

# Mortlock Park Proposals – Overview of Feedback and Next Steps

Hayley Ashworth – Team Leader Sport and  
Recreation

Ismail Abuleela – Community Engagement  
Officer

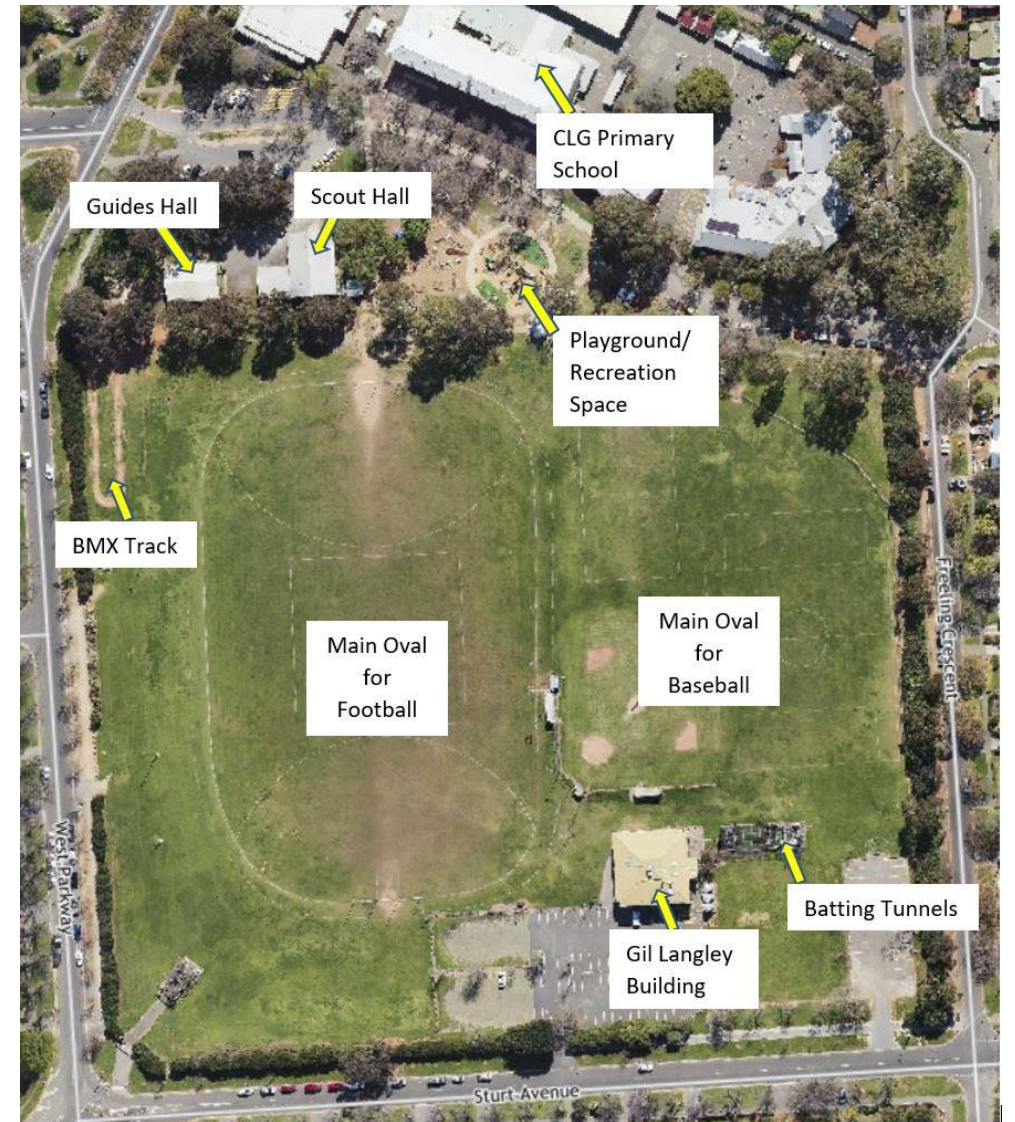


# Purpose

- Present the project overview and context;
- Present engagement datasets;
- Discuss the accuracy of each dataset;
- Present key findings;
- Explore emerging insights/questions;
- Discuss Funding and Budget;
- Discuss next steps for proposals

# Context

- Mortlock Park, Sturt Avenue Colonel Light Gardens
- Tenants – Colonel Light Gardens Football Club (April – Sept), Goodwood Baseball Club (Oct – Mar), Girl Guides, Colonel Light Gardens Primary, St Therese Primary
- Site is used for organised sport, use by local schools and passive recreation/dog walking by local community
- High community interest in site – balance between formal and informal activities
- Concept Masterplan developed in 2013
- 2018 Federal Election Pledge - \$500,000



# Overview of Community Engagement

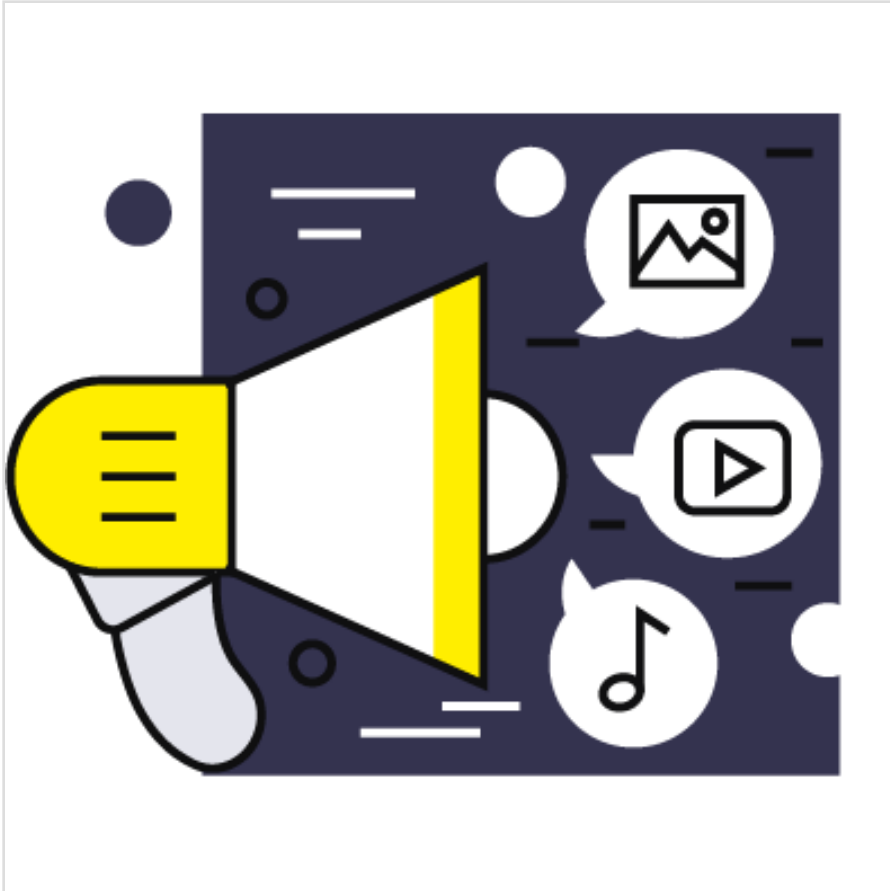


# What we consulted on

- Design options for Gil Langley Building Upgrade and/or extension, Batting Tunnels and Storage
- Upgraded Baseball Infrastructure
- Oval Lighting Upgrade
- Potential demolition of the existing Guides Hall and future use of the former Scouts Hall
- Gil Langley Building lease (10 year term):
  - Goodwood Baseball Club
  - CLG Football Club)
- Grassed Recreation Spaces Licences (10 year term):
  - Goodwood Baseball Club
  - CLG Football Club)
  - CLG Primary School
  - St Therese Primary School

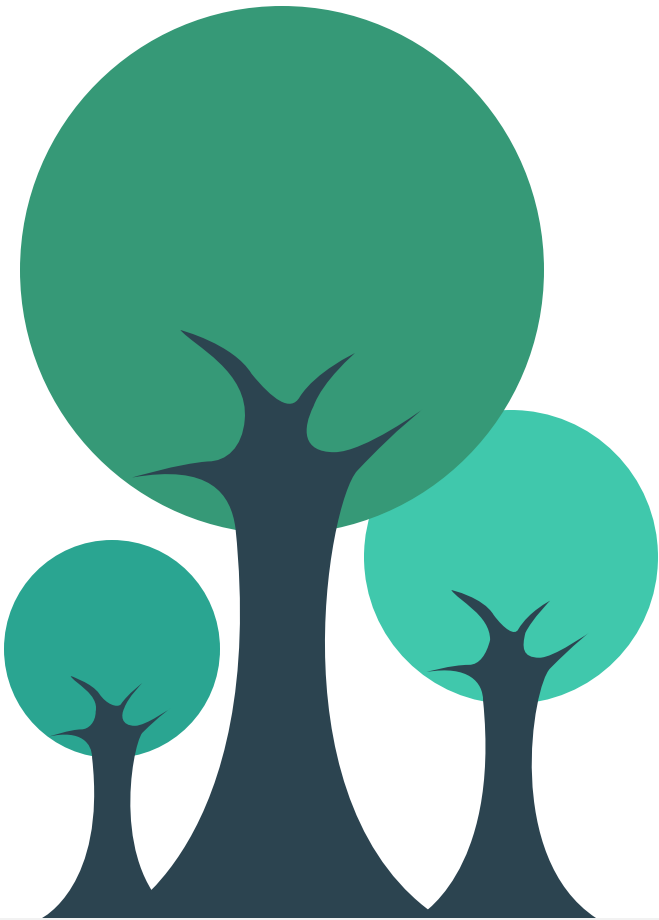


# How were the community notified?



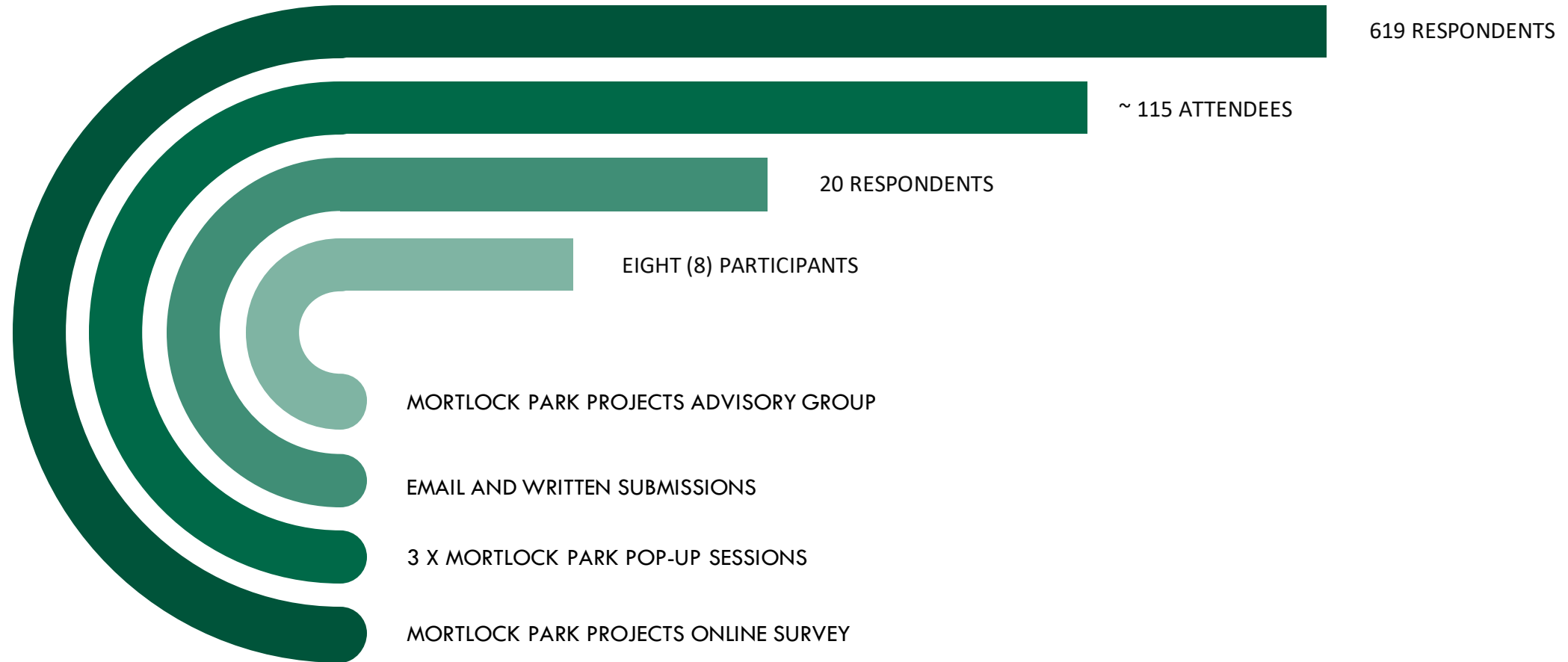
- 2000 flyers distributed to all CLG residents and those within 500m of Mortlock Park
- Social media channels;
- A public media release, and;
- Posters and Banners on site;

# Engagement Overview - 19 Oct - 22 Nov 2023



- YourSAy survey;
- Emailed submissions;
- Mortlock Park Projects Advisory Group, and;
- Mortlock Park pop-up sessions;

# Engagement Methods - Participation



619 RESPONDENTS

~ 115 ATTENDEES

20 RESPONDENTS

EIGHT (8) PARTICIPANTS

MORTLOCK PARK PROJECTS ADVISORY GROUP

EMAIL AND WRITTEN SUBMISSIONS

3 X MORTLOCK PARK POP-UP SESSIONS

MORTLOCK PARK PROJECTS ONLINE SURVEY



# Survey Overview (all respondents)

## Statistically valid response

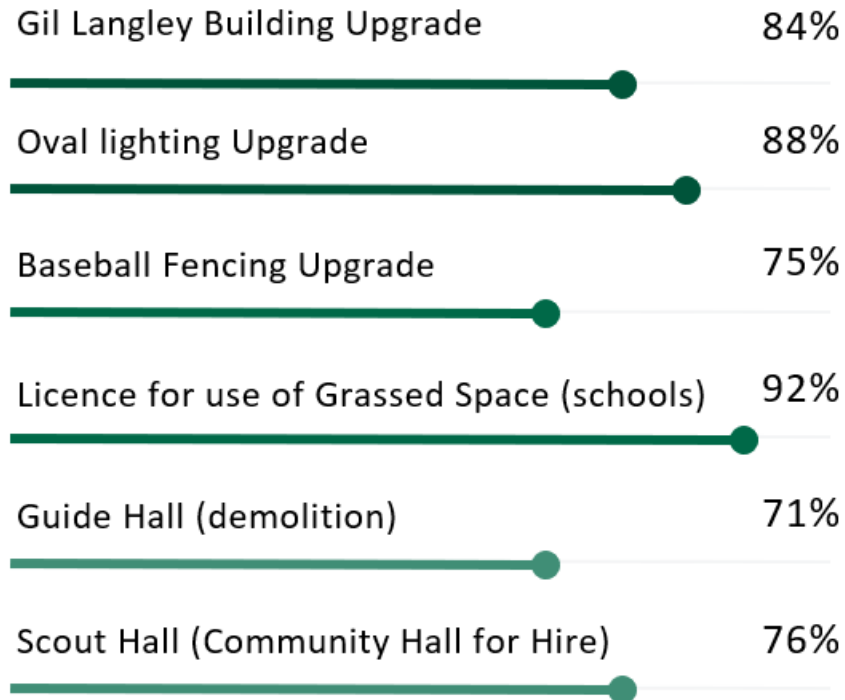
- Significant number of respondents allows for extremely high confidence in the dataset;
- Total of 626 respondents, including 7 hard copy surveys;
- 499 respondents indicate they visit Mortlock Park daily or at least once a week, and;
- 40% of respondents identified as CLG residents;



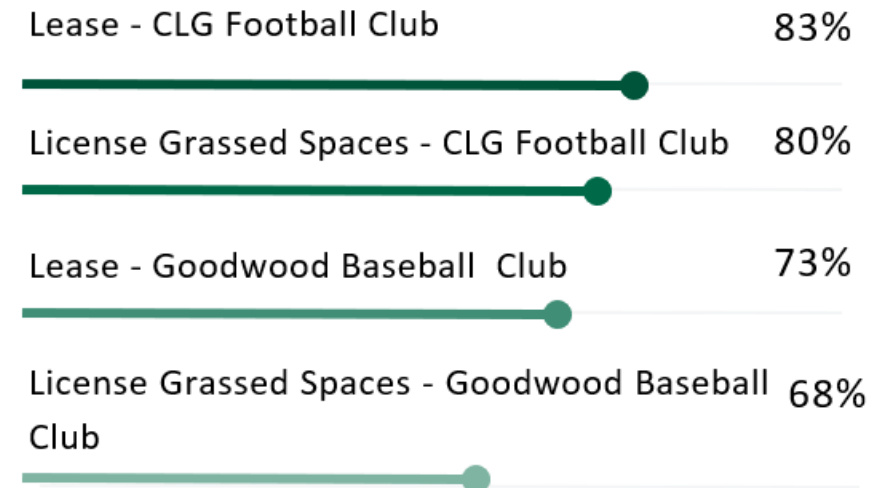
# Survey Overview (all respondents)

\*Support for proposals as per consultation

## Support



## Support



# Survey Overview (CLG only)

---



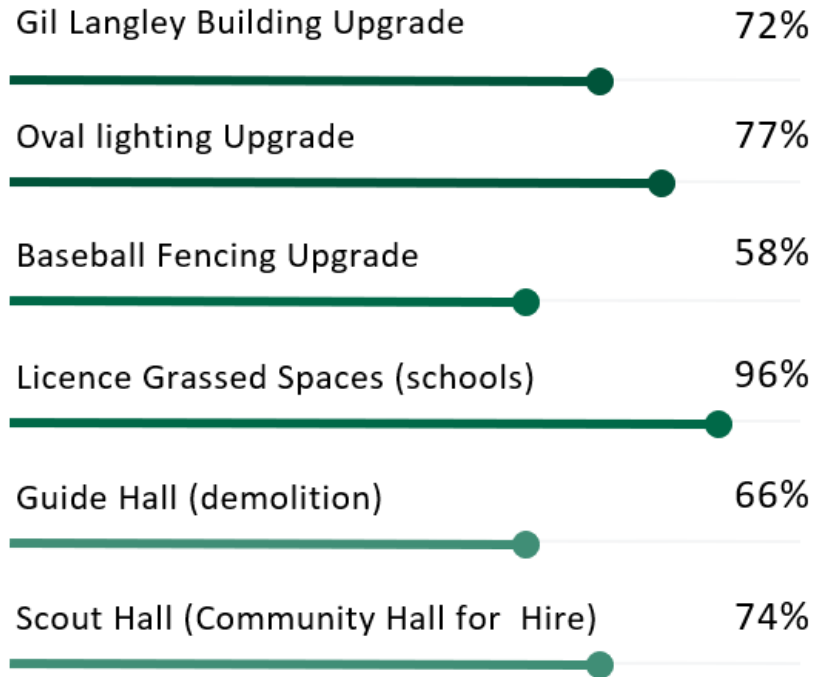
## Statistically valid response

- Total of 251 respondents;
- 84% of respondents visit Mortlock Park at least weekly;
- 71% of respondents attend Mortlock Park for recreation, and;
- 29% of respondents attend Mortlock Park for organised sport

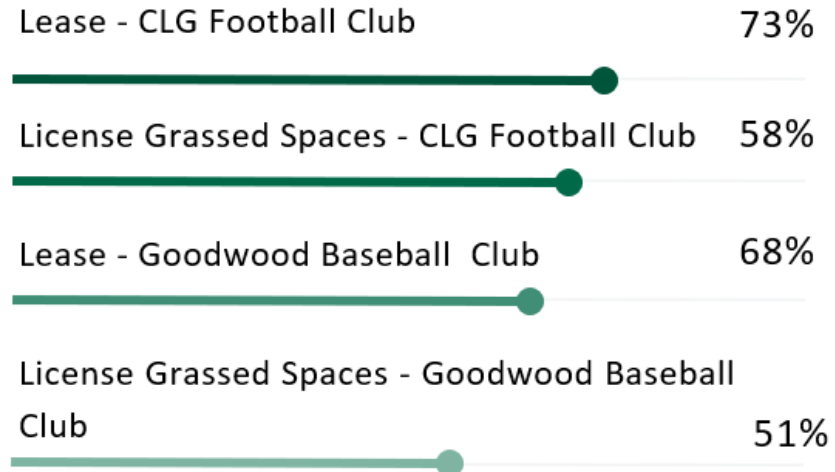
# Survey result overview (CLG only)

\*Support for proposals as per consultation

## Support



## Support



# Survey result overview (CLG only)

\*Support for proposals as per consultation

## Support

Gil Langley Building Upgrade 72%

Oval lighting Upgrade 77%

Baseball Fencing Upgrade 58%

Licence Grassed Spaces (schools) 96%

Guide Hall (demolition) 66%

Scout Hall (Community Hall for Hire) 74%

## Support

Lease - CLG Football Club 73%

License Grassed Spaces - CLG Football Club 58%

Lease - Goodwood Baseball Club 68%

License Grassed Spaces - Goodwood Baseball Club 51%

# Open Ended Questions

It is important to note that the free-text commentary data collected in the Mortlock Park Projects survey and analysed here, was ONLY collected from individuals who "Strongly Opposed" a particular proposal. This allowed us to gain a clear understanding of any concerns or issues the community may have.



# Key Insights

There is strong community sentiment highlighting:

- More equitable access to community land;
- Issues concerning noise or anti-social behavior associated with proposed building upgrade;
- Reduction of lease terms (Building) and;
- Reduction of license (Grassed Spaces) terms;

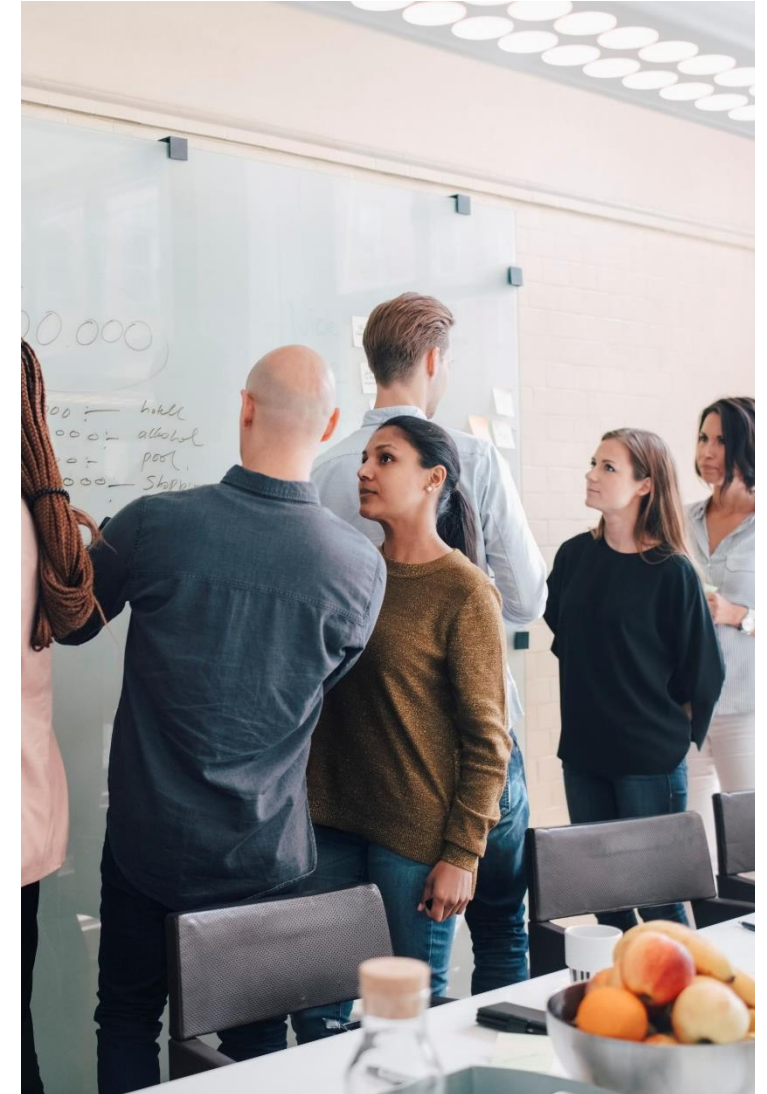
The information presented here should be regarded as an indication of what key issues this group (those who *Strongly Oppose*) see for the project moving forward.

## Mortlock Park Projects Advisory Group (MPPAG)

The MPPAG formed a forum that included selected community members. Their objective was to provide information, advice and views to Council concerning the specific proposals under consultation.

The membership of the MPPAG comprised of:

- Three (3) Colonel Light Gardens community representatives;
- One (1) Colonel Light Gardens Residents Association representative;
- Two (2) Colonel Light Garden school representatives, and;
- Two (2) Mortlock Park sporting representatives.





# MPPAG deliberations

## UNANIMOUS SUPPORT

- Gil Langley development (Option 02 – two additional changerooms)
- Lighting Upgrade (Option 02 – 18m poles) - HIR required
- Backstop fence 10m - hybrid HIR required
- 10 year CLG Primary License
- 10 year St Therese License
- CLG Football Club License (hours)
- Demolition of Guides Hall
- Development of Former Scout Hall as Community Hall for hire
- Weekend adjustment of hours (Baseball)

# MPPAG deliberations

## MAJORITY SUPPORT

- Height of baseball eastern boundary fencing
- Height of home run fence
- License CLG Football Club (term)
  - Five support 10 years
  - Three support 5-7 years
- Term for leases for Gil Langley Building:
  - Five support 10 years
  - Three support 5-7 years
- Baseball existing overall hours:
  - Six support tabled hours
  - Two support a reduction of hours
- Baseball grassed areas:
  - Six support North West area allocated to the community
  - Two wish 50% of Mortlock Park allocated to organised sport

# MPPAG deliberations

SPLIT DECISION

- Baseball weekend hours:
  - Four support tabled hours
  - Four support a reduction of hours
- Baseball additional hours (Monday and Wednesday):
  - Four support tabled hours
  - Four do not tabled hours

# Pop Up Sessions

Purpose to allow community to ask pertinent questions and gather information

3 x sessions held at Mortlock Park and CLG RSL

~115 attendees (many repeat participants)



# Staff Recommendations

- Design Option 2 supported with minor changes
- 18m Oval Light poles supported subject to Heritage Advice
- Baseball Fence – 10m hybrid backstop fence, 2.4m fence along Freeling Crescent, between 2.8m – 1.8m along school side
- Guide Hall demolition space being returned to solely community use
- Former Scout Hall becoming a hall for hire
- 10-year Lease for CLG Football Club
- 10-year Lease Goodwood Baseball Club
- Continued delivery of Concept Masterplan elements

Options for licences to be presented at a future briefing – *need to work through options to consider increased community access*

- CLG Primary School and St Therese Primary School
- CLG Football Club
- Goodwood Baseball Club

# Funding

---

## Gil Langley Building Upgrade - \$3 mil (external) \*

- \$500,000 2018 Federal Election Pledge
- \$2.1 million 2022 State Election Pledge
- \$400,000 2022 Federal Election Pledge

\*Both clubs have advised they may contribute up to \$50,000 each.

## Additional works - \$848,000 (Council)

- \$30,000 allocated for building upgrade detailed design
- \$540,000 2023/2024 Annual Business Plan and Budget which relates to redevelopment at Mortlock Park
- \$88,000 existing capital renewal budget for oval lighting
- \$190,000 Capital renewal for DDA toilet and DDA changeroom upgrades for the Gil Langley Building

**Total Budget - \$3,948,000**



*The Gil Langley Building Upgrade is partially funded by the Government of South Australia, representing the Minister for Recreation, Sport, and Racing. This funding aligns with the commitment made by the Member for Elder, Nadia Clancy MP, on behalf of the Malinauskas Government, during the state election campaign.*

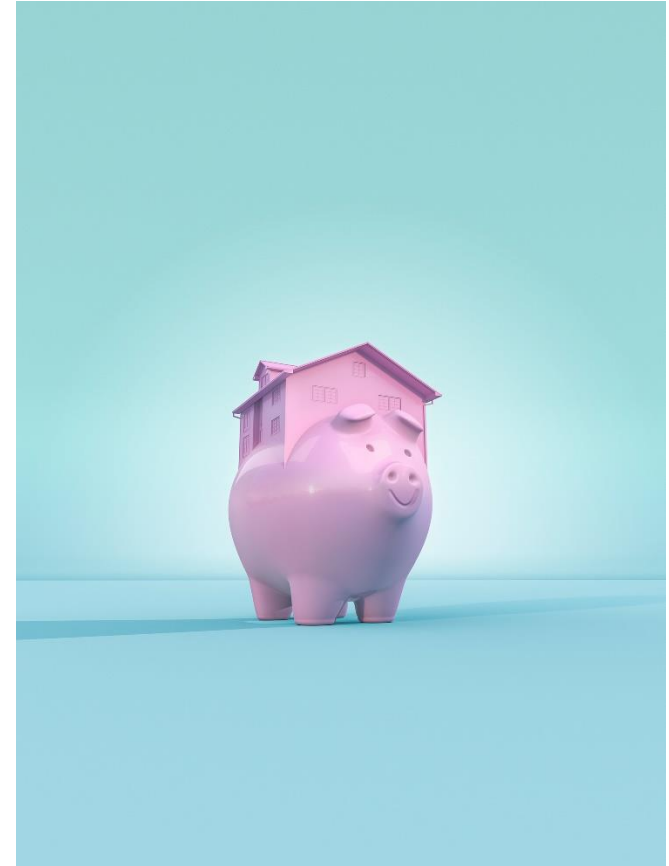
# Funding & Budget

Building Design Option	Cost*	Budget	Surplus/ Shortfall
Option 1	Building: \$2.708 mil Baseball: \$300k Lights: \$230k Guides Hall Demo and Landscaping: \$80,000  <b>TOTAL – \$3.238mil</b>	\$2.1 mil State Gov \$900,000 Federal Gov \$88,000 OS Capital Renewal (Lights) \$190,000 Prop Capital Renewal (Building) \$540,000 Council 23/24 ABP  <b>TOTAL - \$3,818,000</b>	\$500,000
Option 2	Building: \$4.036 mil Baseball: \$300k Lights: \$230k Guides Hall Demo and Landscaping: \$80,000  <b>TOTAL – \$4.646 mil</b>	\$2.1 mil State Gov \$900,000 Federal Gov \$88,000 OS Capital Renewal (Lights) \$190,000 Prop Capital Renewal (Building) \$540,000 Council 23/24 ABP \$100,000 Clubs (TBC)  <b>TOTAL - \$3,918,000</b>	-\$728,000

# Proposed Options for Funding Shortfall

ABP Funding Requests

SANFL Grant Funding (Oval  
Lighting)





# Council Report – March 12

Seeking a decision on landlord approval for the proposals (all subject to heritage advice):

- Gil Langley Building Design Option 1 or 2
- Oval Lighting Design 15m or 18m
- Baseball Infrastructure – Height of fence to align with Heritage and Risk
- School Licences – duration, hours and area
- CLG Football Club Lease – duration and any conditions
- CLG Football Club Licence – duration, hours and area
- Goodwood Baseball Club – duration and any conditions
- Goodwood Baseball Club – duration, hours and area
- Funding for proposals

# Project Timeline

---

*External Funding Deadlines –*

State Government - 30 June 2025

Federal Government – 1 December 2025

*Subject to approvals and funding -*

- Project still on track to appoint contractors before the end of 2024



# Next Steps

---

1. Receive tonight's presentation
2. Engagement Summary
3. Finalise Heritage Advice
4. Council Workshop – Licenced Hours of Grassed Recreation Spaces
5. DRAFT Council Report – All Proposals
6. Decision Report – March 12
7. Subject to Council Approvals & Funding, Development Application



