DECISION REPORT

REPORT TITLE:	UNLEY OVAL FENCE INVESTIGATIONS - CONCEPT DESIGNS FOR CONSULTATION
ITEM NUMBER:	4.3
DATE OF MEETING:	28 APRIL 2025
AUTHOR:	BEN WILLSMORE, GENERAL MANAGER CITY SHAPING
DIVISION:	CITY SHAPING
ATTACHMENTS:	1. PERIMETER FENCE PERFORMANCE REQUIREMENTS 2. LANGHAM TERRACE FRONTAGE 3. TRIMMER TERRACE FRONTAGE 4. FREDERICK OPTION 1: PERMANENT FENCE WITH FIXED OPENINGS 5. FREDERICK OPTION 2: TEMPORARY INFILL FENCE WITH PERMANENT BRICK PILLARS 6. FREDERICK OPTION 3: SLIDING PANELS WITH INTEGRATED SEATING OR PLANTERS

1. PURPOSE

This report presents concept design options for a perimeter fence around Unley Oval and seeks a decision from Council on the next steps.

2. RECOMMENDATION

That:

1. The report be received.
2. *The matter is for Council to determine.*

3. RELEVANT CORE STRATEGIES – COMMUNITY PLAN 'TOWARDS 2050'

4. Places and Spaces
4.1 We invest in, revitalise, and expand our open spaces, recreation facilities and infrastructure to meet the needs of current and future communities and climates.

4. BACKGROUND

Unley Oval is a regional open space and sports facility. The precinct combines several established sporting clubs (SANFL, cricket, lawn tennis and lawn bowls), with a range of community open spaces, park amenities (seating, BBQ, drink fountains, bike racks, picnic settings and shelters) and recreation facilities (playgrounds, playing surface, grassed mounds) for all ages.

In June 2024, the Council endorsed an approach and timeline to investigate a permanent perimeter fence with appropriate public access for Unley Oval. The first stage of community consultation commenced in late July 2024 and sought to understand community sentiment towards:

- The connection to Unley and Unley Oval.
- The value and qualities of Unley Oval.
- The level of support for a perimeter fence.
- Community benefits or concerns of a perimeter fence; and
- Further considerations including design, placement, and openings if a fence were to be installed.

The feedback highlighted a diverse range of views, concerns and expectations regarding a possible perimeter fence.

In September 2024, the Council considered the results of the first stage of consultation and resolved to proceed with the next stage of the investigation, involving the preparation of concept design options for a perimeter fence around Unley Oval.

The feedback from Stage 1 Consultation formed a central part of the design brief to the design consultants issued in late 2024, which was awarded to Greenway Architects.

5. DISCUSSION

A public briefing was held on 11 March 2025 to provide Elected Members with the opportunity to review and comment on preliminary concept options for a perimeter fence around Unley Oval.

The proposed fence alignment would extend from the existing grandstand on Trimmer Terrace, continue along Frederick Street, and connect to the lawn tennis facilities at the southern end of Langham Terrace. The fence

would have several public access openings to maintain everyday community use.

At the briefing, Elected Members asked questions and provided feedback to Greenway Architects on the various design options that were presented.

No decision was made regarding a preferred design or whether a fence will be installed. The feedback informed the development of final concept design(s) that are now presented to Council for consideration and determination whether to proceed with community consultation.

The following information summarises the proposed concept design options.

Perimeter Fence Performance Requirements

Community feedback gathered during Stage 1 consultation helped shape the proposed concept designs. Key community priorities included:

- The location and alignment of the fence around Unley Oval
- Access points to ensure continued public use
- Safety considerations for both oval users and spectators
- Aesthetic design that aligns with the character of Unley and the Oval

<u>Key Design Features:</u>

- Fence height will range between 1800mm and 2100mm, depending on location and function.
- Primary fence panels will be powder-coated black or charcoal grey, made from vertical metal tubes (similar to a pool fence) with top and bottom rails.
- The panel design will be simple and cost-effective to manufacture, avoiding unnecessary decorative elements. If Council chose to have a more ornamental fence involving lace work etc, this would be at an additional cost.
- Brick-finished pillars to reflect the red brick heritage of the Oval and to complement the materials used in the new toilet block
- A feature fence panel within the planted mound on Trimmer Terrace will use alternative materials and colours to suit the landscaped setting and protect existing trees

Attachment 1

For Langham Terrace and Trimmer Terrace, the combination of current site conditions, existing temporary event fencing alignments, and community feedback has led to a clear and consistent fence alignment for consultation.

In contrast, the Frederick Street frontage has generated a wider range of community views. As a result, three alternative design options are proposed to respond to the concerns raised during Stage 1.

Langham Terrace Frontage

The proposed perimeter fence along Langham Terrace incorporates the following features:

- The fence is set within the existing planting beds, behind the footpath, to ensure the path remains open and unobstructed for pedestrians.
- Pedestrian gates will be regularly spaced to align with current access points along the terrace.
- The existing swings will be relocated, and the playground layout expanded to allow for a continuous and consistent fence alignment.
- Infill fence panels will be installed between the brick columns of the existing Pavilion, placed on the oval side (within planting beds), ensuring that the Pavilion always remains open and accessible from Langham Terrace.
- Additional pedestrian gates will be placed at either end and at the centre of the Pavilion to maintain convenient access to the oval.
- The existing cyclone mesh boundary fence adjacent to the cricket nets will be removed and replaced with new fence panels. Double vehicle gates will be included to maintain service access to the oval.
- Local adjustments will be made to planting beds, park furniture, signage, and lighting to align with the new fence layout.

The renewal of the cricket nets, including fencing and practice surface, is proposed as part of the draft 2025/26 Annual Business Plan and Budget.

Attachment 2

Trimmer Terrace Frontage

The proposed perimeter fence along Trimmer Terrace includes the following key features:

- The fence and brick pillar alignment follows the existing temporary 'matchday' fencing layout, responding to current internal uses and site functionality.
- A large sliding gate adjacent to the MacKay Stand will remain open outside of events, ensuring continued access to the existing ramp and canteen service area.
- The fence will align with the MacKay Stand to create a consistent street interface.
- A new pedestrian entry and gateway will be installed at the base of the southern stairs, improving access and wayfinding.
- Decorative fence panels will be incorporated within the existing planted mound, designed to wrap around existing trees and remain below the height of the mound, preserving the landscaped character.

- The existing northern steps, which are aged and underutilised, will be removed and replaced with native infill planting to enhance the landscape.
- The current fencing around the playground will be removed, and the playground edge reinstated to create a more open and integrated space.
- Local adjustments will be made to existing planting beds, park furniture, signage, paving, and lighting to suit the final fence alignment.

Attachment 3

Frederick Street Frontage

Three design options have been prepared for the Frederick Street frontage. All options include the creation of a permanent entry archway, aligned with Cambridge Terrace, reflecting the design of the existing Oxford Terrace entry. This central entry point would not have any gates and will therefore always be open to support everyday public access. When events are held, temporary measures would be used to manage access through the archway as required.

As part of any option, the existing green fencing along Frederick Street would be removed to support a more cohesive and integrated frontage.

Option 1: Permanent Fence with fixed openings

Option 1 proposes a fully permanent fence along the Frederick Street boundary, with formal openings at either end in addition to a central archway aligned with Cambridge Terrace.

<u>Key Features:</u>

- Evenly spaced red brick pillars along Frederick Street, reflecting the heritage character of the Oval and complementing the existing pillars on Langham Terrace.
- 1800mm high painted steel fence panels span between pillars, supported by secondary posts to reduce visual bulk.
- Public access is maintained through a central archway (Cambridge Terrace) and with large sliding gates near the Trimmer Terrace and Langham Terrace corners. The gates would always remain open apart from ticketed event days.

<u>Additional Considerations:</u>

- The use of red brick pillars enhances heritage alignment and visual consistency across the Oval frontage.
- A permanent fence may affect the sense of openness and amenity when viewed from Frederick Street.
- Limited openings may influence perceptions of safety, with potential for both positive and negative community views.

- This option offers the lowest construction and ongoing maintenance costs compared to other options, with no operational setup or storage requirements.

Attachment 4

Option 2: Temporary Infill Fence with Permanent Brick Pillars

Option 2 proposes a hybrid approach, providing the fixed infrastructure to support a temporary fencing system, while maintaining an open and flexible street frontage. A permanent entry archway, aligned with Cambridge Terrace, would serve as a key visual feature.

Key Features:

- Red brick pillars would be permanently installed along the Frederick Street boundary, evenly spaced to align with the design language of the Oval and Langham Terrace.
- For events, painted steel posts and infill panels would be temporarily installed by placing them into in-ground engineered sleeves.
- When not in use, these panels would be stored discreetly in the adjacent public toilet facility (planned for renewal).

Additional Considerations:

- The red brick pillars maintain visual consistency with the Oval's heritage character and enhance the streetscape.
- Temporary panels will be purpose-built for efficient installation and improved appearance, offering a significant upgrade over current temporary fencing solutions.
- Outside of events, the entire Frederick Street frontage would remain open, supporting everyday public access and visibility.
- This option will require volunteer or staff effort to set up and remove fencing for events. Over time, this may result in increased wear and maintenance costs for the panels.
- The toilet building design may need to be adjusted to accommodate secure and accessible storage for the temporary fence components.

Attachment 5

Option 3: Sliding Panels with Integrated Seating or Planters

Option 3 proposes a combination of fixed fence panels along the Frederick Street boundary, with sliding panels "stored" discreetly behind when not in use. This approach provides flexibility for event use while maintaining an open, welcoming streetscape the rest of the time. A permanent entry archway, aligned with Cambridge Terrace, would serve as a key visual feature.

Key Features:

- Sliding infill panels run on engineered in-ground tracks and can be rolled into place for events, then retracted behind the fixed panels when not needed.
- Panels are designed for easy operation by volunteers and can be securely locked in place when stored.
- Bench seating or raised planters are incorporated into the design to screen the stored panels and enhance street and oval amenity.

Additional Considerations:

- To accommodate the seating or planter features, a taller fence height of 2100mm is required.
- Materials used for seating and planters could align with those proposed for the new public toilet to ensure a consistent visual language.
- The fence system will be engineered for ease of use and durability, offering a more functional alternative to existing temporary fencing solutions.
- Although the alignment of up to three sliding panels may present a heavier visual appearance, it enables more open views on either side.
- When not in use, most of the Frederick Street frontage will remain open to the public.
- Operational effort will be required to roll panels into place and back again for events, with associated maintenance needs over time.
- Regular upkeep of seating and planters will be required to ensure quality presentation and functionality.

Attachment 6

Other Oval Amenities

The renewal of the existing toilet block and the creation of new entry plazas are not part of the current community consultation. These elements are shown in concept plans solely to help illustrate the broader vision and assist with community understanding.

The entry plazas at Langham Terrace and Trimmer Terrace are indicative only and remain subject to further design development. Similarly, the recognition and integration of the existing Bali Memorial will be considered separately and is not included in this stage of consultation.

Council's YourSay Unley page and FAQs will be updated to reflect this context and clearly outline what is, and is not, part of the current engagement.

Preliminary Cost Estimate

During the Stage 1 consultation, community members expressed interest in understanding the potential cost of installing a perimeter fence. At that time, no design had been developed, and therefore no estimate could be provided.

For Stage 2, and in response to ongoing community interest, a preliminary project estimate of $1.8 to $2.0 million has been prepared based on the current concept designs. This estimate includes the Langham Terrace, Trimmer Terrace, and Frederick Street frontages, as well as standard on-costs and a contingency allowance. The difference in construction costs between Frederick Street Fence Option 1 and Options 2 or 3 is estimated to be less than $200,000.

It should be noted that this cost also incorporates the arch in Frederick Street as well as the brick pillars proposed. If Council chose to instal a more decorative fence with heritage lacework etc, the cost will be more.

The current estimate does not include costs associated with the renewal of the toilet block or the landscape works proposed at the Langham and Trimmer Terrace entry plazas.

It should also be noted that the estimate is based on high-level concept designs and includes a significant contingency. If the project progresses to detailed design, costings will be reviewed and refined accordingly. A detailed price breakdown has not been provided in order to protect Council's commercial position. Should the project proceed, construction would be procured through a competitive tender process in accordance with Council's procurement policy.

Funding Opportunities

If Council resolves to proceed with community consultation, the Administration will also engage with the Sturt Football Club, as a key stakeholder, to explore coordinated opportunities for external funding toward the construction of a perimeter fence (should the project be approved). This will include discussions with peak sporting bodies and both Federal and State Government agencies.

In addition, there are broader opportunities to enhance the oval surrounds for community benefit. It is proposed that improvements such as entry plazas, gateways, and other amenity upgrades be funded by Council as part of its ongoing commitment to enhancing public open space and may also be subject to Federal and State grant funding. The public toilets are to be upgraded as per Council's Asset Management Plans.

Consultation

In line with the approach endorsed by Council in June 2024, Stage 2 engagement will focus on understanding community preferences for the proposed fence designs and the reasons behind those preferences. Community members will also be invited to provide feedback or suggestions on the proposed designs.

As with Stage 1, the primary method of consultation will be an online survey via YourSay Unley, supported by physical information displays at the Civic Centre, Goodwood Library, and Unley Library. Hard-copy surveys will also be available at these locations upon request.

Efforts will again be made to capture the user profile of each respondent, including their connection to Unley Oval and whether they live nearby, within the City of Unley, or outside the Council area. This profiling will assist in analysing the feedback in context, consistent with the Stage 1 reporting methodology.

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Next Steps

If Council endorses proceeding with consultation, the concept designs will be made available for public feedback from June, for a period of three weeks.

During this time, Council staff will also engage with key stakeholders and explore potential funding opportunities through relevant government agencies and sports partners.

Following the end of the consultation period, the design team will review and analyse community feedback and consider design changes for a potential fence in each location. Stakeholder input and any potential funding contributions will be included in a future report to Council.

Depending on the extent and nature of the feedback received, a revised concept design, along with updated cost estimates, will be presented to Council in August 2025. At that time, Council will have the option to:

- Endorse the final design (as refined through consultation), or
- Decide not to proceed further with the project.

6. POLICY IMPLICATIONS

6.1 Financial/budget implications

- The investigation is being funded from savings associated with the allocated budget for the redevelopment of the existing public toilet facilities located at Unley Oval (estimated $100,000).
- There is no provision at this stage in the Draft 2025/26 Annual Business Plan and Budget for the installation of a fence. Any funding

contribution from Council will be dealt with in terms of the parameters of a new capital project.

- If the consultation process is endorsed, the Council will engage with the Sturt FC and other funding partners, such as State and Federal government, to gauge interest in providing financial support for this project.
- Should the project proceed and there was interest from external funding partners, a further report would be presented to Council for consideration noting Council may only be required to fund any shortfall in the cost of the project, including funding of amenity improvements.

6.2 Risk Management (identification and mitigation)

- Consultation will be undertaken with the community and key stakeholders to ensure that Council is aware of all views prior to making any decisions.
- The Administration is aware that there have been some claims made by community members that Council intends to prohibit dogs from using the Oval. The Council has never discussed this matter.
- The development of a concept design will be prepared in accordance with the necessary and required standards, codes, and guidelines to ensure that Council meets the appropriate legislative requirements and mitigates its risks accordingly.

6.3 Staffing/Work Plans/Additional Resource Impact

- The project was introduced after the staff workplans were finalised for the 2024/25 Annual Business Plan and Budget. Given the high level of public interest in the investigation, staff work plans have been adjusted to ensure there is sufficient time for staff to appropriately manage the development of concept design options by an external party as well as the additional consultation process.
- As a result, other planned projects and activities have been paused or delayed in order to support the requirements of each stage.
- In addition, other community engagement and communications activities have been re-timed around the community interest and resource support required for the next stage of engagement.
- Staff will be responsible for the day-to-day management of consultants, co-ordinating Council briefings and preparation of Council reports.

6.4 Climate/Environmental Impact

- The development of concept designs as part of the investigation will consider Council's Environmental Design Guidelines (ESD) for New Council Buildings and Minor Works and Refurbishments.

6.5 Social/Economic

- If Council chooses to proceed with this project, the Stage 2 community feedback will be used to inform the final design, to reflect

the character of Unley Oval and attempt to address the concerns raised by the community.

- The consultation material will be available via Your say Unley (online) and at key Council sites with hard copy or postal methods to raise greater community awareness of the design proposals.

7. ANALYSIS OF OPTIONS

Option 1 -

1. The report be received.

2. The proposed concept design and consultation approach as set out in this report (Item 4.3, Council Meeting 28/04/2025) is endorsed.

3. The Council commence community consultation as outlined in this report (Item 4.3, Council Meeting 28/04/2025).

4. The Chief Executive Officer be authorised to make minor editorial or formatting amendments as required to finalise the endorsed approach and timeline regarding this matter.

5. Following the conclusion of community consultation, a further report summarising the feedback received on the Draft Concept Plans and presentation of the final design and costings be submitted to Council.

Under this option, Council would endorse the proposed concept designs and consultation approach and proceed with the next stage of community engagement which would commence in June 2025.

The CEO would be authorised by Council to make minor editorial changes, if required, to finalise the endorsed approach and timeline prior to commencement of the community engagement process.

At the conclusion of the consultation period, the design team will review and collate results and consider any changes to the concept. At this point, the Council will be presented with the option to either endorse the final design or to cease considerations altogether regarding this matter.

Option 2 –

1. The report be received.

2. Subject to the following amendments, the proposed concept design and consultation approach as set out in this report (Item 4.3, Council Meeting 28/04/2025) is endorsed.
   - *[Amendments requested to be inserted here]*
3. The Council commence community consultation as outlined above.

4. Following the conclusion of community consultation, a further report summarising the feedback received on the Draft Concept Plans and presentation of the final design and costings be submitted to Council.

Council may wish to make amendments to the proposed concept design, number of design options or the proposed consultation approach prior to commencement of the project. If this is the case, the amendments should be articulated as part of the resolution and this option provides the relevant wording to enable Council to do so. These changes will be incorporated prior to the commencement of the community engagement process without the need to come back to Council.

At the conclusion of the consultation period, the design team will review and collate results and consider any changes to the concept. At this point, the Council will be presented with the option to either endorse the final design or to cease considerations altogether regarding this matter.

Option 3 –

1. The report be received.

2. The proposed concept design and consultation approach as set out in this report (Item 4.3, Council Meeting 28/04/2025) be further amended as outlined below and returned to Council for review, prior to the commencement of a community engagement process:
   - *[Amendments requested to be inserted here]*

Council may wish to request significant amendments to the proposed concept designs or consultation approach which would then need to come back for Council for its consideration prior to the commencement of the community engagement process. If this is the case, direction regarding the significant amendments should be articulated as part of the resolution. This option provides the relevant wording to enable Council to do so, and to resolve that these changes be incorporated and brought back to Council.

Option 4 –

1. The report be received.

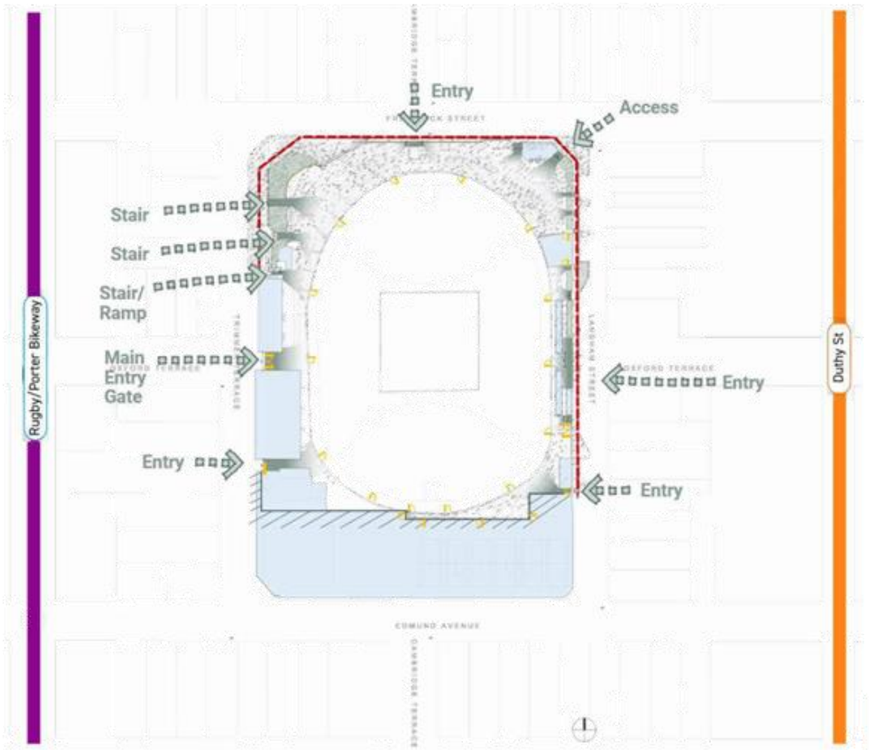
This option allows Council to simply receive this report but not endorse undertaking consultation on the proposed concept designs and hence decide not to progress with this matter any further.

8. RECOMMENDED OPTION

The matter is for Council to determine.

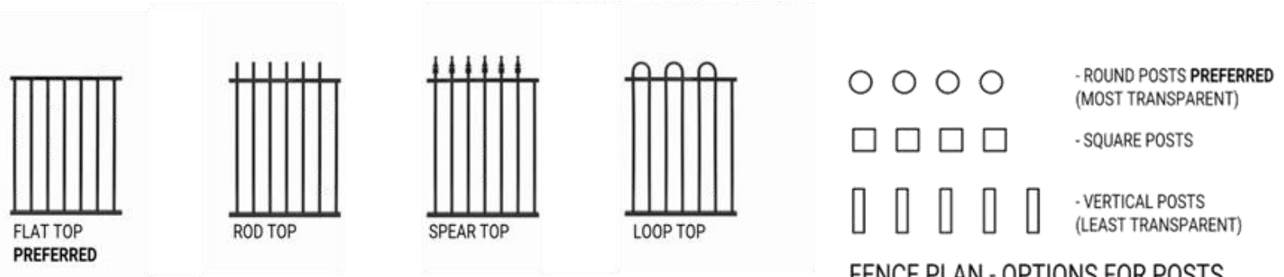
9. REPORT AUTHORISERS

Name	Title
Ben Willsmore	General Manager City Shaping
Peter Tsokas	Chief Executive Officer



CURRENT ACCESS TO UNLEY OVAL





FENCE ELEVATIONS - OPTIONS FOR FENCE TOPS

FENCE PLAN - OPTIONS FOR POSTS



FREDERICK ST



COMMUNITY EVENTS



HERITAGE



ENTRY



PROPOSED NEW PLAZA

GREENWAY ARCHITECTS

PROJECT NO: 24049

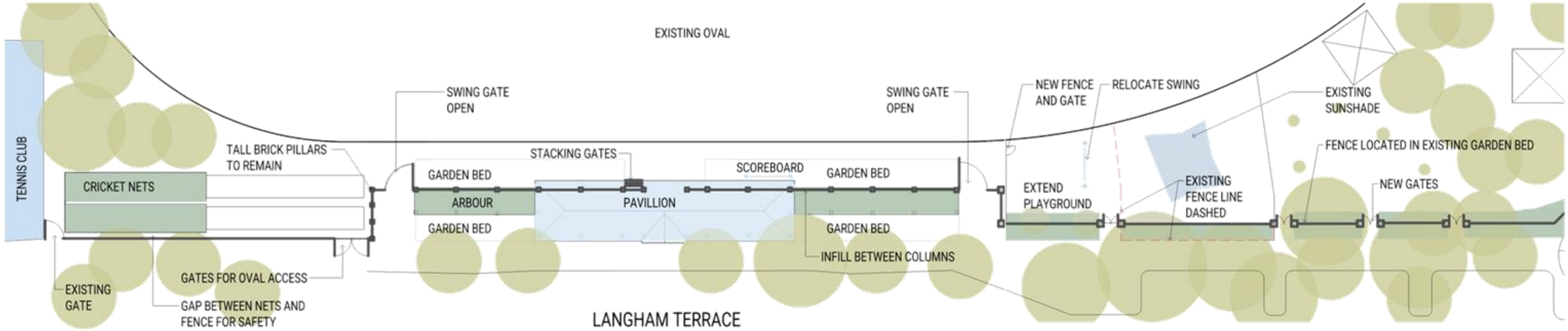
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ATTACHMENT 1

PERIMETER FENCE PERFORMANCE REQUIREMENTS

UNLEY OVAL PERIMETER FENCE

Unley SA 5061





EXISTING CRICKET NETS



EXISTING PAVILLION



EXISTING GARDEN BED



PROPOSED CRICKET NET - NEW LOWER FENCE



PROPOSED PAVILLION - INFILL PANELS



PROPOSED FENCE IN GARDEN BEDS

GREENWAY ARCHITECTS

PROJECT NO: 24049 SCALE: 1 : 200

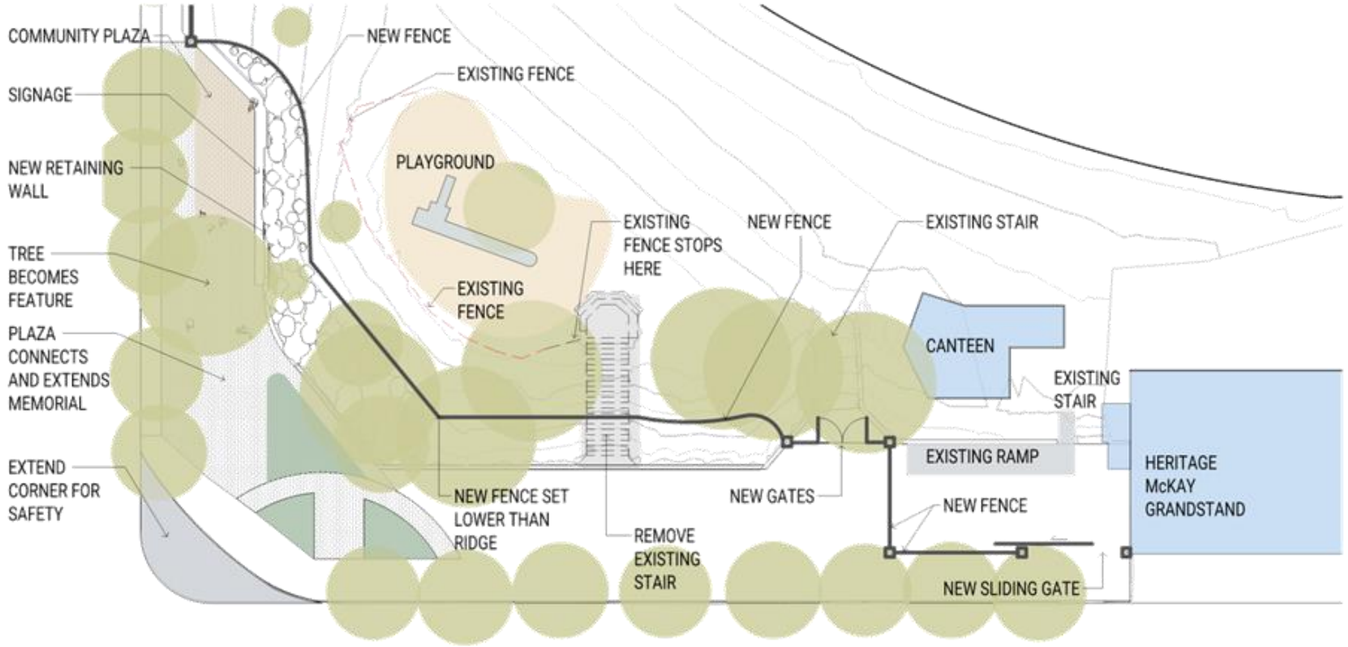
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ATTACHMENT 2

LANGHAM TERRACE FRONTAGE

UNLEY OVAL PERIMETER FENCE

Unley SA 5061



TRIMMER TERRACE



EXISTING NORTH WEST CORNER



INSPIRATION



PROPOSED NORTH WEST CORNER PLAZA



EXISTING TRIMMER TERRACE



PROPOSED FENCE BY McKAY GRANDSTAND



INSPIRATION

GREENWAY ARCHITECTS

PROJECT NO: 24049 SCALE: 1 : 200

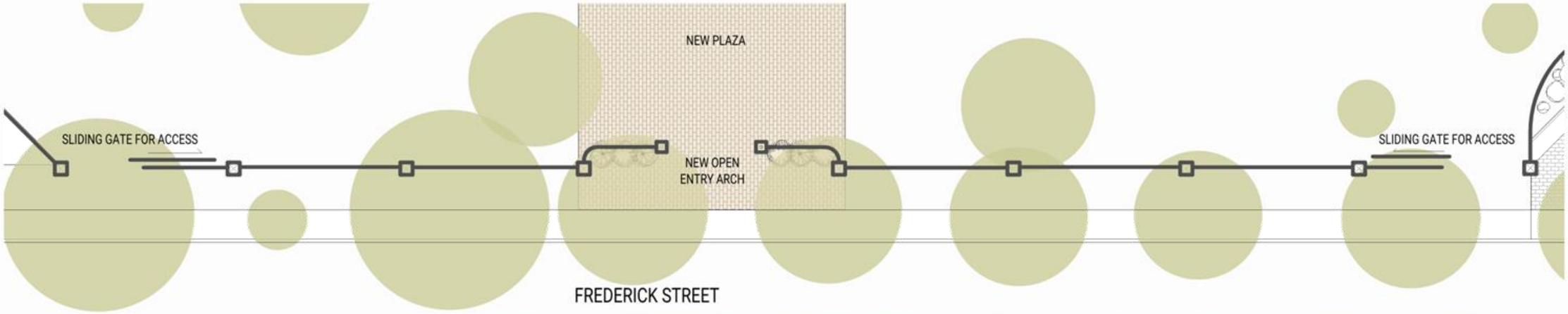
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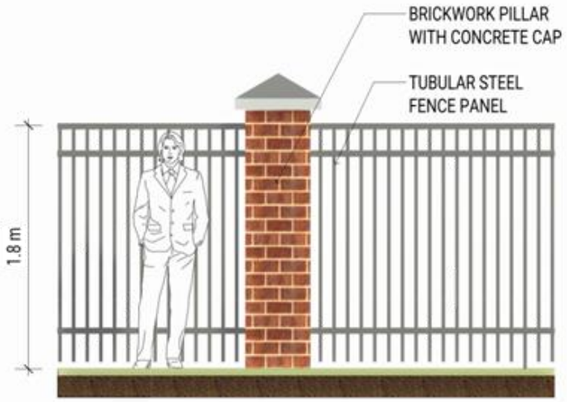
ATTACHMENT 3

TRIMMER TERRACE FRONTAGE

UNLEY OVAL PERIMETER FENCE

Unley SA 5061





OPTION 1 - ELEVATION



OPTION 1 - PERSPECTIVE



FENCE STYLE



BRICKWORK PIERS TO REFERENCE
EXISTING BRICKWORK



EXISTING VIEW FROM CAMBRIDGE TCE



PROPOSED ENTRY STATEMENT



INSPIRATION - COLONEL LIGHT
GARDENS - OXFORD CIRCUS

ATTACHMENT 4

FREDERICK OPTION 1 - PERMANENT FENCE WITH FIXED OPENINGS

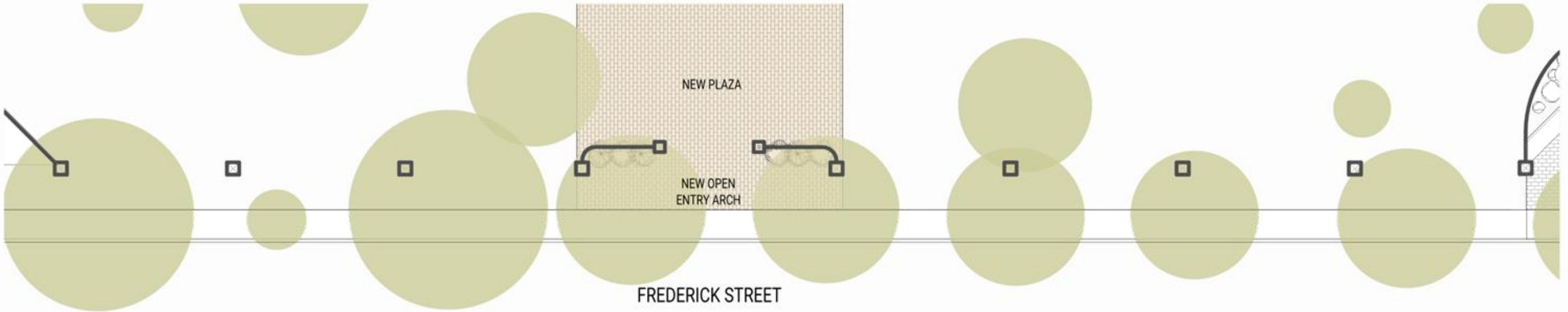
UNLEY OVAL PERIMETER FENCE

Unley SA 5061

GREENWAY ARCHITECTS

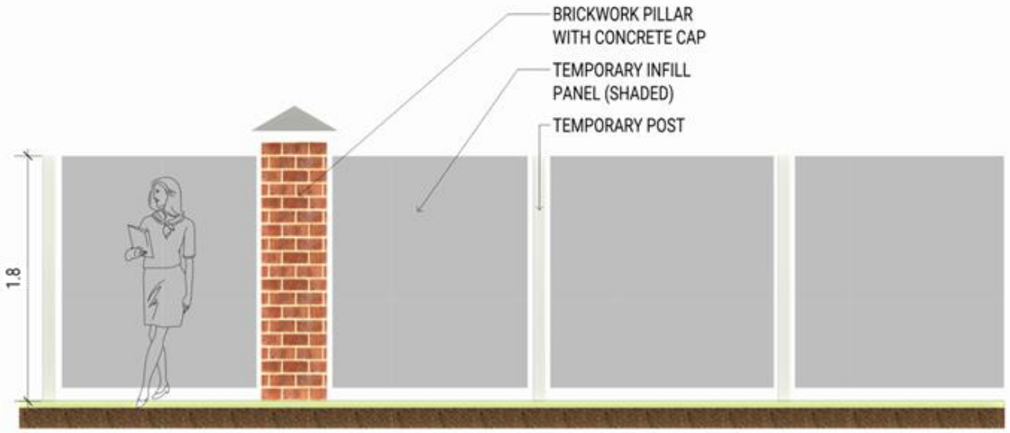
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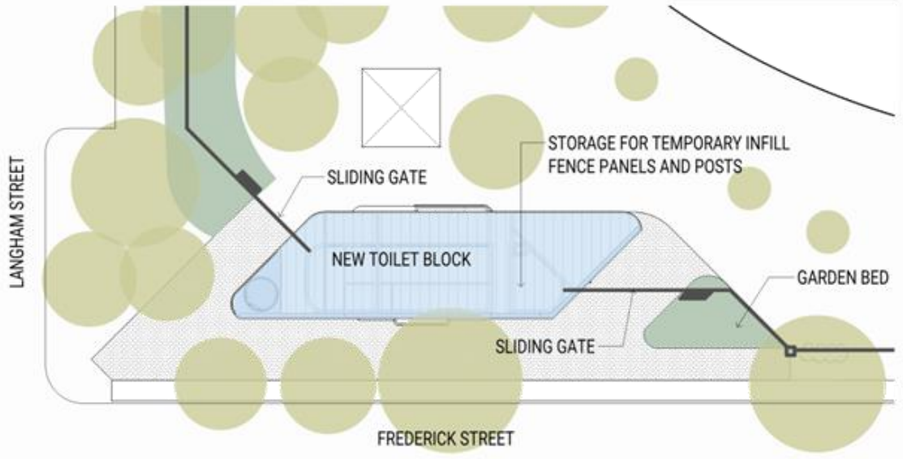




OPTION 2 - PERSPECTIVE



OPTION 2 - ELEVATION





NEW TOILET BLOCK PLAZA TO INCORPORATE HISTORICAL REFERENCES

GREENWAY ARCHITECTS

PROJECT NO: 24049

SCALE: As indicated

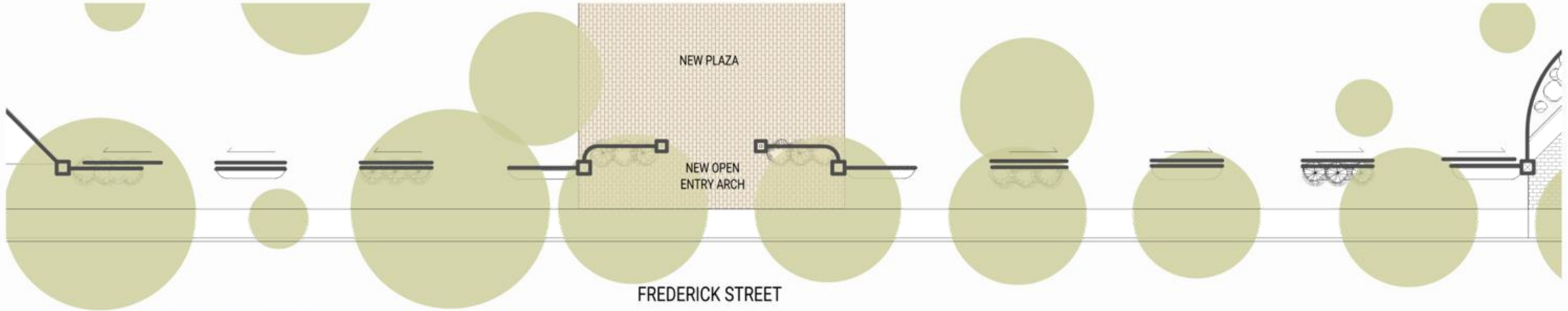
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ATTACHMENT 5

FREDERICK OPTION 2 - TEMPORARY INFILL FENCE WITH PERMANENT BRICK PILLARS

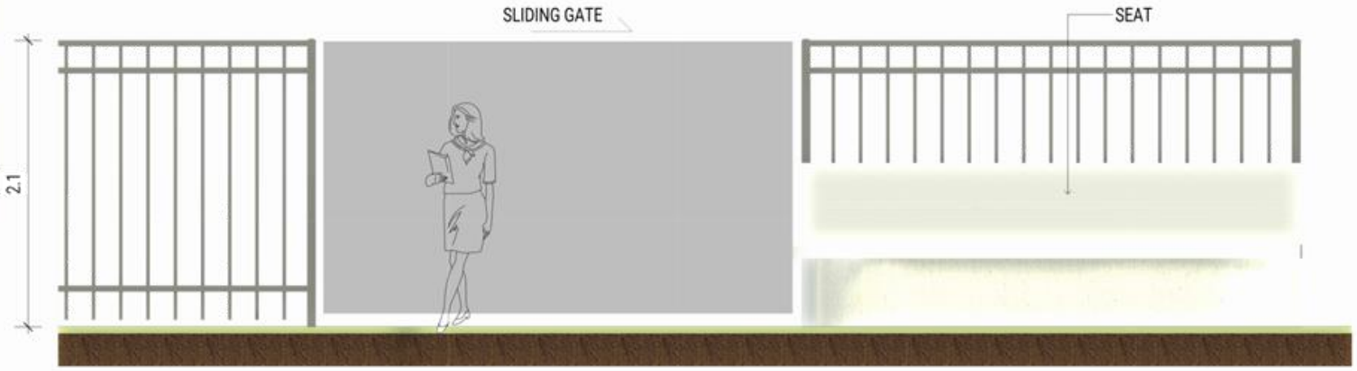
UNLEY OVAL PERIMETER FENCE

Unley SA 5061





OPTION 3 - PERSPECTIVE



OPTION 3 - ELEVATION - SEAT PART





PLANTER BED/SEAT INSPIRATION



OPTION 3 - ELEVATION - PLANTER BED PART

GREENWAY ARCHITECTS

PROJECT NO: 24049 SCALE: As indicated 0m 2m 4m 6m 8m 10m

ATTACHMENT 6

FREDERICK OPTION 3 - SLIDING PANELS WITH INGRATED SEATING OR PLANTERS

UNLEY OVAL PERIMETER FENCE

Unley SA 5061