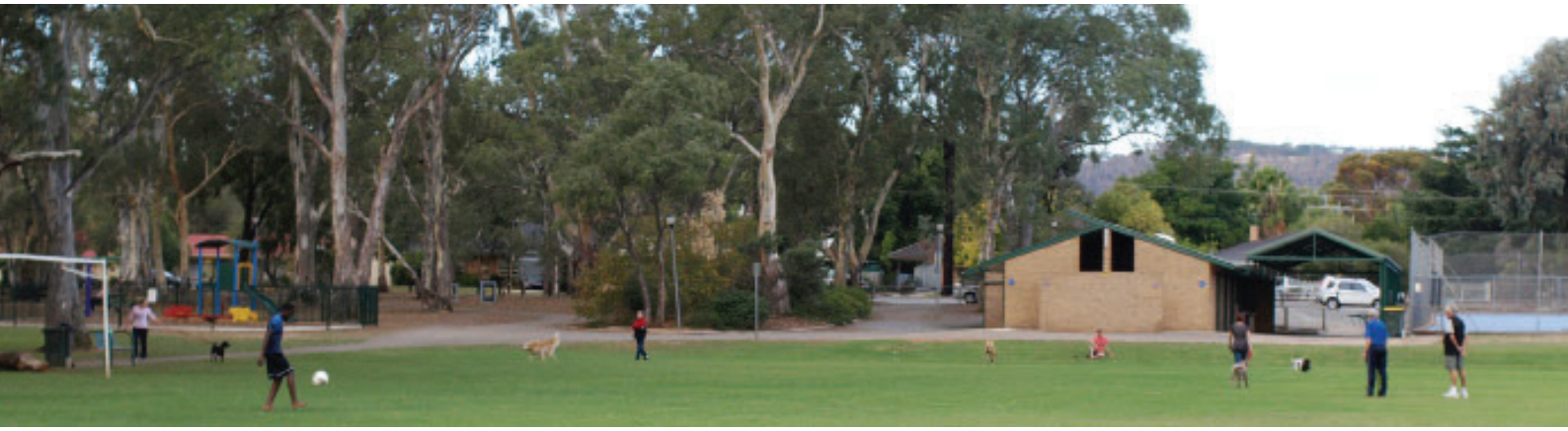
Modbury Sporting Hub

Masterplan Report
13.016 September 2013



MODBURY SPORTING HUB
MASTER PLAN REPORT
PREPARED FOR

The City of Tea Tree Gully



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CONTENTS

INTRODUCTION

OVERVIEW 4
SITE AND CONTEXT 8
STRATEGIC PLANNING 8
MASTER PLAN PROCESS 9
CONSULTATION SUMMARY 9
SITE HISTORY 10

PART A: SITE INVESTIGATIONS

LAND USE AND CHARACTER 11
LEASING (FACILITIES) AND LAND FORM 12
ACCESS AND CIRCULATION 13
ACCESS AND LEGIBILITY 14
VEGETATION AND BUILT STRUCTURES 15
PARK FURNITURE 16
SIGNAGE 17
IDENTIFIED USES 18
COMMUNITY CONSULTATION 18
SUMMARY OF OPPORTUNITIES 19

PART B: IMPLEMENTATION STRATEGY

VISION AND OBJECTIVES 22
STRATEGIES AND KEY MOVES 23
MASTER PLAN 26
PEDESTRIAN AND CYCLE MOVEMENT 29
VEHICLE MOVEMENT AND PARKING 30
INFRASTRUCTURE 31
VEGETATION 32
NAME AND BRANDING 33
SPECIES LIST 34
FURNITURE 35
SIGNAGE AND BRANDING 37

STAGING 39
FUNDING OPPORTUNITIES 41
INDICATIVE COSTINGS 41

OVERVIEW

The Modbury Sporting Hub is a site with a range of existing community and sporting facilities that provide recreation opportunities to a wide section of the Tea Tree Gully community.

The site is identified strategically by the City of Tea Tree Gully's City Master Plan 2011-2040 as one of five key sporting hubs within the Council boundaries.

This master plan reviews the current spatial structure, land use and landscape condition of the Modbury Sporting Hub and provides recommendations for staged development and improvements over time.

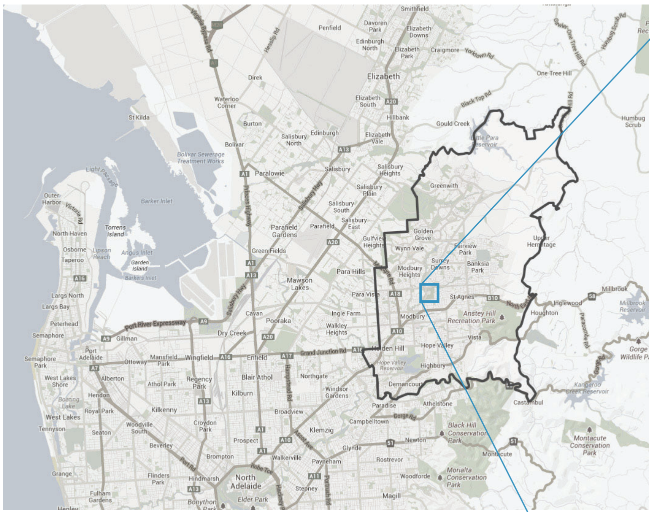
The objectives outlines in the project brief include:

- Confirmation and validation of known issues relating to the infrastructure on the site.
- Identification of stakeholder issues and needs.
- Testing of high level design concepts in terms of proposed linkages (footpaths), car parking and location of key infrastructure.

The outcomes envisaged from the study include:

- A 10 year vision for improvements to the site.
- Identification and evaluation of a variety of planning and development options with consideration to the current and future services provided there.
- Identification of an integrated multi-use site for clubs and the community to distinguish this site as a regional sporting and community hub.
- Identification of shared use areas to ensure sustainability of the site and its uses, and to maximise the use of community and club facilities.
- Preliminary identification of costs and staging options for the proposed developments that includes opportunities for stakeholder involvement and contribution.

SITE AND CONTEXT





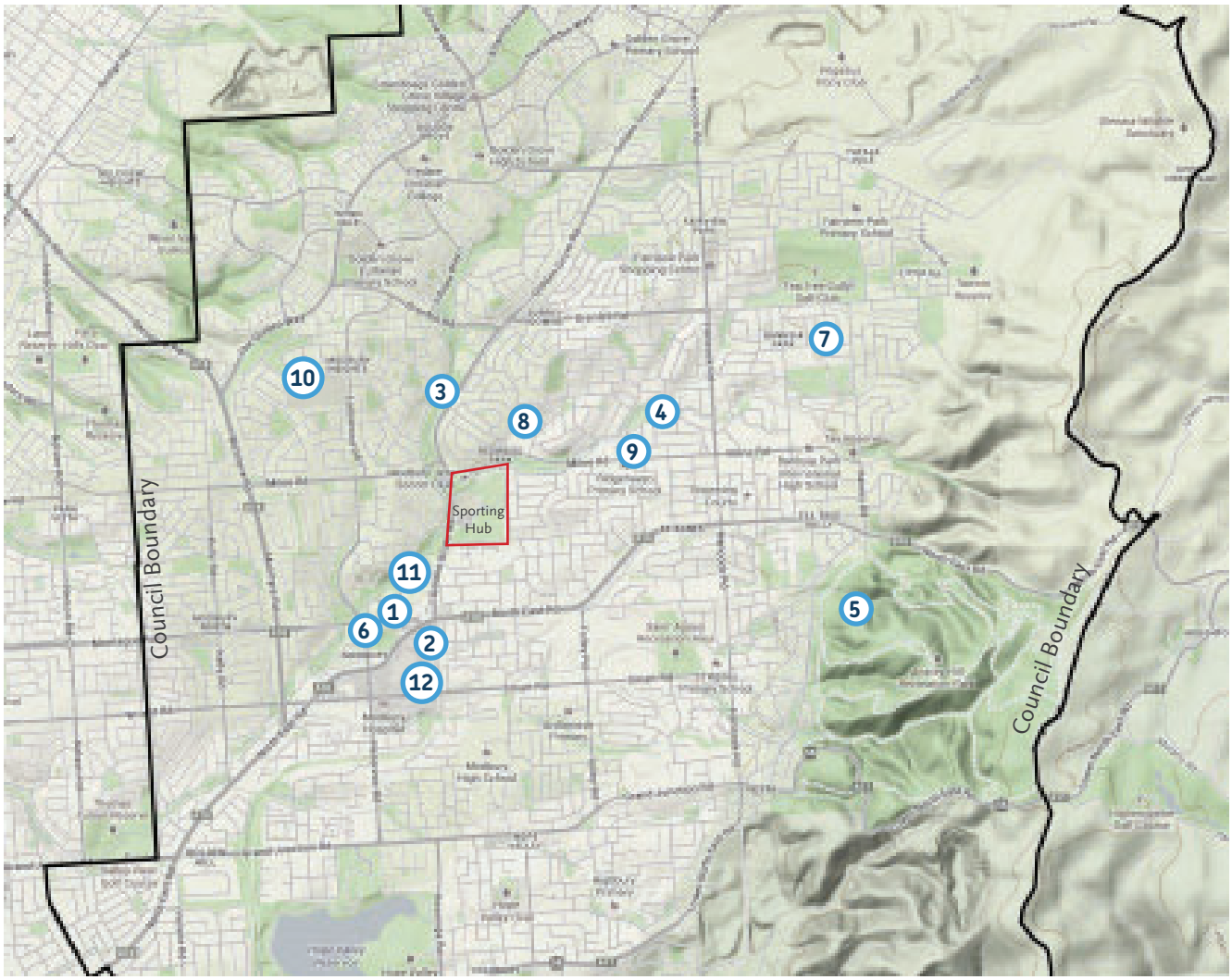
LOCALITY

Modbury Sporting Hub is located in the City of Tea Tree Gully and is approximately 20ha in size.

The site is within the suburb of Ridgehaven and is bordered by Golden Grove Road, Milne Road, Ashley Avenue and Hazel Grove. A tributary of Dry Creek flows through the north-west corner of the site with its upstream catchment within the Adelaide Hills. The tributary has unnamed walking trails extending into the upper catchment.

The Dry Creek Linear Park is adjacent to the project site on Golden Grove Road.

LOCAL FEATURES



LOCAL FEATURES

1. Tea Tree Gully Council and Library
2. Tea Tree Plaza Shopping Centre
3. Dry Creek Linear Park
4. Dry Creek Tributaries
5. Anstey Hill Recreation Park
6. Civic Park
7. Banksia Park
8. Redwood Park Primary School
9. Ridgehaven Primary School
10. The Heights School
11. Modbury School
12. Tea Tree Plaza 'O-Bahn' Bus Interchange

PLANNING CONTEXT

The Modbury Sporting Hub Master plan supports key priorities outlined in Council's strategic planning documents. These include:

CITY OF TEA TREE GULLY STRATEGIC PLAN 2011-2015

Theme: Our leisure, play and arts

Objective: Participation in entertainment, recreation, leisure and the arts

DRY CREEK LINEAR PARK

With its connections to local reserves, wetlands, the Waterworld Aquatic Centre, dog obedience facilities, Jubilee Community Centre and sporting grounds, the Dry Creek Linear Park has the potential to be further developed as a cultural hub.

This corridor also connects to Golden Grove, the River Torrens Linear Park, and adjoining councils.

There are opportunities to increase and diversify the community's use of the linear park through improved interpretive signage as well as addition of sporting and leisure facilities.

Theme: Our buildings and infrastructure

Objective: Physical infrastructure that supports the future needs of our community.

CITY OF TEA TREE GULLY CITY MASTER PLAN 2011-2040

The City Master Plan encourages development of sporting hubs that combine a range of facilities such as ovals, clubrooms and other amenities for use by clubs and for informal community recreation.

The five key sporting hubs are:

- *Modbury Sporting Complex (which includes Waterworld Aquatic Centre)*
- *Tilley Recreation Park*
- *Hope Valley Sports Area*
- *Banksia Park Sports Area*
- *Harpers Field*

We need to connect the various facilities and users of the hubs by adopting shared arrangements and developing management models in order to create hubs which are recognised at local, regional and state levels as leading providers of sporting experiences.

Because facilities at the hubs can be used for various purposes, sharing of resources is promoted. Some of the existing facilities could be expanded to include more activities, thereby encouraging greater use by local residents.

The establishment of partnerships between Council, clubs, other community users and funding bodies is imperative if we are to create dynamic sporting hubs within our city.

CITY OF TEA TREE GULLY OPEN SPACE STRATEGY 2011-2030

The Open Space Strategy provides ongoing guidance for Council to manage, maintain and further develop open spaces and associated recreational facilities. The strategy outlines five themes:

1. *Informal recreation destinations*
2. *Connections and "walkability"*
3. *Sports Hierarchy and Hubs*
4. *Sustainable Environments*
5. *Strategic Management*

The strategy proposed that open spaces across the City be classified into the following hierarchies:

- Regional, e.g. Goldenfields, Golden Grove
- District, e.g. Bentley Reserve, Holden Hill
- Neighbourhood, e.g. Lyons Reserve, DernancourtLocal, e.g. Mitchell Reserve, Highbury

It also proposed that sportsgrounds be classified as:

- *Regional, e.g.* ***Modbury Sports Area****, Ridgehaven*
- *District, e.g. Tilley Recreation Park, Surrey Downs*
- *Neighbourhood, e.g. Ladywood Reserve, Modbury North*

CITY OF TEA TREE GULLY DEVELOPMENT PLAN

Zone: *Recreation*

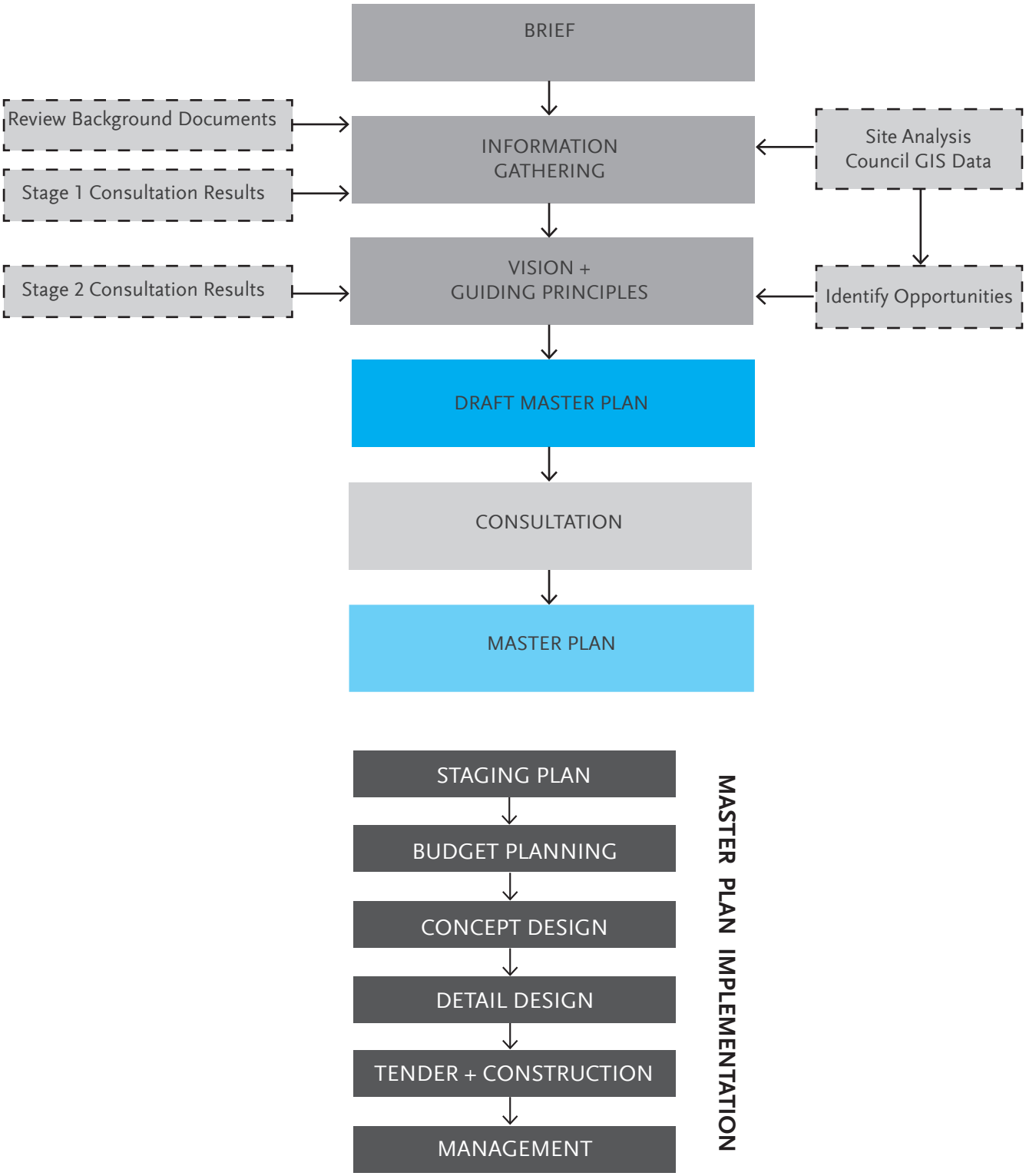
OBJECTIVES:

1. A zone accommodating sporting, entertainment, cultural and recreational activities and associated spectator and administrative facilities.

2. Development of integrated recreational areas and facilities that accommodate a range of activities accessible to the community.

3. Buildings, facilities and car parks located and designed to blend in with existing or additional trees, vegetation and landscaping.

MASTER PLAN PROCESS



CONSULTATION SUMMARY

A key part in developing the Modbury Sporting Hub Master plan was to obtain feedback and ideas from our community and key users of the area to identify what the needs and issues were of those using this recreational space and facilities.

Two stages of community engagement occurred, each having a detailed Community Engagement Strategy, in line with the requirements outlined in Council's Community Engagement (Public Consultation) Policy.

STAGE 1 COMMUNITY ENGAGEMENT

In November and December 2012 Council conducted an extensive community engagement project for the Modbury Sporting Complex to identify the needs and issues of the users of the complex and local residents and businesses and help inform the development of a master plan for the entire site. This stage included workshops with local residents and users of the site, flyer distribution, media release, an online survey and promotion via Councils website.

Users of the half pipe skate ramp formerly located at the site were also engaged through a workshop.

A draft concept plan was developed using the feedback obtained in Stage 1 and issues known to Council staff.

STAGE 2 COMMUNITY ENGAGEMENT

To confirm the direction and priority of the concept developed based on the Stage 1 Community Engagement, a second stage of community engagement was undertaken in February and March 2013.

Stage 2 included a direct mail out of the concept design to respondents of Stage 1, meetings with site users (on request) and internal stakeholders, and promotion via Councils website.

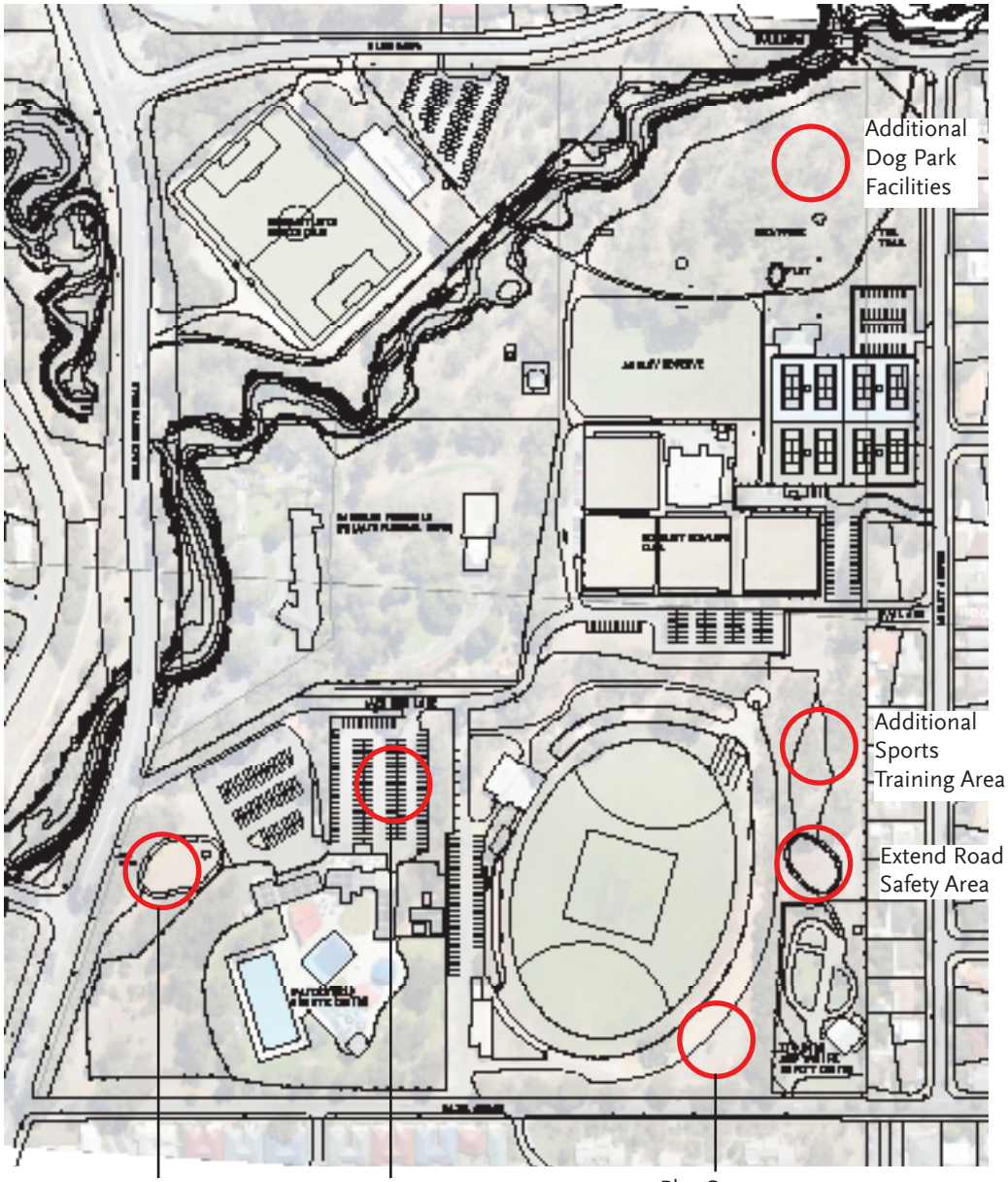
A draft master plan was developed using the feedback obtained from both Stage 1 and Stage 2 and issues known to Council staff.

DRAFT MODBURY SPORTING HUB MASTER PLAN

To finalise the directions of the draft master plan, internal stakeholders were again consulted. Key site users (sport and community groups) were also further engaged on issues that directly affected their use of the site.

The final draft master plan was presented to Council for endorsement.

STAGE 1 COMMUNITY ENGAGEMENT



CLUB CONSULTATION PRIORITIES SUMMARY

Modbury Soccer Club

- Provide pitch lighting upgrade to FFSA standards.
- Provide car park lighting to Australian Standards.
- Provide seating upgrades to FFSA standards.
- Transformer upgrade to enable lighting improvement.
- Investigate expansion of existing building to enhance change rooms and ensure DDA access.
- Provide a new first aid room.
- Replace existing bar shutters, windows, tiles and downpipes.
- Improve kitchen facilities and hot water service.
- Provide an extension to the existing recycled water line to service the soccer pitch.
- Provide new car parking and resurface existing areas in poor condition.
- Provide an additional training area (potential synthetic surface)

Modbury Bowling Club

- Explore options to provide two undercover greens.
- Explore replacement of undercover greens with synthetic surfaces.
- Improve drainage between Clubroom and Tennis Courts.
- Provide improved emergency and delivery vehicle access to perimeter and rear of Clubroom area.

Modbury Sporting Club

- Upgrade and relocate home and away changerooms.
- Expand existing main function room.
- Repair and upgrade existing verandah.
- Improve ground floor kitchen facilities.
- Realign cricket practice pitches to provide a buffer from the oval perimeter.
- Improve drainage and turf condition.
- Improve irrigation and ensure adequate head to head coverage.
- Explore new playground adjacent to entry.
- Define parking areas and provide new shade trees at perimeter.

Ashley Avenue Reserve Community Building

- Provide new air conditioning to community building

SITE HISTORY

The current Sporting Hub site arrangement has evolved over time in response to community needs and development of sporting facilities within the Council area and broader district.

A number of the sporting clubs currently using the site have a long history and association with the site, possibly originating with use of cleared land for farming and then recreation.

NATURAL HISTORY

The pre-European site is likely to have consisted of open Blue Gum woodland and River Red Gum riparian zones following the meandering alignment of Dry Creek. Larger pools or breakout areas may have held water at the convergence of drainage from ridge lines.

WATERWORLD AQUATIC CENTRE

The Tea Tree Gully swimming centre moved to the 'new' Waterworld pool in 1969. In 2010 a significant refurbishment took place to the swimming pool and new play/slide infrastructure.

FOOTBALL AND CRICKET

The Modbury Football Club is one of the oldest teams in Australia with the first recorded match taking place in 1862. The club's 150 year celebrations occurred in 2012.

SOCCER

The Modbury Jets Soccer Club was established in 1964 with senior teams based at the site and junior teams now based at Burragah.

BOWLING

The Modbury Bowling Club was established in 1959 and maintains 4 bowling greens.

DRUMMINOR HOUSE

Drumminor House is a registered State Heritage Item (No. #10701) on the State Heritage Register within the private land currently owned by Harrison Funeral Home.

This 1840's home of Robert and Alison Milne is a two storey Georgian Mansion named after 'Drumminer Castle' in Aberdeenshire, Scotland.

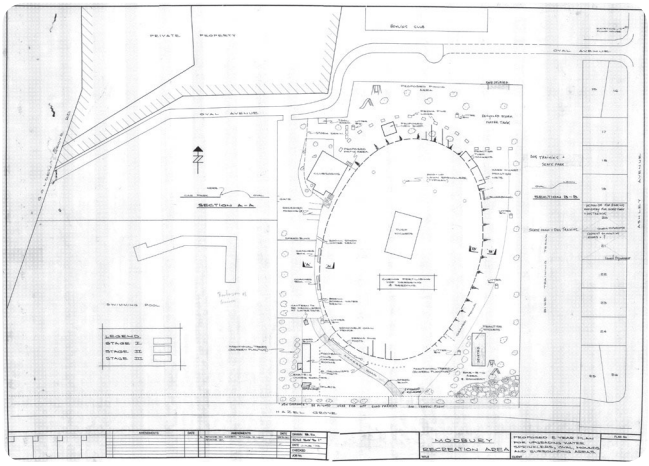
The current location of the sporting hub is within the land originally owned by Robert Milne and referred to as 'Upper Dry Creek'.

"Even earlier in 1843, Robert Milne at Drumminor, Golden Grove, found coal while sinking a well and a piece was taken into Adelaide. 'Drumminor is a fine property as a farm', stated the Observer, 'but should it prove to contain a coal-mine the owner might be advanced into the position of a millionaire"[1]

Following the general disrepair of the buildings, in 1962 Drumminor House was restored and later converted to a restaurant in 1974.[2]

External views towards Drumminor House are obscured by the Colorbond perimeter fence and large trees in the cemetery forecourt. The alignment of the existing access road from Hazel Grove provides the opportunity to view the front facade; however it is impractical to open this visually due to the extent of memorial gardens, cremation memorials, headstones and private family capellas within the vista.

1 Auhl Ian, 1976 "*From Settlement to City, A history of the District of Tea Tree Gully 1836-1976 1976-1993*" pg. 335
2 Carol Simmonds, Tea Tree Gully and District Historical Society website.



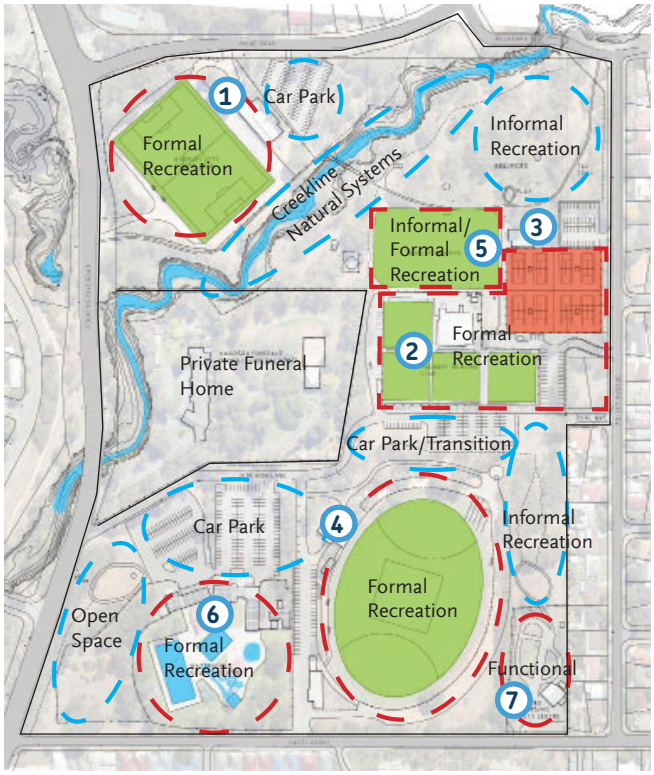
1980 Modbury 'Recreation Area' Plan (Modbury Sporting Club)



Drumminor House and Memorial Fountain

PART A: SITE INVESTIGATIONS

LAND USE



LAND USE

- Parking/Informal Recreation
- Formal Recreation
- Sportsfield/Recreation

Clubs

1. Modbury Soccer Club (Jets)
2. Modbury Bowling Club (Thunder)
3. North East Tennis Association (Modbury)
4. Modbury Sport and Community Club - Football + Cricket (Hawks)

Community Group

5. Klever Kanine Dog Obedience School

Facility

6. Waterworld Aquatic Centre
7. Traffic Safety Centre

CHARACTER



CHARACTER

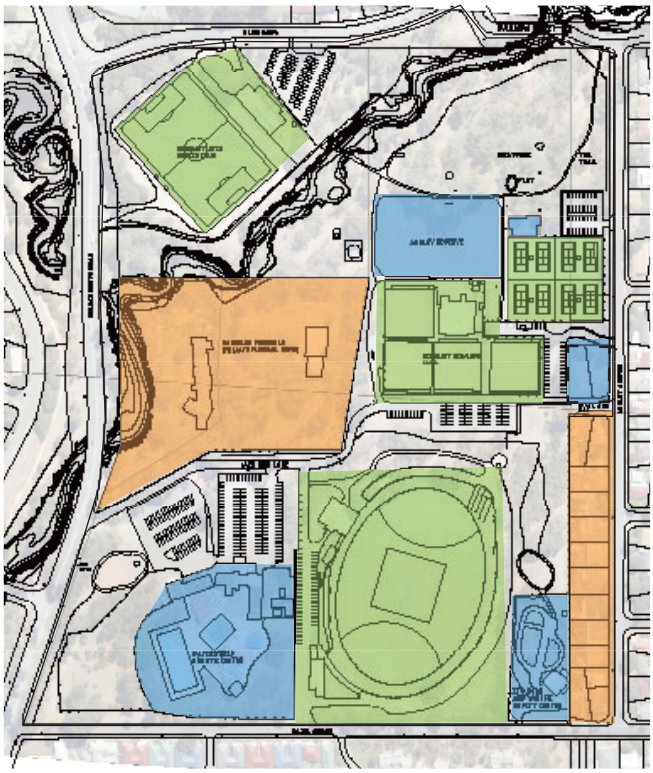
- Edges/Barriers to Movement
- Open Space/Parking
- Natural/Amenity/Recreation

The character of the site is influenced primarily by the existing sports fields and open spaces fringed by large gum trees.

The existing vegetation contributes to the overall site amenity and impression of the sporting hub being located within a 'natural setting'.

Consultation results reported the general perception from users was of distinct destinations, primarily based on single functions (sports) and with little interaction with adjacent areas and facilities.

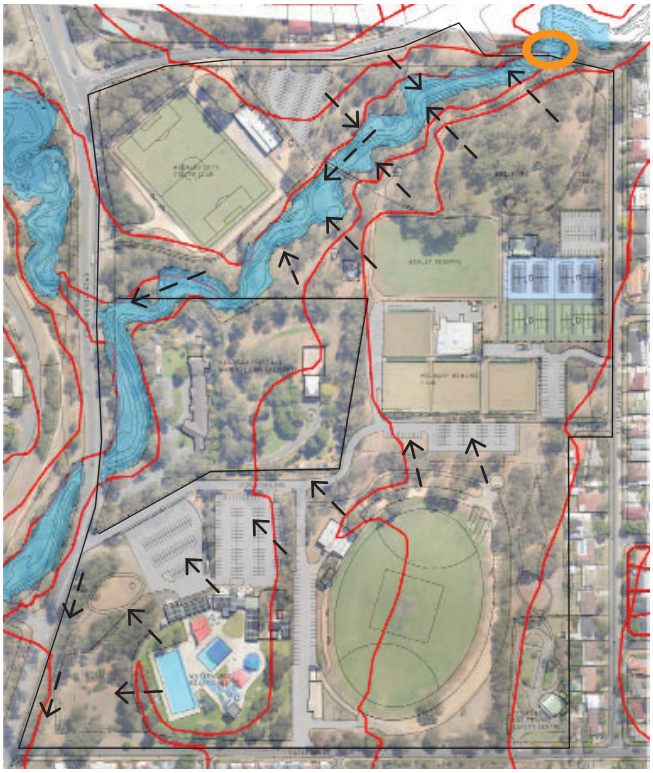
LEASING (FACILITIES)



LEASING (FACILITIES)

- Club Lease Areas
- Council Managed Areas
- Private Ownership

LAND FORM

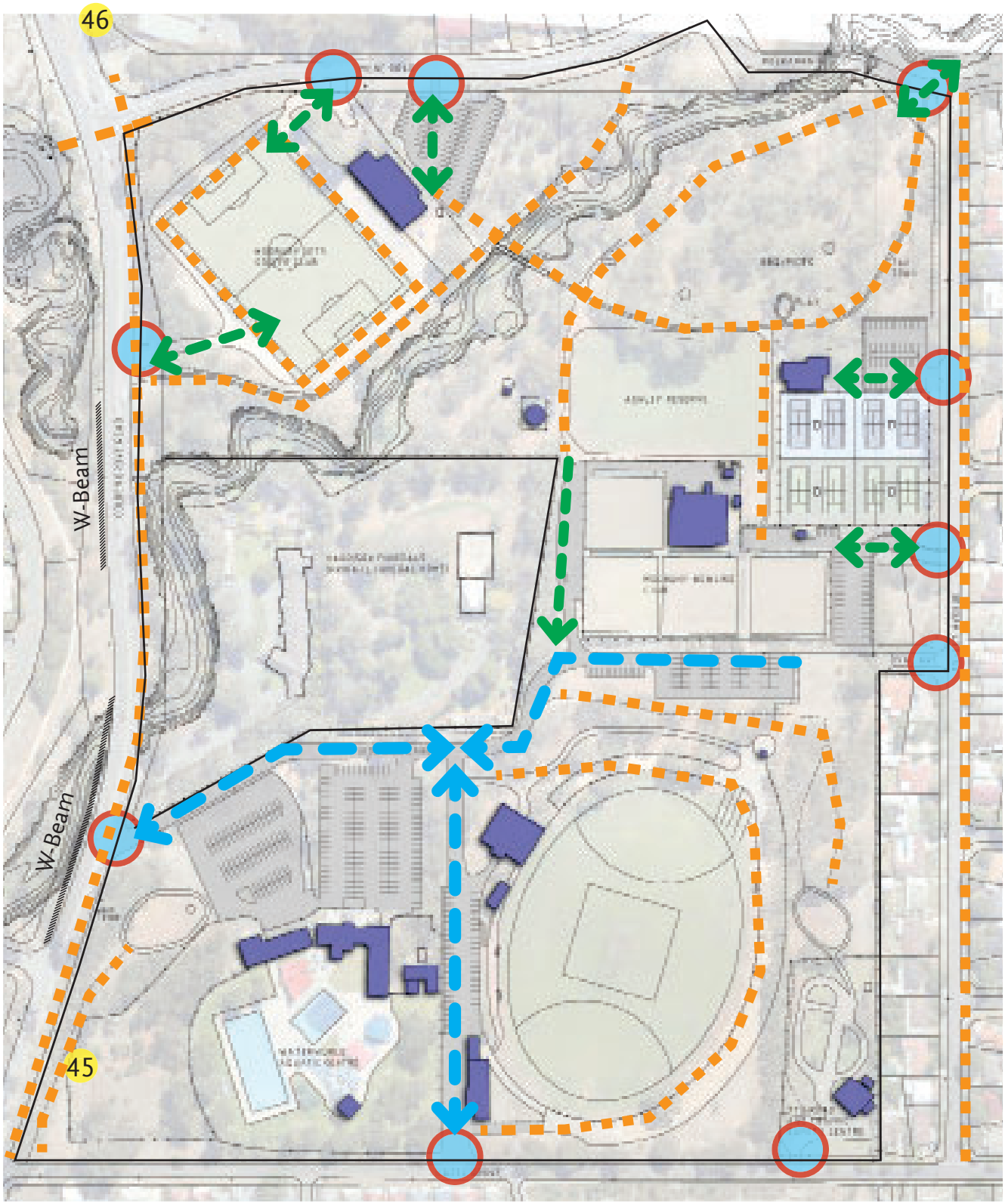


LANDFORM

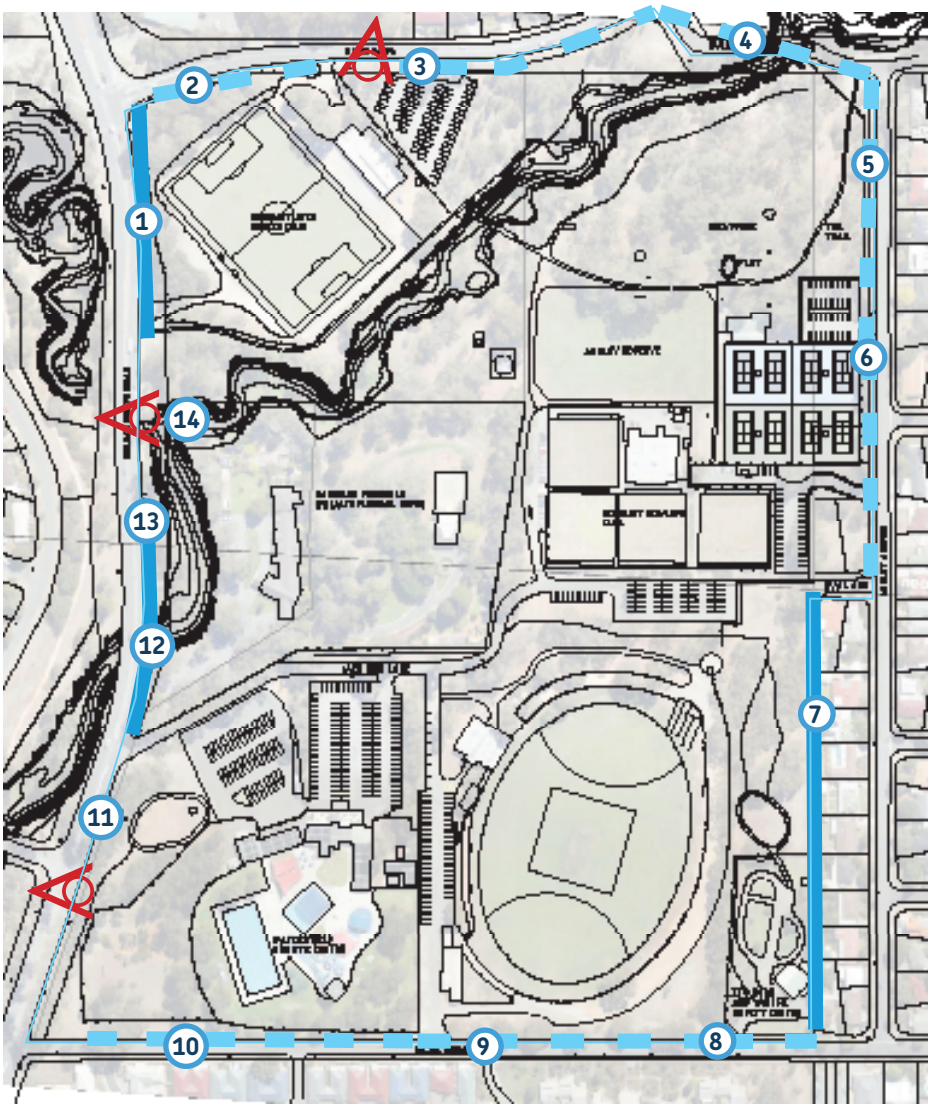
- Ground Crossfall
- Contours (Council GIS)
- 1:100 Flood Extent (Council GIS)
- Note: Mulkurra Street is closed during large rain events due to flooding.

Mapping based on Council provided GIS data.

ENTRIES AND CIRCULATION (2013)



ACCESS AND LEGIBILITY



Solid Edge

Open Edge

Primary Views into Site

1. Cyclone fence with raised mounds and mixed vegetation screening playing field.
2. Tall mixed tree rows screen playing field.
3. Gaps in vegetation allows select views of carpark and playing field.
4. Gaps in vegetation allows select views of creekline and open space.
5. Scattered trees allow views of open space, carpark and adjacent areas.
6. Tree and shrub screening of tennis courts and select views of adjacent open space.
7. Residential housing.
8. Open cyclone fence with views of open space.
9. Tree screening with understory mounds. Driveway entry allows views of the oval and sheds. Fences block views of Drumminor House.
10. Open rod fence with scattered trees/mounding
11. Tall Eucalypts with raised canopy allowing views into site.
12. Open rod fencing with shrub screen planting to car park.
13. Dense creekline vegetation.
14. Tall Eucalypts allowing creekline views.

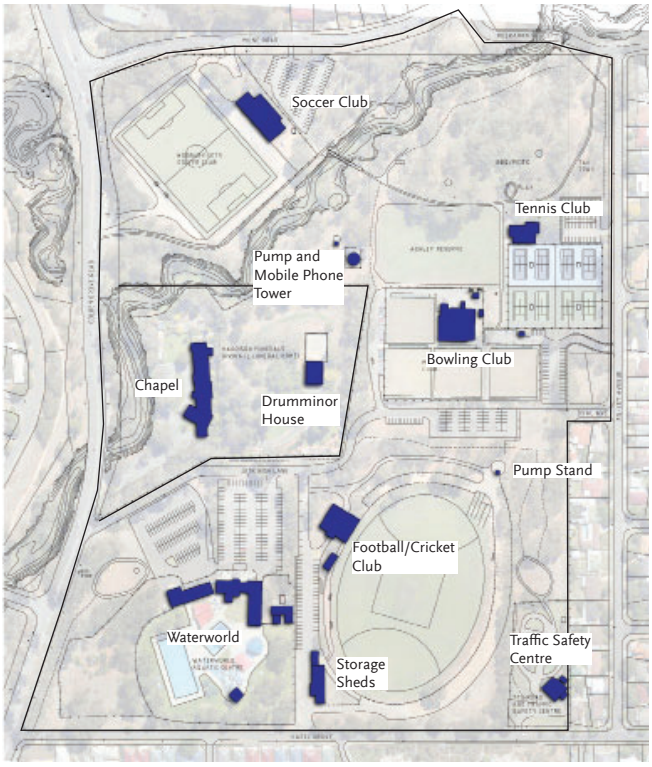
VEGETATION



VEGETATION

- Existing vegetation is characterised by large established Eucalypts.
- The native planting association for the region is a River Red Gum (*Eucalyptus camaldulensis*) Woodland.
- Ironbark's (*Eucalyptus sideroxylon*) have been planted along Milne Road and Ashley Avenue.
- Hazel Grove street tree planting is continued with new Jacaranda trees.
- River Red Gums provide a grand avenue along the Golden Grove Road verge and extend into the Sporting Hub along the main access driveway.
- Riparian areas adjacent Dry Creek include a mix of native Eucalypts and exotic vegetation.

BUILT STRUCTURES



BUILT STRUCTURES

- Clubrooms are associated with each playing field/ court.
- Waterworld includes a number of buildings and shade canopies.
- The Traffic Safety Centre is open during organised school activities and public hire.
- Storage and pump sheds associated with each of the sporting clubs are in varying conditions.
- A number of small gazebos provide shelter in open space areas adjacent to Dry Creek.
- A fenced playground with wood chip softfall and nearby BBQ is located within the shaded open space north of the tennis courts.
- Drumminor House and the Harrison Funeral Home Chapel are within private land.

PARK FURNITURE















Existing park furniture includes bollards, fencing, seating, bin holders and drinking fountains. Whilst being functional individual items lack consistency in design.

BOLLARDS

Recycled plastic bollards control vehicle access to the oval perimeter. A galvanised rail through the top of the bollard provides fencing.

Painted steel posts provide vehicle protection at entries, delivery access doors, fire services and entry to the Dry Creek Bridge.

SEATING

Seating is limited to concrete framed benches with timber slats at the oval and curved painted steel seats at the tennis courts. The tennis courts also include spectator shelters.

RUBBISH BINS

An upstand for securing 240L bins is provided at the tennis courts.

DRINKING FOUNTAIN

A drinking fountain and bowl provides water for Ashley Reserve and other upstand taps provide drinking water.

DOG WASTE BAGS

A dog waste dispenser bag post is located adjacent to the Dry Creek bridge.

CIGARETTE BIN

A cigarette butt bin and 'Designated Smoking Area' sign is located outside of the Waterworld entry.

SHELTERS

Spectator shelters are provided between the tennis courts and between the Bowling Club greens.

An octagonal rotunda is located adjacent to Ashley Reserve.

SIGNAGE









ENTRY SIGNS

An entry sign for Waterworld is provided at Golden Grove Road. This sign also includes Sports Club and Bowling Club names.

A Modbury Sporting Club sign is provided at the Hazel Grove vehicle entry.

The Ashley Reserve Dog Playground sign is located at the entry to the Dog Park area within the tennis court car park.

FACILITY SIGNS

Naming signs are utilised for each clubroom as fixed signs mounted to either the building face or near entries.

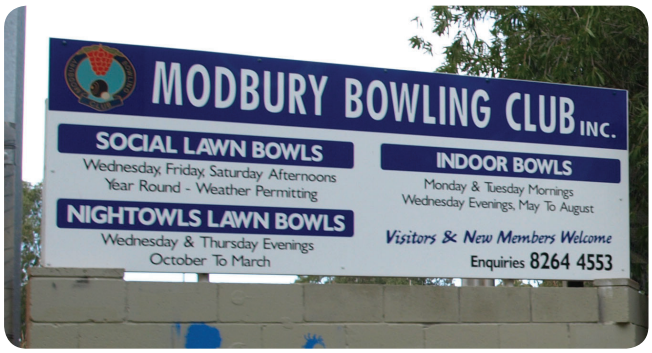
Signs are varied in size and proportion, and contain various logos, open hours, and contact information.

BEHAVIORAL SIGNS

Council branded signage is provided at Ashley Reserve. Behavioral information signs utilise the Council logo and colours.

ADVERTISING SIGNS

Sponsor signage on a standard steel frame are provided around the oval perimeter.









SUMMARY OF OPPORTUNITIES

The following opportunities were identified during community consultation and review of the existing spatial layout and range of activities occurring within the site.

LANDSCAPE CHARACTER

- Development of the 'Sporting Hub' as a branded and named site will assist in promotion of the site to new users and integrate the existing individual uses to the level of a regional asset.
- Improving the 'natural' character of the site through new landscape works will enhance the existing environmental values which are highly regarded by users and the community.
- Selected planting and tree management will improve views and provide succession planting for the future.

LEASES/OWNERSHIP

- Reviewing lease boundaries and conditions will allow for the review of fencing locations and potentially remove existing physical and visual barriers to movement.
- Review of leases will also assist in extending the range of public services available for use within the site.

ACCESS, CIRCULATION + PARKING

- Reorganising vehicle and pedestrian access will improve connectivity between facilities and improve the efficiency of parking locations.
- Providing designated pedestrian/cyclist corridors will attract more exploration of the site and increase accessibility to the natural assets of Dry Creek.
- Providing access equity ensures that facilities are not excluding members of the community from using the site.
- Providing a sheltered pedestrian crossing across Golden Grove Road to link with Dry Creek will allow for connection to the wider linear park path network.
- Investigating the extension of buses from the Tea Tree Plaza interchange will allow for improved public transport access.

LEGIBILITY + EDGES

- Providing consistency in way finding through signage and clear movement corridors will ensure users are able to navigate the site.
- Improving the site visibility from the surrounding areas will assist in promotion of the wider 'Sporting Hub'.
- Defining the 1:100 Flood Zone will ensure risks are minimised of damage to assets through siting of buildings and infrastructure.

VEGETATION

- Removal of weed species, particularly within the Dry Creek Corridor will improve the natural qualities of the site and provide an attractive environment for users.
- Improving shade within car parks improves the amenity for users of all facilities.
- Management of existing trees will ensure clear succession planning for tree replacements.

PARK FURNITURE

- Providing a consistent suite of furniture will assist in badging the site with its own identity and provide a clear direction for future maintenance and reducing the ad-hoc placement of items.

SIGNAGE AND ARTWORK

- Providing signage and artwork will assist in way finding and badging of the site.
- New artworks can provide interpretation of local cultural and heritage values and improve the appearance of the public realm.

IDENTIFIED USES

Stage 1 community consultation has highlighted the following 'wishlist' of improvements:

- Inclusion of a natural playspace.
- Extension of the traffic safety zone to include an offroad setting.
- Provide all weather pathways and greater internal connections.
- Improve entries and legibility.
- Create a new youth 'Activity Zone'.
- Improve existing building facilities and provide DDA access.
- Improve oval and sports field drainage.
- Organise 'back of house' areas and services.
- Additional Dog Park facilities.
- Management of Ashley Reserve to improve surface conditions.
- Additional picnic and BBQ facilities adjoining the Dry Creek corridor.
- Enhance the vegetation of the Dry Creek corridor.
- Improve erosion protection of creek banks and provide breakout spaces.
- Improve traffic management on Hazel Grove.

PART B: IMPLEMENTATION STRATEGY

VISION

"Promoting enjoyment of community open space and natural landscapes through participation in sport, recreation and leisure"

OBJECTIVES

The following objectives were identified in conjunction with the Council project team.

Modbury Sporting Hub:

- is connected both internally and to externally to the surrounding community;
- is integrated, legible and functions 'as a whole';
- is accessible to all through way finding and defined movement system;
- responds to site's unique environment, culture and heritage - celebrating Dry Creek and existing built features;
- supports active living through an improved walking and cycling environment and passive and active recreation facilities;
- will deliver an attractive and safe place with amenities and facilities supporting community recreation, events and activities;
- is strategically planned and managed to maximise the value of capital investment and allow efficient maintenance.

STRATEGIES AND KEY MOVES

STRATEGIC DIRECTION

- Council Policy and Planning Objectives
- Community Engagement

Council have in place a number of strategic policies and plans which provide the framework for development.

The existing community consultation and sport and recreation planning provide a clear direction in which new works are to proceed.

Implementation of the Master Plan occurs within the three key areas of Connection, Activity and Ecology.

CONNECTION

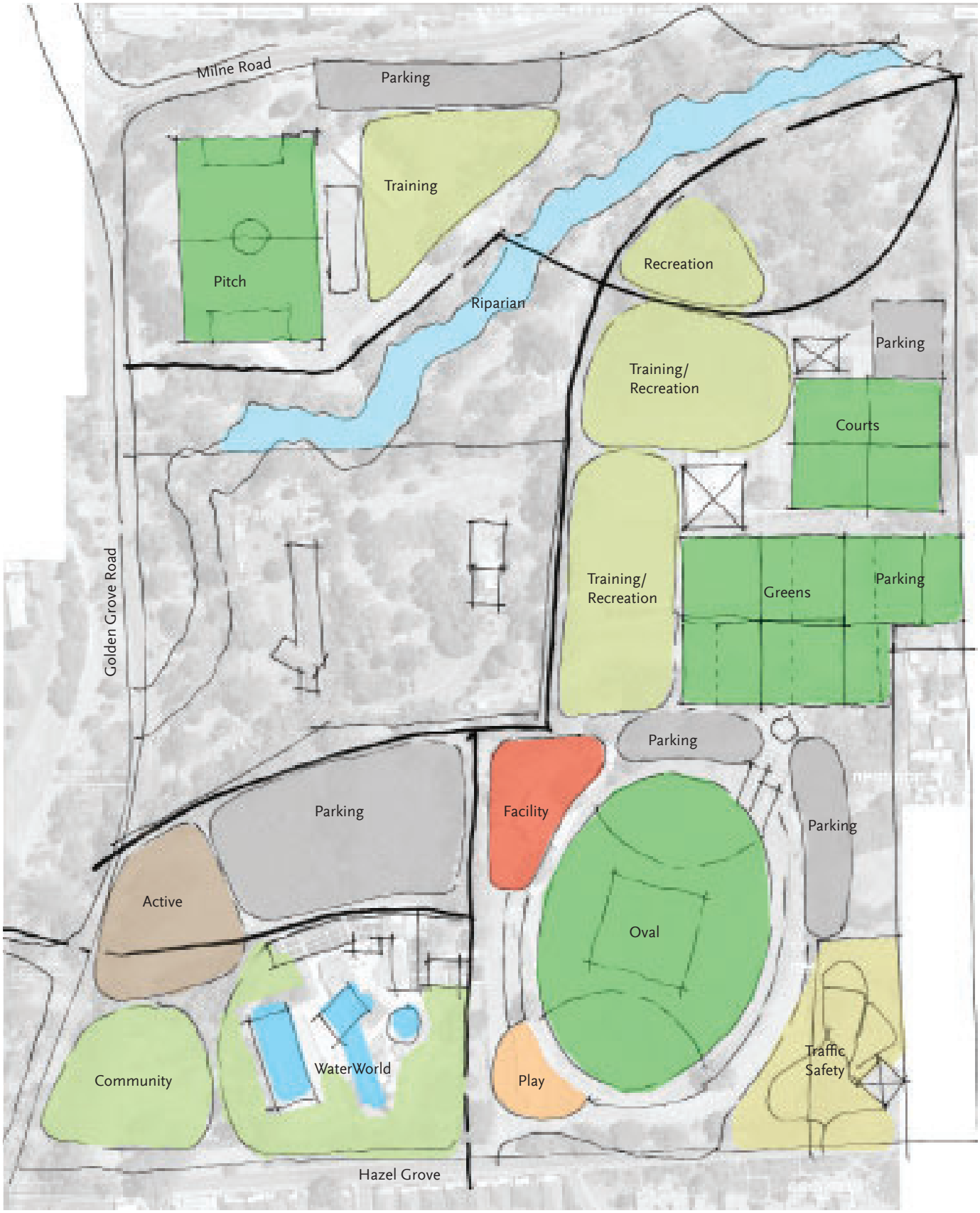
- Improve access to attract users to the site and provide a legible internal movement network.
- Connect the 'whole' of the site.
- Expand existing land uses to provide additional space for training and reduce concentration of activities.
- Provide new destinations to encourage exploration.

ACTIVITY

- Promote formal sport and informal recreation utilising existing playing fields and new activity nodes.
- Provide training areas to reduce the impact of continuous use on primary playing fields.
- Confirm desired land use and co-located activities.
- Provide for new facilities and integrate within the site.

ECOLOGY

- Value the existing environment including Dry Creek and natural assets of the site including vegetation and land form.
- Enhance the vegetation quality according to landscape precinct.
- Improve the condition of the riparian corridor and allow access to the banks.
- Provide landscape buffers to adjacent residential areas.
- Create landscape precincts according to the site functions including formal avenues, car park and street trees, 'natural' planting associations and amenity plantings.



PROPOSED STRUCTURE

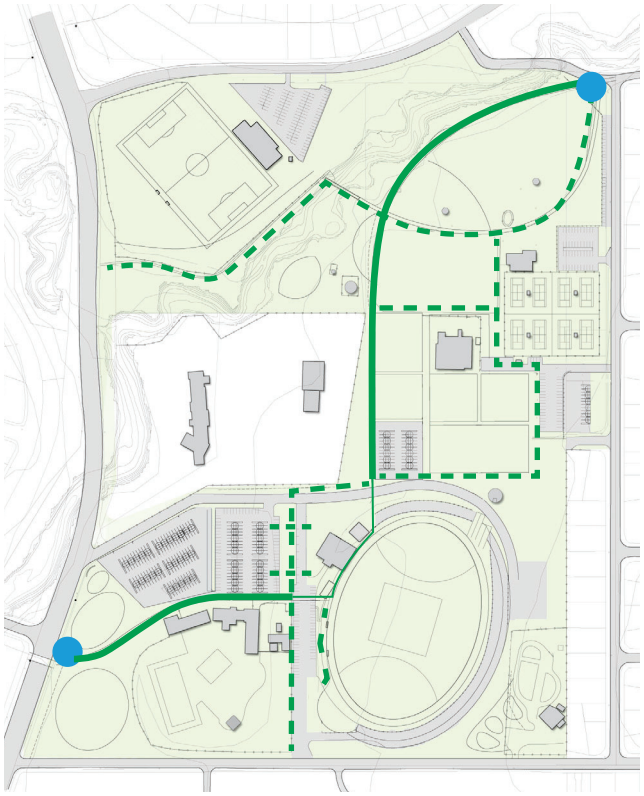


MASTER PLAN

MASTER PLAN KEY MOVES

1. New soccer training area and pitch reorientation
2. Regrade and surface existing car park
3. Revegetation of riparian zone and erosion control following removal of weeds.
4. Natural play and open space with picnic facilities.
5. On-road parking and traffic calming.
6. Active recreation and dog park.
7. Retain existing tennis courts.
8. New primary pathway connection.
9. New recreation and training zone.
10. Existing bowling greens.
11. Formalise parking around Oval perimeter and provide new shade tree planting.
12. Expand Road and Cycle Safety Centre and consider opening to public use.
13. New playspace.
14. Improve drainage, turf and irrigation of oval.
15. Building upgrade and potential expansion.
16. Improve entries with consistent signage and lighting.
17. Re-configure existing carpark and provide long vehicle parking with shade trees.
18. New pathway connection.
19. New active play area and toilets.
20. New community area.
21. Upgrade road crossing in liaison with DPTI.
22. Retain and protect existing trees.
23. New car parking.
24. Continuation of Hazel Grove landscape design including street trees.
25. Investigate options for a future shade structure to cover the existing swimming pool.
26. Investigate a future 2 court indoor stadium utilising the existing shared WaterWorld car park.

CONNECTION - PEDESTRIAN AND CYCLE MOVEMENT



Pedestrian Entries

Primary Shared-Use Pathway (up to 3m)

Secondary Pathway (1.5m - 2.1m)

Sporting Club Connection

ENTRIES

The main pedestrian entries to the hub become defined and lead directly to the major activity areas and facilities. Entries are enhanced with new 'sporting hub' signage and directional information to assist with way finding.

PEDESTRIAN CIRCULATION

A primary shared-use pathway provides connection through the central spine of the site in a consistent all weather paved surface.

The primary and secondary pathways define safe and designated movement corridors and clear intersections with vehicle paths and facility entries.

Ramps are to be used to ensure equitable access to facilities working with the existing land form.

Secondary pathways provide access to adjoining areas and linkages between destinations. Existing desire lines form the basis of the path network.

CONNECTIONS

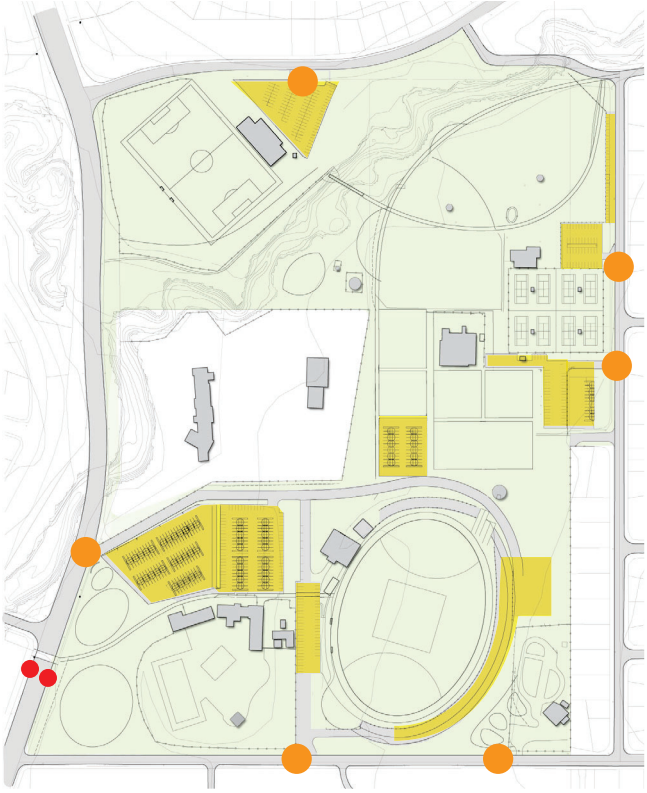
Improving the pathways and existing landscape of the Dry Creek corridor provides an attractive extension to the existing linear reserve following the creek alignment adjacent to Milne Road.

ROAD CROSSINGS

A new sheltered pedestrian crossing on Golden Grove Road is to be explored to link the Dry Creek Linear Park to the Sporting Hub. The location may also allow for a bus stop to link public transport from the Tea Tree Plaza Interchange.

Further discussion with DPTI will be required to determine the location and siting of the future connection and bus stop to provide safe access.

CONNECTION - VEHICLE MOVEMENT AND PARKING



Vehicle Entries

Car Parking

Bus stops

PARKING

Car parks are located centrally to service the surrounding facilities. Re-organisation of existing areas provides greater efficiency and loop circuits removing dead ends. Designated parking provides protection for existing large trees.

PEDESTRIAN

Pedestrian entries are improved with clear pathways (dedicated) and signage to direct users to facilities.

New connections with Golden Grove Road provide a direct access to Waterworld incorporating the existing bus stop.

PUBLIC TRANSPORT

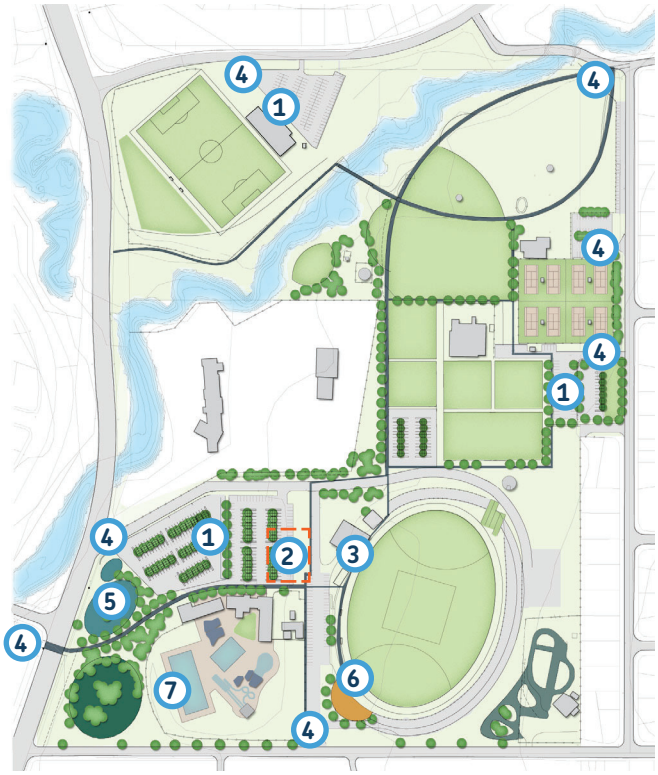
Existing public transport bus stops are replaced with new contemporary shelters and the Sporting Hub is linked to the wider O'Bahn network through a connection at Tea Tree Plaza.

Bus drop-off and turn around areas are located close to each facility to allow for large school and community groups.

MAINTENANCE

Maintenance access is provided to allow for services and deliveries to each facility. Access for landscape maintenance is provided for Council including storage of materials, machinery and equipment.

ACTIVITY - INFRASTRUCTURE



1. CAR PARKING

Rationalise existing car parking to provide efficiency in spacing, shade trees and pedestrian walkways. Retain existing trees where possible and provide long vehicle parking.

2. STADIUM BUILDING

Provide open space to cater for a future 2 court indoor stadium with access from the shared WaterWorld carpark and the Modbury Sporting Club.

3. CLUBROOMS

Improve built infrastructure including DDA access and perimeter landscaping.

Consolidate storage sheds to improve access and security.

Investigate options for new Soccer facilities and pitch orientation.

4. ENTRIES

Establish defined entry nodes with the Council standard signage suite and new lighting.

5. ACTIVITY

Provide an activity park with passive surveillance from Golden Grove Road and the Waterworld carpark.

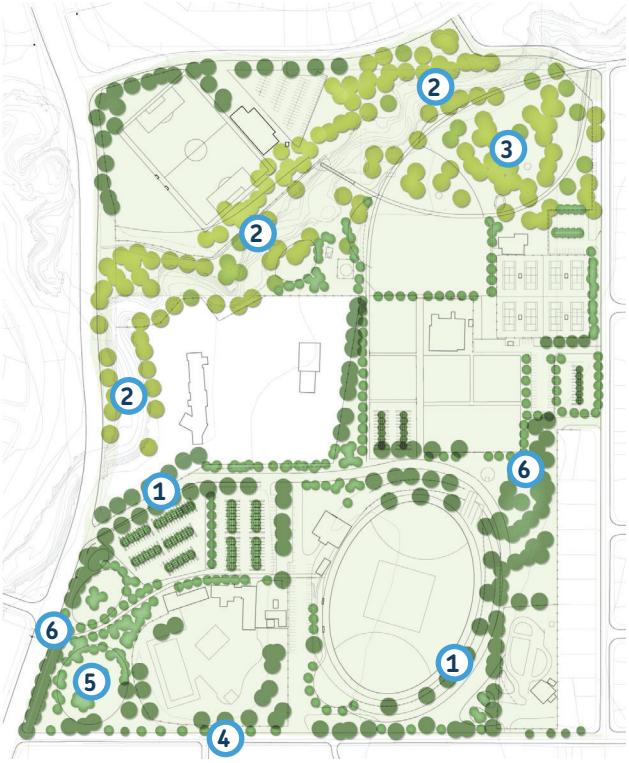
6. PLAYGROUND

Provide a new playspace at the Oval entry with natural and built play equipment.

7. SHADE STRUCTURE

Provide a shade structure or series of modular shade structures to cover the existing swimming pool. Sides to be open to allow access and viewing.

ECOLOGY - VEGETATION



- Native Riparian Corridor and Open Woodland
- Amenity Trees and Landscape Buffer
- New Car Park and Structure Planting

1. FORMAL AVENUES

Existing large tree avenues are retained including the Golden Grove Road entry boulevard and oval perimeter rows.

New tree plantings provide shade for car parks and define the edges and circulation of open space zones.

2. NATIVE VEGETATION

Existing riparian species through the Dry Creek corridor are enhanced through weed control and select new plantings to define picnic nodes and pathways.

Planting of banks and batters will assist in surface stabilisation following weed removal.

3. OPEN WOODLAND

The existing open woodland species are retained through the open space areas and select new plantings are established to provide planting succession.

4. STREET TREES

New tree planting provides consistency with the surrounding street tree planting for Milne Road and Hazel Grove.

5. COMMUNITY

A new community space provides the opportunity for the creation of a landscape buffer to the adjacent retirement home. The use and management of this space will be explored further during consultation.

6. EXISTING TREES

Existing large native trees to be retained where possible including Golden Grove Road verge and Oval perimeter. Management of existing trees to include select pruning to lift canopies and improve sight lines and removal of dead wood.

All construction works to be carried out in accordance with A.S.4970 - Protection of Trees on Development Sites.

NAME AND BRANDING

The current branding of the site is limited to individual clubs and their facilities. The establishment of a site-wide brand will assist in promoting the site as an integrated 'hub' and encourage exploration and greater integration of users.

Local examples include 'Burragah' which caters for indoor and outdoor recreation. The adoption of the 'Burragah' name by the community has been successful and is a well known destination within the City.

Development of the brief and implementation by Council's marketing team is to be undertaken during the master planning process to ensure the branding is used at the outset of Stage 1 works.

Council may wish to develop site naming based on site related themes:

- Upper Dry Creek and Ecology
- Sport and Recreation
- Aboriginal Naming
- Local History Identity
- As Recognition of Community Service
- As Recognition of Contribution to Local Sport



Sports Park Branding Examples

PROPOSED SPECIES LIST

EXOTIC + NON-NATIVE TREES

Flame Tree (*Brachychiton acerifolius*)
Ironbark (*Eucalyptus sideroxylon*)
Jacaranda (*Jacarandah mimosifolia*)
Zelkova (*Zelkova serrata*)

Native Species of the River Red Gum and SA Blue Gum Woodland Association (DEWNR Biodiversity Maps + Council)

TREES

Blackwood *(Acacia melanoxylon*)
Golden Wattle *(Acacia pycnantha)*
Wirilda *(Acacia retinodes var. retinodes)*
Willow Wattle *(Acacia salicina)*
Drooping Sheoak *(Allocasuarina verticillata)*
Southern Cypress Pine *(Callitris gracilis)*
River Red Gum *(Eucalyptus camaldulensis var. camaldulensis)*
South Australian Blue Gum *(Eucalyptus leucoxylon)*
Grey Box *(Eucalyptus microcarpa)*
Mallee Box *(Eucalyptus porosa)*
Native Cherry *(Exocarpos cupressiformis)*
Native Apricot *(Pittosporum angustifolium)*

TALL SHRUB LAYER

River Bottlebrush *(Callistemon sieberi)*
Sticky Hop-bush *(Dodonaea viscosa ssp. spatulata)*
Prickly Tea-tree *(Leptospermum continentale)*
Silky Tea-tree *(Leptospermum lanigerum)*
Short-leaf Honey-myrtle *(Melaleuca brevifolia)*

LOW SHRUB LAYER

Wreath Wattle *(Acacia acinacea)*
Coast Bitter-bush *(Adriana quadripartita)*
Pop Saltbush *(Atriplex holocarpa)*
Berry Saltbush *(Atriplex semibaccata)*
Sweet Bursaria *(Bursaria spinosa)*
Common Fringe-myrtle *(Calytrix sp.)*
Rock Correa *(Correa glabra)*
Ruby Saltbush *(Enchylaena tomentosa var. tomentosa)*
Mallee Bush-pea *(Eutaxia microphylla var. microphylla)*
Clasping Goodenia *(Goodenia amplexans)*
Short-leaf Bluebush *(Maireana brevifolia)*
Twiggy Daisy-bush *(Olearia ramulosa)*
Twiggy Bush-pea *(Pultenaea largiflorens)*

GROUND LAYER

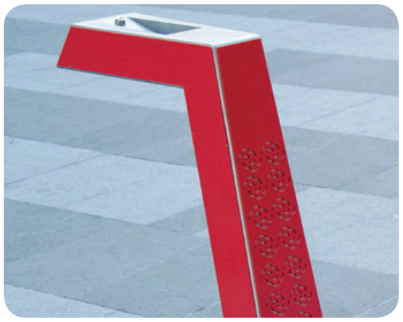
Lagoon Saltbush *(Atriplex suberecta)*
Lemon Beauty-heads *(Calocephalus citreus)*
Pink Garland-lily *(Calostemma purpureum)*
Kidney Weed *(Dichondra repens)*
Austral Geranium *(Geranium solanderi var. solanderi)*
Native Lilac *(Hardenbergia violacea)*
Scarlet Runner *(Kennedia prostrata)*
Australian Hollyhock *(Malva behriana)*
Angled Lobelia *(Lobelia alata)*
Pussy-tails *(Ptilotus spathulatus forma spathulatus)*
Native Buttercup *(Ranunculus lappaceus)*
Pale Fanflower *(Scaevola albida var. albida)*
Pale Groundsel *(Senecio hypoleucus)*
Water-ribbons *(Triglochin procerum var. procerum)*

GRASSES

Tall Kerosene Grass *(Aristida holathera var. holathera)*
Knob Sedge *(Carex inversa)*
Spiny Flat-sedge *(Cyperus gymnocaulos)*
Stiff Flat-sedge *(Cyperus vaginatus)*
Flax-lily *(Dianella revoluta var. revoluta)*
Silky Blue-grass *(Dichanthium sericeum)*
Common Spike-rush *(Eleocharis acuta)*
Knobby Club-rush *(Ficinia nodosa)*
Pale Rush *(Juncus pallidus)*
Loose-flower Rush *(Juncus pauciflorus)*
Soft Tussock Mat-rush *(Lomandra densiflora)*
Hard Mat-rush *(Lomandra multiflora ssp. dura)*
Common Tussock-grass *(Poa labillardieri var. labillardieri)*
Tall Spear-grass *(Austrostipa nodosa)*
Kangaroo Grass *(Themeda triandra)*

FURNITURE

Development of a consistent suite of street and park furniture will assist in badging the identity of the Sporting Hub, improving amenities for users and simplifying ongoing maintenance requirements.

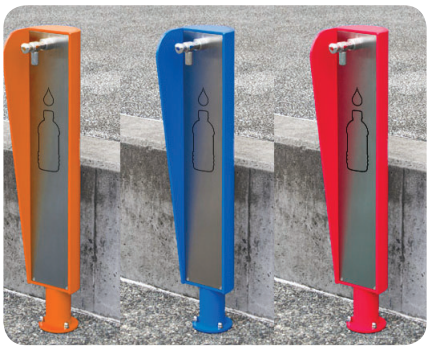
ELEMENT	IMAGES
BENCH SEAT – Aluminium/Powdercoated frames – Timber Battens	 
PICNIC SETTING – Weathered Steel – GRC bench and table tops	 
BBQ – Push button electric bbq with double hotplate – s/s or powdercoat in branding site colours	 
DRINKING FOUNTAIN – contemporary design – wheel chair accessible	 

FURNITURE

DRINKING BOTTLE REFILL STATION

- single or multiple stations
- provide adjacent sports areas





LITTER BINS

- weathered steel/powdercoated surrounds with Council branding





BOLLARDS

- post and rail combinations
- drop down fittings for access control
- bollard types to cater for individual purposes ie. vehicle control, pedestrian direction, planting bed protection.





BIKE RACK

- modules of 4 racks to be located adjacent facility entries and sportsfields

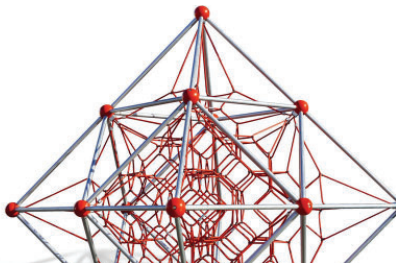




PLAY EQUIPMENT

– range of play opportunities with rope climbing frames and swings





ACTIVITY ZONE EQUIPMENT

– Climbing equipment
– Urban skate
– Meeting place











SIGNAGE AND BRANDING

SIGNAGE TYPE	GUIDE	CONTENT
SITE NAME	Council standard as per 'Burragah'	Primary site signage with sporting hub naming and major facilities.
ENTRY SIGNS	Vehicle/Pedestrian site naming and parking	Vehicle/pedestrian access. Sports Club and facilities naming. Site map.
DIRECTIONAL	Vertical marker/totem with directional arrows to features	Internal directional and advice information for site facilities and access.
BEHAVIOURAL	Council standard suite	Behavioural and activity related information for each open space zone.
INTERPRETIVE	Develop site specific signage and content	Site themes: – Dry Creek / Riparian – Ecology – Fauna and Flora – Site History – Indigenous stories

CONSISTENCY

- New signage to comply with City of Tea Tree Gully Signage Style Guide to provide consistent elements including Council logo, watermark and colour range appropriate to the site.
- Font and font sizes to reflect the signage strategy.
- Icons and symbols to be clear and legible
- Interpretive and Educational signage to be developed further with the marketing team of Council's Customer and Community Relations Department.



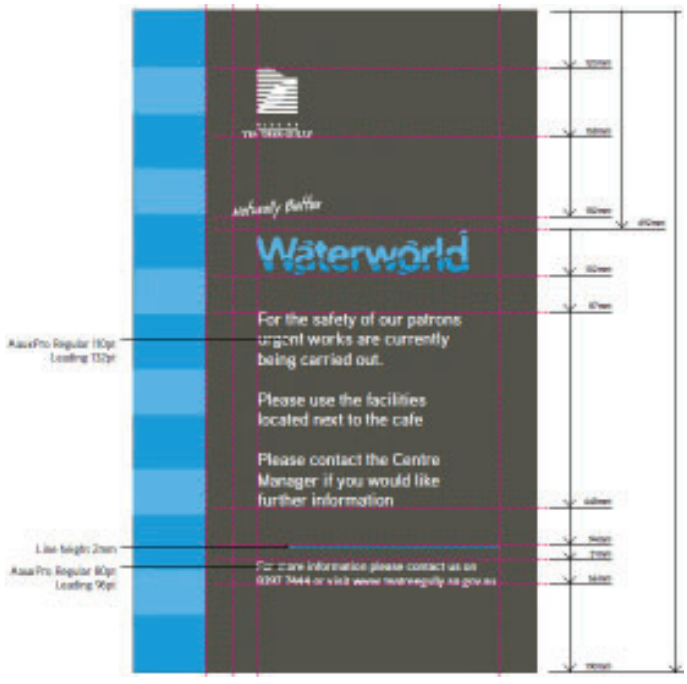
Colour Suite



Suite of naming signs



By-Law Signage



Subbrand Signage







Council Wetland Entry Sign



Sports Signage, Shepparton



Sports Signage, Questacon ACT

STAGING

KEY MOVES (10 YEAR OUTLOOK)

Years 1-3
- Primary Pathways
- Car Parking
- Primary Entries
- Sports field Improvement
- Consolidation of Storage
- Weed Control in Dry Creek
- New Planting
- New Playspace
- Priority Park Furniture
- Name and Branding Strategy
- Signage
- Tree Assessment and Management
- Sports Club First Stage Works

Years 3-5
- Secondary Pathways
- Secondary Entries
- New Storage
- Park Furniture
- Tree Management
- Additional Play Opportunities
- Signage
- Connection with Dry Creek
- Nature Walk Establishment
- Activity Area Establishment
- Air conditioning to Community Building
- Electrical Upgrade
- Recycled Water Extension (Ashley Reserve)
- Sports Club First Stage Works
- Shade structure for the existing WaterWorld swimming pool

Years 5-10
- New Community Indoor Sports Facility
- Youth Park Additional Works
- New Public Toilet Facility
- Recycled Water Extension (Soccer)
- Tree Management

INDICATIVE COSTINGS

INFRASTRUCTURE	STAGE1 (1-3YRS)	STAGE 2 (3-5YRS)	STAGE 3 (5-10YRS)
Primary Pathways	$175,000	$-	$-
Secondary Pathways	$-	$62,000	$-
Entries	$40,000	$40,000	$20,000
Parking	$175,000	$310,000	$85,000
Signage	$Internal	$Internal	$Internal
Storage	$50,000	$80,000	$50,000
SERVICES			
Transformer Upgrade	$-	$145,000	$-
Recycled Water Extension	$-	$50,000	$50,000
FACILITIES			
Sporting Club Kitchen	$100,000	$-	$-
Sporting Club Building Works	$1,000,000	$900,000	$-
WaterWorld Shade	$-	$200,000	$
Community Use	$-	$20,000	$
Rotunda's/Shelters	$15,000	$15,000	$-
Play Space	$60,000	$60,000	$-
Activity Zone	$50,000	$50,000	$-
Sporting Club Oval	$150,000	$50,000	$-
Indoor Stadium	$-	$-	$3,000,000
Soccer Changerooms	$-	$120,000	$-
AMENITIES			
Toilets	$-	$-	$250,000
Park Furniture	$50,000	$50,000	$50,000
LANDSCAPE			
Planting	$10,000	$5,000	$5,000
Tree Management	$30,000	$30,000	$20,000
Creek Restoration	$20,000	$20,000	$20,000
Identity/Branding	$10,000	$10,000	$-
TOTALS	$1,935,000	$2,217,000	$3,550,000

FUNDING OPPORTUNITIES

South Australian State Government

– Office for Recreation and Sport

SPORT AND RECREATION DEVELOPMENT AND INCLUSION PROGRAM

Overview - To provide assistance to eligible organisations to develop and implement projects that will grow the sport or activity, improve services and/or address barriers to inclusion.

Total annual budget $4M - Applicants can be funded for up to 3 years. Applications are open to October 2013.

COMMUNITY RECREATION AND SPORT FACILITIES PROGRAM

Overview - To provide assistance to eligible organisations to plan, establish or improve sport and active recreation facilities that meet the needs of the community in South Australia.

Organisations can apply under the each of the following categories:

Category 1 – Facility Planning
Category 2 – Facility Development (requests $1 - $200,000)
Category 3 – Facility Development (requests $200,001 - $500,000)

Annual budget: $4,825,000 in 2013-14, facility grants are available on a $1 for $1 basis.

An Additional $2,500,000 is available in 2013-14 for state level facilities and community sports hubs.

Round 2014-15 is anticipated to open on 17 August 2013.

Federal Government

– Australian Sports Commission
– Department of Health and Aging

The Australian Sports Foundation provides the *Sport Incentive Program* and project registration for consideration of *Facility Development* funding.

Additional funding required to improve the site for the hosting of major events may also apply.

Other Programs:

Australia Post 'Our Neighbourhood Community Grants' Our Community Grants Program encourages organisations to apply for funding for projects that will help to build healthier, more vibrant and more inclusive communities across Australia. Grants range from $1,000-$25,000. 2013 applications have closed.

Tennis

Tennis Australia provides a court rebate scheme and a facility loan scheme.

ARTSSA

Strategic Community Partnerships: Community Arts
For the purposes of this program, Community Arts is defined as a process in which a community creatively determines and expresses its identity, celebrates its differences and addresses issues of importance.

Commission Support Funding: Public Art and Design
Commission Support Funding supports the commissioning of ephemeral, temporary and permanent new work by practising professional South Australian artists for installation in high profile, publicly accessible environments throughout the state.