

# Weigall Oval - Stage 1

Design Development Report

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# 1. Introduction

The local site history has greatly influenced the arrangement of Weigall Oval and it's 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. 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.

Following consultation it was determined that 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 adjacent map illustrates the key features and facilities that Weigall Oval offers.





## 2. Previous work

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.

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.

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.

### 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

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.





## 6





# 4. Staging

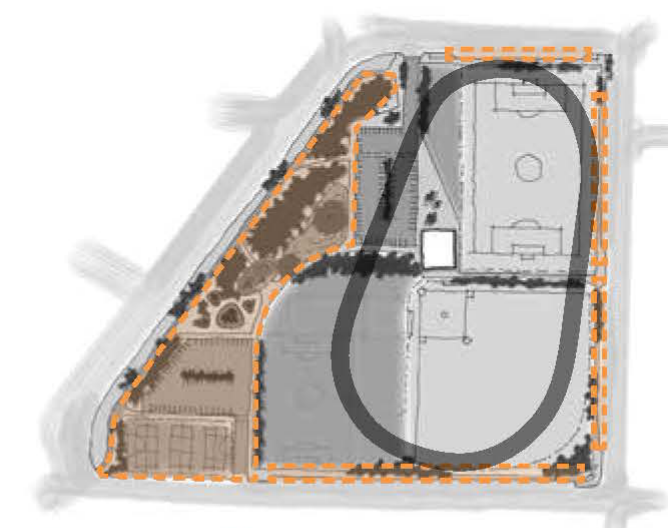
During consultation with the Trainers Association and understanding the decreasing numbers of users of the trotting track, it was determined that a ‘good compromise’ is to provide the Trainers Association with a licence of up to 5 years before removing the trotting track.

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)

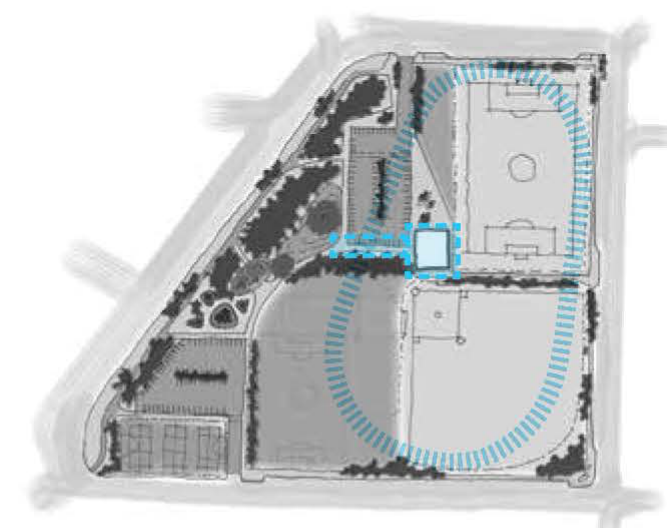
Future staging is indicative only, based on the current facility operations. The staging ‘years’ above indicate years from project construction commencement. A future process of detailed design and further consultation will require completion and approval prior to starting any development works on site.



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 intrim 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

5. Stage 1

Stage 1 of the Masterplan consists of various Community spaces to the Western side of the Oval. The following elements are connected to the existing bike trail and allowing the existing amenities to remain intact until stage 2.

- 1. Adventure Bike Trail
- 2. Chariot Hill Playspace
- 3. Dry Creek Playspace
- 4. Shelter with seating and BBQ
- 5. Junior Nature Playspace
- 6. Community Courts
- 7. Community carpark with WSUD elements
- 8. Entry Plaza
- 9. Streetverge parking



WEIGALL OVAL MASTERPLAN

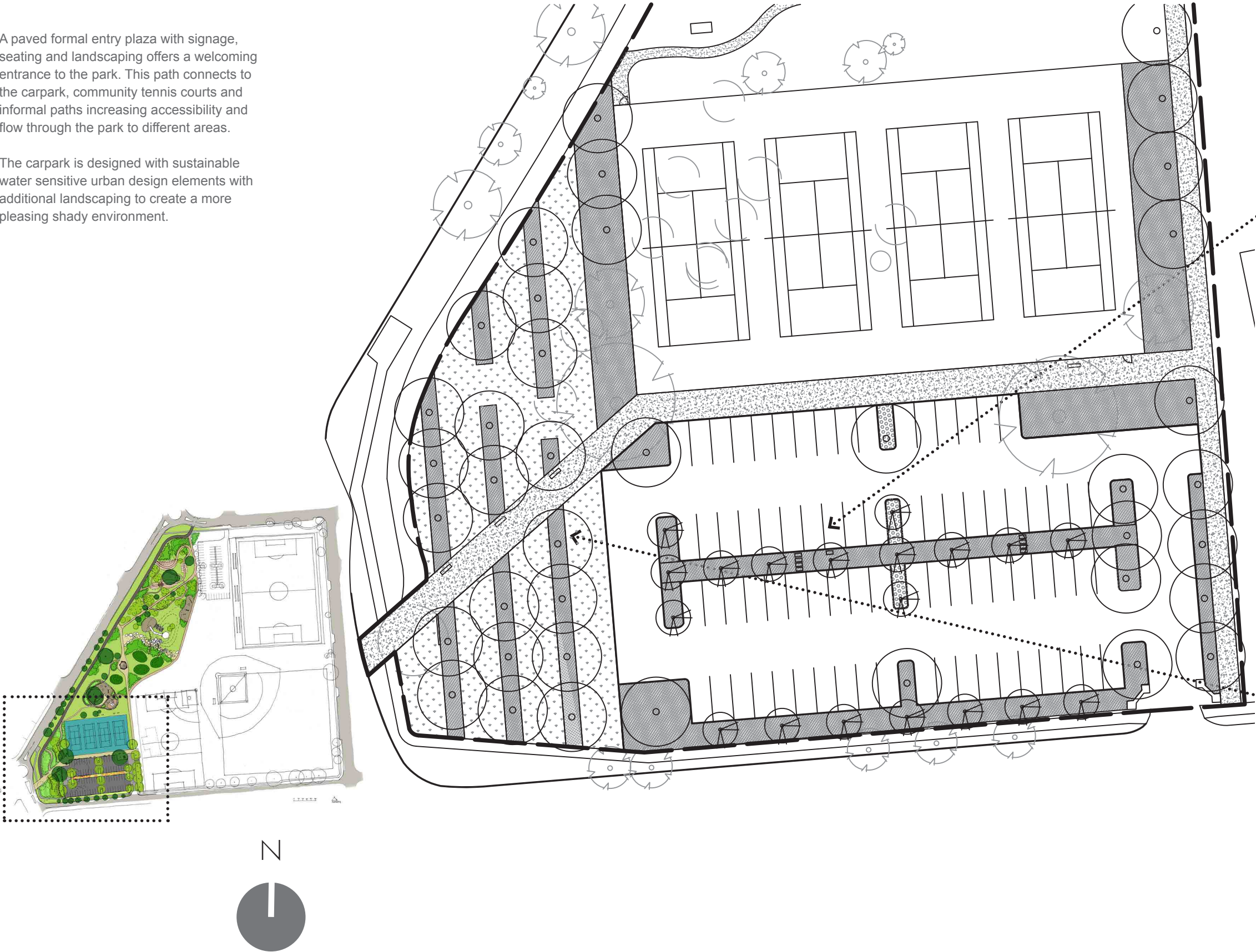
■ stage 1 extent



# 6. Carpark & Entry Plaza

A paved formal entry plaza with signage, seating and landscaping offers a welcoming entrance to the park. This path connects to the carpark, community tennis courts and informal paths increasing accessibility and flow through the park to different areas.

The carpark is designed with sustainable water sensitive urban design elements with additional landscaping to create a more pleasing shady environment.



CARPARK WITH WSUD ELEMENTS



ENTRY PLAZA





# 7. Junior Nature Playspace

A central gathering space in the shape of the existing horse shelter contains seating, BBQ and picnic facilities. Its central location enables families to supervise both play areas. Surrounding lawn areas also provide open spaces for dog walking, running games and picnics.

The nature play space promotes imagination, challenge and exploration with a chance for children to experience the natural environment through play. The area may included:

- swings
- a slide
- sandpit
- stepping stones
- habitat recreation with non-irrigated planting beds with local plant species

The playgrounds location next to the community tennis courts enables parents to supervise younger children while older siblings may be on the courts.



CENTRAL GATHERING AREA WITH SHELTER



NATURE PLAY SPACE

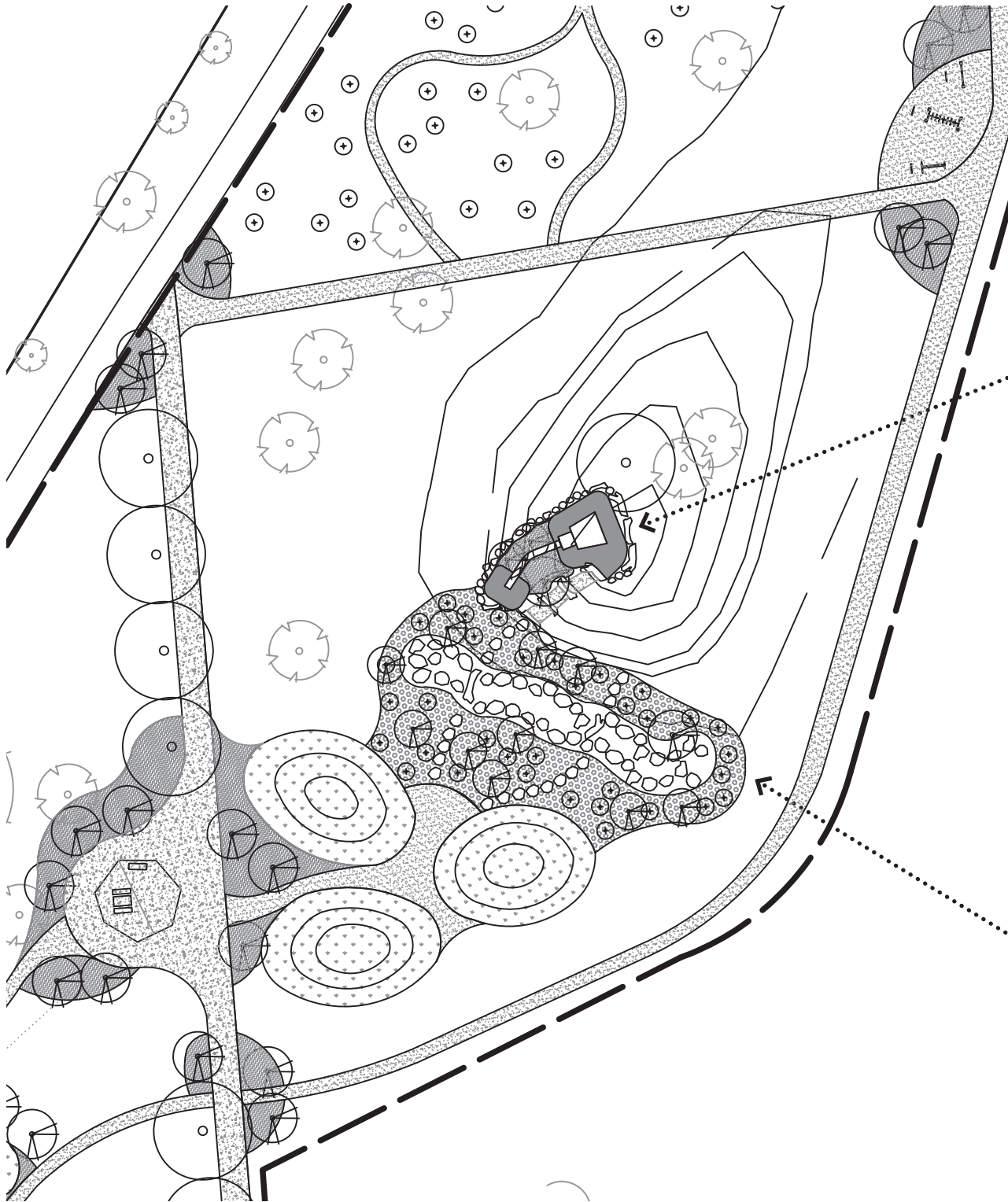
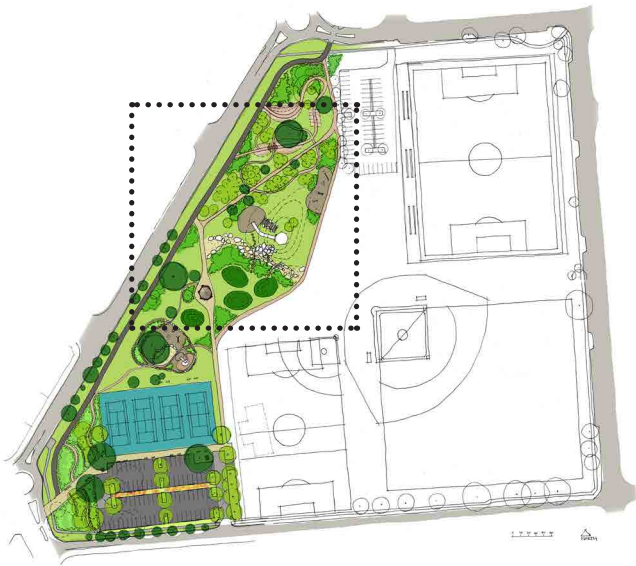




# 8. Adventure mound and Creek trail

The existing mound gives an opportunity to provide a landmark playspace viewable from the roadway and greater park. This thematic play space is suggestive of Roman Chariots which ties to the sites trotting history.

A rocky dry creek bed gives children an natural play space to explore.



INDICATIVE FORM OF CANOPY TO SLIDE ENTRY



DRY CREEK PLAY FEATURE





# 9. Bike Trail and Fitness Station

The proposal seeks to create greater connections with the existing Western Bike Trail with major and minor paths leading from it. These tracks provide entertaining challenges for younger and older riders. to extend their abilities.

A fitness station is located in close proximity allowing for passive involvement to other activities.



BIKE ADVENTURE TRAIL



FITNESS STATION





# 10. Planting Character

The adjacent images illustrate the diverse planting character proposed for the development reflecting the design language. The species selection, although rich in biodiversity, as well as having local fauna attracting qualities, is a simple selection of low maintenance, drought tolerant yet ornamental planting.

The key species considered for this development are as follows;

STREET & OPEN SPACE TREES

- Jacaranda mimosifolia*
- Koelreuteria paniculata*
- Tristaniopsis laurina*
- Angophora costata*
- Eucalyptus leucoxylon* 'Euky Dwarf'

SHRUBS

- Acacia cognata*
- Westringea* 'Zena'
- Euphorbia wulfenii*
- Grevillea sp*

GROUNDCOVERS

- Senecio* 'Blue Sticks'
- Myoporum parvifolium*
- Prostrate rosemary*

GRASSES

- Liriope gigantea*
- Dianella sp.*
- Festuca glauca*
- Lomandra Tanilka*





# 11. Material Character

The adjacent images illustrate the material character proposed for the development. Material selections are designed to reinforce a contemporary translation of the riverine setting of the development.

- 1. Lawn mounds - adjacent shelter and Play areas
- 2. Expose aggregate concrete - 'Autumn Gold' (P2)
- 3. Compacted sand path (P1)
- 4. Log steps adjacent slides in play areas
- 5. Feature steel edging to mounds for sitting
- 6. Exeloo - Jupiter series adjacent tennis court
- 7. UAP Parkland bench
- 8. Christie Parkline - Modular BBQ to shelter
- 9. Ark bike rack - 'loaf' adjacent shelter

