



weigal oval

master plan report

Prepared for the City of West Torrens
June 2015



SUTER PLANNERS





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Weigall Oval Master Plan

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Torrens

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The core project team included Angelo Catinari, Joseph Ielasi and Steve Watson from the City of West Torrens, Susanne Suter from Suter Planners and Tom Vinall, David Gregory and Amy Pfeiffer from JPE Design Studio.

A special thank you is extended to the Weigall Oval sporting groups and Elected Member stakeholders who provided interest and guided the direction of the project vision.



executive summary



Proposed Master Plan

executive summary

Through a detailed process of analysis, consultation, and sports planning, this report provides a direction for the future development of Weigall Oval.

Weigall Oval is a fundamental, community open space within the City of West Torrens. The site is located in an area zoned for high density residential, justifying the importance to deliver and maintain a high quality open space to meet the needs of surrounding residents and sporting groups.

The findings from the demand analysis, site critique and consultations indicate the following;

1. There is justification to retain both the soccer and baseball sports at Weigall Oval.
2. There is a need to separate the senior playing areas for soccer and baseball to cater for all year usage requirements, however the junior playing field could be shared.
3. The trotting track surrounding the playing fields is unfortunately a constraint to meeting the needs of the other user groups. As such, there is justification to remove the trotting track in the future.

A Master Plan has been developed following consultations with the Council project team, City of West Torrens Elected Member stakeholders, and lease/licence holders of Weigall Oval (refer Section 8, page 72).

The proposed master plan includes the following main components;

- senior sized soccer pitch with fencing and lighting
- senior sized baseball diamond with required fencing & lighting (however the baseball field will not be fenced entirely and allow for community use during times it is not in use)
- shared use junior playing field area with lighting (baseball and soccer)
- new shared use club building (shared by soccer and baseball and designed for potential broader community use)
- 3 multi-use outdoor courts
- new playspace (not fenced) replacing existing playspace
- community recreation spaces and viewing areas (seating, picnic settings)
- pathway connections internally and to Westside Bikeway
- additional car parking and two entry and exit points

Whilst the trotting track is removed within the proposed master plan it is recommended the existing trotters are given a 5 year time frame to transition from the site, given the important role that trotting has played in the past. As such those components that require the removal of the trotting track will not occur for at least 5 years.

A staged approach is recommended in this report and a budget estimate is also provided to assist with the implementation of the Master Plan over time. It is important to note that this Master Plan Report does not commit council or any other organisation to undertake works. The Master Plan is provided to guide improvements as resources become available and in accordance with other priorities.





master plan context

2



2.1 purpose of the master plan

Weigall Oval is a key district sportsground that provides the immediate and broader community with valuable facilities for both organised sports and casual sports and informal recreation.

Currently the sportsground includes an oval area within a trotting track as well as tennis courts and recreation spaces.

In December 2011 and following the development of the Open Space and Public Place Plan, West Torrens City Council determined that a master plan should be developed for Weigall Oval to guide the future development and use of the sports ground.

The master plan was primarily sought to determine the following;

- the future of the Trotting Track,
- the future use of the fields and facilities,
- confirm that the tennis courts should be public use (rather than club use),
- consider whether a dog park should be provided at the site,
- provide direction regarding the club building amenities and recreation spaces, and
- the suitability of the site/complex for the existing tenants.




Councils formal resolution at the time was as follows;

1. The lease with the Trainer's Association at Weigall Oval be extended to 01/04/2014 in line with the expiry dates of the current leases held by the Adelaide Baseball Club and Adelaide Cobras Football Club.
2. A Masterplan for the Weigall Oval precinct be developed during the 2012/13 year.
3. The tennis facilities at Weigall Oval be retained for public use only.
4. The Administration write to the Taverne Tennis Academy and the Adelaide Cobras Football Club informing them that all five tennis courts at Weigall Oval will be retained for public use, pending the finalisation of the master plan.
5. The establishment of a dog park at Weigall Oval be deferred and included in the development of a Master Plan for the Oval.

The overriding purpose of the master plan is to confirm and determine directions for Weigall Oval and ultimately guide the future development of the sportsground as resources become available.

The West Torrens City Council, upon appointing a consultant team to develop and explore options for the Weigall Oval Master Plan, devised key objectives to be achieved through the development of the Master Plan. These objectives are as follows;

- Provide a master plan for Weigall Oval that meets and exceeds the expectations and requirements of the current (and future) licensee groups;
- Provide a master plan for Weigall Oval that meets the needs and aspirations of the community;
- Minimise impacts on the existing and future residents; and,
- Ensure the delivery of a best practice, high amenity facility compatible with the surrounding residential land use.



The following statement provides a summary of the project intent;

‘Create a more inclusive and functional open space that incorporates community recreation and sports facilities that will meet the desires and needs of the community users and licensee groups as well as providing a high quality public open space to support future growth’.



2.2 the study area

Located in the suburb of Plympton, Weigall Oval is surrounded by residential housing in an area that is zoned for potential higher density development as per Council's Strategic Directions Report (2008).

The study area, which includes a Department of Planning, Transport and Infrastructure (DPTI) recreation corridor, is approximately 56,000m² (5.6 hectares) in size. The study area, including the DPTI land, is referred to as Weigall Oval in this report.

The Weigall Oval complex consists of a large playing field area within a 12m wide sand-loam base Trotting Track, as well as 5 tennis courts, a club facility, recreation spaces, car parking and other infrastructure. The playing fields are currently used for soccer and baseball. The DPTI recreation corridor includes a linear pathway.

According to Council's *Open Space and Public Place Plan* (draft 2013), Weigall Oval is classified as a district reserve; one of seven in the West Torrens council region.

There are currently three lease/licence holders who hold tenure over designated parts of the oval at certain times of the year. The adjacent map illustrates the current lease/licence holders of Weigall Oval and their leased/licensed portions.



The Weigall Oval Trainers Association

(All year - 6:00am till noon weekdays - 6:00am till 9am weekends & public holidays)

Approx Area

8,000m² - 15% of site



Adelaide Cobras (Omonia) Soccer Club

(April to September)

Approx Area

22,000m² - 40% of site



Adelaide Baseball Club

(October to March)

Approx Area

22,000m² - 40% of site



State Government (Westside Bikeway) Recreation Corridor

(Licence Agreement between the Commissioner of Highways and The City of West Torrens.)

5,000m² - 10% of site



oval terrace

Westside Bikeway

birdwood terrace

James Street

master plan study area

urrbrae terrace





background
information

3



3.1 study approach

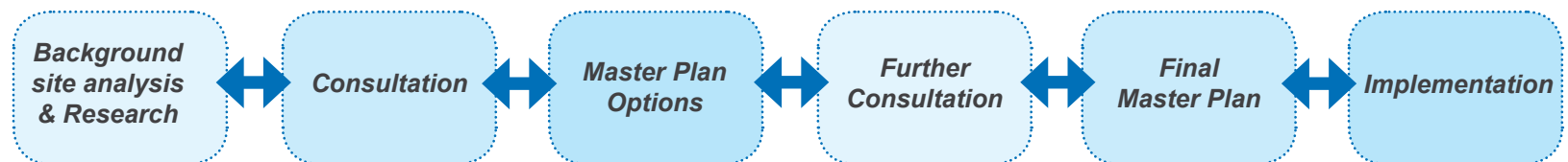
The below diagram illustrates the study approach taken to develop the master plan for Weigall Oval.

The process initially involved **background research and site analysis** to obtain an understanding of the site, needs, issues and opportunities.

Consultation played a crucial role in further understanding the site uses and functions as well as community and user views for the future of the Weigall Oval complex. Consultation occurred in two stages of the project process.

Using the above information gathered, informed **master plan options** were developed which were further presented and consulted on with stakeholders and lease/licence holders. Consultation with the public will occur following this phase of the project process.

The **final master plan for Weigall Oval** has been reviewed with consideration given to indicative costings and potential stages for **implementation** have been identified.





3.2 document review

Strategic and Open Space planning documents relevant to Weigall Oval are imperative to consider in the development of the master plan.

City of West Torrens Council policies, legislation and plans that may impact on the development of Weigall Oval are as follows;

1. **Towards 2025 Community Plan (2011)**
2. **2025 Strategic Directions Report (2008)**
3. **Asset Management Policy (2005)**
4. **Community Land Management Plan (2004)**
5. **Open Space and Public Realm Strategy Issues and Opportunities Paper (2013)**
6. **Open Space and Public Place Plan (2013)**

The following review summarises the outcomes of these past (and present) planning studies, and identifies their relevancy to the master plan project for Weigall Oval.

1. The Community Plan

The Community Plan provides a long term vision for the City of West Torrens which reflects the community aspirations.

The key 'Community Aspirations' outlined in the Community Plan most relevant to the development of Weigall Oval are as follows;

Community Life

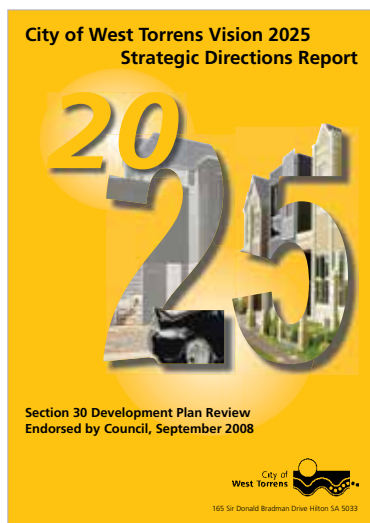
- Healthy and learning communities
- An engaged community

Built Environment

- An attractive and functional open space network
- Effective stormwater infrastructure

Natural Environment

- Development that encompasses environmental sustainability
- Enhanced natural environment



2. Strategic Directions Report – Vision 2025

The City of West Torrens Vision 2025 Strategic Directions Report (2008) delivers a vision for the City's urban fabric in the year 2025 and beyond:

“A highly accessible City that is demographically and culturally diverse, with a strong sense of community, developed and established on the basis of compact and sustainable urban form.”

The report highlighted the following key issues to be considered in the development of the master plan:

- Balancing increased population and density with high quality environments
- Balancing private open space needs with public open space needs
- Providing accessible open space
- Access to recreation and community facilities
- Greening streets and suburbs
- Reducing reliance on private cars, encourage walking, cycling and public transport
- Reinforcing Kurralta Park as a District Centre
- Addressing impacts of climate change
- Encouraging a sense of citizenship and community ownership of public assets and infrastructure
- Encouraging child friendly communities
- Managing the impacts of a potential increase of up to 20% in the number of dwellings in the City
- Neighbourhoods that are amenable and safer for walking, cycling and recreational activities

Additionally, the City's Open Space Strategic Plan (2004) stated that linkages and access to open space were issues still facing the City of West Torrens.

In total, the City of West Torrens provides 2.7 hectares of open space per 1000 head of population, only slightly below the widely acknowledged figure of 3 hectares per 1000 (*Open Space and Public Space Plan, 2013 draft*).

Nearby Councils provide the following open space

- **Unley** - 1.22ha/1000
- **Holdfast Bay** - 2.04 ha/1000
- **Norwood, Payneham and St Peters** - 5.34 ha/1000
- **Mitcham** - 7.57 ha/1000

Forty of the City of West Torrens 150 hectares of open space are classified as sporting open space, equating to 0.73 hectares per 1000. This can be compared to recent New South Wales planning that recommends approximately 1.2 to 1.5 hectares of sporting open space per 1000.



3. Asset Management Policy (2005)

The City's Asset Management Policy (2005) highlighted the need for integrated planning and also demonstrated the role in contributing to Council's strategic objectives to;

'address issues relating to the distribution of, and access to, open space across the City', and to;

'determine the appropriate direction for the development, management and maintenance of all Community Land in accordance with community endorsed management plans'.

4. Community Land Management Plan (2004)

The purpose of the Community Land Management Plan (2004) is to identify clear objectives and establish directions for planning, resource management and maintenance.

Described as a valuable community asset, Weigall Oval is categorised within the CLMP as a Recreation/Sports Ground. The classification of a Recreation/Sport Ground is determined through the provision of the following features;

- Strategically important local or regional open space
- Are generally used for active and formal recreation
- Enhance local amenity.

Weigall Oval is one of 14 recreation and sports grounds that Council has developed a Plan for. It is located on the border of a higher density opportunity zone close to three Activity Centres, and is also on the south-eastern boundary of an Aged Care Support zone identified in the Vision 2025 Strategic Directions Report.

Weigall Oval was also identified as one of four key open space areas within the City (along with Thebarton Oval, Richmond Oval and existing golf courses).

Over the last 12 months there has been extensive consultation through the 'Our Place' program which will provide input to the development of the new CLMP.

5. Open Space and Public Realm Strategy Issues and Opportunities Paper

The Open Space and Public Realm Strategy Issues and Opportunities Paper (2013) identifies Weigall Oval as a potential future hub in response to urban growth.

It notes that shared-use of school facilities will be important in the future to offer broad community use where there is a lack of open space, including potential shared-use at Plympton Primary School.

Of further interest to planning of Weigall Oval, the Paper identifies a relative shortage of playgrounds in the southern area, resulting in undesirable walking distances for many households (as the walking distance is more than the ideal distance of 250m to 300m). The existing playground at Weigall Oval is only partially compliant, and of the other six playgrounds servicing the southern area, only one is compliant (at July 2008).







6. The Open Space and Public Place Plan

The Open Space and Public Place Plan is a recent document developed by WAX and URPS which outline strategies and actions to be taken to address the provision of quality public open space within the City of West Torrens. Given expected population growth to the City of West Torrens region, the importance lies not only in providing new open space opportunities, but improving existing open space assets.

Mapping in the Open Space and Public Space Plan (2013 draft) shows the suburb of Netley (just north of Weigall Oval) and the southern parts of Richmond and West Richmond as areas lacking open space (greater than 400m walking distance from houses).

It also states the following objectives:

- Plan, manage and develop Weigall Oval as district open space
- Prepare detailed concept designs for Weigall Oval to potentially accommodate additional facilities and landscape treatments such as playgrounds, improved pathways, picnic settings, playing fields, fitness equipment, shelters for shade, public/community art, walking/cycling/running trails and landscape amenity
- Provide additional play opportunities or improve

the quality of reserves to ensure that the number of households within 250m to 300m walking distance of a playspace is increased, focusing on Glandore and Plympton (among other suburbs)

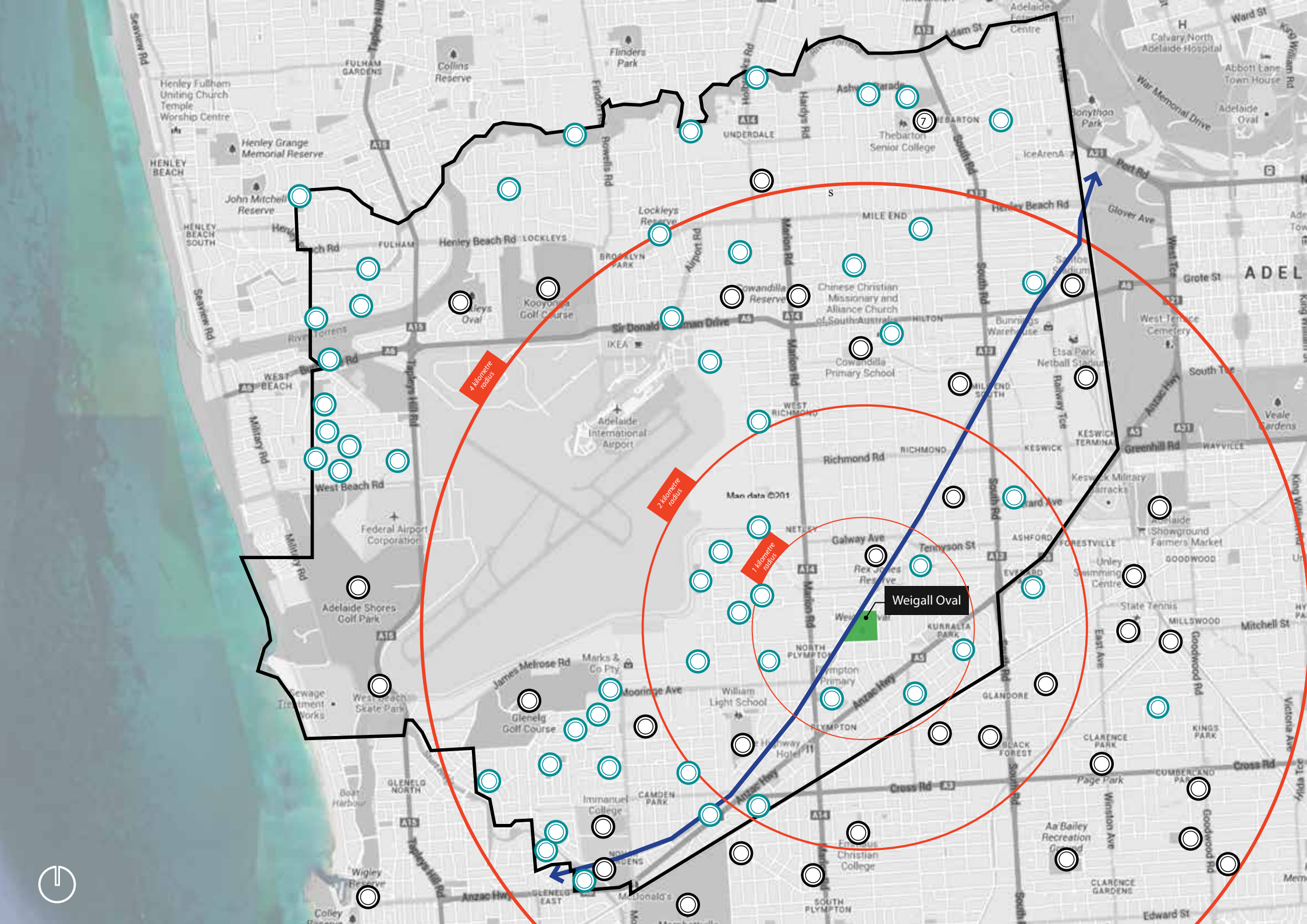
- Develop community gardens within open spaces, considering West Side Bikeway as one potential location
- Undertake analysis, including community consultation, into the establishment of a dog park at Weigall Oval

Overall, the challenges and objectives identified throughout these planning documents, in particular, the current shortfall of open space provision within the region comparative to other Adelaide metropolitan regions and national standards, reinforces the need to strategically review Weigall Oval and evaluate what this facility currently offers as well as how it could further benefit the community.



The adjacent diagram maps the existing play space and open space provision within the City of West Torrens council region.

- City of West Torrens Council Boundary
- ↔ Westside Bikeway
- Local play opportunities
- Sports, recreation & open green space [public & private]





demand and supply findings

4



4.1 demographic considerations

In 2011, the City of West Torrens had a population of 54,961, which represents an increase of around 2,500 people since 2006. By 2026, the population is projected to increase to 64,390 people, and a proportion of this increase is likely to occur in the southern part of the City around Weigall Oval.

The southern part of the City around Weigall Oval includes Plympton, North Plympton, Netley, Kurraltia Park and Glandore and had a population of 13,029 in 2011. This population is projected to increase in response to the 30 Year Plan for Greater Adelaide, with potential development along Anzac Highway.

The City of West Torrens has an increasing proportion of higher density dwellings and there is capacity for an additional 4,500 residential allotments based on current zoning provisions. The area around Weigall Oval will contribute to this.



The main demographic characteristics of the population in the southern part of the City that could influence planning for Weigall Oval re as follows:

- Lower proportions of children and youth (8.8% 5-14 years and 5.2% 15-19 years vs 11.7% and 6.6% for Greater Adelaide)
- Large proportion of young adults with 9.1% 20-24 year olds and 17.6% 25-34 year olds vs 7.1% and 13.4% for Greater Adelaide
- Large proportion of adults aged 65 years and over (19.2% vs 15.5% for Greater Adelaide)
- Lower proportion of couples with children (23.2% vs 28.5% for GA)
- Large proportion of 'lone person' households (32.1% vs 26.7% for Greater Adelaide)
- Relatively culturally diverse area with 3.3% born in India (1.4% GA), 2.9% born in Greece (0.7% GA), 2.8% born in China (1.3% GA) and 2.4% born in Italy (1.6% GA)
- Lower to middle income area where 26.1% earn less than \$600 per week (vs 23.7% GA) and 6.2% earn more than \$3000 per week (vs 7.2% GA)
- A number of households do not have access to a motor vehicle (12.4% vs 9.6% for GA)

Potential implications of the demographics in relation to the Weigall Oval planning are as follows:

- The smaller proportion of children in the immediate area suggests that sports may need to draw juniors from the wider area and could have a district and regional focus as a result.
- The larger proportion of young adults could create demand for seniors sports (high levels, masters). In addition, these young adults could have children in the future which could increase demand for the junior sports.
- Older adults are more likely to seek lower impact activities including walking, walking dogs, lawn bowls and croquet, and could be more interested in being spectators of sports. Lawn bowls and croquet cannot be incorporated within Weigall Oval, but spaces and pathways for walking and shaded spectator seating can be provided.
- People living alone could seek opportunities to be part of a club and participate in activities to connect to the community.
- Communities with a connection to Europe (Greece and Italy) could have a stronger interest in soccer.
- Open space becomes even more important in lower income areas (activities can be pursued at no or low cost).
- Enabling sports to be viable and generate revenue through club facilities assists them to minimise participation fees and increase the affordability of their sport which is important in lower income areas. A quality club facility that enables social activities (good size, good kitchen etc) will be important to assist sports to achieve this.
- People without motor vehicles could rely on Weigall Oval for their recreation due to its proximity to residential properties. People could walk or cycle to the site which increases the value of the Westside Bikeway connection to Weigall Oval.



4.2 participation and facility use

4.2.1 Actual Participation and Use

Soccer and baseball are the two key sports played at Weigall Oval, with the clubs being:

- Adelaide Cobras (Omonia) Soccer Club
- Adelaide Angels Baseball Club

Both of these clubs are strong with large numbers of junior and senior participants.

At the time of this study the Adelaide Cobras (Omonia) Soccer Club had around 280 players across 18 teams including 14 teams from U7 to U18, a reserves team, a first division team and 2 amateur teams. This number of teams requires a high level of use of Weigall Oval. Games are played all day Saturday and Sunday and training is held on a number of nights. The soccer season runs from early March to the end of August, although due to an overlap of the field with baseball, the Adelaide Cobras commence use of the ground in April.

The Adelaide Angels Baseball Club has around 145 players and 325 members. 12 teams have been established including 6 juniors and 6 seniors. Games are played on Saturdays and Sundays and training is held Tuesday to Friday in summer. In addition, baseball use the fields in winter for training on Tuesday and Wednesday nights.

The baseball season is 1 October to the end of March but the club cannot commence games until November due to the overlap with soccer and the need to rejuvenate the diamond after the soccer season.

To meet South Australian Baseball League requirements, the baseball club requires one senior and one junior diamond.

Weigall Oval is also used by the Weigall Oval Trainers Association for training horse trotters. However, the number of users has declined over the years and currently there are only 11 trainers using the track compared to around 500 in the 1950's.

The information on participation and use highlights that both soccer and baseball justify having playing fields and facilities at Weigall Oval. As highlighted in the consultation findings both clubs wish to remain at Weigall Oval and both clubs are large enough to justify doing so.

The small numbers of trainers does not justify a trotting track being retained at Weigall Oval, particularly as the track limits the potential of Weigall Oval and impacts on the other users and other potential uses.

4.2.2 Potential Participation Analysis

An analysis of potential participation has been undertaken for the City of West Torrens (the whole Council area) based on a future population of 64,390. The analysis considers what the number of participants might be if participation were the same as national and state participation numbers.

The analysis gives an indication of the potential number of players and related facility requirements.

The potential participation analysis confirms that soccer is a key participation sport and indicates that there could be demand for around 10 soccer pitches in the City of West Torrens. Given there are currently seven pitches, this suggests that there will be demand for additional soccer pitches in the future and justifies retaining the soccer pitches at Weigall Oval.

The participation analysis for baseball suggests that there may only be a need for 2 baseball diamonds in the City of West Torrens. However, baseball is a regional sport and it is very likely that the Weigall Oval baseball facility draws from a number of Council areas. In Greater Adelaide there are currently 16 clubs affiliated with the South Australian Baseball League (SABL) and each club cannot have more than one team in each division.

If the Adelaide Angels Baseball Club were to lose its facility and cease operation there would be nowhere for its members to go given that other clubs can only have one team in each division (which they would generally already have). This justifies the club remaining at Weigall Oval.

The potential participation analysis was also undertaken for other sports to consider whether there is a need to service any other sport through Weigall Oval.

The analysis found that there is potential strong demand for tennis with the possible need for around 34 tennis courts to cater for competitions. However, the City of West Torrens currently provides 37 club courts plus 12 community courts and as such the provision is likely to meet the potential demand, and therefore club courts at Weigall Oval may not be justified.

The analysis confirmed that there is strong justification to retain soccer and baseball at Weigall Oval and therefore it would not be appropriate to displace these sports.



4.3 consultation findings

Consultations were undertaken with representatives of the three main users of Weigall Oval, namely:

- **Adelaide Cobras (Omonia) Soccer Club**
- **Adelaide Angels Baseball Club**
- **Weigall Oval Trainers Association**

The consultations highlighted that there is a strong desire by both the soccer and baseball clubs to remain at Weigall Oval. Both are long time users, strong clubs with large numbers of players and would be significantly impacted on if their facilities were taken away.

There is also a strong desire by the Trainers Association to remain at Weigall Oval due to the lack of other trotting tracks in the area and the history of the use of the site for training. However, the Association is realistic about the future of the sport and understands that in the long term it may not be justifiable to retain the track. As such the position of the Trainers Association is that they would like to negotiate continued use of the track for 5 years, which gives the trainers time to establish other arrangements or to retire.

Given the soccer and baseball clubs both wish to remain at Weigall Oval, they raised a number of issues and suggestions aimed at improving the quality and function of their facilities over time. The issues and suggestions raised by each club were consistent as outlined below.

Both clubs would like the other club to be relocated to enable them to have full use of the ground. However, both clubs also recognise that this is not realistic and are prepared to continue to share the ground and facilities.

Both clubs are concerned about the overlap of their main fields (used for seniors and higher level games). The overlap results in games commencing later in the season than they should due to the need to modify the fields following use by the other sport. In addition, both sports have an interest in playing games all year round and this cannot be achieved while there is an overlap.

Both clubs believe that the trotting track limits the potential of the site and they would like it to be removed so that additional fields or a different layout (with separated main fields) can be achieved.

Both clubs are keen for the field surface and related infrastructure to be improved in quality. Drainage is a key issue for the grounds and the existing bunkers and shelters are not ideal.

Both clubs recognise that they would benefit from an improved club facility to support functions and club activities. Better quality function space, kitchen, storage and change areas are required. The existing club facility is not ideal in relation to quality, location (being some distance from the fields), disability requirements and storage.

Other issues raised by the soccer and baseball clubs include the following:

- The clay subsurface contributes to the poor surface drainage/ waterlogging which has resulted in the need to cancel/ postpone matches.
- Car parking is limited and people have to park in the streets.
- Spectators are too far from the fields due to the trotting track.
- The playspace is not ideally located or designed (trees hide the playground and it is too far from the sports).
- Ideally the courts would be designed to also cater for Futsal (3 courts would be required).
- Concern about the development of a dog park as this will attract more dogs to the site. Ideally there would be controls over people with dogs using the main fields.
- Baseball is seeking an indoor training facility at Weigall Oval (to replace the existing structure).
- Additional trees would ideally be planted around the outer of the ground and around spectator areas.

One of the Trainers main concerns is that the establishment of a dog park within the Weigall Oval site will lead to an increase in dog numbers which may exacerbate safety problems for both the Trainers and dogs/dog owners. (There have already been incidents/near misses between these groups.)

The Trainers Association highlighted that they endeavour to support the other clubs where possible (e.g. by reducing their training time on Saturdays) and they contribute through the ongoing maintenance of the track and surrounds.

site analysis



5



5.1 introduction

The following section provides a detailed site analysis of the master plan study area. The analysis is broken down into the following sections;

- Site location
- Existing site characteristics
- History
- Land ownership
- Existing built form
- Landscape character and open space amenity
- Access and movement

A summary of the findings and key site challenges concludes the analysis and informs the master plan brief and design outcomes.



5.2 location plan

Weigall Oval is located in the southern part of the City of West Torrens, in the suburb of Plympton. The entrance to the complex is on Urrbrae Terrace and the site is not far from the intersection of Anzac Highway and Marion Road. The immediate surrounding area includes the suburbs of North Plympton, Netley, Glandore and Kurralita Park.

The Kurralita Park shopping complex located on Anzac Highway (Centro Kurralita) is around 500 metres east of the Oval, and Plympton Primary School is approximately 600m to the south of the Oval.

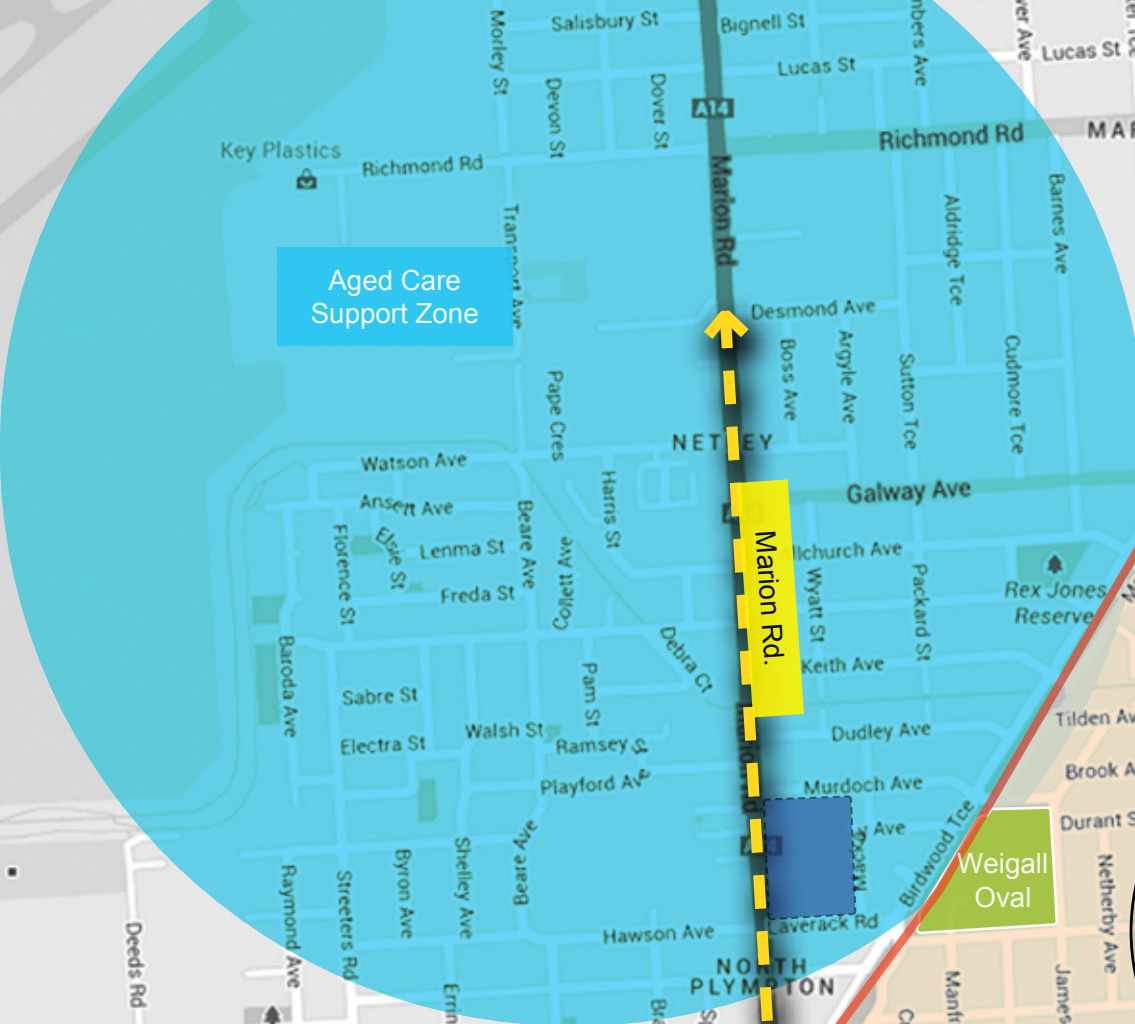
The Westside shared use bikeway is directly adjacent to Weigall Oval, providing a valuable cycle and pedestrian connection as it stretches 9km from Glenelg to Mile End near Adelaide City.

The Oval is around 800 metres from the tram stop at South Plympton and bus routes travel along Gray Street (200m to the east), Marion Road (200m to the west) and Anzac Highway (500m to the south), making access to the site relatively easy by public transport.

Weigall Oval is located on the border of a higher density opportunity zone, close to three Activity Centres. It is also on the south-eastern boundary of an Aged Care Support zone identified in Council's Vision 2025 Strategic Directions Report.

The Oval's close proximity to future high density housing along Anzac Highway and medium density housing in the pocket of land between Anzac Highway and Birdwood Terrace justifies enhancements to Weigall Oval to provide accessible quality open space for the community.

There are two other public sports fields (ovals) located within 3km of Weigall Oval. These are Keswick Reserve (also known as Kesmond Reserve) and Glandore Oval (in the City of Marion). Some 4km away are the Camden Oval / Recreation Ground, Plympton Park Oval, and AA Bailey Recreation Ground (Clarence Gardens). William Light School in Plympton has a school oval behind the school and adjacent houses, and Plympton Primary School also has a small oval.



Aged Care Support Zone

Higher Density Opportunity

Westside Bikeway

Peake Gardens

West Torrens Council Boundary

Marion Rd.

Centro Kurralla Retail Precinct

District Centre

Weigall Oval

Plympton Primary School

Local Centre

Neighbourhood Centre

William Light School

Glandore Oval



5.3 existing site plan

Weigall Oval is a district level community sportsground linked to the Westside Bikeway (DPTI land). The adjacent map illustrates the key features and facilities that Weigall Oval offers.

Specific facilities at the Weigall Oval complex include:

- 1 large playing field area (approx. 22,000m²) including infrastructure for soccer and baseball:
 - Soccer fields with movable soccer goals (1 senior and 1 junior)
 - Baseball diamonds (1 senior and 1 junior)
 - Baseball practice nets
 - Baseball practice pitches
 - 2 Baseball dugouts
- Fencing exists around the senior baseball diamond and soccer field.
- 1 trotting track (585m track plus stabling and wash down facilities)
- 5 tennis courts (one group of 2 and one group of 3)
- 2 Clubrooms; 1 currently in operation and shared by baseball and soccer, 1 no longer used (former tennis clubrooms)
- Car park (approximately 55 car parks)
- Multiple storage facilities
- Grassed and treed spectator mound



oval terrace

1 no. trotting track
585m track

1 x baseball practice
pitch

spectator mound

Westside Bikeway

birdwood terrace

stables and wash
down facilities

1 x soccer pitch

james street

storage

1 x baseball diamond

practice nets

car parks

clubrooms

baseball
practice
pitches

5 x tennis courts

playspace

master plan study area

urrbrae terrace

tennis
clubrooms





5.4 history

The local site history has greatly influenced the arrangement of Weigall Oval and its current operation. These influences, such as the development of the trotting track and spectator hill in the 1930's are still present today and valued items of Weigall Oval.

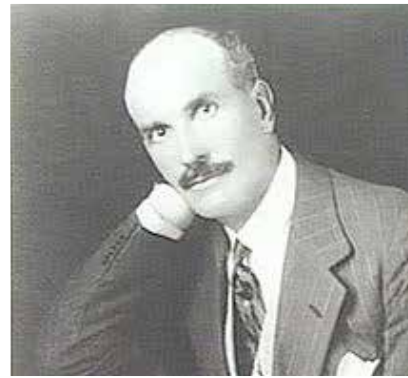
In addition the current sporting clubs, Adelaide Cobras soccer club and Adelaide Angels baseball club have played a significant part in the shaping the development of the oval, having been on the site since the late 1960's.

Settlement of the area dates from the late 1840s, with land used mainly for farming and for horse and greyhound racing. Growth took place during the late 1800s and early 1900s, aided by the construction of the tramway, however most significant development occurred during the post-war years.

The following pages breakdown the history of Weigall Oval into key years of development and change.



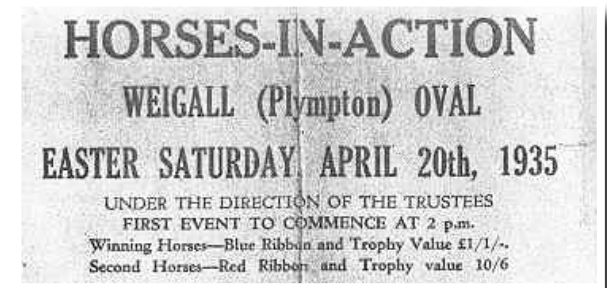
Weigall Oval trust, 1946 [W.T.C]



His Excellency Sir Archibald Weigall



Weigall Oval was named after Lt. Col. Archibald Weigall who was governor of the State of South Australia from 1920-1922.



News Paper Clippings
Source: City of West Torrens

1920's

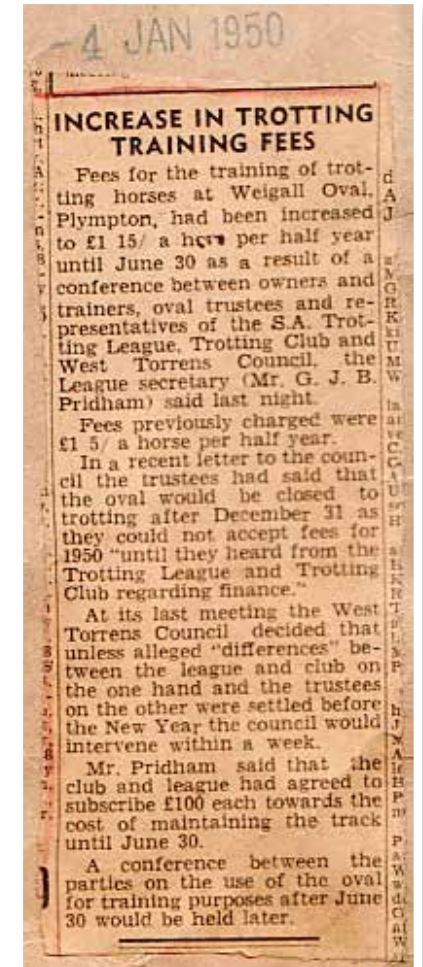
In 1920, 13 acres of land was purchased through funds raised by a local Management Committee. The Committee administered the land as a Public Recreation Ground, on behalf of the Council. A Trust, 'The Weigall Oval Trust', was formed being the first of its kind appointed by the West Torrens Council.

On Saturday December 4th, 1920, the Minister for Agriculture had *'much pleasure'* in declaring Weigall Oval open. In declaring the oval open, the minister noted the efforts being made to establish a place *'where people of the district...could congregate and enjoy themselves'*, *"an ever-developing health and recreation resort."*

1930's

The trotting track was established in 1936. One of the last remaining suburban trotting tracks; it holds a sentimental value to those who have used the track over its 90 year existence.

The raised spectator mound was formed in 1938 on the western side of the trotting track. In this same year the trotting track was upgraded with filling obtained from road works on Anzac Highway.



1930's

During the 1930's, various functions were held by the trust for fund raising purposes. These included School Football Carnivals and Horse riding/dressage events.

In 1938 Ornamental Gates were erected and the oval was officially opened by Mr. Harry Watson, a Chairman of the Trust and well respected councilor of the district.

1940's

A playground was established in 1941 on the eastern edge of the trotting track. This playground has since been upgraded to accommodate new equipment. It is worth noting, however, that the Open Space and Public Realm Strategy Issues and Opportunities Paper states the existing playground at Weigall Oval is only partially compliant.

1950's

The number of trotters peaked at Weigall Oval during the 1950's with approximately 500 horses and trotters.

4th January 1950
News Paper Clipping Sourced: City of West Torrens



Weigall Oval 1969
Source: City of West Torrens



Greek Camden Football Club 1988



1960's

Weigall Oval continued to develop throughout the 1960's. The above image is an aerial photograph taken in 1969. The tennis courts, play space and Glenelg to Adelaide train line are all evident.

Baseball

Within the Angels Baseball Club long history, it is recorded that the club first moved to Weigall Oval in the late 1960's from the Adelaide South Park Lands.

1970's

Soccer

The Adelaide Omonia Soccer Club (Cobras) was originally founded by members of the Greek Cypriot community and formed a club at Weigall Oval in the 1970's.

From 1978 - 1991, Aussie Rules Football was played at the oval by the Greek Football Club, followed by the West Adelaide Football Club.



1980's-90's

In 1992, the Adelaide Omonia Soccer Club were assigned the lease, changing their name to the Plympton Omonia Soccer Club in 1993.

In 1998, the soccer club adopted it's current name the Adelaide Cobras Soccer Club.



Tennis courts at Weigall Oval

2000's

Plympton Tennis Club was established in 2000, however closing in 2012.

The tennis courts are currently open for public use.



Weigall Oval during a soccer match

2014 present day

Since the 1950's, Weigall Oval has seen a decline in the number of trainers using the track. Today, only 11 trotters utilise the site.

The area surrounding Weigall Oval, however, has increased significantly in population. It is earmarked for further development, increasing the population from 54,961 [2011] to 64,390 people by 2026, as projected by the Department of planning and Local Government.



Trainer using Weigall Oval trotting track





5.5 land ownership

Land ownership within the study area is held by two government bodies.

The larger portion of the site is owned and managed by the City of West Torrens Council, who purchased the land in the 1920's with funds raised by a local management committee, soon after known as the 'Weigall Oval Trust'.

The smaller portion of the site, running the length of the West Bikeway, is owned by the Department of Planning, Transport and Infrastructure (DPTI).

Key Issues Summary:

There are restrictions on the development of the DPTI land. Permanent structures cannot be built on the land.



State Government Recreation Corridor (Westside Bikeway)
(Licence Agreement between the Commissioner of Highways and The City of West Torrens.)
5,000m² - 10% of site



oval terrace

birdwood terrace

james street

urrbrae terrace





5.6 existing built form

There are a number of quality and function issues with the existing built form that collectively contribute to Weigall Oval appearing tired and in need of upgrade.

There is potential to improve the quality and amenity of the clubrooms, storage facilities, dugouts, fencing, courts, seating and other infrastructure. In addition, there are opportunities to better locate and connect the built form including connecting the clubroom to the playing field areas.

The adjacent images give a photographic example of the built form character across the study area.

There are two clubrooms located on the site, the tennis clubrooms which are currently not in use and the main oval clubrooms which are shared by the Adelaide Angels Baseball Club and the Adelaide Cobras Soccer Club.

The poor visual amenity of the main clubrooms is heightened by fencing structures and retractable 'run' located in the front of the building, refer image 6 and 9. There is considerable fencing present which serves to restrict site flexibility and access and also contributes to poor visual and overall amenity, refer to image 13 and 14.

A report commissioned by Council to address asset management requirements, states that the soccer/ baseball clubroom is in an average condition and provides poor suitability for the current uses. The report also highlights the cost implications to upgrade the buildings to meet current standards.



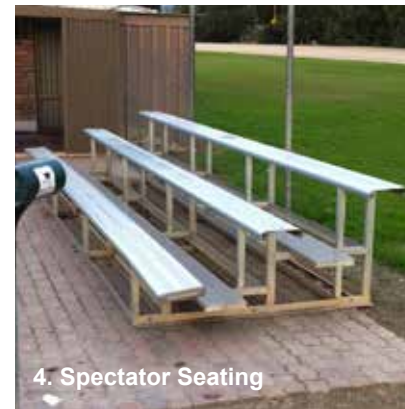
1. Storage Sheds



2. Bunkers



3. Coach Box



4. Spectator Seating



5. Trotting Facilities



6. 'Run'



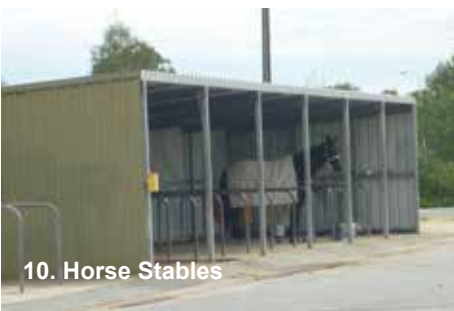
7. Tennis Courts



8. Tennis Clubhouse



9. Soccer/Baseball Clubhouse



10. Horse Stables



12. Storage facilities



13. Soccer pitch & Fencing



11. Bunkers



14. Fencing



Ideally there would only be one clubroom that connects to the courts and the playing field area.

During consultation with the Angels Baseball Club and Cobras Soccer Club, both groups recognise the need for improved clubroom facilities appropriate for shared use. The existing club facilities are too small to host larger events and presentations.

Dugouts to service the Angels Baseball Club were installed as permanent structures, circa 1993. These dugouts are aging and impact on the visual amenity of the site, refer to image 2, 3 and 11. The baseball practice pitches located on the western edge of the site are untidy and sever the connection between the western edge of the site and the DPTI recreation corridor, refer to image 12.

Storage facilities are in various locations, including a shed to the southern edge of the oval, soil mounds to the eastern edge of the tennis courts and a storage shed to the northern edge of the baseball practice nets. These storage facilities contribute to the cluttered appearance to the southern part of the site, refer to image 1.

Seating around the playing fields is lacking and poorly located. The trotting track separates the spectators from the playing areas, refer to image 4.

The tennis courts are divided into two groups of courts by the entry road and there is cracking of the surface due to tree roots.

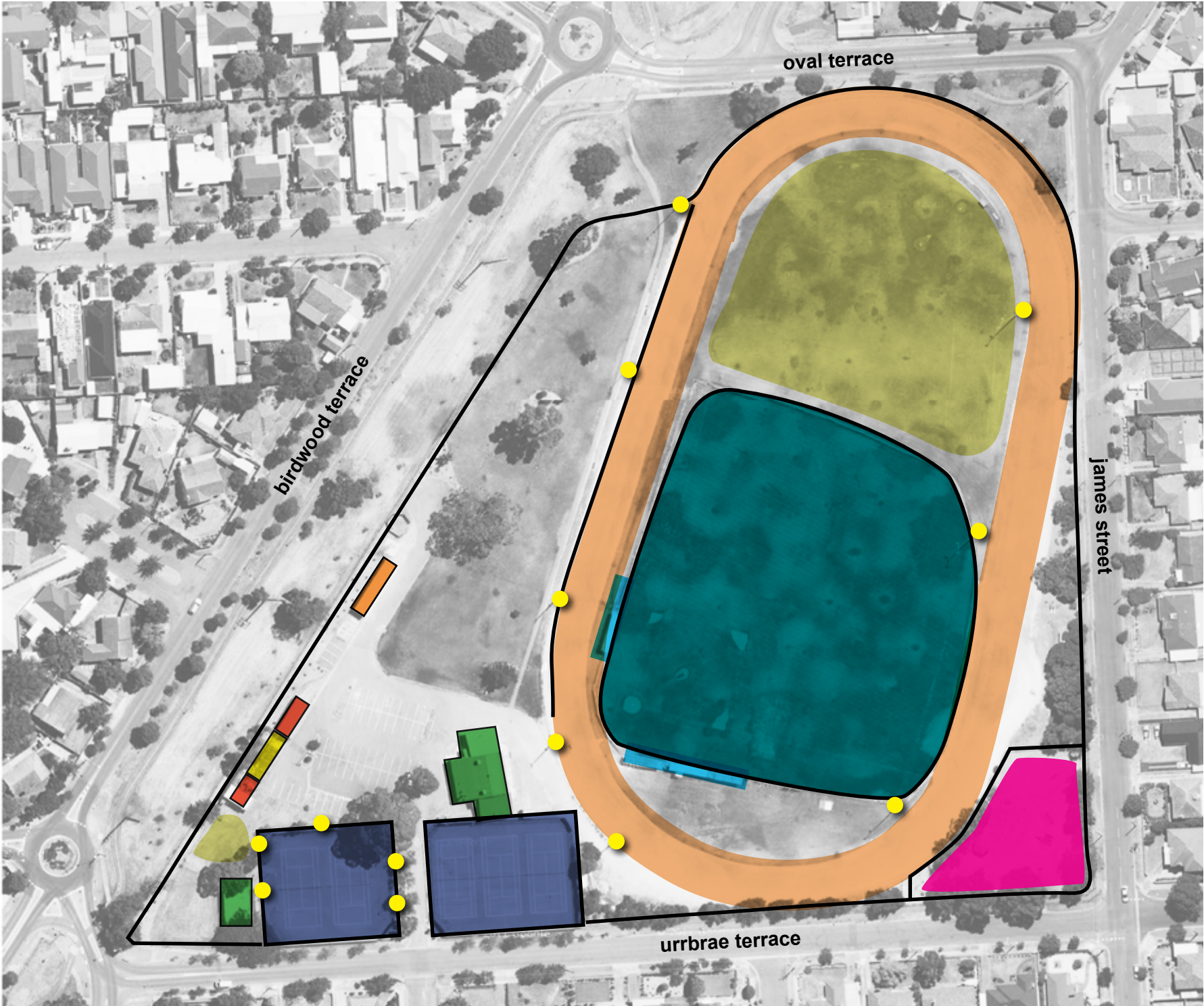
The playground is good quality but poorly located away from other facilities.

The remaining built form facilities service the Trainers Association. These include the horse stables, wash down facilities and sand pit. The sand pit has become obsolete and is no longer in use, refer to image 5 and 10.

Key Issues Summary

- Multiple low quality fence types dominates the space.
- Courts are divided by entrance.
- Areas of the site have low visual amenity with some areas cluttered and poorly maintained.
- The main clubrooms are poorly located in relation to the oval and do not connect to the tennis courts.
- Bunkers impact on site amenity and function.
- Lack of spectator seating.
- Playspace disconnected from other facilities.
- Number of storage structures and need for consolidation.
- Tennis court surface cracked and stained.
- Two clubrooms are provided. Ideally there would be one integrated clubroom.
- Court divided by entry road.

Clubrooms	
Trotting track	
Baseball and soccer zone	
Practice zone	
Dugouts	
Tennis courts	
Storage facilities	
Stables	
Baseball practice nets	
Playspace	
Fencing	
Approximate lighting locations	





5.7 landscape character & open space amenity

Weigall Oval provides an important open space resource for the surrounding local community and the wider area. The open space caters for both recreation and sport and supports a range of activity opportunities including various sports, play, walking and cycling.

It is therefore crucial for this valued community asset to be retained and rejuvenated for future sport and recreation use.

The adjacent images provide an overview of the open space provision and quality. The diversity of the landscape character is evident, with key features including;

- trotting track (image 10)
- irrigated turf spectator mound (image 11)
- playing fields (image 1 and 9)
- recreation corridor (DPTI land) (image 2)
- significant trees (image 4)
- playground (image 5)

Whilst the open space and landscape is well maintained and includes appealing settings for recreation and sport, there is potential to enhance the open space and landscape value of the site.



1. Oval



2. DPTI recreation corridor -
Westside Bikeway



3. Pedestrian pathway



4. Regulated tree in car park



5. Pedestrian access to playground



6. Local Wildlife



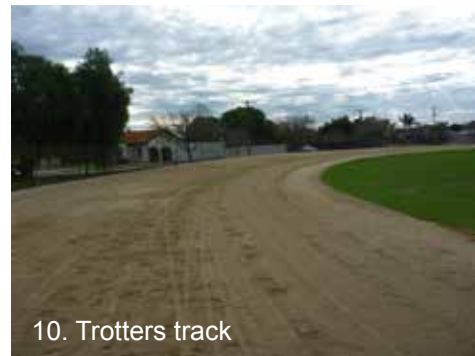
7. Baseball practice pitch



8. Underutilised space



9. Oval



10. Trotters track



11. Spectator mound
and regulated tree



The playing fields are situated within the centre of the trotting track and this creates a number of issues, including:

- Disconnection from the clubroom
- Difficult access to the fields
- Reduced space for sport due to the shape of the sporting area
- Separation of spectators from the sports
- Poor drainage, refer to image 9

In addition, the playing fields are quite worn due to high use throughout the year by both soccer and baseball, refer image 1. The soccer and baseball playing fields currently overlap, giving little opportunity for the playing surface to recover between seasons.

Areas located to the corners of the site are also disconnected and separated from the site primarily due to the trotting track, current facility arrangement, and fencing. These include:

- Space to the western side of the tennis courts
- Playspace
- North-eastern corner
- DPTI recreation corridor

The large screening shrubs predominately to the southern and eastern edges of the site, restricts visual connection to the site from the adjacent homes.

The spectator mound sits to the western edge of the site, formed at a similar time to the trotting track and therefore holding some historic value to the site. Although predominately the site lacks natural shade, the spectator mound has significant tree planting, refer image 11. Roots from a significant tree near the entrance of the car park are affecting the tennis court and car park surfaces.

The Westside bikeway, connecting Glenelg to the City along the former Glenelg train line, runs along the north western edge of the site, refer image 2. This shared use path is an important pedestrian and cycle link to Adelaide as well as connecting key recreational open space within the City of West Torrens, such as the City Mazda Stadium and Camden Oval with Weigall Oval.

Dense tree planting occurs to the edges surrounding the playspace, refer to image 5. Although these trees provide adequate shade, they also hinder views in and out to the street edge and surrounding neighbourhood. The level of tall dense shrubs may be a concern for supervision requirements as well as adhering to Crime Prevention Through Environmental Design (CPTED) Principles.

Key Issues Summary

- Trotting track restricts the potential development of the site and playing field access.
- Dislocated areas behind the courts and north-east corner.
- Large screening shrubs to the perimeter contribute to the lack of connection with surrounding neighbourhood.
- Oval is worn from high all year use and soccer and baseball overlap all year round.
- Lack of natural shade/tree planting.
- Playspace hidden by bushes from oval and street frontage - CPTED principles not met.

- DPTI recreation corridor (Westside Bikeway) is disconnected from the site due to fencing.
- Roots from the existing significant tree to the north west corner of the tennis courts contribute to cracking and lifting of the western most tennis court surface and car park surface.
- Playing field drainage is poor.

Large mature trees	
Smaller trees	
Large screening shrubs	
Low amenity	
Sports oval	
Mounding	
Westside Bikeway	
Underutilised space	
Irrigated open space	
Green Corridor	
Main irrigation lines (bore)	
Approx. bore location	
Fenceline	





5.8 access, movement & wayfinding

Clearly defined and permeable movement routes are important in creating usable community open space.

Weigall Oval has one vehicular entrance connected to a car park on the southern edge of the site. Vehicles enter the site through grey rendered pillars and steel gates, erected on the site in 1938. This entrance is narrow and located opposite a street intersection which is not ideal.

The car park holds approximately 55 cars which, upon consultation with the current lease/licence holders, is not large enough to cater for the Weigall Oval users during match times and practice. Further car parking is provided in the surrounding streets to cater for overflow from the internal car park.

Pedestrian movement into the site is restricted to either a pedestrian only entrance to the northern end of the site, refer to image 8, or a narrow vehicle entrance to the southern end, refer to image 4, which forces pedestrians entering from the southern end to walk along the entrance road to access the site.



1. Pedestrian access to playground



2. Redundant horse facilities



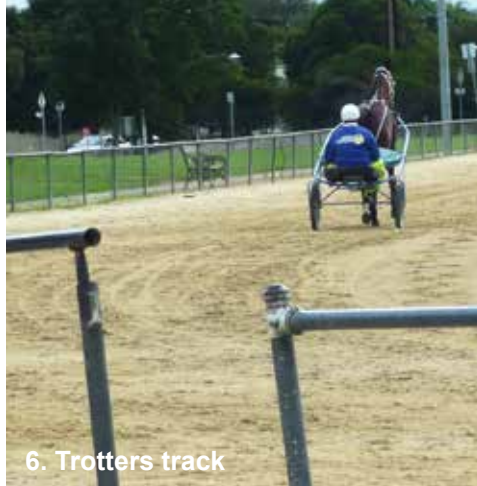
3. Irrigated recreation corridor



4. Primary vehicular and southern pedestrian access



5. Pedestrian access - from car park



6. Trotters track



7. Westside bikeway



8. Pedestrian access - northern entrance



9. Vehicular access to trotting track



10. Tennis court pedestrian access



11. Perimeter pedestrian paths



Although the Westside Bikeway is located adjacent Weigall Oval, there is no connection for cyclists within the site with fencing separating the Bikeway and the sportsground. There is opportunity to strengthen the relationship between the site and bikeway through a more integrated approach, incorporating the DPTI recreation corridor within Weigall Oval and through removal of the fencing.

Due to the location of the trotting track and fencing throughout the site, there is no primary east west connection across the site, refer image 6. The extent of fencing and large screening shrubs along a portion of the perimeter, impedes visual and physical connection to the site from Urrbrae Tce and James Street, refer to image 11. Similarly, there is no direct connection from the complex to the playspace, with the only pedestrian access located to the south eastern corner of the site, refer image 1.

Improved access in various locations has the potential to open up the site and give greater encouragement for community use and ownership.

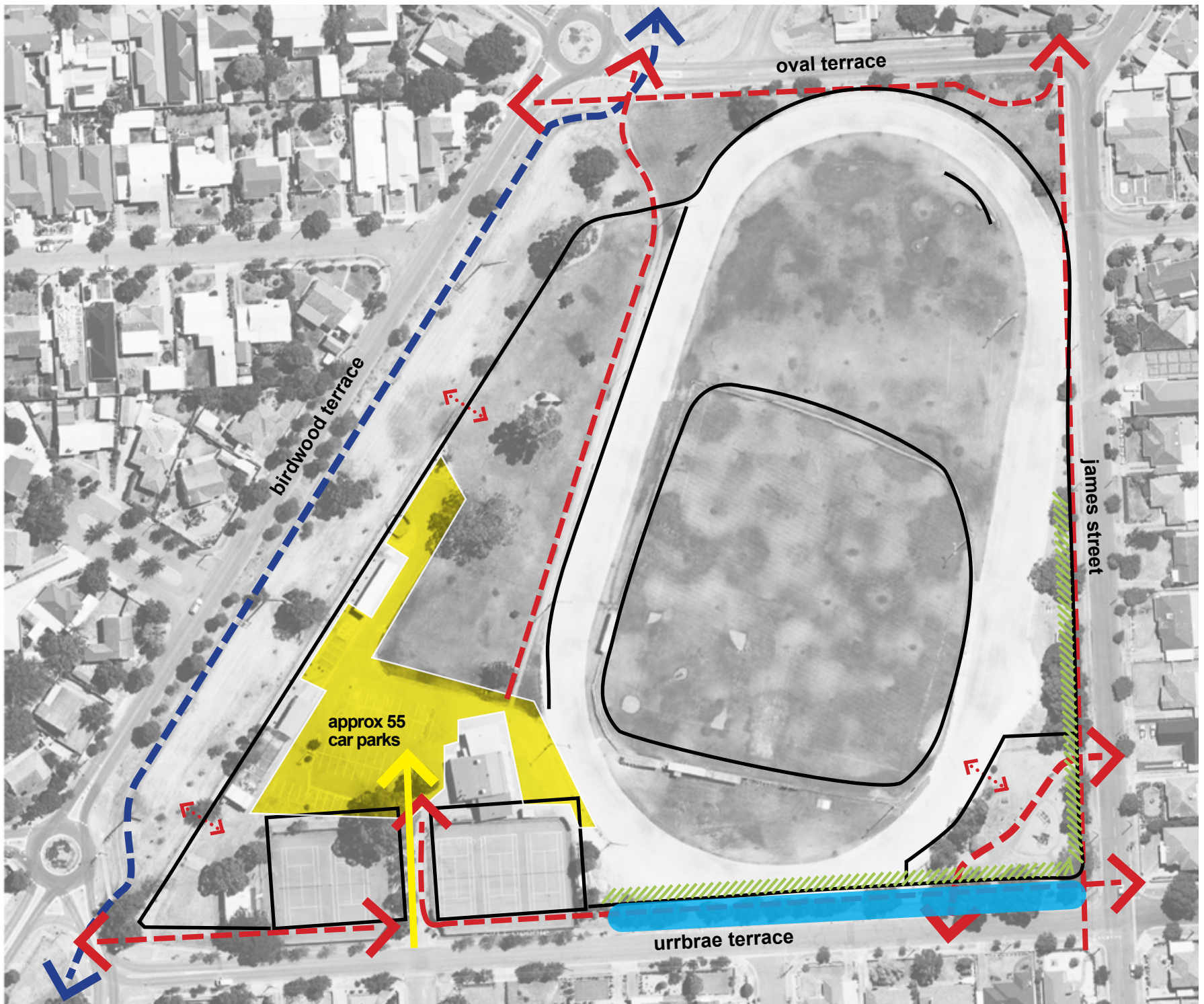
Car parking facilities are provided on site (55 car capacity) adjacent the main clubroom building. The functionality and capacity of the car park is limited by its spatial configuration and lack of landscape. In general, this non-landscaped area creates a barrier between the tennis courts and open space, with no defined safe pedestrian access.

Overall, the movement and access throughout the site could be improved, providing for more pedestrian only and cycle access. Additional to this, providing clear wayfinding and signage throughout the site should improve site use and create clear access routes.

Key Issues Summary

- Entrance is narrow and opposite street intersection is not ideal.
- Trotting track currently restricts east-west access across the site.
- One pedestrian access path through the site which terminates at the northern edge of the car park.
- Fencing divides the site and restricts movement.
- Lack of connectivity to Westside Bikeway.
- Playground access is disconnected from the site.
- Car parking layout is poor, with little amenity (shade).
- Potential for improved signage and wayfinding.

Pedestrian movement	
Minor access gate	
Cyclist movement	
Vehicular entrance	
Off - street car parking	
On - street car parking	
Fencing barriers	
Visual barriers	





5.9 site analysis findings & summary

Despite having a strong history, strong community support and being well located for future population growth, Weigall Oval is tired in appearance and currently restricted by its quality, design and the constraints of the trotting track.

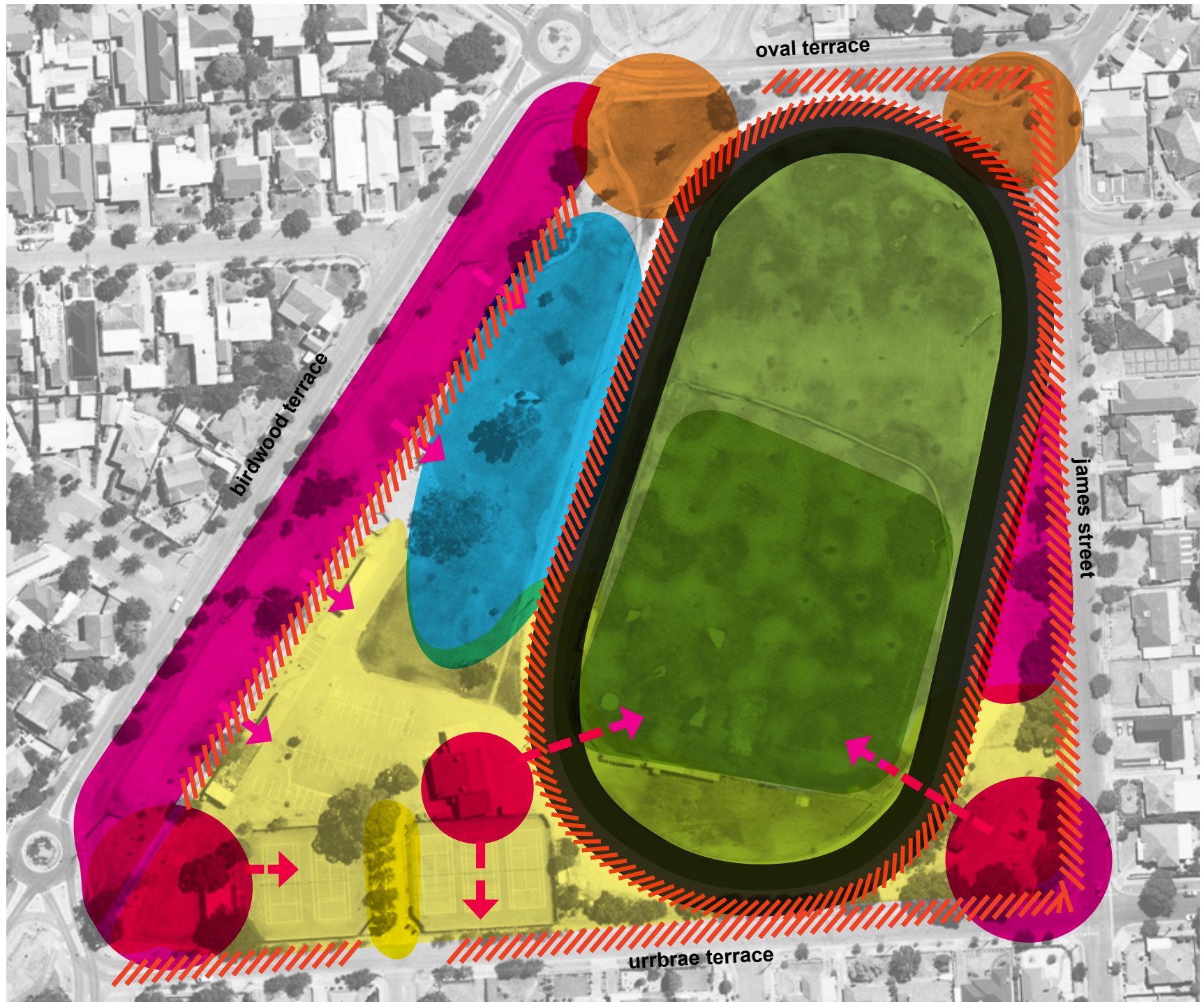
The primary impediment to the use of the space is the trotting track. Although the track has a strong historic relationship with Weigall Oval, the track severely constrains and dissects the site, leaving spaces isolated and less usable and constraining the potential enhancement of the playing fields and other facilities.

Fencing throughout the site also strongly limits access to the site and movement within the site. Fencing the sportsground from the surrounds including the Westside Bikeway, disconnects and creates barriers (physical and perceived) for users of the facilities.

Finally, the position of the clubrooms does not relate to the playing fields and requires baseball and soccer players to cross the trotting track to reach the field.

The adjacent diagram summarises Weigall Oval's key issues. These issues will be addressed in the development of the master plan options for Weigall Oval.

- Trotting track 
- Constrained 
- Under utilised 
- Disconnected 
- Poor amenity 
- Court divide 
- Use limitations 
- Barriers to access 





6 master plan framework

6



6.1 directions for Weigall Oval

Due to the existing high participation numbers of both soccer and baseball and the limited opportunities for these sports to be relocated elsewhere in the City of West Torrens, it is recommended that Weigall Oval continue to cater for soccer and baseball. However, ideally the main (senior sized) soccer pitch and baseball diamond would not overlap to minimise the conflicts and allow each sport to play all year round if desired.

With both of these sports at Weigall Oval, there is no space for any other sport and as such it is suggested that the focus of Weigall Oval remains the same, with soccer primarily in the winter season and baseball being the main user in the summer season.



The trotting track constrains the opportunity to improve the layout of the playing field areas and due to the small numbers of trainers using the track it is recommended that in time the trotting track is removed. However, it is suggested that the trotting track be retained for up to 5 years to give the existing trainers time to make other arrangements or retire from the industry if desired. The Weigall Oval Trainers Association members have indicated support for this approach through the Master Plan study.

Outdoor courts should be provided to cater for sport and community use. However, club tennis is not required as there is a good provision of courts elsewhere. Ideally there would be 3 multi-use courts to enable Futsal to be played at Weigall Oval by the soccer club.

An indoor baseball training area is not suggested as this could result in the site being over developed for a district level sportsground and could impact on the design and function of Weigall Oval for other users.

Weigall Oval should continue to be a district level sportsground, but it should be improved in quality to better cater for the sporting users and the broader community. A particular focus should be placed on improving the quality, function and location of the club building, addressing issues relating to the playing field function and quality and enhancing the informal recreation areas and the associated infrastructure such as car parking and pathways.

The main recommendations for enhancing Weigall Oval are as follows:

- In time (5 years) remove the trotting track to enable the site to be redesigned.
- Separate the main playing areas (seniors soccer pitch and main baseball diamond)
- Address soil and surface quality and drainage issues.
- Establish a new integrated club building that includes function space, toilets and change rooms, kitchen, adequate storage and administration spaces. This building should be designed to be multi-use and have the capacity to cater for both sports and broader community activity. The club building should closely connect to the playing fields (both main playing areas).
- Increase the car parking area to support the high use of the site and reduce impacts on surrounding residents.
- Retain the 'hill' area on the western side of the site as this is an important landscape and historical feature of the site.
- Better connect the Westside Bikeway to the sportsground by removing fencing on the western boundary and landscaping the areas to connect.
- Enhance the informal recreation spaces, including relocate the playground to hill area where it will be closer to the club building and the Westside Bikeway. Seating, shelters and picnic settings linked to the playspace and overlooking the sports could be considered.

6.2 management considerations


A coordinated and consultative approach to management is suggested to strengthen the relationship between the sports users and to ensure a good relationship between Council and the users and surrounding community.

This could involve the establishment of a management committee with representatives from each of the users (soccer and baseball) and also members of the community and Council. A lease could then be allocated to the management group who could take responsibility for guiding improvements to Weigall Oval and ensuring an equitable approach to facility use by sports and the community. Licences could then be allocated to each user through the management committee. The suitability of this approach will need to be determined by Council and consideration given to the representation on the committee.

Regardless of the management approach adopted, the club building should be multi-use and appropriately cater for each sport and the broader community. This will involve an equitable approach to allocating use of the building linked to seasons and activities. Equitable arrangements for managing the cleaning and maintenance of the building will also need to be determined. The suggested management committee could play a key role in guiding the use and management of the building.

The use of Weigall Oval and the club building should be managed to minimise impacts on the surrounding community. This includes managing the types of activities in the club building (to avoid damage and noise) and managing night time use of the playing fields and building to minimise the impact of lighting, vehicles and noise.

In relation to managing community use of Weigall Oval, it is suggested that some parameters are put in place regarding dogs. The main soccer pitch will need to be fenced to meet FFSA requirements for first division games and it is suggested that this should be a 'no dogs' area to manage potential conflicts. Otherwise people could see this as an excellent safe area for allowing dogs to run off leash.

A photograph of two dark-colored horses wearing harnesses, trotting on a dirt track. The horse on the right is wearing a white helmet. In the background, there is a green field, trees, and a building with a white roof. A large, semi-transparent white graphic element is on the left side of the image.

master plan design options

7



7.1 master plan options

The master plan project involved a rigorous analysis and consultation process, including meeting with the three current lease holders of the site and elected members, to develop a master plan brief which has guided the development of master plan options.

The following pages illustrate three master plan options that were developed through the master plan process;

Option 1 – retain the trotting track

Option 2 – seniors fields over lap

Option 3 – seniors fields are separate



option 1: retain the trotting track

The trotting track covers a large part of the project site and limits the development of the playing fields and other facilities. However, it has historical value and is used on a regular basis by a group of trainers. As such, it has been appropriate to consider a master plan option that retains the trotting track.

The adjacent master plan retains the trotting track, but provides a more integrated approach to the site compared to the existing site arrangement. An analysis of the positives and negatives for this option is provided adjacent.

Positives

- A new multipurpose club facility incorporating consolidated storage is located to the south of the playing fields
- A new play space is integrated within the site linked to the existing grass mound, providing clear site lines to the play space
- The car park is increased in size and more car park spaces are provided
- The horse facilities and stables are retained and upgraded
- The fence dividing the DPTI land with the site is removed allowing the shared use bikeway to connect to the facilities within the site
- Three courts to the west of the entrance road are upgraded to allow for a multipurpose function, i.e. Futsal, Netball, Basketball and Tennis
- A new dog park is located to the south eastern corner of the site
- The bore is retained

Negatives

- The trotting track continues to divide the site and limit the potential use of the playing fields
- The seniors playing fields remain overlapped which is not ideal for soccer or baseball
- The junior fields are limited within the 'left over' space to the northern end of the oval
- The location of the multipurpose club facility is not well located for either sport (poor spectator viewing)
- The orientation of the sporting field is not ideal
- There is still multiple fencing required therefore restricting site use and movement
- The dog park area is small



Option 1 Site Plan



option 2: seniors fields overlap

The remaining two options are both designed without the trotting track. The adjacent master plan, option 2, is similar to the existing sport field arrangement and maintains an overlapped layout for soccer and baseball.

The removal of the trotting track allows for a more effective use of space. For example, a larger car park and an open community space are key features of the design in option 2 which would not be possible without the removal of the trotting track. The field area is also increased in size due to the removal of the track.

An analysis of the positive and negative outcomes for this design is provided adjacent.

Positives

- Both the soccer and baseball field areas have increased in size (senior and junior)
- Fencing is consolidated to the sport fields only, leaving the remainder of the site open for community access and use
- Pedestrian connection to the site is improved, establishing an east west connection as well as an open site to the southern edge
- Three courts are upgraded to have a multipurpose function, i.e. Tennis, Futsal, Netball, Basketball
- Car parking has increased and car park access is more central to the site and facilities
- The playspace is integrated within the site and more directly connected to the sport facilities
- The Westside bikeway is incorporated within the path network allowing cycle access directly to the sportsground facilities
- A new dog park is proposed in the south western corner of the site
- The bore is retained

Negatives

- The multipurpose club building is in an ideal location for soccer. However, the baseball diamond is too far from the building
- The location of the baseball diamond is not ideal for fly balls and could become a concern for nearby residents
- The dog park area is small



Option 2 Site Plan



option 3: separate seniors fields

The final option is considered to be more ideal, as it separates the seniors sport fields, enabling a high quality facility for both soccer and baseball.

The junior field areas, similar to option 2, are open for community recreation use. The seniors baseball field can also be accessible for community use when not being used for baseball, due to the positioning of fencing. The separate senior fields allow baseball and soccer to use these facilities all year round if required.

An analysis of the positive and negative outcomes for this design is provided adjacent.

Positives

- The seniors fields are separated allowing for higher quality fields and the management of overuse
- Fencing has increased compared to option 2. However, there are key areas remaining open for community use and recreation
- Car parking has been divided allowing access to the site from the north and south. This should reduce the congestion to the southern car park and entrance
- Pedestrian connection to the site is improved, establishing an east west connection as well as an open site to the southern edge
- Two courts are to be upgraded to allow for a multipurpose function, i.e. Tennis, Futsal, Netball, Basketball
- Car parking has increased and access is provided more centrally to the site, and facilities
- The playspace is integrated within the site and more directly connects to the sports facilities
- The mound has been retained for spectators as well as providing further interest to the site
- The Westside bikeway is incorporated within the path network allowing access to the facilities for cyclists. The pathway, however, has been distinguished between pedestrian paths and bike paths
- The bore is retained

Negatives

- Due to fencing the seniors sports fields, some areas along the corners and edges of the site are leftover spaces
- The dog park is too small

It is evident from the above points that the positive outcomes outweigh the negatives for this option.



Option 3 Site Plan



7.2 consultation response

Community and user consultation is imperative to the success of public space design. In this case, user consultation has led the consultant team to a deeper understanding of how the space is used, current issues and future desires.

The consultant team met with elected member stakeholders and project site lease holders on two occasions, with an additional presentation of the three options to the Council's elected member body. The first occasion was to understand initial stakeholder thoughts and visions for Weigall Oval. The second was to present the findings and master plan options and determine a preferred option for further development.

1

The first consultation session was with the Elected Member Stakeholders. Within this session a presentation of background research, analysis and initial findings was presented to the members. The members gave informed opinions.

A summary of these initial thoughts and opinions are as follows;

- Potential trotting track removal, but consider timing (recognising the need to look after existing trainers)
- Desire to increase area for sports activities
- Interest in supporting both existing sports (soccer and baseball)
- Desire for facility improvements (building, fields and drainage, recreation areas, car parking)
- Uncertainty of the need for a dog park

2

The second consultation session was with each leaseholder group. The consultant team consulted with each individual group to gather insight into how each sport club use the site and on a user perspective how it could be improved for each club.

A summary of the key findings from each session are as follows;

Soccer

- Support the integration of the dog park on the site as dog owners currently use the soccer field for an off leash zone
- Drainage on the oval is a concern
- Would like Wiegall Oval to be a grand final ground

Baseball

- Growing sport
- If possible, baseball would use the oval all year round
- Clubroom facilities are poor and not large enough for both clubs

Trainers Association

- Number of users have significantly reduced
- Community support for the horses to remain
- A 5 year time frame for the lease to be terminated was supported as a 'good compromise' and a 'good transition time'

3

The third consultation session required presenting findings and the master plan options which were developed based on the gathered background information and analysis. This session was with the elected member stakeholders and Council body, confirming a preferred option.

A summary of the key comments used to further develop the master plan are as follows;

- Consider fencing, new lighting and WSUD principles
- Keep Bikeway separate from pedestrian paths
- 5 year staged plan for the removal of the trotting track is supported (however is required in writing from the Trainers Association)
- Existing sporting clubs (soccer and baseball) are supported however strong management strategy is needed

4

The fourth consultation session involved presenting the master plan options to the three lease holders. This session invited all lease holder representative to a presentation night, giving them the opportunity to have their say.

A summary of the key comments taken from this session are as follows;

- Move clubrooms closer to the baseball field
- Fencing required to baseball field
- Consider lighting to car park and junior fields

In conclusion, the preferred master plan is option 3. This option is most suitable to the needs of the soccer and baseball leagues. At its meeting of 21st January 2014, Council endorsed the recommendation of the consultants by indicating its preference for option 3.

This preferred option also takes into consideration a licence of up to 5 years for the Trainers Association. The staging and implementation of this option, which considers this 5 year final lease period as well as a further 5 - 7 year staged plan, is broken down in section 9 of this report.



community
consultation

8



8.1 introduction

West Torrens City Council has undertaken a period of community consultation, to enable feedback from the user groups of Weigall Oval and the broader community before finalising and adopting the Master Plan.

This Consultation summary outlines the process undertaken for the community engagement, presents the results of the consultations, details key findings and discusses the implications of these findings.



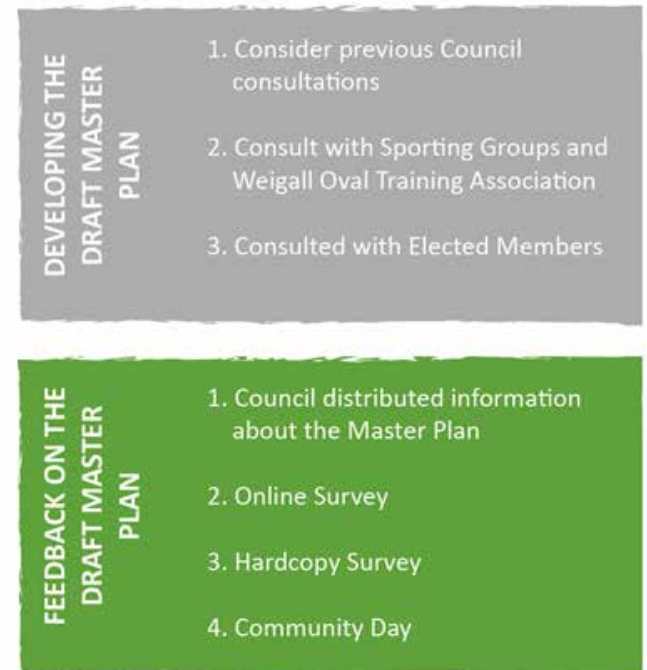
8.2 the process of community consultation

The Consultation Approach

The community consultation undertaken to obtain feedback on the Weigall Oval Draft Master Plan involved the following:

1. A 'hard copy' Information Sheet and Feedback Survey distributed to surrounding residents (1,650 households).
2. The Feedback Survey being made available online to enable the wider community to comment.
3. Promotion of the consultation and feedback opportunity to each of the existing Weigall Oval user groups
4. A Community Day to enable the community to view the Draft Master Plan and make comments 'in person'.
5. The opportunity for community members and user groups to make a formal submission to Council.

Details of these consultations are provided on the following page.



Distribution of the Information

Distribution of the Draft Master Plan information involved the following:

- The Draft Master Plan and full report for Weigall Oval were made available for the community and interested parties to view through the Council's website.
- Surrounding residents within a Council defined catchment area of Weigall Oval were provided with information by letter box drop and invited to comment on the Draft Master Plan through a 'hard copy' Feedback Sheet. The residents were also invited to attend the Community Day through this correspondence. The information was forwarded to a total of 1,650 households with the catchment area being bounded by the Northern side of Anzac Hwy to the south, the Eastern side of Gray Street to the east, the Eastern side of Marion Road to the west, and the Northern side of Murdoch Avenue to the north.
- The sporting and community groups that formally use Weigall Oval (soccer and baseball clubs and Trotters Association) were provided with information and invited to comment. Links to the Draft Master Plan were then established on the soccer and baseball websites (by the clubs).
- The Community Day and the Draft Master Plan were promoted through council local media such as website, twitter, and facebook.

The Online and Hardcopy Feedback Form

The Feedback Form for the Weigall Oval Draft Master Plan could be completed either online or in hardcopy.

In total there were 247 responses to the survey, including 83 hard copy responses and the remaining online.

The Community Day

The Community Day was held on Saturday 11th October 2014 at Weigall Oval. The weather was good and a marquee was set up near the existing car park and grassed area at Weigall Oval. The Draft Master Plan and information sheets were displayed on large boards under the marquee.

Three consultants and three Council staff attended to provide clarification and further information on the Draft Master Plan where needed.

The approach to the Community Day included the following:

- Copies of the Draft Master Plan Concept and the full report were made available for the community to view at the Community Day.
- Each respondent was given 3 dots to indicate 'what they liked' about the Master Plan and 3 dots to indicate 'any concerns' regarding the Draft Master Plan. Additional general comments were also invited.
- Comments were recorded on sticky labels and displayed on the boards. The comments that related to the 'likes' and 'concerns' were numbered and connected back to the characteristics of the participant.
- Representatives from West Torrens City Council, Suter Planners and JPE were available for two hours to answer queries and document the comments.



8.3 the key findings of the consultation

The Feedback Form Responses

Feedback Form (Survey) Information

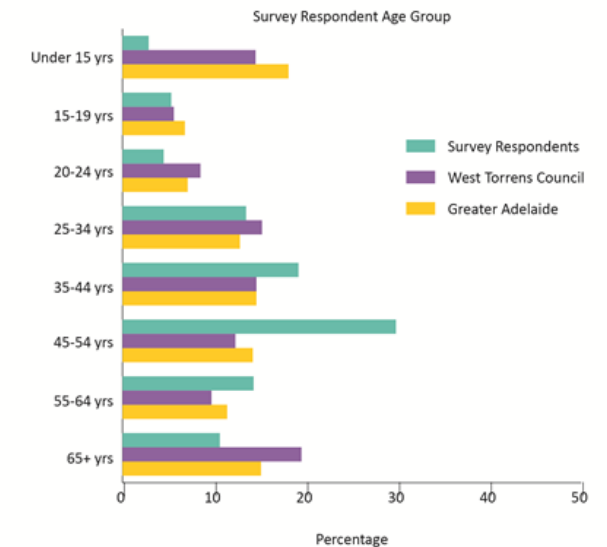
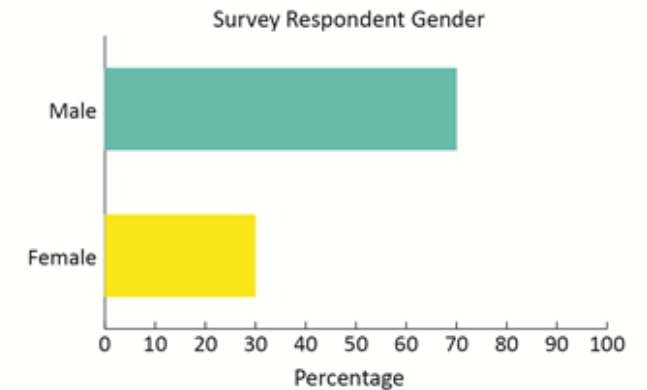
A total of 247 responses to the survey were received. This included 83 hard copy surveys (generally from residents surrounding the site) and the remainder as on-line surveys. The two survey response sources were combined by Council to produce one summary of survey responses. The survey responses are summarised below.

Who were the participants?

70% of the survey respondents were male and 30% were female. As highlighted later in the findings, the large proportion of males is likely to be due to high interest from the baseball club members. This suggests that the survey findings may be over represented by the sport groups as discussed later in this report.

Although a spread of age groups participated in the survey, a larger majority of survey respondents were in the age range of 35-54 years.

Compared to the age structure of the City of West Torrens, the under 15 years, 20-24 years and 65+ years age groups were under represented in the survey responses, while the 45-54 years age group was over represented.



74 Suburbs were represented in the survey responses.

131 survey respondents live in the Suburbs of Plympton, North Plympton or South Plympton.

An indication of how far the survey respondents live from Weigall Oval is provided below and on the map adjacent.

Survey Respondents Suburb

Distance from Weigall Oval	Number
Plympton	78
Within 2km	40
2-5 km	18
5km +	96
Not stated	15
Total	247





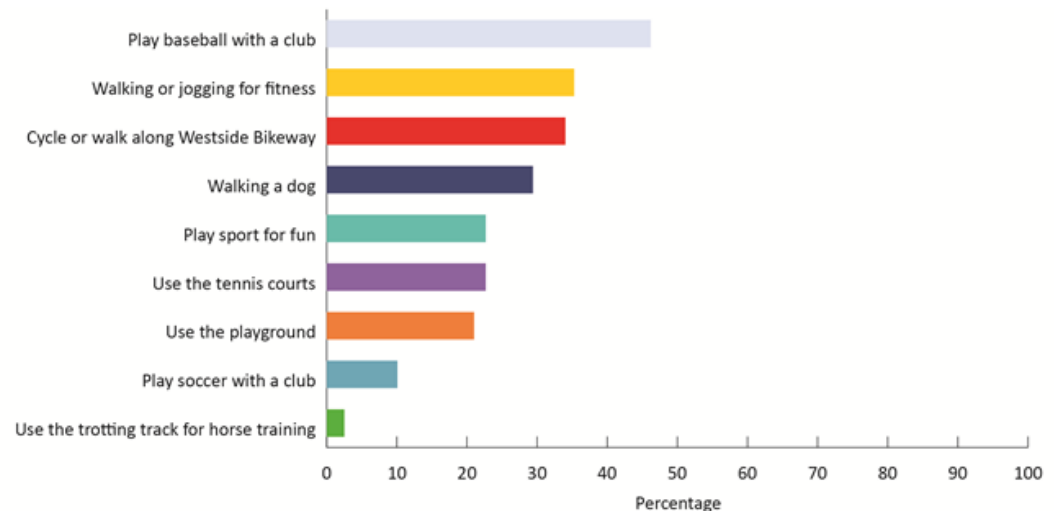
The Survey Responses

How did the respondents use Weigall Oval currently?

The 'suburb in which people live' data gives an indication of which respondents were local residents. Taking this into account, it appears that the local residents are more likely to use Weigall Oval for recreation activities such as walking or jogging for fitness, cycling or walking along the Westside Bikeway, walking a dog or using the playground. Overall, there was a high level of use of Weigall Oval for these activities.

Of the respondents who used the facilities for sporting activities such as playing baseball or soccer with a club or using the horse trotting track, baseball users represented the greatest number of survey respondents. In total 110 of the survey respondents played baseball with a club (45% of the total respondents). A further 24 respondents played soccer with a club (10%). This suggests that the survey may be over represented by the sporting clubs (over 50% of respondents) and particularly baseball.

How do you use Weigall Oval?



Support for Improvements to Weigall Oval

Overall, there is strong support for improvements to Weigall Oval by the survey respondents as shown in the figures and graph below. 236 survey respondents answered this question (from the 1650 households and wider online catchment).

83% of respondents support improvements to Weigall Oval, while 16% of respondents do not support improvements to Weigall Oval.

However, it is important to recognise that a large number of the survey respondents are connected to a sporting body (baseball or soccer).

A number of comments made by local residents through the survey indicated there are concerns with the Draft Master Plan and specifically concerns that the Plan enables the site to be over dominated by the sports and the needs of local residents are not being adequately considered.

Do you support improvements to Weigall Oval?





Main 'Likes' about the Draft Master Plan

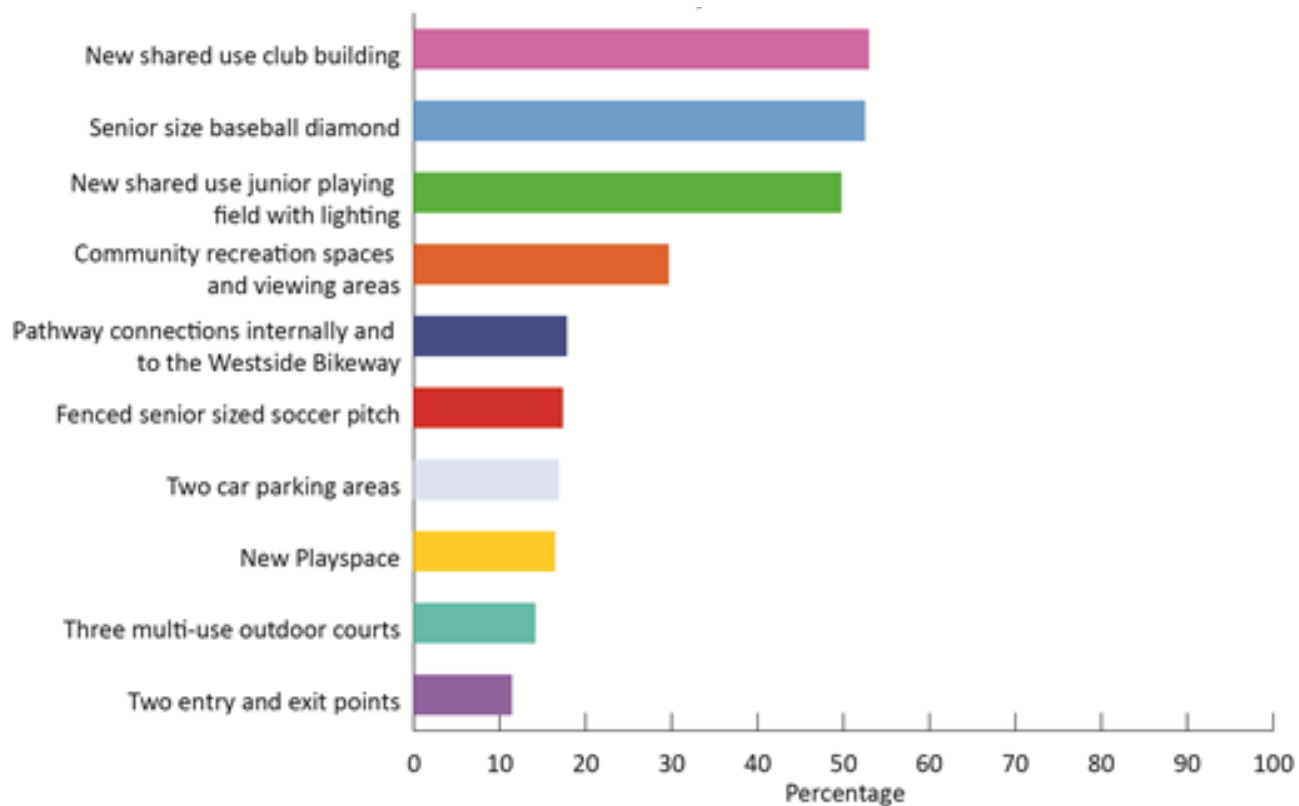
As highlighted in the graph below, the main features that are 'liked' by the survey respondents include:

- Upgrading the facilities
- Providing a multi-purpose integrated space for sports
- Opportunity for all year round Baseball
- New playground
- Viewing areas and BBQs
- Removing the horse trotting track
- Retaining the native trees and the grass mounding

The findings relating to this question reinforce a possible over representation of responses to the survey by sports and particularly baseball representatives. However, the data does indicate that the sports appear to be satisfied with the proposal for fields and a new club building and this is useful information.

The data also indicates that there is some positive community interest regarding the suggested provision of recreation spaces and a new playspace.

219 survey respondents answered this question.



What do you like most about the Master Plan?



Main Concerns about the Draft Master Plan

The main items that the survey respondents have 'concerns' about include:

- "Old playground being demolished" (cost implications)
- "New Playground without fencing" (desire for fencing)
- "Traffic management surrounding the new entry and exit points"
- "Baseball batting cage not included"
- "Not enough space for soccer"
- "Less access to the grounds especially fencing around the soccer pitch"
- "The Master Plan is for sports and not local residents"
- "Would dogs still be welcome here?"
- "Reduction of Tennis courts – especially during the summer"
- "Positioning of the playing fields"

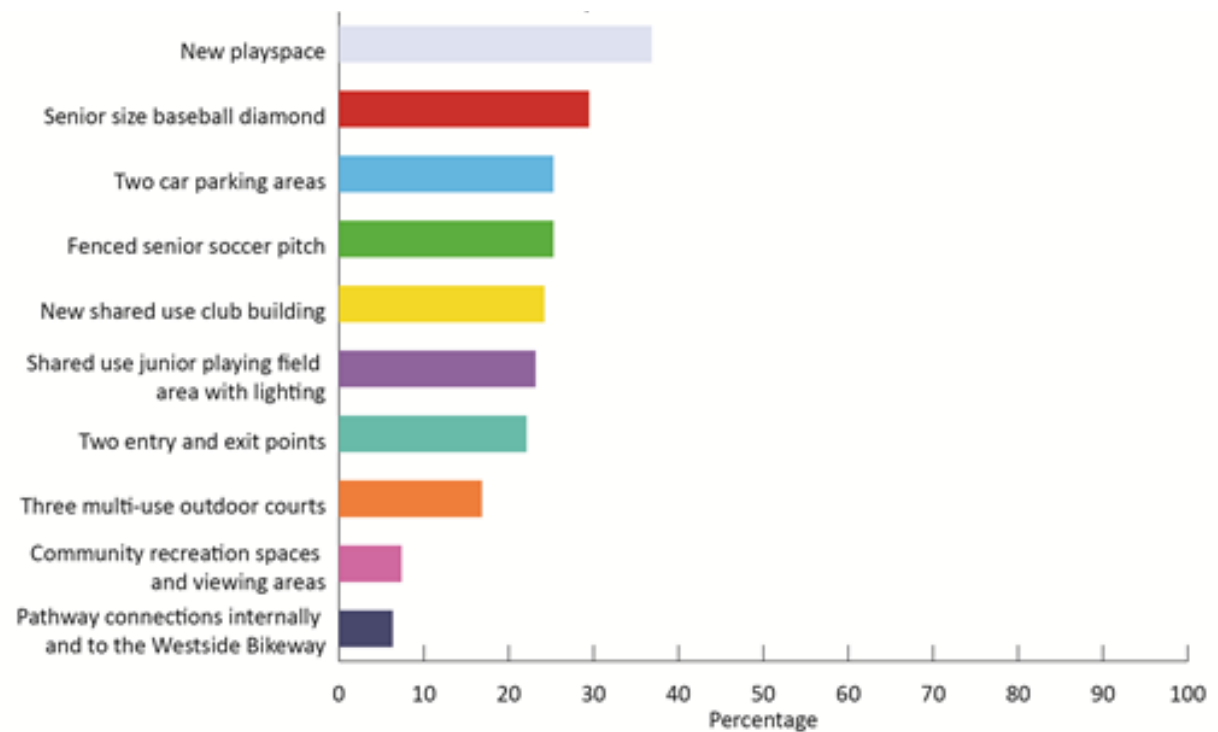
Other Comments:

- "Pity to lose the horse trotting track – historical importance, used for other purposes such as running and entertainment for children"
- "With two car parks shown, the northern car park is a waste of space"
- "Location and orientation of the Baseball diamond"
- "Location of new playground"
- "Light pollution to surrounding houses"
- "Contributions from the sporting clubs for the cost of redevelopment"

Overall, the greatest concerns relate to:

- A concern that sport could dominate the site
- A perception that there has been a reduction in accessible community space
- A concern that the new playground may not be fenced (mainly due to the proximity of the road or adjacent bike way)
- The suggestion for two entrances and two car parks
- The loss of tennis courts

Only 95 survey respondents answered this question. The lower response reinforces a general satisfaction by sports representatives with concerns generally being raised by residents and non-sporting members of the public.



What are you concerned most about in the Master Plan?



The Community Day

Who were the participants?

There were approximately 40 attendees at the Community Day, with a range of genders and age groups as highlighted in Appendix B.

The majority of the Community Day respondents live in the streets immediately surrounding the Weigall Oval.

The Soccer club was the main sporting group represented at the Community Day.

What was the main response?

A range of comments were made through the Community Day and some were positive while others were negative. There was considerable passion from some members of the community who were concerned about the changes suggested through the Weigall Oval Draft Master Plan.

In particular, a number of people were concerned that Weigall Oval will be dominated by the sports and that the general community is losing valuable accessible open space. There was a view by these residents that the Plan had evolved around the sports and the general community and particularly the local residents had not been given adequate consideration.

However, others were pleased that improvements were being considered as they felt that Weigall Oval is becoming tired and in need of upgrade. Having said this the general community's greatest interest is in obtaining improved recreation spaces and facilities such as the mound area, playspace, tennis courts and the bike and walking trail.



Main 'likes' about the Draft Master Plan:

Younger adults with families appeared to be most supportive of the Draft Master Plan and the potential for the site to be improved in quality. The sports representatives were also supportive. Some of their recorded 'likes' are listed below.

A number of other residents surrounding Weigall Oval were less supportive and some indicated that they did not support the Draft Master Plan, their 'concerns' are highlighted on the following page.

The main specific 'likes' comments are as follows:

- “Nice to see the space upgraded and cleaned up”
- “Like the multi-purpose sporting complex located in the centre”
- “Good that the trees will be retained (the large trees are highly valued)”
- “New playground location is good”
- “Like the split pitches (more facilities equals more players)”
- “Community access is great and is a must to retain a sense of community”
- “Like the idea of the training area and could be an area for future exercise equipment”
- “Like the open picnic areas”
- “Good that fencing along the bike track is being removed”
- “Possibility for clubrooms to be used as a community function space is good”
- “Like the two car parks (mainly raised by sports representatives)”
- “Well overdue – needs improvement”
- “Like the shared path connection”
- “Good to see the hill is retained and community areas available”



Main 'concerns' about the Draft Master Plan:

Overall, the main 'concerns' about the Draft Master Plan for the general community and particularly local residents related to the Plan's emphasis on sport. A number of local residents immediately adjacent to the oval are concerned about the potential for increased noise, traffic and lighting. In addition, there is a perception that the amount of accessible public open space for the community has been reduced in the Plan. Some local residents were concerned about any improvements being undertaken on this basis.

Specific concerns include:

- "Location and traffic management around the car parks (especially have concerns about the northern entry and exit point)"
- "Don't want anti-social behaviour in the area relating to sports use"
- "Management of the sporting clubs use of facilities"
- "Location of the baseball diamond"
- "Fencing surrounding the playground should be included"
- "Loss of community space due to the dominance by sport"
- "Access to Weigall Oval (especially concerned about the fencing surrounding the Soccer pitch)"
- "Loss of Tennis courts (there is demand for 5 courts especially during the summer)" "Soccer facilities need to meet required standards (and this requires fencing for spectator management)"

Other concern comments:

- "Management of the noise and lighting pollution for surrounding residents"
- "Need for a greater balance between sporting use and community use"
- "Facilities coping with future increases in sporting participation"
- "Contributions from the sporting clubs for the cost of redevelopment"
- "Shame that the horse trotting track will be removed"
- "Like the open picnic areas"
- "Good that fencing along the bike track is being removed"
- "Possibility for clubrooms to be used as a community function space is good"
- "Like the two car parks (mainly raised by sports representatives)"
- "Well overdue – needs improvement"
- "Like the shared path connection"
- "Good to see the hill is retained and community areas available"





8.2 the implications of the findings

Consistent Items Supported

Across the community consultation process there was general support for the improvement of Weigall Oval. The consultations acknowledge that Weigall Oval could be utilised better and the quality of the facilities provided need to be improved.

There is general support from the sporting groups for the proposed redesign of the sports fields and the development and central location of a new sports clubroom. The suggestion for one shared-use club facility was not objected to.

Providing a multi-purpose space for sports was desirable by the sporting representatives involved in the consultations. It was recognised that the provision of quality sporting facilities would lead to an increase in players.

In relation to community recreation, there is support for the new playspace. However, there is concern about providing a playspace that is not fenced and there is also some concern about replacing the existing playground given it has recently been upgraded and is well used.

Importantly, there is strong support for retaining much of the 'hill' area as a grass and treed recreation and viewing area and the suggested improved access to the bikeway is supported. The retention of established native trees within Weigall Oval Master Plan was also well supported.



Consistent Concerns Raised

The main concerns raised by local residents and the broader community regarding the Draft Master Plan related to the perceived dominance of sport.

In particular, there is concern regarding the perceived loss of accessible open space to sport and the potential impacts relating to increased sporting use such as noise, traffic and lights. The proposed additional car parking and traffic management surrounding the northern entry and exit point were particular consistent concerns. Overall, there was a strong desire by the community for a greater balance between the provision of sporting facilities and community spaces.

The loss of tennis courts and the approach to the playspace regarding fencing are the main concerns relating to recreation provision.

The main concerns raised by the sporting clubs related to ensuring there is enough space for the Soccer club to use, the need for fencing to be erected to enable spectator management by the soccer club, ensuring the location and orientation of the baseball diamond is correct, and that the use of the facilities is managed correctly between the clubs.



Considerations for the Master Plan

The community consultation has provided an opportunity to obtain community and sporting views regarding the Draft Weigall Oval Master Plan, and these have been both positive and negative.

Overall, the consultation process has highlighted that the focus on sport in the planning for Weigall Oval is a concern for the immediate surrounding residents. This does not mean that sport should be removed from Weigall Oval as this ground has been used for active sports use since the early 1930's. Weigall Oval is a District level sports ground and classified as a Recreation and Sports Grounds under the current City of West Torrens Community Land Management Plan. This classification means that Weigall Oval is required to be developed and maintained as a Sports Ground which is:

- strategically important local or regional open space
- generally used for active and formal recreation
- enhance local amenity

As indicated from the response by sporting groups, there is a need and justification for improved sports facilities at Weigall Oval.

However, the community feedback is valuable and highlights the importance of managing the impacts of sport on the surrounding residents including ensuring good access by the general public to the sporting and recreation areas. Continued flexible community and sporting use of Weigall Oval will be important and key concerns could be dealt with through some modifications to the Master Plan.

Whilst there is a perception by some in the community that accessible open space has been reduced in the Master Plan, the redesign actually improves the amount of usable open space. For example, removal of the trotting track will result in larger open grassed areas that the community can use and the hill area has been enhanced as a quality recreation space. In addition to this Council has suggested that all fencing, including the soccer field, could be open during the 'off-seasons' to allow for further flexible community use.

The community consultation suggests that sport should be retained at Weigall Oval in accordance with Council's Community Land Management Plan and improvements are desired by sports users and community members. However, the concerns of some residents could justify some modification to the Draft Master Plan.

This includes giving consideration to the following items;

- Fencing the Playground (western edge) whilst still maintaining an open, easily accessible feel.
- Review the current use of the existing Tennis courts on site to determine the number of Tennis courts required for community use.
- Ensure fencing to sporting fields is easily modified to allow for open access at times when not used for sports.
- Proximity of light fall to immediate residents from sport fields.
- Location of the northern car park entry point.
- Location of the practice/junior pitches/community sports field.
- Whether a baseball batting cage should be provided in the Draft Master Plan.
- Whether there should be wider fencing of the soccer area to enable spectator management and which is a requirement for Federation Cup level.

master plan



9



9.1 introduction

The proposed master plan was determined through consultations with the council project team, elected member stakeholders lease/licence holder site users, and local community. The master plan reflects an ultimate vision for Weigall Oval and responds to council objectives.




The following section outlines the changes that have occurred to the preferred option 3 Weigall Oval Master Plan. This preferred option has been selected by the user groups and elected member stakeholders as the ideal option and used as the proposed master plan throughout the community consultation phase. The following Weigall Oval Master Plan has been amended to suit key concerns and comments raised throughout the consultation process.

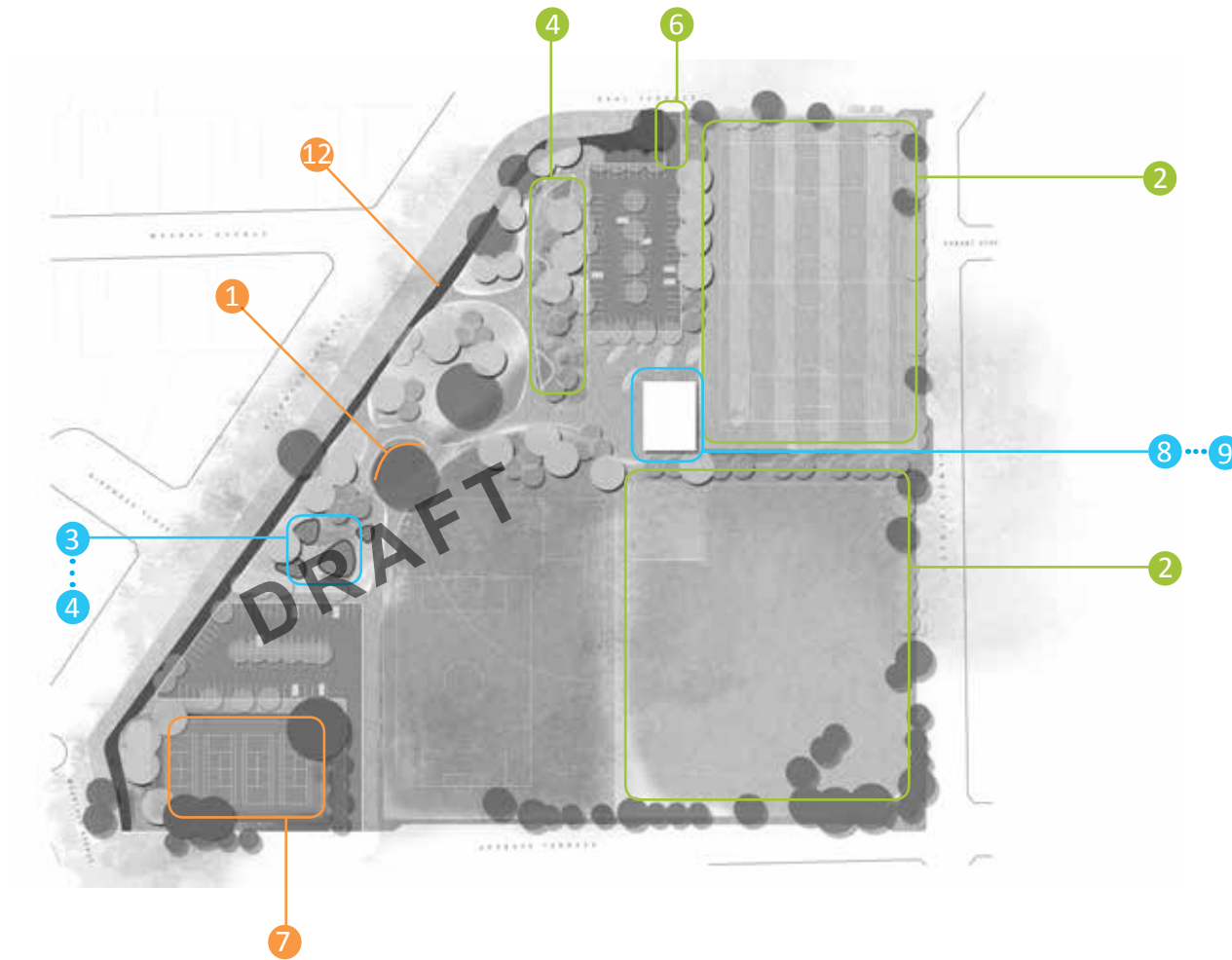


9.2 master plan

Key changes in response to consultations

1. The community playspace is fenced to the western edge safely segregating the shared use path traffic and road traffic from the play area.
2. Fencing to the sporting fields is easily modified to allow for open access at times when not used for sports.
3. Community garden identified reflecting elected member suggestions and the City of West Torrens Open Space Strategy (subject to community interest).
4. Community focused recreation is further integrated into the site with the addition of community gardens and outdoor exercise stations.
5. Dog park removed.
6. Location of the northern car park entry point is amended to be located away from Birdwood Terrace and Oval Terrace.
7. Multipurpose court has been increased to a 4 court facility to allow for current demand for community use and possible future integration of futsal use.
8. The club building has been illustrated at a size consistent with potential use (and suitable for a district sportsground).
9. The club building has been moved to sit closer to the baseball diamond and junior practice zones, a direction from both the baseball and soccer sports groups.
10. The car parking, junior pitches and sporting grounds are recommended to have night lighting, however at a lux suitable for surrounding residential zone. (There was some concern raised by the local community about glare from night lighting.)
11. Community accessible areas are increased to now allow all areas of the sporting complex open for community use whilst not being used by lease holders.
12. The Westside Bikeway has been retained in it's existing location with increased pathway links provided from the bikeway into the site.
13. A tribute to the trotters will be embedded in the site to ensure the history of the site is not lost.
14. Baseball batting cages to be incorporated in the planning of the multipurpose facility.

-  comment/direction from the elected members and lease holders
-  comment/direction from the community consultation process
-  comment/direction consistent across all consulted groups





Master Plan Functionality

The adjacent diagrams summarises the existing use and function of the current site arrangement and compares this to the proposed functional layers which make up the master plan. By breaking down the master plan into these layers, gives further understanding of the thinking behind the formation of the final plan. These diagrams showing the proposed functionality also illustrate the site improvements that are proposed for both sporting clubs and community use.

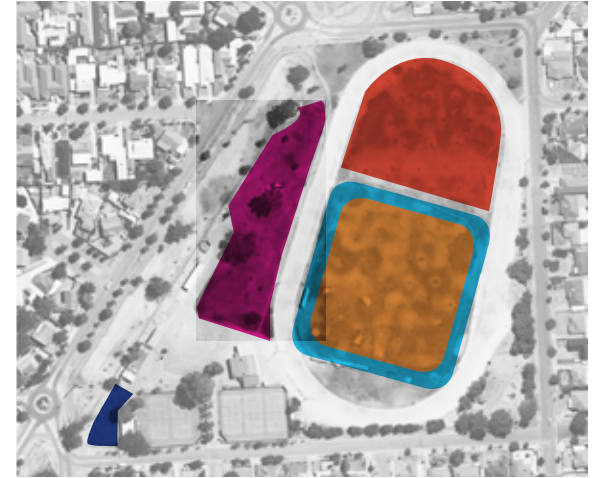
EXISTING COMMUNITY SPACE

- community focussed facilities
- community open space
- shared community sports fields



EXISTING SPORT USE

- soccer field
- baseball field
- junior fields
- shared practice zones
- spectator use



EXISTING ACCESS & MOVEMENT

- pedestrian movement
- cyclist movement
- vehicular movement
- car parking



EXISTING LANDSCAPE CHARACTER

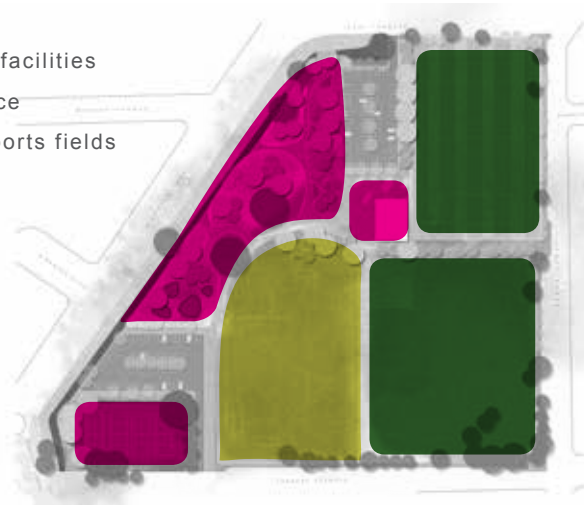
- large trees
- small trees
- screening shrubs
- mounding





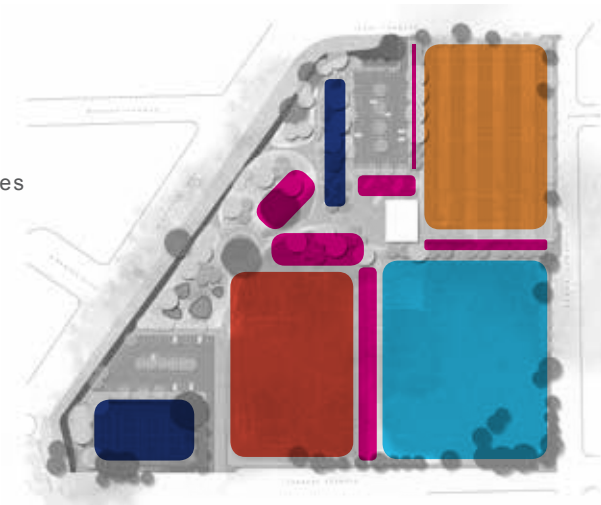
COMMUNITY ACCESSIBLE SPACE

- community focussed facilities
- community open space
- shared community sports fields



SPORT USE

- soccer field
- baseball field
- junior fields
- shared practice zones
- spectator use



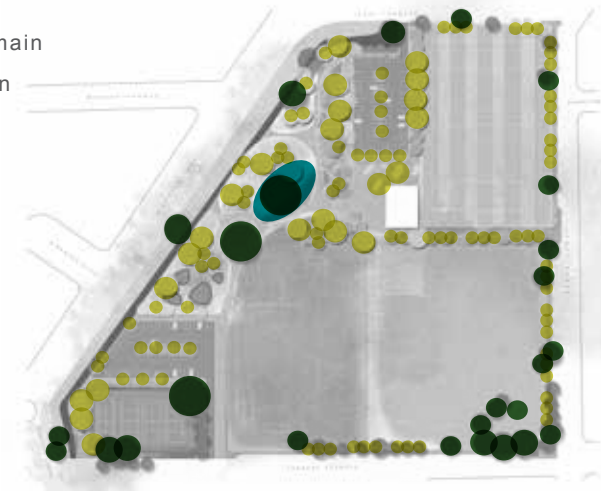
ACCESS & MOVEMENT

- pedestrian movement
- cyclist movement
- vehicular movement
- bike parking
- car parking

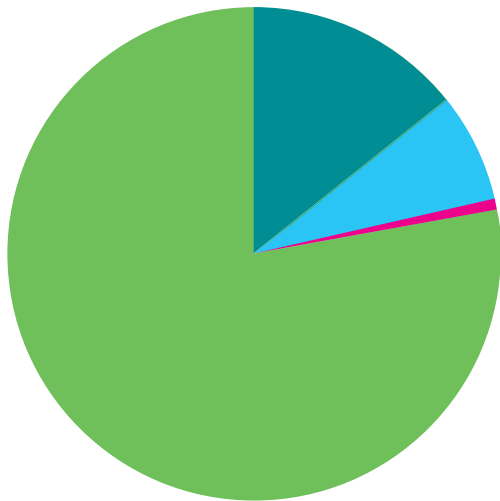


LANDSCAPE CHARACTER

- existing trees to remain
- new trees/vegetation
- screening
- retained mound

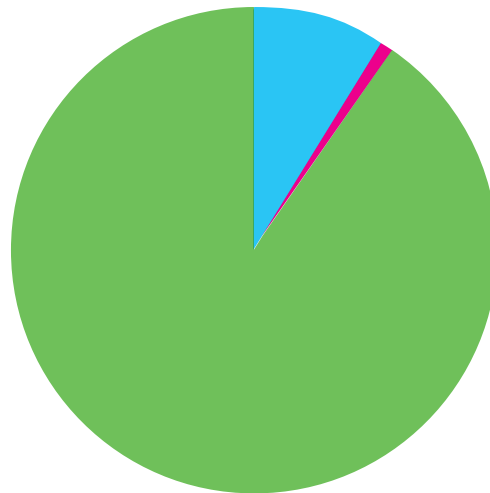


THE FOLLOWING PIE GRAPHS ILLUSTRATE THE PERCENTAGE OF USE TYPE AND FUNCTIONALITY ACROSS THE WEIGALL OVAL SITE, EXISTING AND PROPOSED;



EXISTING

- 78% open space
- 14% trotting track
- 7% car park
- 1% clubrooms



PROPOSED

- 90% open space
- 9% car park
- 1% clubrooms

In conclusion, the new site arrangement, although proposes the removal of the trotting track, also provides for a more efficient use of open space and overall increases the usable open space to Weigall Oval. In addition, more accessible community space has been proposed, this includes access to all sports grounds as well as shared facilities such as the multipurpose building.



Master Plan Summary of Key Improvements:

- Fenced senior sized soccer pitch with lighting (portions of removal fence incorporated for managed community access)
- Senior size baseball diamond (with lighting and fencing to a portion of the field boundary to manage balls)
- Shared use junior playing field area with lighting (baseball, soccer and community use)
- New shared use club building (sporting focus with some community use, replaces existing)
- 4 multi-use outdoor courts (community use)
- New playspace (fenced to western boundary and replaces existing playspace)
- Community recreation spaces and viewing areas (seating, picnic settings)
- Pathway connections internally and to the Westside Bikeway
- Two car parking areas
- Two entry and exit points



indented car parking around oval perimeter for increased car parking opportunities

community plaza surrounding building which could be used for markets (community or sporting clubs), bike parking, or spectator zones

multipurpose building (approx 500m2)

access to oval from James Street. Pathways could also be used for spectator viewing zones

- sports fencing
- removable fencing to playing fields
- fencing to play space
- ▲ 2 key entrances





implementation

10



10.1 introduction

Implementation has been considered for both staging and funding.

The staging of the Weigall Oval Master Plan allows implementation to be more achievable and affordable over a number of years. The staging has also considered construction could occur with minimal disruption to the current use and operation.

Cost predictions for the implementation of the entire master plan has been broken down following the recommended staging plan.



10.2 staging & time

During consultation with the Trainers Association and understanding the decreasing numbers of users of the trotting track, it was determined that a 'good compromise' is to provide the Trainers Association with a licence of up to 5 years before removing the trotting track.

The staging has therefore been guided by this 5 year lease period, and has required consideration of what can be achieved within this 5 year period and what needs to be implemented once the trotting track is removed, i.e after 5 years.

The adjacent diagrams provide recommendations of what can be achieved within a period of;

- 0-3 years (whilst trotting track is still in operation)
- 3-5 years (trotting track to be removed toward the end of this stage)
- 5-7 years (trotting track has been removed)

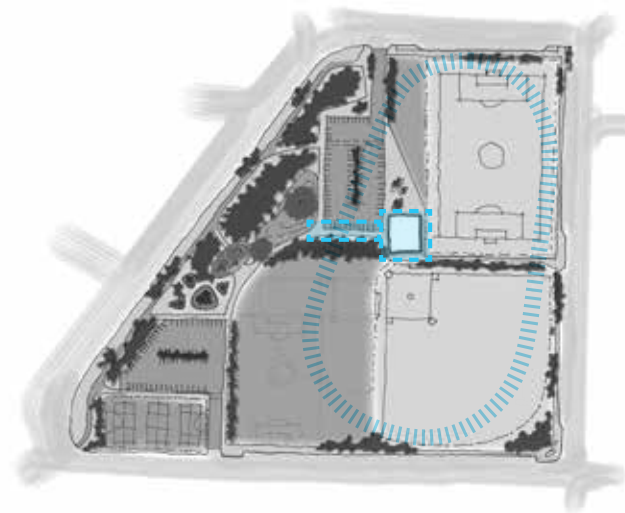
Future staging is indicative only, based on the current facility operations. The staging 'years' above indicate years from project construction commencement. A future process of detailed design and further consultation will require completion and approval prior to starting any development works on site.



0 - 3 yrs

Stage 1

- Permanent on street parking to northern edge of oval to facilitate current car parking need
- Demolition of existing storage sheds, 3 x tennis courts, existing carpark
- Construct new southern carpark
- Upgraded tennis court inc. new fencing
- Install new playground
- the batting cages could be maintained in the interim whilst the existing baseball playing fields are in operation



3 - 5 yrs

Stage 2

- Construct new shared clubrooms
- Demolition of trotting track, existing clubrooms
- Construct associated path network and linkages



5 - 7 yrs

Stage 3

- Demolish current sports field fencing & playground
- Construct new playing fields (senior soccer pitch, international baseball diamond and juniors shared use area) including lighting, fencing, irrigation and drainage as appropriate
- Construct northern carpark



10.3 funding

The proposed master plan was reviewed with a cost consultant to provide an indicative figure to assist with the potential timing of implementation. The costing is broken down into three key stages as shown in the previous staging diagram.

The adjacent cost gives a clear bottom line for each stage arriving at an anticipated total cost range of \$6.7m - \$7.4m. For a full comprehensive cost breakdown, please refer to Appendix A.

Whilst there has been a considerable amount of analysis and planning undertaken, as well as final staging and cost predications provided, Council has at this time not provided any funding for this project to proceed.

Council is mindful of the significant cost associated with implementation of the master plan and will encourage the clubs to seek grant funding (e.g from state or federal bodies) to assist with implementation of it, (particularly in regard to those aspects of the plan that may provide greater benefit to the clubs than community).



Predicted Cost Breakdown

Stage 1 - Recreation, Southern & Onstreet Carparking

Sub Total \$787,495.00

Stage 2 - New Clubrooms

Sub Total \$2,055,880.00

Stage 3 - Premier Sports Fields & Northern Carpark

Sub Total \$3,005,070.00

Builders Preliminaries & Contingencies \$660,875.00

Professional Fess (8%) \$520,746.00

Total Project Costs \$7,030,066.00

appendix



**Weigall Oval
Master Plan
Order of Cost Estimate (June 14)**

This master plan order of cost estimate is based on drawings received on 17 Oct 13, meetings with JPE, the original estimate completed Nov 13 and some minor amendments as request by JPE in June 14.

Scope of Works comprises of the following:

Stage 1

- a) Boundary carparking along Oval Terrace & James Street
- b) Demolition of existing sheds, tennis courts, bikeway & carpark
- c) New southern carpark
- d) Resurface existing tennis courts
- e) Playspace inc. equipment

Stage 2

- a) Build new clubhouse facility within boundary of existing trotting track including associated external works
- b) Demolition of trotting track, existing clubhouse, current sports field fencing & playground
- c) New premier sports fields
- d) New practice sports field
- e) New northern carpark

The following items have been specifically excluded :

- (x) Interest and Holding cost
- (x) GST
- (x) Contaminated soil removal
- (x) Escalation beyond June 14
- (x) Removal of **temporary** sports equipment, fencing & shelters assumed to be undertaken by respective clubs
- (x) Works to existing mounding (Advise to remain)
- (x) Sports field lawn linemarking, diamonds cutouts, goals and other specialist equipment to sportsfields, assumed to be undertaken by individual clubs
- (x) Temporary fences for seasonal use of junior pitches and practice zones, assumed to be undertaken by individual clubs
- (x) Scoreboards, sponsor signage etc assumed to be undertaken by individual clubs
- (x) Shelter to Tennis Court
- (x) Asbestos removal
- (x) Upgrade to SAPN
- (x) Works to council bike path & transition space adjacent birawood terrace
- (x) Baseball dugout
- (x) Baseball batting cages
- (x) Provision of night lighting to sports fields



Our Indicative Estimate Summary is as follows:					
		Quantity	Unit	Rate	Total
1					
2	Stage 1 - Recreation, Southern & Onstreet Carparking				
3	Demolition				
4	Demolition of existing kerb to oval terrace & james street to install boundary carparking	270	m	\$15.00	\$4,050.00
5	Demolition of existing pavement	810	m2	\$10.00	\$8,100.00
6	Demolish existing bitumen carpark	3,065	m2	\$10.00	\$30,650.00
7	Remove existing western tennis court surface (to be resurfaced)	1,253	m2	\$5.00	\$6,265.00
8	Allow for stripping of existing vegetation & lawn across site	6,460	m2	\$5.00	\$32,300.00
9	Demolish existing bitumen council bike trail - deleted		EXCL		EXCL
10	Demolish existing single storey masonry tennis shelter (Not indicated on plans, view on google earth)	79	m2	\$125.00	\$9,875.00
11	Demolish existing single storey masonry storage shed	57	m2	\$125.00	\$7,125.00
12	Demolish existing baseball double tunnel batting cages	187	m2	\$20.00	\$3,740.00
13	Demolish existing metal shed	66	m2	\$35.00	\$2,310.00
14	Demolish existing metal shed stables	71	m2	\$45.00	\$3,195.00
15	Demolish existing high level western tennis court fencing	136	m	\$15.00	\$2,040.00
16	Demolish existing site perimeter fencing	239	m	\$15.00	\$3,585.00
17	PC Allowance to demolish existing trees (PC Sum extent unknown)	1	item	\$20,000.00	\$20,000.00
18	PC Allowance to demolish existing external carpark lighting	1	item	\$10,000.00	\$10,000.00
19	Allowance for sundry demolition	1	item	\$20,000.00	\$20,000.00
20	Allowance to protect significant trees through duration of works (3 No.)	1	item	\$6,000.00	\$6,000.00
21	No allowance for removal of temporary sports equipment, fencing & shelters assumed to be undertaken by respective clubs		EXCL		EXCL
22					
23	External Works				
24	Install new concrete kerb	270	m	\$65.00	\$17,550.00
25	Install new bitumen surface	810	m2	\$65.00	\$52,650.00
26	Install new concrete spoon drain	270	m	\$50.00	\$13,500.00
27					
28					
29	Allow for new southern carpark including kerbing, linemarking, stormwater & new entry point complete	1,395	m2	\$100.00	\$139,500.00
30	Allow for seeding lawn areas (following reduction in carpark area & playspace)	2,835	m2	\$4.00	\$11,340.00
31	Allow for carpark signage	1	item	\$5,000.00	\$5,000.00
32	Allow for new pedestrian pavement (assumed coloured bitumen)	1,669	m2	\$80.00	\$133,520.00
33	Allow for new council bitumen bike path including preparation, basecourse and linemarking - deleted		EXCL		EXCL
34	Allow for new tennis court surface including linemarking etc. (2 no. courts) (based on West Torrens Council Experience, non competition level)	1	item	\$45,000.00	\$45,000.00
35	Allow for new 3.0m high fence to boundary of tennis courts	140	m	\$180.00	\$25,200.00
36	Allow for new lawn along birdwood terrace adjacent to bikeway - deleted		EXCL		EXCL
37	Allow for rubber soft fall to playspace	500	m2	\$120.00	\$60,000.00
38	Allow for 1.5m high fence to road boundary of playspace - deleted (existing to remain)		EXCL		EXCL
39	Allow for BBQ shelter	1	item	\$15,000.00	\$15,000.00
40	Allow for BBQ	1	item	\$5,000.00	\$5,000.00
41	PC Allowance for play equipment to playspace	1	item	\$60,000.00	\$60,000.00
42	PC Allowance for scrubs plantings (extent unclear)	1	item	\$35,000.00	\$35,000.00
43	PC Allowance for external lighting - deleted		EXCL		EXCL
44	No allowance for works to existing mounding		EXCL		EXCL



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87	Allow for dugout including concrete slab, fence screening, benching & gates complete (Approx 15.0m L x 3.5m W x 3.0m H, size to be confirmed) - deleted			EXCL		EXCL
88	Allow for new baseball batting cages consisting of 2 no. tunnels with wire mesh fence surrounds, roof and gates (Approx 25.0m L x 10.0 W x 3.5m H, size to be confirmed) - deleted			EXCL		EXCL
89	Allow for 1.2m high fence to soccer pitch including gates	228		m	\$150.00	\$34,200.00
90	Allow for 2.0m high fence to soccer pitch along baseball boundary	73		m	\$200.00	\$14,600.00
91	Allow for 4.0m high fence to soccer pitch along oval terrace boundary	73		m	\$350.00	\$25,550.00
92	PC Allowance for scrubs plantings (extent unclear)	1		item	\$45,000.00	\$45,000.00
93	PC allowance for external lighting	1		item	\$200,000.00	\$200,000.00
94	No allowance for lawn linemarking, diamonds cutouts, goals and other specialist equipment to sportsfields, assumed to be undertaken by individual clubs			EXCL		EXCL
95	No allowance for temporary fences for seasonal use of junior pitches and practice zones, assumed to be undertaken by individual clubs			EXCL		EXCL
96	No allowance for scoreboards, sponsor signage etc assumed to be undertaken by individual clubs			EXCL		EXCL
97						
98	Stage 2 - Sub-total (excluding G.S.T)					\$5,060,950.00
99						
100					Stage 1, & 2 (Excluding G.S.T)	\$5,848,445.00
101						
102	Builders Preliminaries (6%)	1		Item	\$350,907.00	\$350,907.00
103	Contingencies (5%)	1		Item	\$309,968.00	\$309,968.00
104						
105	BUILDING AND EXTERNAL COST TOTAL AS JUNE 14 (Excluding G.S.T)					\$6,509,320.00
106						
107	OTHER COST					
108	Professional fees allowance (8.0%)	1		Item	\$520,746.00	\$520,746.00
109						
110	TOTAL PROJECT COST AS AT JUNE 14 (Excluding G.S.T)					\$7,030,066.00
111	Anticipated Cost Range					\$6.7m - \$7.4m
112						
113						
114						
115	BELOW THE LINE					
116	Option - Seed Soccer Pitch In Place of Lawn					
117	Allow to lay new lawn to soccer pitch - CREDIT	-9,005		m2	\$45.00	-\$405,225.00
118	Allow for seeding lawn areas to soccer pitch	9,005		m2	\$4.00	\$36,020.00
119	OTHER COST					
120	Builders Preliminaries (6%)	1		Item	-\$22,153.00	-\$22,153.00
121	Contingencies (5%)	1		Item	-\$19,568.00	-\$19,568.00
122	Professional fees allowance (8.0%)	1		Item	-\$32,875.00	-\$32,875.00
123	Option - Seed Soccer Pitch Total In Place of Lawn					-\$443,801.00
124						
125	TOTAL PROJECT COST INCLUDING BELOW THE LINE AS AT JUNE 14 (Excluding G.S.T)					\$6,586,265.00