounds:

- there is justification for open space investment due to usability issues and population growth needs
- there is a need for additional and improved sporting open spaces
- larger sports hubs are justified to adequately meet future needs
- opportunity to create additional community open space destinations which are nature based, for events and to strengthen the vibrancy of the Town
- opportunity for stronger pedestrian and cycle links through open space links and improved streetscape corridors

The adjacent map illustrates the Town of Gawler catchment and the pockets of open space, sporting pitches and schools within the Gawler area. In yellow is the location of the Essex Park and Gawler Showgrounds precinct.



Key strategic directions from the Gawler Open Space, Sport and Recreation Plan and the Gawler Urban Rivers Master Plan:

“Enhance river corridors and strengthen recreation and natural settings along the rivers and in key recreation parks...”

Gawler Urban Rivers Master Plan

“Establish a distinctive recreational precinct...”

“Increase the provision and quality of sporting open space to cater for future population growth including through improvements to and redesign of existing sports grounds...”

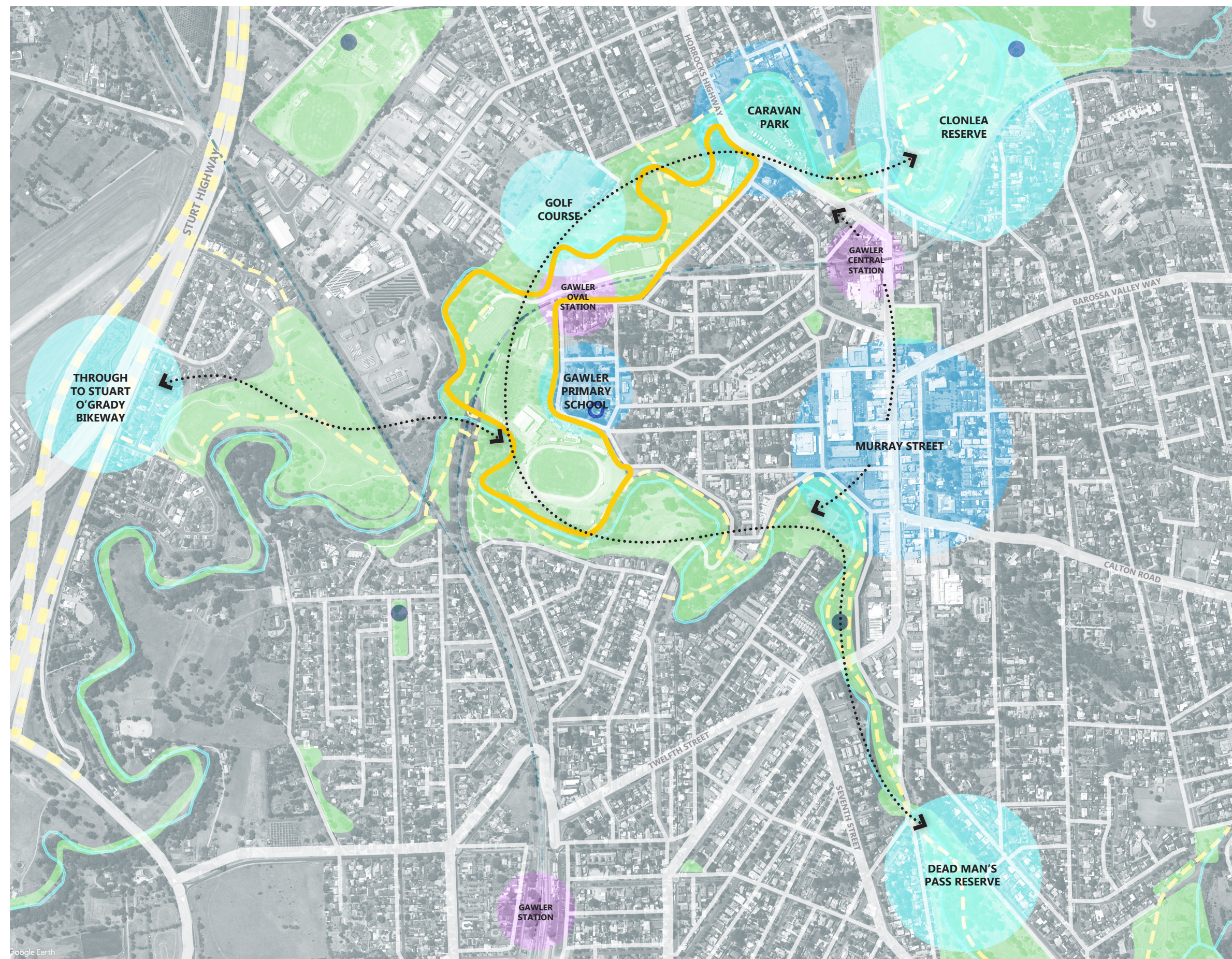
Gawler Open Space, Sport & Recreation Plan 2025



4.3 Site Context

The precinct, highlighted in dark yellow, is located west of the Town Centre, surrounded by primarily residential land and open space reserves. The map illustrates an area which is likely to grow in population and density over the next 10 years, putting more emphasis on high quality open space provision for both the sporting and non-sporting community.

Quality contemporary play and incidental community attractions have been identified as a missing asset for this area of Gawler and present an opportunity for the Essex Park & Gawler Showgrounds precinct.



LEGEND

- Green / Open Space
- Recreation Links
- Civic Links
- Transport Links
- Essex Park & Gawler Showgrounds
- Off-road Bike Track
- <--> Strategic Connections
- Waterway
- Playground
- Private Playground



0 500m

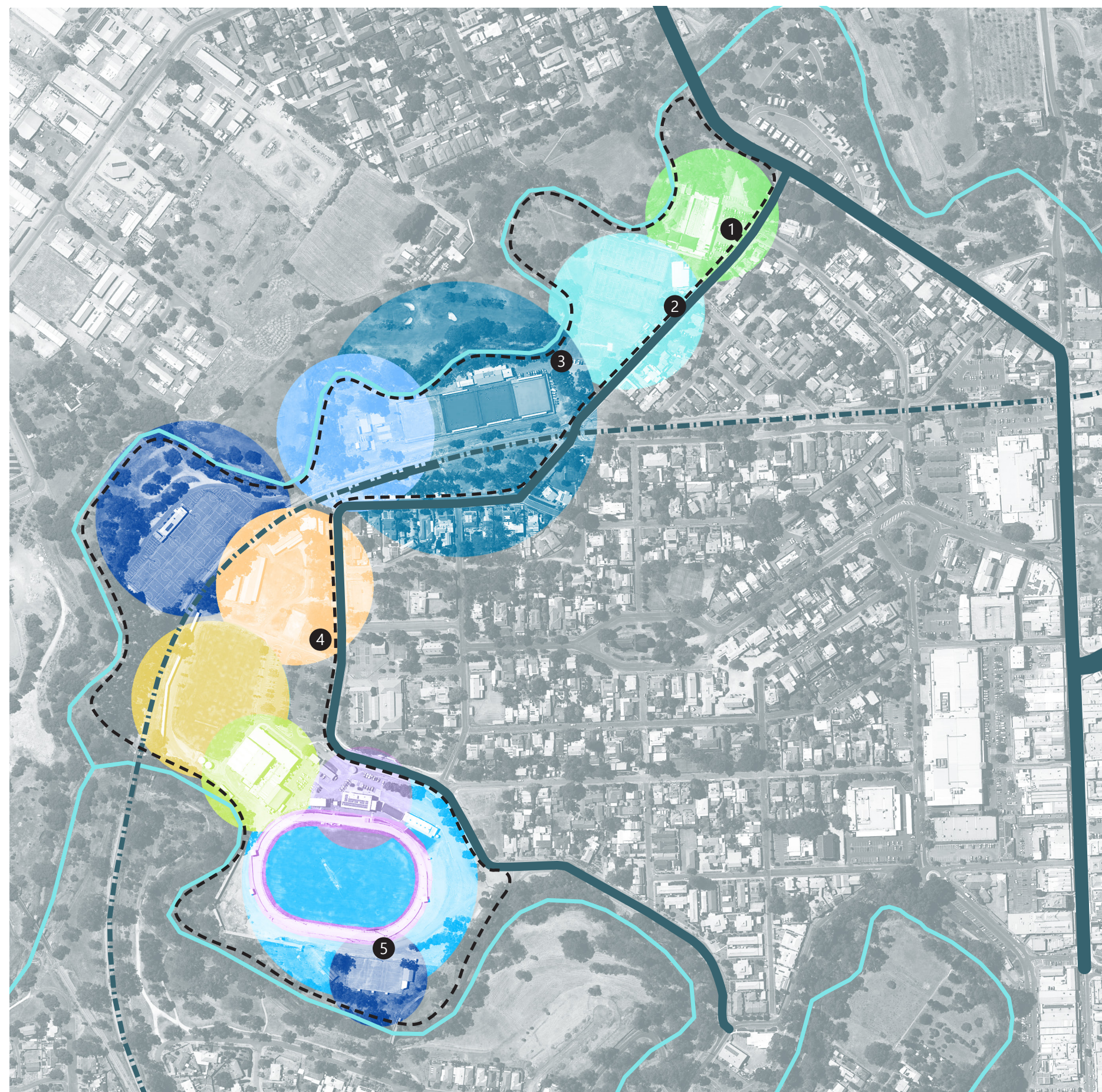
4.4 Site Function

Well used by a number of active clubs with often overlapping spatial requirements.

The dominance of organised sport facilities and temporary event infrastructure on site has also resulted in limited open community function from a day-to-day basis.

LEGEND

- Swimming
- Tennis
- Bowls
- Petanque
- Netball
- Showgrounds
- Community oval
- Multi-use Facility
- Greyhounds
- Football & Cricket
- Waterway
- Site Boundary



4.5 Site Movement

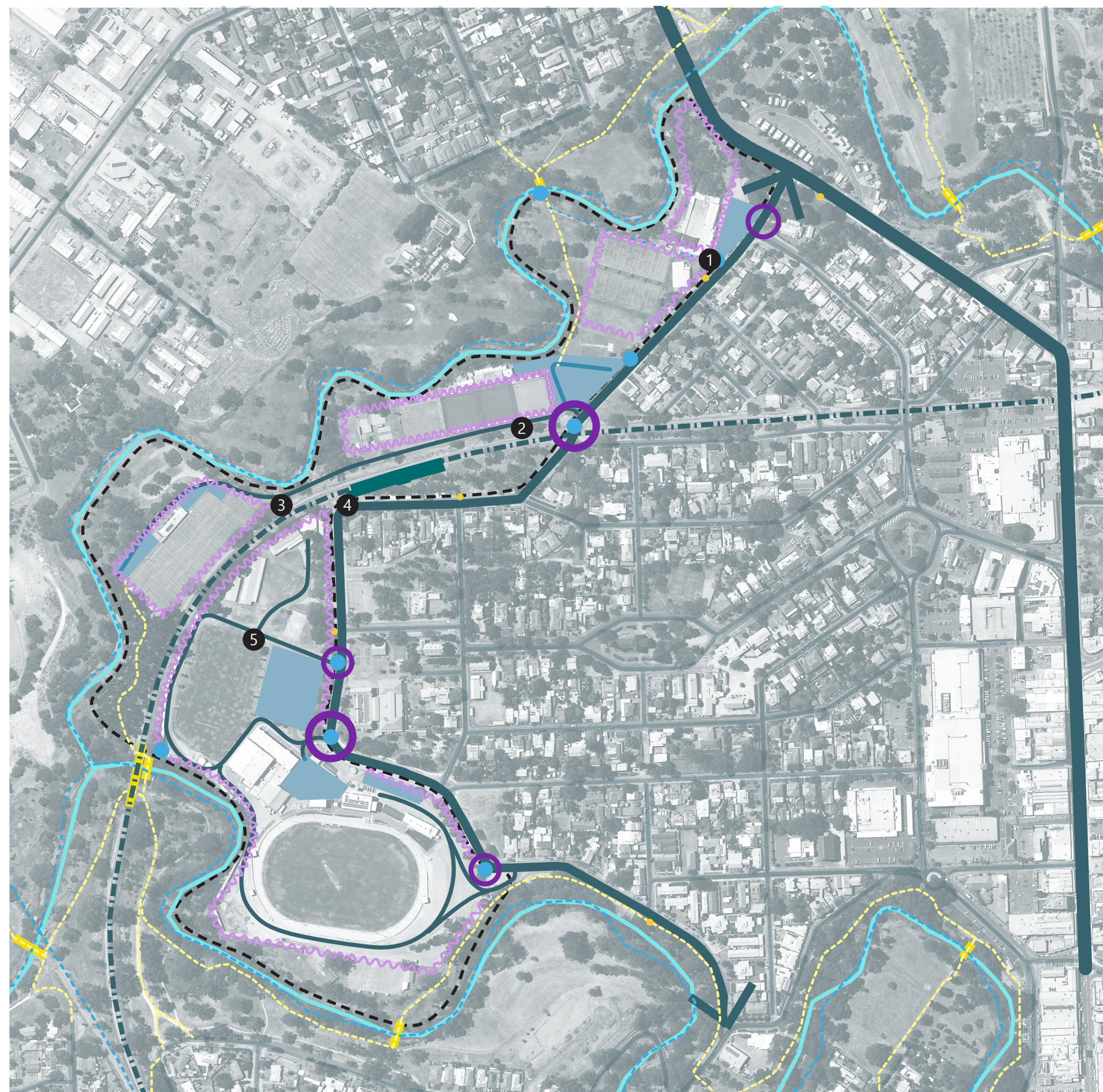
Both natural and man-made barriers create a dissected and disjointed precinct.

Bounded by the North and South Para Rivers and a series of important local roadways, and bisected by the Gawler to Adelaide railway line; the large precinct lacks through-movement opportunities and legibility.

The site is opportunely positioned to take advantage of good connections to public transport and larger walking/cycling networks throughout the Town of Gawler.

LEGEND

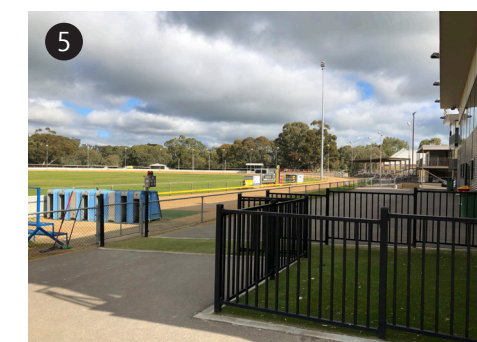
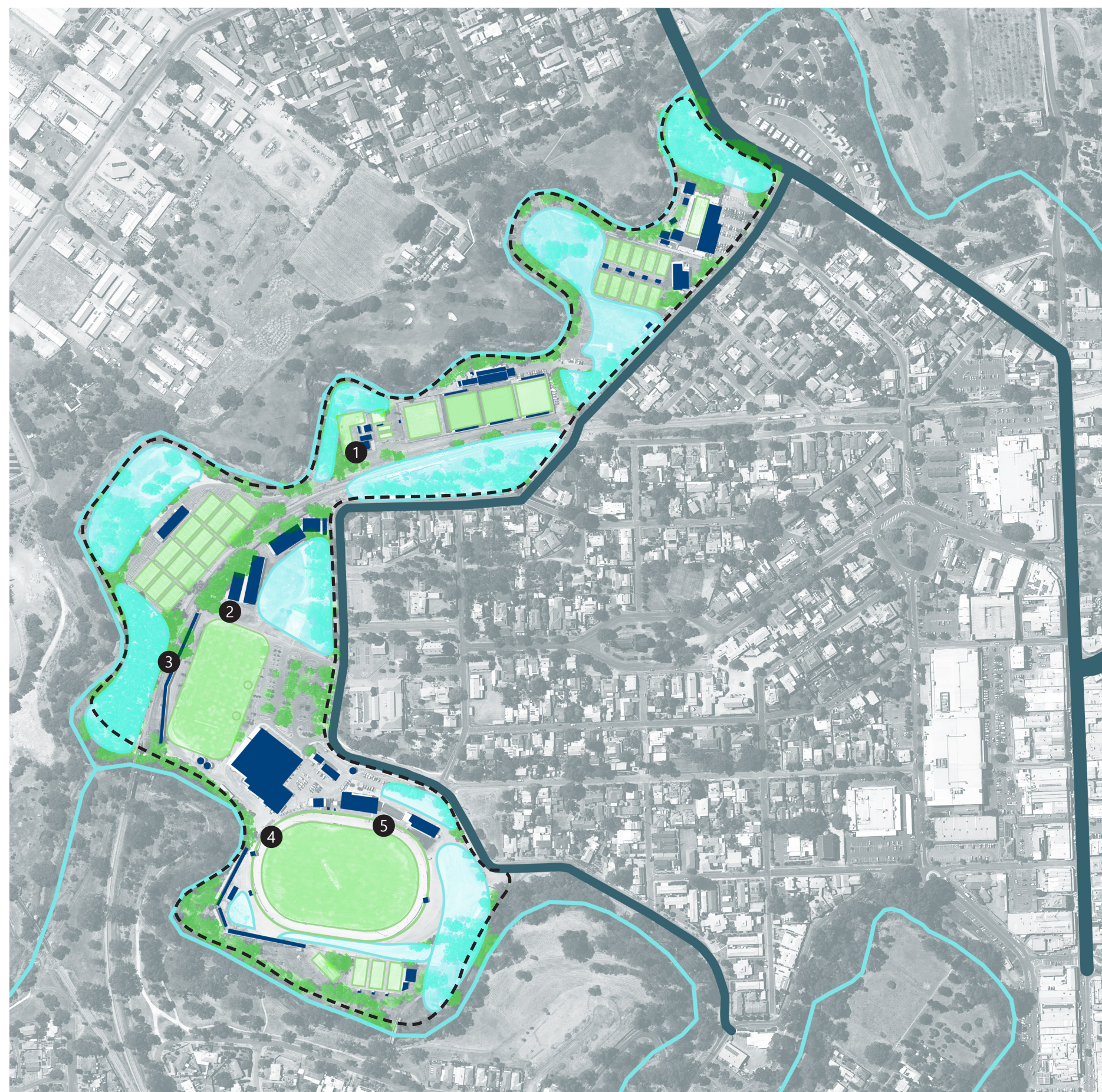
- Pedestrian Trail
- River Crossing/Bridge
- Off-road Bike Trail
- Primary Vehicle Connection
- Internal Vehicle Connection
- On-site Car Parking
- Pedestrian Entry Point
- Vehicle Entry Point
- Bus Stop
- Train Line
- Fence Line
- Waterway
- Site Boundary



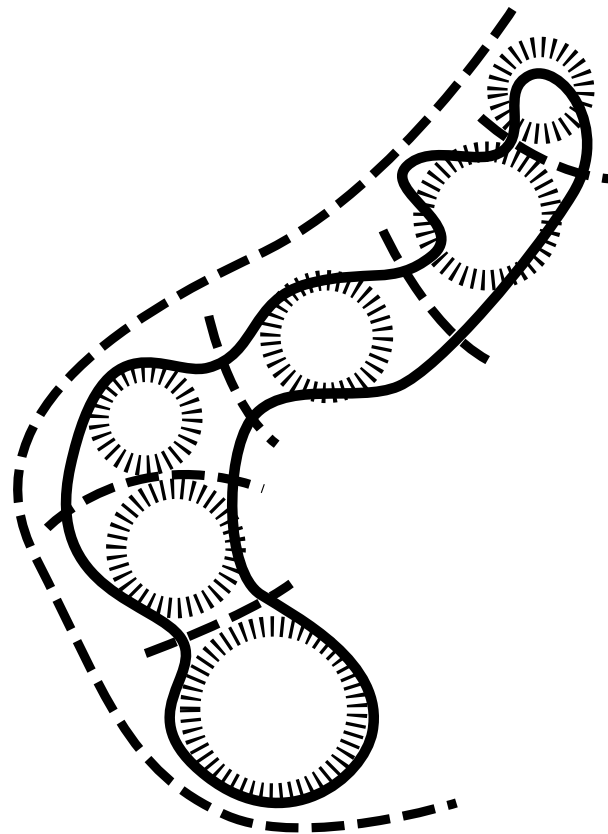
4.6 Site Infrastructure

With many stakeholders and a lack of coordinated planning, isolated facility and infrastructure development has left the site with large pockets of unusable and underutilised space.

Much of the existing sports infrastructure no longer meets compliance standards and numerous facilities are reaching the end of their useful life.



4.7 Key Issues



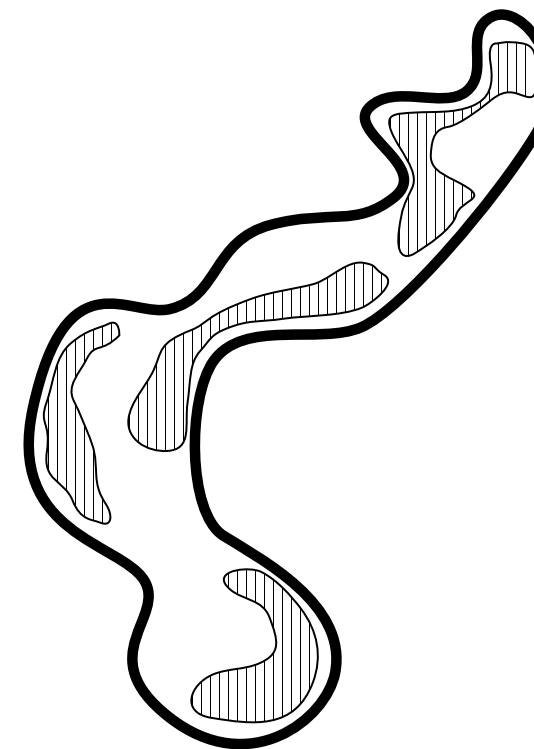
POOR CONNECTIVITY & WAYFINDING

- Minimal wayfinding and signage for visitors
- Internal road & parking network is difficult to navigate
- The river and train line dissect the site and create barriers
- No sense of arrival or precinct identity



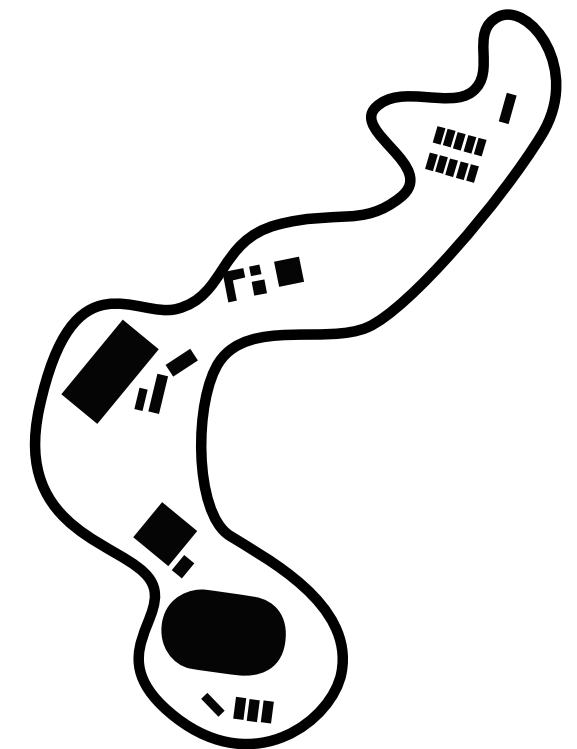
LACK OF COMMUNITY OFFERING

- Minimal passive recreation or community offerings outside of organised sports or Council owned facilities
- Limited public seating or amenities



CLUTTERED AND INEFFICIENT USE OF SPACE

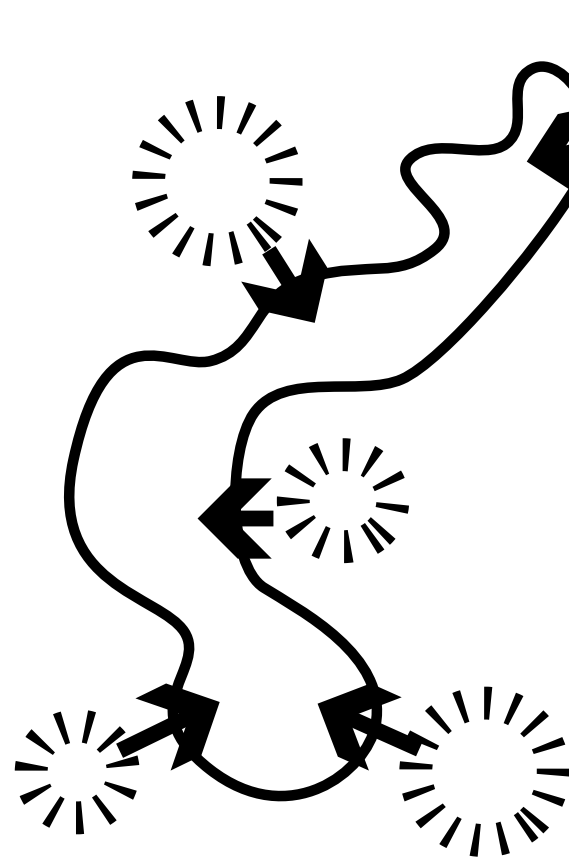
- Small unplanned additions across the site has created a cluttered landscape outcome
- Current layout creates pockets of leftover unusable space



NON-COMPLIANT, REDUNDANT OR AGEING FACILITIES

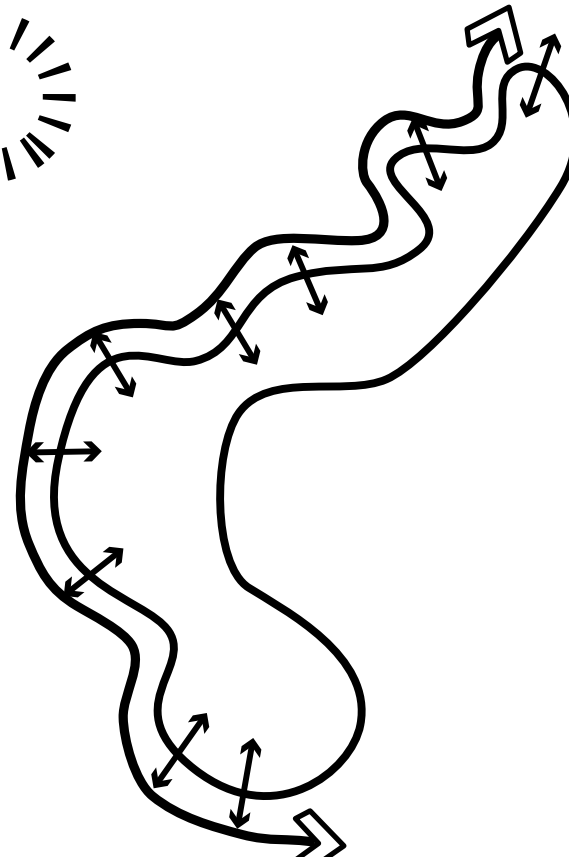
- Several unused courts and greens
- Non-compliant runoffs and boundaries
- Current changerooms do not meet compliance standards or community expectations e.g. supporting female participation

4.8 Key Opportunities



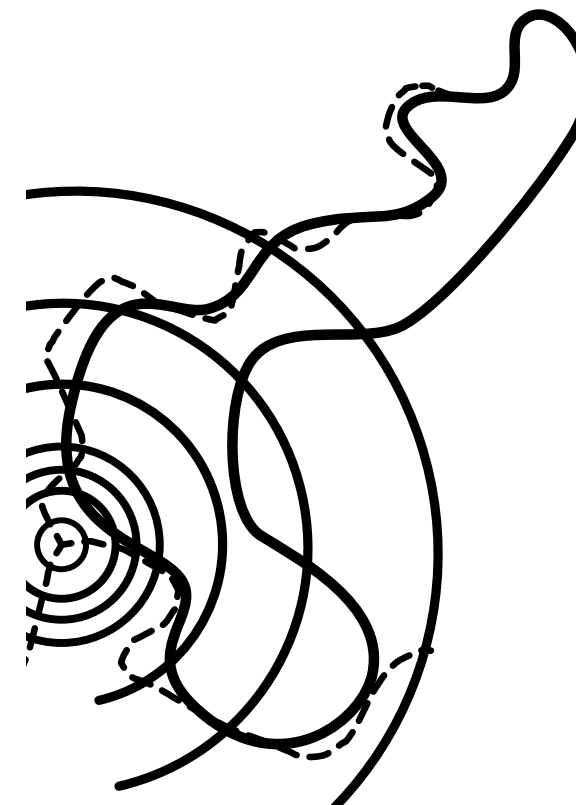
DRAW IN THE COMMUNITY

- Create a link to Gawler community, including Gawler Primary School with play, fitness and passive recreation opportunities



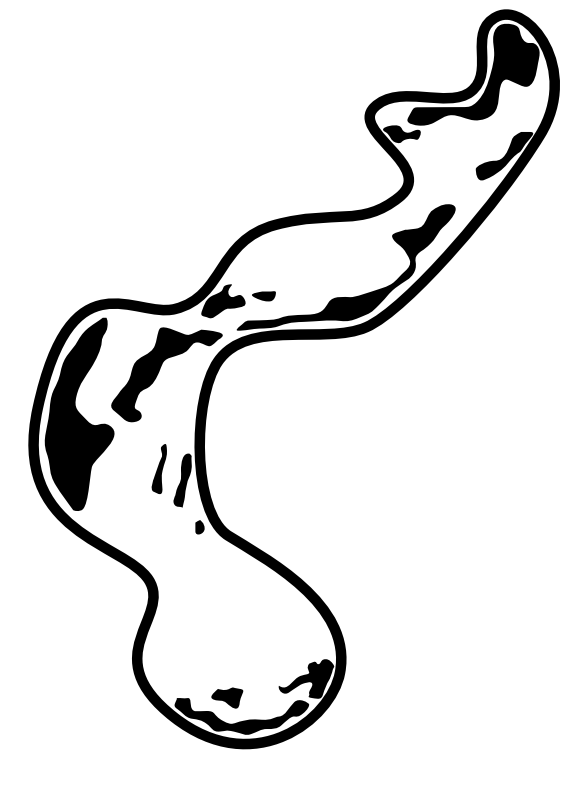
CREATE RIVER LINK

- The existing linear trail could be better connected to the site
- Create better movement into and across the site



RE-INFORCE IDENTITY AS A MEETING PLACE

- Kaurna and Colonial history
- Placemaking opportunity
- Already well-used by a large number of active clubs
- Opportunity to create a consistent precinct look and feel



BUILD UPON EXISTING TREE COVER

- Well established trees provide shade pockets
- Natural scrub surrounds and on-site vegetation provide amenity and important ecological functions



05

COMMUNITY CONSULTATION

5.1 Consultation Process

The following pages summarise the thorough process of community consultation that was undertaken during the development of the Master Plan and the subsequent outcomes that informed and refined the final plan.

A two phase consultation process was undertaken to ensure the development of the Master Plan was a collaborative experience in which site users, Council, and the community had opportunities to shape the final outcome.

As demonstrated by the adjacent diagram, a Draft Master Plan was developed in response to the interactive workshops, surveys and in-person sessions held during Phase 1 in late 2019. With the mass disruption and unprecedented level of change that occurred with the global Covid-19 pandemic, a follow up consultation was then issued in August 2020 to capture any new circumstances that may have arisen with site users and stakeholders.

This amended Draft Master Plan was then taken to a second phase of consultation for feedback to inform the Final Master Plan. Digital methods were utilised through Council's community engagement platform 'Your Voice Gawler' which outlined key information about the project, the consultation process, and copies of the draft plan. The page also provided for, and encouraged the community to directly respond through a survey, the making of a written submission, or by asking a question.

Consultation methods not reliant on technology were also implemented, such as hard copies of surveys and provision of staff phone numbers for community members to call and discuss their feedback. Several face-to-face workshops and drop-in events were also conducted for members of the community and stakeholders to provide their feedback verbally.

Through the course of the Master Planning process, direct communication was made with the following identified key stakeholders:

- Current site users (sporting & non-sporting groups)
- Council Staff
- Council Members
- Gawler Community
- Overseeing Organisations (e.g. SACA, Tennis SA, Department for Education, Office for Recreation Sport and Racing, Netball SA etc.)

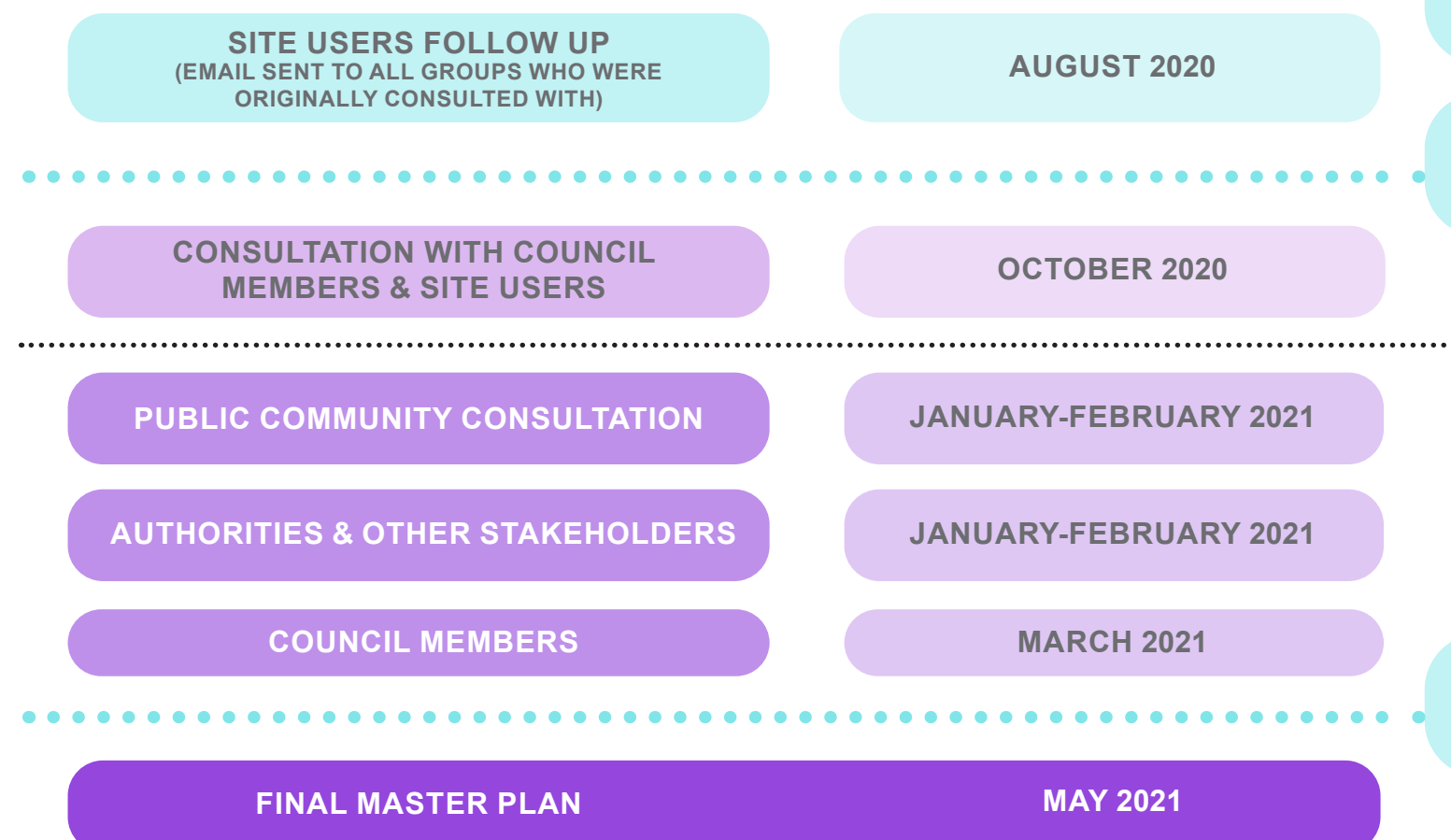
A full summary of consultation outcomes can be found as Appendix B of this report.

CONSULTATION PHASE 1



COVID-19 PROJECT HOLD

CONSULTATION PHASE 2



DEVELOPMENT
OF DRAFT
MASTER PLAN
(MARCH 2020)

DRAFT
MASTER PLAN
AMENDED

DEVELOPMENT
OF FINAL MASTER
PLAN

5.2 Consultation Findings

The feedback and comments provided by the community on the Draft Master Plan have been consolidated and are summarised within three headings relating to the various consultation formats.

The full account of consultation responses can be found in Appendix B.

1. Survey

161 community survey responses were received, with the following responses to the question “Are you satisfied with the draft Essex Park & Gawler Showgrounds Master Plan?”:

Yes:	102 (63%)
No:	19 (12%)
Unsure:	40 (25%)

Of the ‘No and ‘Unsure’ responses to this question 49% were received by respondents identifying with the Gawler Veteran, Vintage & Classic Vehicle Club (GVVCVC) whom were not permanent or prospective leaseholders at the commencement of the Master Plan. (see ‘5.3: Implications of the Findings’ for further discussion)

In response to the two options presented for the development of the Gawler Sport & Community Centre, the ‘New Build’ option received the most support with 58% of all respondents favouring this approach. The ‘Extension’ option received 31% favourable responses, while ‘Neither’ received 11%.

There were numerous written responses provided as part of the survey, both in response to the question of community features and whether there was anything additional that respondents would like included.

The written responses can be grouped into four main topics:

1. Additional information required (32 responses)
2. Facility for the GVVCVC (22 responses)
3. Provision of public toilet facilities across the precinct (10 responses)
4. Considerations related to parking requirements across the precinct (7 responses)

2. Written submissions/comments/feedback

Six written responses to the draft Essex Park & Gawler Showgrounds Regional Sporting Precinct Master Plan were provided via either the Your Voice Gawler platform or email. Two of the six written responses were from community members, with the remaining four being organisational responses from Gawler Central Football Club, Gawler Central Sporting Club, Gawler Veteran, Vintage & Classic Vehicle Club, and Tennis SA. All of the written responses are included within Appendix B.

3. Face-to-face sessions

A number of face to face consultation sessions/meetings/workshops were conducted with various stakeholders of the Draft Essex Park and Gawler Showgrounds Master Plan.

The following provides a summary of topics raised at the various community information sessions and targeted workshops with key stakeholders:

Gawler Veteran, Vintage & Classic Vehicle Club

- Provision of a location for a clubroom and workshop facility
- Provision for dedicated GVVCVC storage

Transport opportunities

- Opportunities for improved and varied transport options
- Linkage of Gawler Oval railway station to Gawler CBD with public transport (similar to free city bus circuit in Adelaide CBD)
- Utilisation of Gawler Oval railway station to assist in providing increased options for visitors during large community events (such as the Gawler Show)

Gawler Central Sporting Club

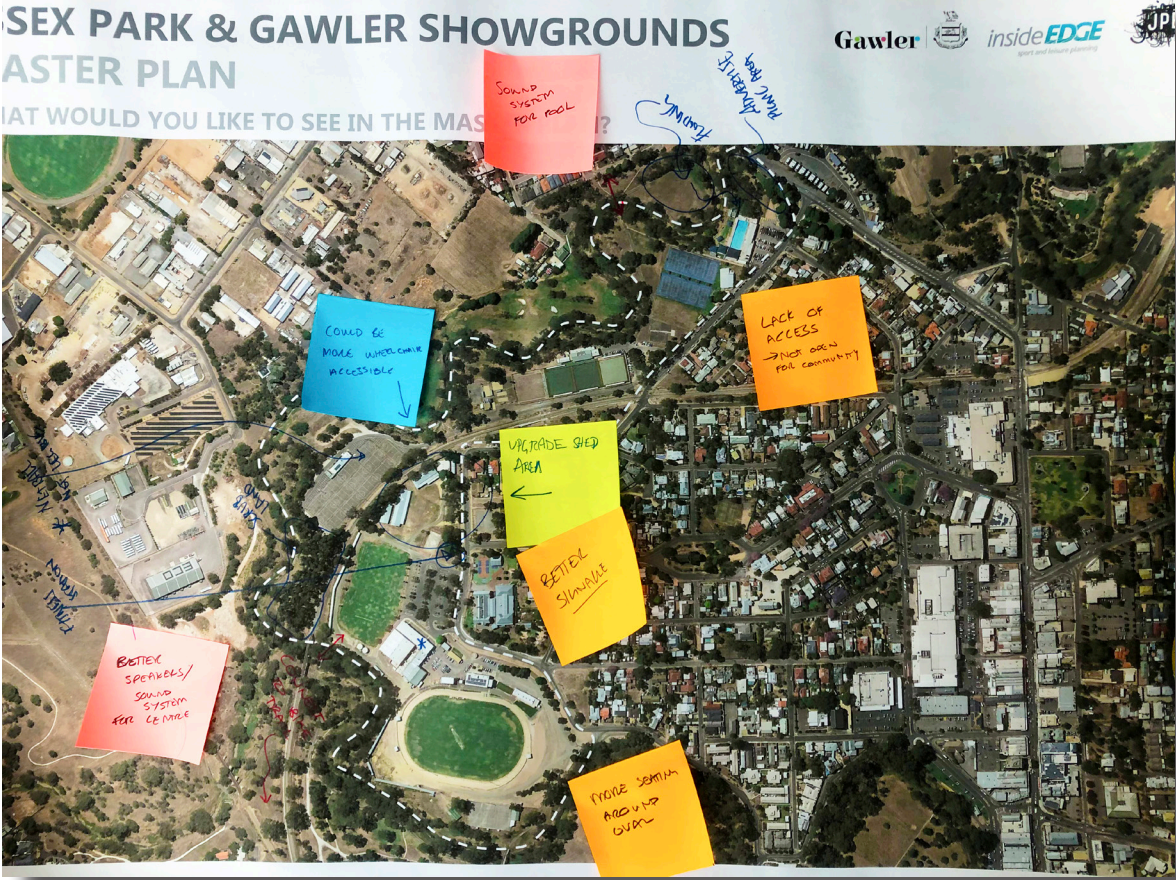
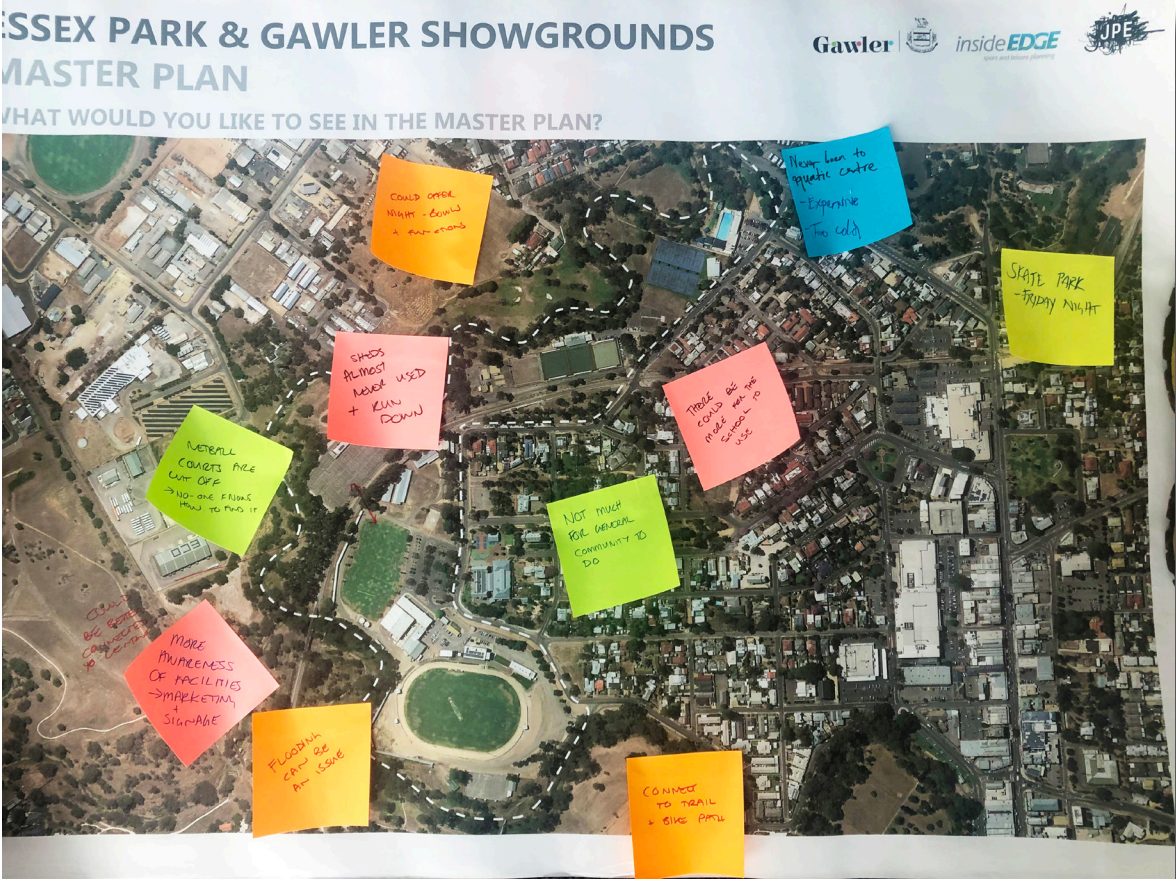
- Appropriate space provisions within new Gawler Sport & Community Centre development
- Timing and scope of upgrades relating to the Gawler Central Netball Club
- Barossa Light & Gawler Cricket Association sporting infrastructure requirements (e.g. turf pitch for A grade competitions)

Gawler Bowling Club

- Hallam Drive precinct with complementary planning for the Gawler Bowls & Gawler Petanque clubs
- Happy with the proposed plan and upgrades to precinct including non-sporting infrastructure - Hallam Drive improvements, including access upgrade and parking increase

Phase 1 Public Consultation Posters

“What would you like to see in the Master Plan?”



Phase 2 Public Consultation Survey

See Appendix B for full Consultation Summary & Attachments

5. Are you satisfied with the draft Essex Park & Gawler Showgrounds Master Plan?

☐ Yes

☐ No

☐ Unsure

7. The draft Essex Park & Gawler Showgrounds Master Plan provides two redevelopment options for Gawler Sport & Community Centre, noting the below images are spatial representations and may not be exact locations within a redeveloped facility:

ESSEX PARK & GAWLER SHOWGROUNDS MASTER PLAN

Community lawns with p

Informal

Shared green / potential f

Upgraded Petanque

New Netball /

Upgraded & realigned Sp

Plaza /

Junior /

Green buffer and

Upgraded &

New cricket pra

1 x new Gawler

0m

Expanded Area = 431

OPTION 1 - EXTENSION

LEGEND

Stadium Sports

Gawler Central Sporting Club

DRAFT ESSEX PARK & GAWLER SHOWGROUNDS REGIONAL SPORTING PRECINCT MASTER PLAN

Community Consultation Draft Master Plan Survey

Gawler

Council is pleased to invite the community to share their views on the draft Essex Park & Gawler Showgrounds Regional Sporting Precinct Master Plan.

Thank you for participating in this community survey and providing your valued comments and feedback. The survey will take approximately 5 minutes to complete. Responses will be considered in the process of finalising the Essex Park & Gawler Showgrounds Regional Sporting Precinct Master Plan.

Your feedback is an important component to the future success of this project.

* 1. Contact Details (Town/Suburb & Post Code mandatory - other details optional and only required if you wish be contacted for future stages of the Master Plan project)

Name

Town/Suburb *

Post Code *

Email Address

* 2. What age range best describes you?

☐ Under 18

☐ 18 - 24

☐ 25 - 34

☐ 35 - 44

☐ 45 - 54

☐ 55 - 64

☐ 65+

3. Which of the following best describes you?

☐ Community Member

☐ Member of Essex Park or Gawler Showgrounds Sporting/Community Organisation - including organisations that hire Gawler Sport & Community Centre or Gawler Aquatic Centre

☐ Other (please specify)

4. If you answered in Question 3 that you are a "Member of Essex Park or Gawler Showgrounds Sporting/Community Organisation - including organisations that hire Gawler Sport & Community Centre or Gawler Aquatic Centre" - please specify which organisation

6. Please provide

8. Please provide

Which is your p

☐ Option 1 - Ex

☐ Option 2 - N

☐ Neither

5.3 Implications of the Findings

The extensive community consultation process revealed a number of recurring themes of concern that the community and site users brought forward. These themes can be summarised as:

- **Public toilet provision**
- **Transport considerations and opportunities**
- **Gawler Veteran, Vintage & Classic Vehicle Club**
- **Gawler Central Sporting Club and their relationship to the Gawler Sport & Community Centre upgrade**

Public Toilet Provision

Whilst an existing standalone public toilet sits at Gawler Oval, there is no intent to provide further standalone toilet facilities within the Master Plan. Rather the overarching principle is that any facility within the Master Plan precinct (Council managed or leased from Council) that is redeveloped or replaced will have consideration in the design for externally accessible public toilets. An integrated approach ensures improved public safety, cost effectiveness, and ease of ongoing maintenance.

Transport Considerations and Opportunities

The site is a highly utilised community asset, and as such has significant and varied demand for car parking across the seven days of the week. Concurrent precinct use, combined with opportunities for increased community demand highlights the need for careful consideration related to for the provision of adequate car parking across the entire site.

It is pertinent to identify that a site-wide wholistic approach, and not only a 'Precinct by Precinct' approach is required for the considerations of car parking, given the practical impacts adjacent activities have upon adjoining precincts (e.g. Bowls & Petanque on Essex Park, and football/cricket use of Gawler Oval on Princes Park). Across the Essex Park & Gawler Showgrounds Master Plan, car parking provision has been informed by available National/State Sporting Organisation guidelines, noting that the challenges in providing quantities for peak times, concurrent activity, and large events across the Essex Park & Gawler Showgrounds precinct remains.

Further to private vehicle considerations, numerous community members expressed a desire to see better integration of alternative and sustainable modes of transport. Some suggestions included community shuttle buses, electric vehicle charging and improved public transport experiences. Whilst the capacity of the Master Plan to impact these Council-wide initiatives is limited, consideration has been made for features within the Master Plan to facilitate and underpin any such developments. These features are further discussed in the 'Circulation Overlay' of the Master Plan.

Gawler Veteran, Vintage & Classic Vehicle Club

At the commencement of the Master Planning process, the GVVCVC were identified as a current site user (Gawler Sport & Community Centre user and Princes Park event organiser) with a prospective permanent facility being investigated for a site elsewhere in the Town of Gawler. As the plan developed, investigations into this prospective site revealed considerations that saw the Essex Park and Gawler Showgrounds precinct being identified as an opportunity for an alternate location. Resultantly the plan had not reflected dedicated club infrastructure for this user group at the time of the consultation.

Through additional consultation with the GVVCVC and investigations from Council and the consultant team, it was determined that the Princes Park precinct may be an appropriate location with capacity to house a development for the club. A submission was originally made by the club to consider the old petanque grounds off Hallam Drive, however the high incidence of flooding and interface with the high amenity heritage residential zone deemed this area less favourable. Due to the current and significant investigations required to determine the feasibility of any development somewhere within the broad Princes Park area, the proposed car club facilities have not been included within the Master Plan.

This report notes the potential inclusion of the GVVCVC within the precinct, provided further investigations and design can ensure the development:

- Is feasible within the Princes Park precinct,
- Provides positive outcomes for all stakeholders (GVVCVC, existing lease holders/site users, Council, community),
- Is in line with the overarching principles of this Master Plan, and;
- Adheres to the planning principles of the Princes Park precinct (development of structures in line with the western boundary to promote an open and usable area for various community uses).

Gawler Sport & Community Centre

Both an 'Extension' model for the Gawler Sport & Community Centre and a 'New Build' model were explored as part of the planning process in order to achieve the required additional space needed. Through consultation it was revealed that the New Build model was seen most favourably by the community, particularly amongst the site users themselves with 66% of respondents selecting it as their preferred option. The prevailing concern that was raised related to the Gawler Central Sporting Club, and the ability of the development to meet their growing spatial needs, which had changed since the commencement of the plan. This need for additional space and flexibility over time further implicated the New Build approach as the preferred option.

Whilst the Extension model was explored as a 'lighter touch' approach, the realities of implementation, ability to meet growing need demands, value for money and impact on the surrounding precinct and heritage pavilion are all significant factors which have contributed to it being deemed less favourable than a New Build.

Option 1: Extension



Expanded Area = 4315m² (minimum required)

Option 2: New Build (Preferred)



New Area = 4700m² (minimum required + additional community space)

Gawler Sport & Community Centre (cont)

The Final Master Plan ultimately adopts the New Build approach, with the following benefits contributing to it's preference over an Extension model:

- Value for money
- Ability to provide for sporting and community uses
- Flexibility as needs change
- Ability to achieve building compliance
- Reduced challenges of existing piecemeal site
- Ability to better feature heritage pavilion aspect
- Improved relationship to greater precinct

LEGEND

- Stadium Sports
- Gawler Central Sporting Club
- Community & Misc. Space
- Heritage Pavilion
- Gawler Show Society Office
- Potential Plaza/Greening
- Entry/Arrival Point
- Potential Car Parking

PROS

- compliant sports facilities
- maintained community areas
- show office incorporated & removed from bottleneck

CONS

- heritage pavilion interface
- stadium extension creates pinch point with tanks
- frontage extension re-creates bottleneck issues
- non-optimal orientation to remain
- poor connection between the oval and Gawler Central Sporting Club amenities
- limited/restricted space for pavilion users

PROS

- compliant sports facilities
- maintained community areas
- connection from oval to Gawler Central Sporting Club
- two storey capacity to keep footprint small
- re-oriented to improve site relationship
- heritage facade interface
- opportunity to replace external grandstand(s) with internal spectator space & balcony
- potential canteen to northern end to serve community
- increase in carparking

CONS

- ceiling height of stadium to be confirmed - could impact capacity of upstairs community space



06

MASTER PLAN FRAMEWORK

6.1 Framework Introduction

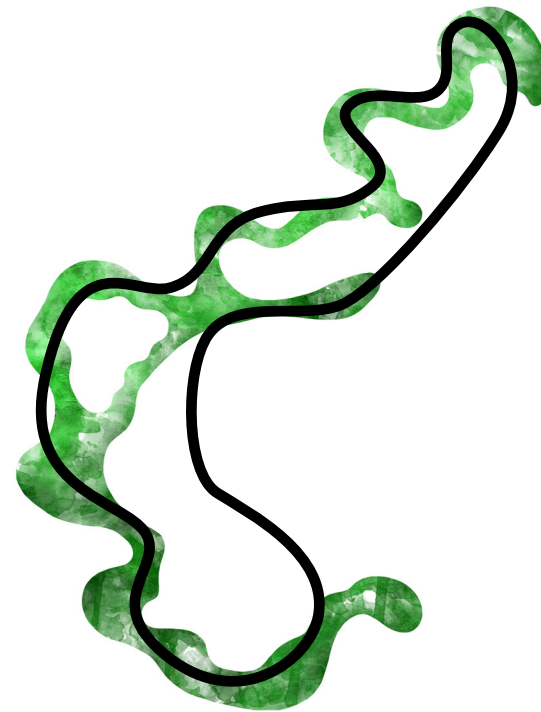
The following section provides a summary of the guiding strategic principles used to develop the Essex Park & Gawler Showgrounds Master Plan.

Both Council and the consultant team acknowledge that whilst this Master Plan Report sets a long term vision for the site that should be upheld wherever possible, unforeseen inclusions and departures from the Plan may be necessary with time. These principles and subsequent structural framework should be applied in those circumstances.

6.2 Guiding Principles

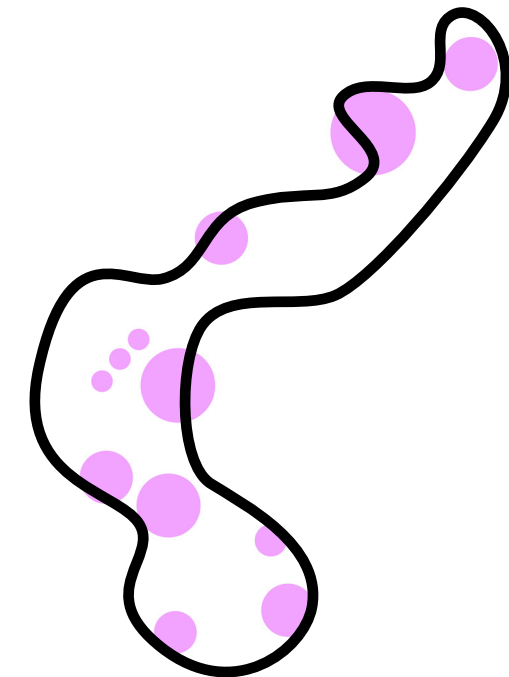
The following design principles identify key drivers to be considered with all new facility and infrastructure developments on site, including those identified within the Master Plan and any unforeseen future development.

These principles aim to celebrate the unique qualities of this historic and prominent community precinct whilst ensuring its continued viability and vibrancy into the future.



DRAW IN RIVER CHARACTER

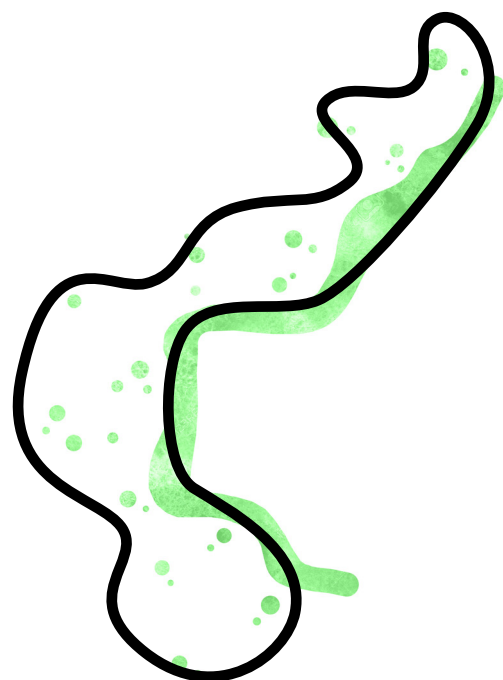
- Celebrate the riverfront location
- Re-vegetation and habitat creation
- Native ephemeral and flood resistant planting
- Integrated stormwater management
- Extend vegetation character through to streetfront



CREATE COMMUNITY DESTINATIONS

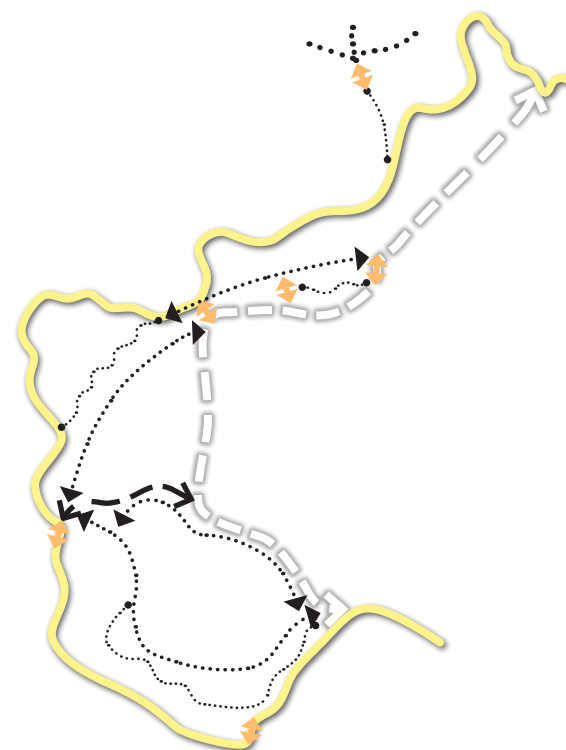
- Provide a variety of scales and typologies
- Something for everyone; encourage use by all ages, backgrounds, abilities and cultures
- Create year-round usability outside of organised sport





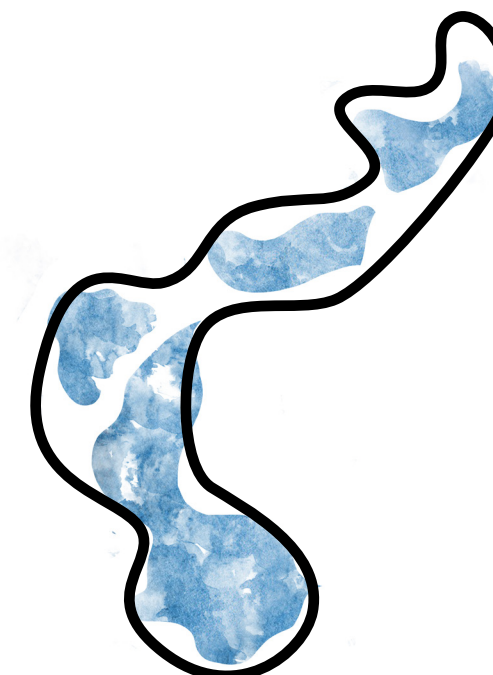
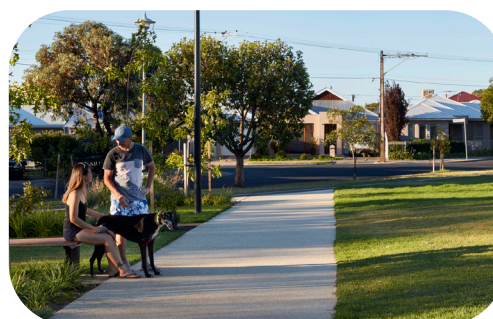
DELIVER SUSTAINABLE OUTCOMES ACROSS SITE

- Increase canopy coverage
- Prioritise use of local, recycled, and recyclable materials
- Integration of smart technology and resource efficient infrastructure
- Circular resource management (water sensitive urban design, solar energy capture, water capture & re-use etc)



IMPROVE CONNECTIONS WITHIN PRECINCT & BEYOND

- Connect to greater urban network
- Provide safe and legible links through the site
- Create a uniform wayfinding style
- Encourage walking and cycling through amenities
- Provide hierarchy of commuter and experiential paths



FUTURE-PROOF SITE FACILITIES



- Facilitate and promote female participation
- Allow for growth and flexibility with time
- Achieve fit-for-purpose facilities and compliance with peak sporting body guidelines
- Provide safe comfortable facilities for people to stay, play, and interact





6.3 Master Plan Framework

The guiding principles work together to create the Master Plan Framework seen adjacent. This sets the spatial typologies and structure for the future development of the site.




DRAW IN RIVER CHARACTER

-  Riparian Vegetation
-  Waterway






CREATE COMMUNITY DESTINATIONS

-  Formal & Informal Community Features
-  Council Managed Community Facilities

DELIVER SUSTAINABLE OUTCOMES ACROSS SITE

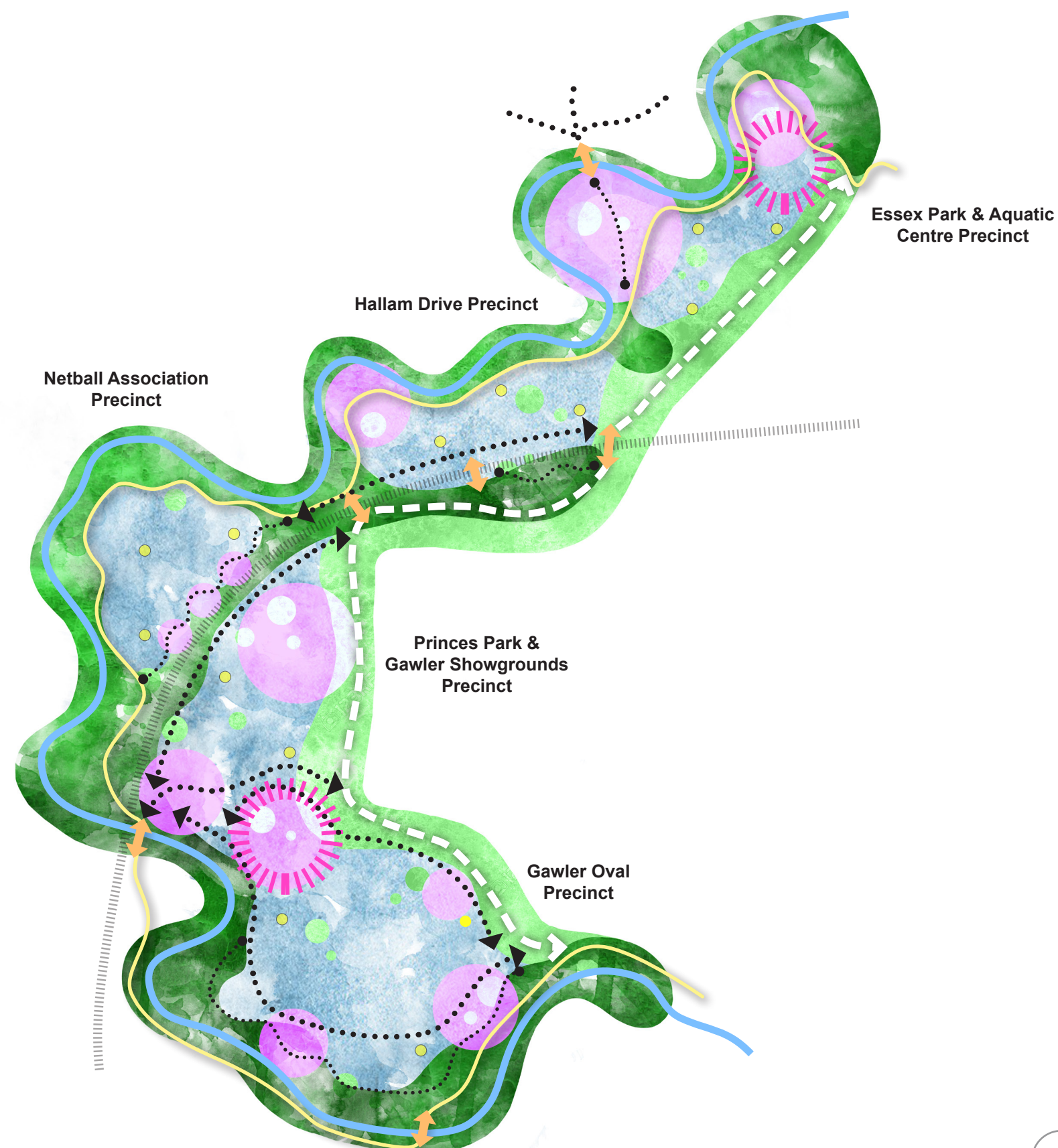
-  Continuous Green Frontage
-  Increase Canopy & WSUD Throughout Site
-  Smart Lighting Upgrades (LED & Solar)

IMPROVE CONNECTIONS WITHIN PRECINCT & BEYOND

-  Shared Zones
-  Informal Nature Trails
-  Linear Park Trail
-  Bridge/Crossing Points
-  Pedestrian Boulevard

FUTURE-PROOF SITE FACILITIES

-  Sports & Recreation Leaseholders





07

MASTER PLAN

7.1 Master Plan Overview

The following section outlines the ultimate long term Master Plan vision, and its relationship to the guiding principles and design framework.

Subsequent diagrammatic overlays detail specific interventions and opportunities regarding;

- Circulation
- Wayfinding
- Sustainability

7.2 Master Plan

The proposed Master Plan is a result of extensive consultation and collaboration with Council staff, Council members, key stakeholders, site users, and the wider Gawler community. The Master Plan reflects an ultimate collective vision for all current and potential future site users, responding to Council objectives for the Precinct to be a regional active recreation destination and meet current and future needs.

GUIDING PRINCIPLES

- Draw In River Character
- Create Community Destinations
- Deliver Sustainable Outcomes
- Improve Connections
- Future-proof Site Facilities

- ① Portion of Aquatic Centre lawns returned to public use as informal picnic area
- ② New Aquatic Centre and Tennis Association Clubrooms
- ③ Community lawns with picnic shelters, BBQs and community court
- ④ 2 x new tennis courts
- ⑤ Informal extension of linear trail
- ⑥ Formalised car parking with WSUD integration
- ⑦ Shade structure over bowls green
- ⑧ Future shared Petanque / Bowls clubrooms
- ⑨ Hallam Drive upgraded to shared zone with WSUD & parking opportunities
- ⑩ Upgraded Petanque fencing
- ⑪ New railway crossing point to connect North and South precincts
- ⑫ New Netball Association clubrooms, car park and courts
- ⑬ New precinct entry
- ⑭ Formal playground
- ⑮ Plaza and informal lawn spaces
- ⑯ Community court
- ⑰ Relocated Pigeon Club
- ⑱ Junior oval and viewing mounds
- ⑲ New visually permeable perimeter fence to whole showgrounds extent
- ⑳ Green buffer and shared use boulevard
- ㉑ Re-configured entry and wayfinding improvements
- ㉒ Upgraded and realigned cattle sheds
- ㉓ New Sport & Community Centre
- ㉔ Formalised / upgraded perimeter road and parking
- ㉕ Irrigated lawn viewing mounds / overflow parking
- ㉖ Turf pitch
- ㉗ Non-irrigated lawn / overflow parking
- ㉘ New Gawler Central Sporting Club netball clubrooms and car park
- ㉙ Informal nature trails
- ㉚ New cricket practice nets and warm-up / kickabout lawn
- ㉛ 1 x new Gawler Central Sporting Club netball court



7.3 Circulation Overlay

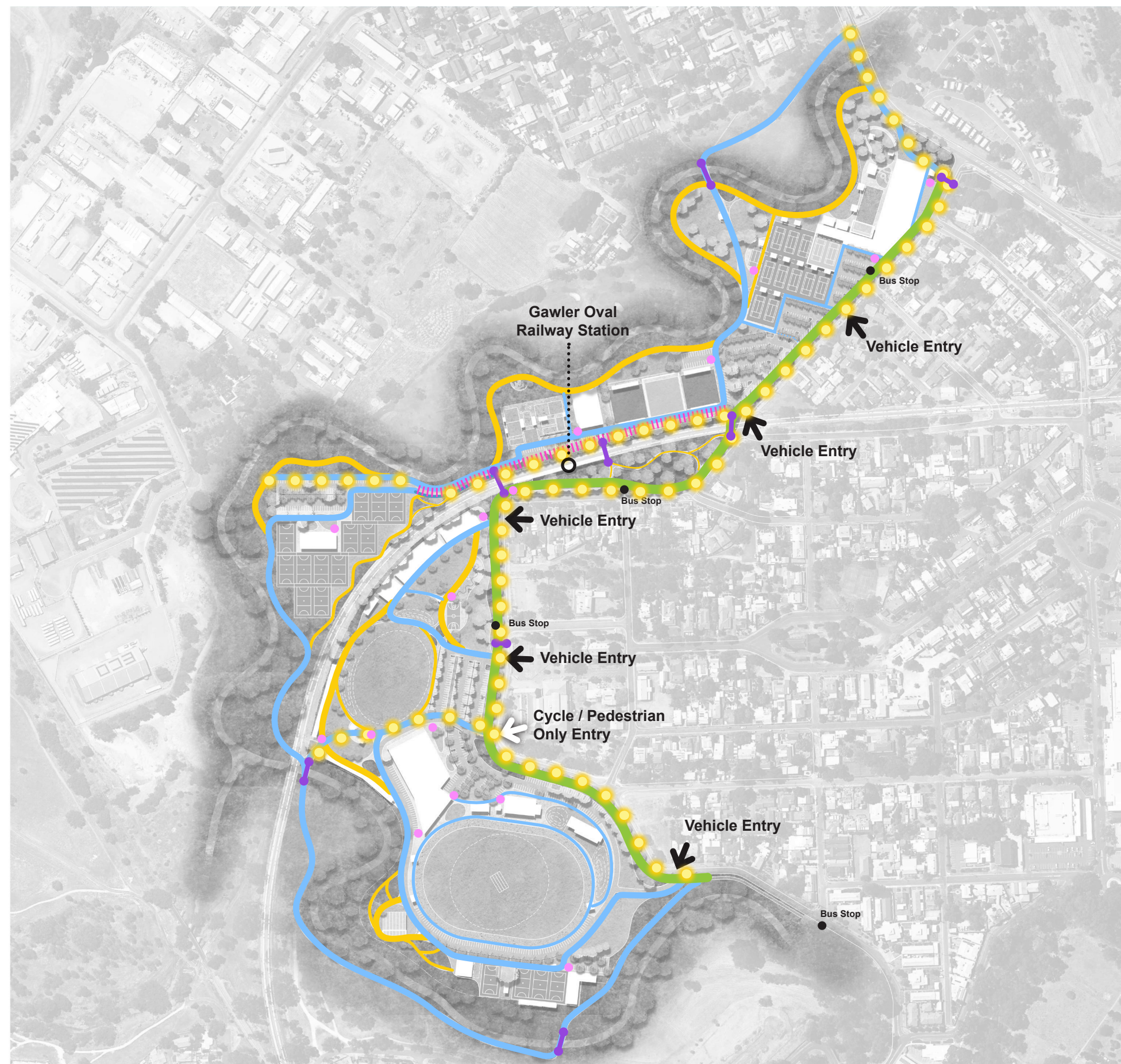
The Master Plan identifies a series of pathway typologies to create a clear and legible connection through, and around the site to tie into the greater public transport, walking and cycling networks in the Town of Gawler.

Improved connection features include;

- Additional railway crossing
- Improved entry experiences
- Additional site entries
- Pedestrianised shared zone roadway (Hallam Dr)
- Wheelchair accessible, sealed paths to all site buildings
- Pathway lighting through site
- Bike parking facilities
- Uninterrupted riverfront path connection
- Shaded & lit off-road shared use boulevard
- Improved public transport stop experience (shelter/bench seating opportunities to be assessed with pedestrian boulevard upgrades)

LEGEND

- ||||| Shared Zone - Vehicle & Cycle/Pedestrian (6m)
- Shared Use Boulevard - Cycle/Pedestrian (3m)
- Sealed Primary Path (2m - 5m)
- Sealed Secondary Path (1m - 2m)
- Unsealed Primary Path (2m - 5m)
- Unsealed Secondary Path (<1m)
- Lit Pathway
- Crossing / Bridge
- Bike Parking Opportunity

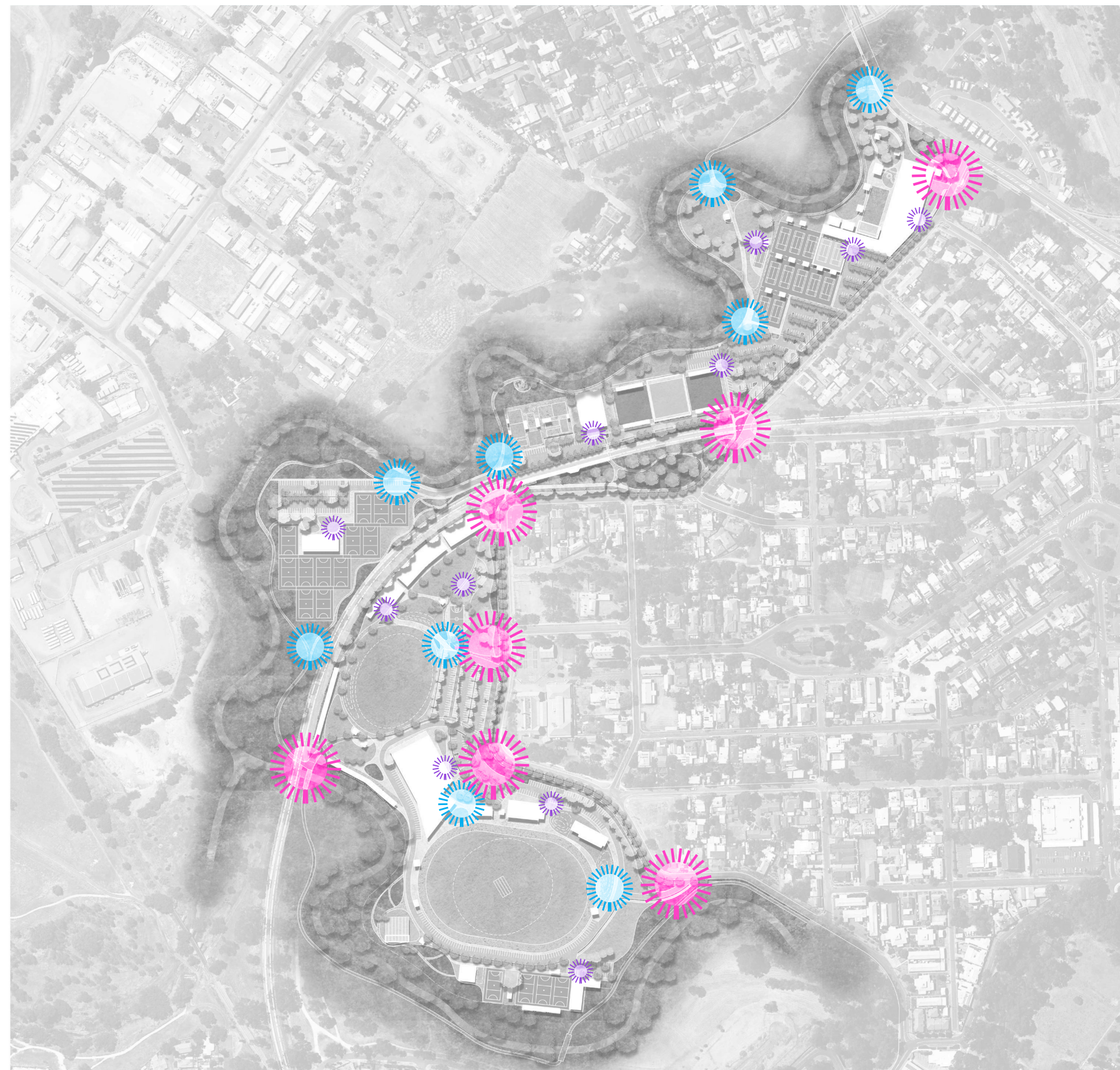


7.4 Wayfinding Overlay

A recommendation of the Master Plan is to provide a uniform and cohesive graphic wayfinding suite across the site to provide precinct-wide identity and clarity.

Building upon the recommendations in the Gawler Walking & Cycling Plan 2018, the wayfinding capacity of the Essex Park and Gawler Showgrounds Precinct should be underpinned by a digital wayfinding strategy. This includes notifying digital map distributors (such as GoogleMaps) of existing and newly developed pedestrian and cycle connections as they arise.

The adjacent overlay identifies potential locations for signage and entry statements which may assist with wayfinding and placemaking.



LEGEND

-  Major Signage / Gateway Arrival
-  Medium Signage / Directional
-  Small Signage / Place Name Identifier

7.5 Sustainability Overlay

In response to Council's objectives for combating the current climate emergency, the Master Plan identifies a multitude of sustainability initiatives and themes to be explored as development occurs across the Precinct.

Energy:

- Local material supply
- Recycled and recyclable materials
- Solar panel capacity with new builds
- LED lighting
- Precinct micro-grid

Water:

- Passive irrigation
- Recycled water (purple pipe) irrigation
- Water Sensitive Urban Design (WSUD) integration
- Under-mound rainwater tanks
- Consolidation of stormwater outlets
- Swimming pool backwash capture

Greening & Biodiversity:

- Flood and drought resilient planting
- Habitat creation and native re-vegetation
- Increased canopy coverage

Transport:

- Electric Vehicle (EV) charging
- Bike parking
- Connected and comfortable walking and cycling routes

LEGEND

- Native Re-vegetation & Habitat Creation
- Recycled Water Irrigation
- WSUD Integration
- Solar Panel Opportunity
- EV Charging Opportunity





08

PRECINCT PLANS

8.1 Precincts Overview

The following section outlines the each sub-precinct within the greater Essex Park & Gawler Showgrounds site, with both immediate actions and the ultimate long term vision for each zone.

Sub-precincts identified are:

- Essex Park & Aquatic Centre Precinct
- Hallam Drive Precinct
- Netball Association Precinct
- Princes Park Precinct
- Gawler Oval Precinct

8.2 Site Wide Moves

The following site-wide moves are anticipated to be delivered in stages as the sub-precincts are developed and funding opportunities arise.

A shared use pedestrian boulevard to the whole precinct frontage and revitalised river way ties together the precinct-focused developments and unifies the site.



① Shared Use Boulevard

- Opportunity to unify the site with a consistent frontage
- Improve aesthetic identity of the site
- Provide a great walking and cycling connection
- Improve arrival experience from Bus and Train
- Integrate with WSUD and tree planting to create shade
- Upgrade to solar and LED lighting where appropriate



② Riparian Vegetation

- Reinforce existing natural character with new planting
- Ephemeral spaces and species to thrive with flooding
- Address 'Gawler Urban Rivers Master Plan'
- Provide opportunity for walking trails and linear park connections
- Opportunity to consult with cultural heritage authorities



8.3 Essex Park & Aquatic Centre Precinct (Short Term)



Stage 1 FIRST STEPS (0-7 YEARS)

- ① Return portion of Aquatic Centre picnic lawns to public use
- ② Riparian vegetation
- ③ Cover for 2 x tennis showcase courts
- ④ Replacement of tennis court lighting with LED system
- ⑤ Tennis court resurfacing
- ⑥ 2 x New tennis court and shelters

Essex Park & Aquatic Centre Precinct (Long Term)



Stage 1 FIRST STEPS (0-7 YEARS)

- Return portion of Aquatic Centre picnic lawns to public use
- Riparian vegetation
- Cover for 2 x tennis showcase courts
- Replacement of tennis court lighting with LED system
- Tennis court resurfacing
- 2 x New tennis court and shelters

Stage 2 MOVING FORWARDS (8+ YEARS)

- ① New Aquatic Centre and Tennis Association Clubrooms (noting previous feasibility analysis) including:

 - 50m outdoor pool (retained)
 - New shade structures
 - 25m indoor pool
 - Splashpad
 - Water slides
 - Warm water pool
 - Gym/studio
 - Offices
 - Changerooms (Department for Education Standard)
 - Cafe
 - Clubrooms
 - Storage
 - Kiosk
- ② Shared use boulevard
- ③ Car park with WSUD integration
- ④ Community court
- ⑤ BBQ and picnic shelters to Essex Park
- ⑥ Informal trail connection from Horrocks Highway to Essex Park

8.4 Hallam Drive Precinct (Short Term)



Stage 1 FIRST STEPS (0-7 YEARS)

- ① Improved footpath diversion and green buffer to Hallam Drive entry / railway crossing
- ② Hallam Drive upgrade to paved shared zone with formal parking, WSUD integration and traffic calming measures
- ③ Upgraded train station entry with DDA compliant ramps and stairs
- ④ Additional pedestrian railway crossing to corner of Thomas Terrace / Nixon Terrace
- ⑤ Lighting upgrade for bowls and petanque
- ⑥ Shade structure over bowls green
- ⑦ Petanque fencing upgrade
- ⑧ New petanque playing field

Hallam Drive Precinct (Long Term)



Stage 1 FIRST STEPS (0-7 YEARS)

- Improved footpath diversion and green buffer to Hallam Drive entry / railway crossing
- Hallam Drive upgrade to paved shared zone with formal parking, WSUD integration and traffic calming measures
- Upgraded train station entry with DDA compliant ramps and stairs
- Additional pedestrian railway crossing to corner of Thomas Terrace / Nixon Terrace
- Lighting upgrade for bowls and petanque
- Shade structure over bowls green
- Petanque fencing upgrade
- New petanque playing field

Stage 2 MOVING FORWARDS (8+ YEARS)

- ① New consolidated bowls and petanque clubrooms with externally accessible public toilet facilities
- ② Shared use boulevard extension
- ③ Riparian re-vegetation
- ④ Informal linear trail
- ⑤ Incidental nature play items
- ⑥ New petanque piste at old clubhouse location
- ⑦ Viewing lawns / potential parking expansion (to be assessed as needed at time of clubroom upgrade)

8.5 Netball Association Precinct (Short Term)



Stage 1 FIRST STEPS (0-7 YEARS)

- ① Riparian re-vegetation
- ② Formalised car park with WSUD integration
- ③ Safety lighting (LED)
- ④ Resurface and realign 10 courts (-3 courts)
- ⑤ New court lighting (LED)
- ⑥ Informal linear trail
- ⑦ Extension of formal shared path

Netball Association Precinct (Long Term)



Stage 1 FIRST STEPS (0-7 YEARS)

- Riparian re-vegetation
- Formalised car park with WSUD integration
- Safety lighting (LED)
- Resurface and realign 10 courts (-3 courts)
- New court lighting (LED)
- Informal linear trail
- Extension of formal shared path

Stage 2 MOVING FORWARDS (8+ YEARS)

- ① Car park extension
- ② Informal nature trail and lawn viewing spaces
- ③ Netball association clubroom upgrade
- ④ 2 x additional courts (as required for growth purposes)

8.6 Princes Park & Gawler Showgrounds Precinct (Short Term)



Stage 1 FIRST STEPS (0-7 YEARS)

- ① New entry at top of Nixon Tce
- ② Upgrade / replace and realign Show Society sheds
- ③ Shared use internal road to service sheds
- ④ Relocate Pigeon Club facility
- ⑤ Community court, lawns and shelter
- ⑥ Shared use boulevard from Gawler Oval Station to Sport & Community Centre
- ⑦ Site-wide fence upgrade to consistent and visually permeable type
- ⑧ Improve precinct service capacity and accessibility (wi-fi, power, water)
- ⑨ Adjusted width of Princes Park to accommodate compliant junior football/cricket oval including provision for sports lighting
- ⑩ Improve entry / accessibility to Princes Park / Showgrounds from shared path

Princes Park & Gawler Showgrounds Precinct (Long Term)



Stage 1 FIRST STEPS (0-7 YEARS)

- New entry at top of Nixon Tce
- Upgrade / replace and realign Show Society sheds
- Shared use internal road to service sheds
- Relocate Pigeon Club facility
- Community court, lawns and shelter
- Shared use boulevard from Gawler Oval Station to Sport & Community Centre
- Site-wide fence upgrade to consistent and visually permeable type
- Improve precinct service capacity and accessibility (wi-fi, power, water)
- Adjusted width of Princes Park to accommodate compliant junior football/cricket oval including provision for sports lighting
- Improve entry / accessibility to Princes Park / Showgrounds from shared path

Stage 2 MOVING FORWARDS (8+ YEARS)

- ① Formal playspace
- ② Open lawn with viewing mound to oval edge
- ③ Upgraded and re-aligned cattle sheds
- ④ Open lawn with shelters
- ⑤ Undergrounded water tanks
- ⑥ Upgraded Sport & Community Centre (Option 2)
- ⑦ Amended entry - pedestrian / cycle only
- ⑧ Formalised roadway and parking to rear of Sport & Community Centre
- ⑨ Nixon's car park greening

8.7 Gawler Oval Precinct (Short Term)



Stage 1 FIRST STEPS (0-7 YEARS)

- ① Riparian re-vegetation
- ② Informal nature trails
- ③ Kickabout Lawn
- ④ Upgraded and relocated cricket practice nets with retractable netting (turf and synthetic)
- ⑤ Turf cricket pitch
- ⑥ Upgraded and relocated Show Society storage shed
- ⑦ Commence formalised car parking
- ⑧ New modular Gawler Central Sporting Club changerooms
- ⑨ Seeded lawn overflow parking (non irrigated)
- ⑩ Commence formalised roadway and pedestrian path
- ⑪ Improve precinct service capability (wi-fi, power, water)
- ⑫ Site-wide fence upgrade to consistent and visually permeable type (including removal of horse stalls)
- ⑬ Upgrade of Gawler Central Sporting Club administration building to include canteen

Gawler Oval Precinct (Long Term)



Stage 1 FIRST STEPS (0-7 YEARS)

- Riparian re-vegetation
- Informal nature trails
- Kickabout Lawn
- Upgraded and relocated cricket practice nets with retractable netting (turf and synthetic)
- Turf cricket pitch
- Upgraded and relocated Show Society storage shed
- Commence formalised car parking
- New modular Gawler Central Sporting Club changerooms
- Seeded lawn overflow parking (non irrigated)
- Commence formalised roadway and pedestrian path
- Improve precinct service capability (wi-fi, power, water)
- Site-wide fence upgrade to consistent and visually permeable type (including removal of horse stalls)
- Upgrade of Gawler Central Sporting Club administration building to include canteen

Stage 2 MOVING FORWARDS (8+ YEARS)

- ① Viewing lawn / plaza to front of Sport & Community Centre
- ② Amend spectator seating to align with front Gawler Central Sporting Club Administration building
- ③ Upgraded seating stand aligned to front of Nixon's building
- ④ Shared use boulevard
- ⑤ Lawn viewing mounds / overflow parking
- ⑥ Extension of formal roadway to complete circuit
- ⑦ Additional netball court (as required for growth purposes)
- ⑧ 2 x new netball viewing shelters
- ⑨ Upgraded Gawler Central Sporting Club netball clubrooms, including public toilets and car park



09

IMPLEMENTATION

9.1 Cost Estimates

The following estimated costing provides further detail to the Master Plan for consideration. A full cost estimate breakdown can be found in Appendix C.

It is important to note that whilst the 'New Build' option for the development of the Gawler Sport & Community Centre is estimated to be more costly, the knock on benefits of increased car parking, landscape amenity, and flexibility of dual story capacity all contribute to this additional cost. To meet the needs of the community and leaseholders moving forwards the investment in a new building should continue to be explored.

Description	Total
Essex Park & Gawler Showgrounds Master Plan	
Streetscape & Residential Footpath	5,582,000
Riparian Vegetation	2,845,000
Sub-Total Streetscape & Residential Footpath & Riparian Vegetation	8,427,000
Essex Park & Aquatic Centre Precinct (Stage 1)	4,680,000
Essex Park & Aquatic Centre Precinct (Stage 2)	25,451,000
Sub-Total Essex Park & Aquatic Centre Precinct	30,131,000
Hallam Drive Precinct (Stage 1)	9,870,000
Hallam Drive Precinct (Stage 2)	9,094,000
Sub-Total Hallam Drive Precinct	18,964,000
Netball Association Precinct (Stage 1)	6,370,000
Netball Association Precinct (Stage 2)	6,580,000
Sub-Total Netball Association Precinct	12,950,000
Princes Park & Gawler Showgrounds Precinct (Stage 1)	7,314,000
Princes Park & Gawler Showgrounds Precinct (Stage 2 - Option 2)	37,021,000
Sub-Total Princes Park & Gawler Showgrounds Precinct	44,335,000
Gawler Oval Precinct (Stage 1)	7,751,000
Gawler Oval Precinct (Stage 2)	6,641,000
Sub-Total Gawler Oval Precinct	14,392,000
TOTAL MASTER PLAN COST (Excl. GST)	129,199,000
Below the Line Items	
Princes Park & Gawler Showgrounds Precinct (Stage 2 - Option 1)	34,606,000

Gawler Sport & Community Centre
'New Build' Option =
\$18,772,600

Gawler Sport & Community Centre
'Extension' Option =
\$17,846,150

9.2 Escalation Summary

The following table demonstrates the difference in cost estimated to occur with an average delivery date of 5 years for Stage 1 (short term) works and 13 years for Stage 2 (long term) works. The 5 year and 13 year benchmarks have been selected to provide a median estimate which anticipates some developments being delivered sooner (and therefore less costly) and others being delivered later (and costing more).

Escalation is calculated on an allowance of 2% increase per annum for the indicated delivery date. Should delivery dates be altered, cost of escalation would increase/decrease accordingly.

MASTER PLAN STAGES		Present Day (CSC Master Plan Estimate_Rev. 2 04.05.21)	Short Term 0-7 Years (5 years used for calculation purposes)	Long Term 8-15 Years (13 years used for calculation purposes)
PB	Streetscape & Residential Footpath	\$ 5,582,000	\$ 6,280,000	\$ 7,397,000
RV	Riparian Vegetation	\$ 2,845,000	\$ 3,201,000	\$ 3,557,000
Sub-Total Streetscape & Residential Footpath & Riparian Vegetation		\$ 8,427,000	\$ 9,481,000	\$ 10,954,000
ES1	Essex Park & Aquatic Centre Precinct (Stage 1)	\$ 4,680,000	\$ 5,265,000	\$ 5,850,000
ES2	Essex Park & Aquatic Centre Precinct (Stage 2)	\$ 25,451,000	\$ 28,633,000	\$ 31,814,000
Sub-Total Essex Park & Aquatic Centre Precinct		\$ 30,131,000	\$ 33,898,000	\$ 37,664,000
HD1	Hallam Drive Precinct (Stage 1)	\$ 9,870,000	\$ 11,104,000	\$ 12,338,000
HD2	Hallam Drive Precinct (Stage 2)	\$ 9,094,000	\$ 10,231,000	\$ 11,368,000
Sub-Total Hallam Drive Precinct		\$ 18,964,000	\$ 21,335,000	\$ 23,706,000
NB1	Netball Association Precinct (Stage 1)	\$ 6,370,000	\$ 7,167,000	\$ 7,963,000
NB2	Netball Association Precinct (Stage 2)	\$ 6,580,000	\$ 7,403,000	\$ 8,225,000
Sub-Total Netball Association Precinct		\$ 12,950,000	\$ 14,570,000	\$ 16,188,000
PP1	Princes Park & Gawler Showgrounds Precinct (Stage 1)	\$ 7,314,000	\$ 8,229,000	\$ 9,143,000
PP2b	Princes Park & Gawler Showgrounds Precinct (Stage 2 - Option 2)	\$ 37,021,000	\$ 41,649,000	\$ 46,277,000
Sub-Total Princes Park & Gawler Showgrounds Precinct		\$ 44,335,000	\$ 49,878,000	\$ 55,420,000
GO1	Gawler Oval Precinct (Stage 1)	\$ 7,751,000	\$ 8,720,000	\$ 9,689,000
GO2	Gawler Oval Precinct (Stage 2)	\$ 6,641,000	\$ 7,472,000	\$ 8,302,000
Sub-Total Gawler Oval Precinct		\$ 14,392,000	\$ 16,192,000	\$ 17,991,000
Total Master Plan Costs (Excl. GST)		\$ 129,199,000	\$ 145,354,000	\$ 161,923,000
PP2a	Princes Park & Gawler Showgrounds Precinct (Stage 2 - Option 1)	\$ 34,606,000	\$ 38,932,000	\$ 43,258,000

9.3 Next Steps

The key to the timely implementation of the Essex Park & Gawler Showgrounds Regional Sporting Precinct Master Plan is the ability to attract significant levels of funding from a range of external stakeholders and partners. Council has, and will continue to identify and act upon suitable funding opportunities as they arise, with the following recently identified and considered funding opportunities:

1. Office for Recreation, Sport & Racing – Infrastructure Projects.
2. Places for People – Council identified the opportunity to seek external funding through the State Government's Places for People program for the development of the Princes Park Community Recreation Hub Stage 1 Activity Project, including provision of the following community recreation infrastructure:
 - a) Community basketball court.
 - b) Seating and shade structure.
 - c) Barbeque.
 - d) Drinking fountain.

It is anticipated that Council will be advised of the outcome of this funding submission in June 2021.

Council's financial capacity to undertake various capital works towards incrementally implementing the Master Plan will be informed by future updates to the Long Term Financial Plan, Council's annual capital works budget deliberations, and consideration of the impact on Council's core financial indicators.



Appendices

Appendix A

KEY SPORTING STANDARDS

Appendix B

COMMUNITY CONSULTATION SUMMARY REPORT

Appendix C

COST ESTIMATE REPORT