



KINGS RESERVE

Masterplan Report

T.C.L June 2018



Document No. MP01	Issue	Comment	Date	Author	Checked
A1504_MP	P5	Draft Issue	17.03.2017	PJA	SK
A1504_MP	P6	Issue for Community Consultation	15.05.2017	SK	DS
A1504_MP	P7	Final Issue - Draft For Review	20.11.2017	SK / BH	SK
A1504_MP	P8	Final Issue - Draft For Review	20.03.2018	DH / SK	DS
A1504_MP	P9	Final Issue - Draft For Review	14.05.2018	DH / SK	SK
A1504_MP	P10	Final Issue - Adopted by Council 05.06.18	05.06.2018	DH / SK	SK

Table Of Contents

Acknowledgements	4	4.0 Community Consultation	21
Introduction	5	4.1 Masterplan	22
1.0 Consultation Process	6	4.1.1 Masterplan Staging Plan	23
1.1 Community and Council Consultation	6	4.2 Photo Precedents	24
2.0 Site Appreciation	7	5.0 Developed Wetland Design	26
2.1 Context	7	5.1 Developed Wetland Plan - Stage 1	26
2.2 Provision for Open Space	8	5.2 Developed Wetland Plan - Stage 2	27
2.3 Catchment	9	6.0 Playspace Design	28
2.4 Open Space and Public Places Plan	10	6.1 Playspace Masterplan	28
2.5 Access & Circulation	11	6.2 Playspace Precedents	29
2.6 Views & Surveillance	12	7.0 Appendices	30
2.7 Vegetation, Culture & Heritage	13	• Thebarton Oval Reconfiguration	31
2.8 Existing Assets	14	• Circulation Plan	32
3.0 Opportunities & Challenges	15	• Vehicle Access Options	33
3.1 Masterplan Brief	15	• Soccer Field Option	37
3.2 Vision and Guiding Principles	16		
3.3 Character Precincts	17		
3.4 Key Moves	18		
3.5 Future Proofing	20		

Acknowledgements

The City of West Torrens commissioned Taylor Cullity Lethlean to develop the masterplan for Kings Reserve, Torrensville.

Many people have contributed to the masterplan, sharing their valuable thoughts and ideas. The project team gratefully acknowledges all contributions.

The Project Team was comprised of the following individuals:

City of West Torrens

Rick Johnston
Teresa Desteno
Dean Ottanelli

Taylor Cullity Lethlean

Damian Schultz
Sokchhay Ke
Alex Lock
Daniel Hidvegi

Introduction

The Kings Reserve Masterplan presents a long term overarching vision for Kings Reserve as a precinct.

Kings Reserve is one of the City's premier multi- use open spaces. It is widely used for winter sport and active and passive recreation, comprising:

- Large areas of irrigated open space for sport and recreation;
- Large timber 'fort' playground surrounded by landscaped turf and trees for natural shade and play;
- Skate and bike bowl for older children;
- Thebarton Oval Complex, home of the Adelaide Footy League (formerly the South Australian Amateur Football League, SAAFL);
- Torrensville Bowling Club;
- A shaded accessible playground;
- Tennis, basketball and bocce courts;
- Multiple toilets supporting extended visitation; and
- Thebarton Community Centre.

The Masterplan recognises the Kings Reserve site as a contiguous part of the larger precinct and seeks to provide a sustainable, high-value, high-quality public reserve, which reflects community expectations and Council's designation of the main project site as part of a precinct-scale reserve.

The Masterplan recognises the existing qualities of the reserve, including the majestic stands of mature vegetation and artefacts of cultural and heritage value, ie. the grandstand and skate park. The Masterplan also seeks to rationalise and consolidate existing facilities, upgrade or provide new appropriate facilities based on existing and future use.

It is noteworthy that the implementation of Masterplan elements outside the scope of the project site will be subject to funding in the future.

The following future proofings have been addressed in the masterplan proposal:

- Changing needs of the community;
- Ageing recreation facilities;
- Changing use of public spaces; and
- Future accessibility along project site boundaries.

This document presents a collated set of material prepared by the design team during the masterplanning phase of the Kings Reserve Masterplan project, for the following purposes:

- To facilitate discussions at workshops with key stakeholders within the City of West Torrens;
- To communicate the masterplan concepts for community consultation.

1.0 Consultation Process

1.1 Community and Council Consultation

A program of targeted community consultation was undertaken in the development of this Masterplan.

The following has been considered in the development of this Masterplan for the reserve:

- The potential as a local and regional destination for family recreation;
- Economic development occurring in the area;
- The adjacent education and recreation facilities;
- Lack of alternative open space; and
- The strategic driver to create a play based destination to attract visitation across the region.

In partnership with OPAL (Obesity Prevention and Lifestyle), Council undertook the following consultation:

- Visited the Torrensville Kindergarten and Childcare Centre to develop a list of play elements the children would like to see in their favourite park, and where these elements might be located at Kings Reserve;
- Consulted with parents, children, and users of Kings Reserve as part of a community event, to further refine and develop priorities for play based on the outcomes from the kindergarten consultation session.

In all over 150 opinions were provided on what might constitute a 'regional natural playground' or 'regional playspace destination' as defined by the Open Space and Public Places Plan. In all cases the feedback from children contributed to an overall desire for a 'sense of adventure'.

This feedback can be categorised as follows:

- **Fixed Elements/structures**

Children desired scope to be active in and around active structures, alone or with friends to Run, Jump, Balance, and Swing.

They also sought the integration of less common play features and topography variations such as Hills, Tunnels, Sand, and Sculpture/ambiguous structure.

- **Movement**

In addition to the fixed elements we received two recurring requests:

- 1) for a very long flying fox, and
- 2) a very large slide.

In both cases children wanted to experience extended flight/movement.

- **Landscape**

For parents and children what's old is new again as all were absorbed in the exploration and potential use of moveable landscape parts:

- Loose bark trees for insect searching;
- Discarded branches for building;
- Extended pathway(s) to follow, in and around play areas;
- Tall grass for running through; and
- Impromptu hide and seek after discovering a 'maze' of native pines.

- **Other**

It was clear from observation and additional feedback that places need to be provided to cater for 'youth' utilising the space purposely or as a part of accessing nearby facilities, and to consider rest stations for older visitors attending the park on their own and often accompanying grandchildren.

Key Stakeholders

- Adelaide Footy League
- Messinian Association Hawks Amateur Soccer Club
- Affiliated sporting organisations
- Thebarton Senior College
- Torrensville Primary School
- Torrensville Child and Family Centre
- DPTI (Department of Planning, Transport and Infrastructure)
- Thebarton Aquatic Centre
- Torrensville Bowling Club
- Magicians Club
- City Of West Torrens

2.0 Site Appreciation

The following provides an outcome summary of key explorations undertaken to assess Kings Reserve relative to the following: the site context, access and circulation, views and surveillance, existing vegetation, culture and heritage, and existing assets.

2.1 Context

The scale and location of the reserve offers scope to capitalise on broader developments occurring across Thebarton and Torrensville:

- The Thebarton Technical Hub Masterplan

Landscape based precinct character plan to brand and activate the cluster of advanced technology businesses within Thebarton. This includes:

- The creation of cycle and walking friendly connectivity from the newly reconstructed Holland Street Bridge through to the Thebarton Community Centre; and
- The potential for introduced accommodation associated with the university campus.
- The Brickworks Market redevelopment.

In addition the location is complemented by surrounding recreation and education facilities that offer the potential to extend visitation and activate the reserve at various times of the week:

- Thebarton Aquatic Centre;
- Thebarton Senior College;
- Torrensville Child and Family Centre; and
- Torrensville Primary School.

LEGEND
Site boundary
Major destinations



0 50 100m

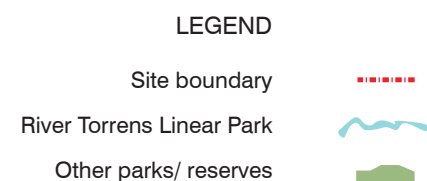
2.2 Provision for Open Space

Torrensville is listed within the City's Open Space and Public Places Plan as having just over 16 hectares of open space, equal to an above average per population measure of 4.2 hectares per 1,000 people.

Though well provided for, the distribution of open space is concentrated in two locations:

- River Torrens Linear Park; and
- Kings Reserve.

Kings Reserve will therefore be required to meet diverse needs of community and visitors within its catchment area.



2.3 Catchment

The catchment for Kings Reserve is potentially the entire City of West Torrens and beyond. It has the scale and mix of facilities to attract and support visitation from across greater Adelaide for organised sport, recreation and/or community events. At the same time the reserve performs a more localised function for neighbouring residents, businesses and schools.

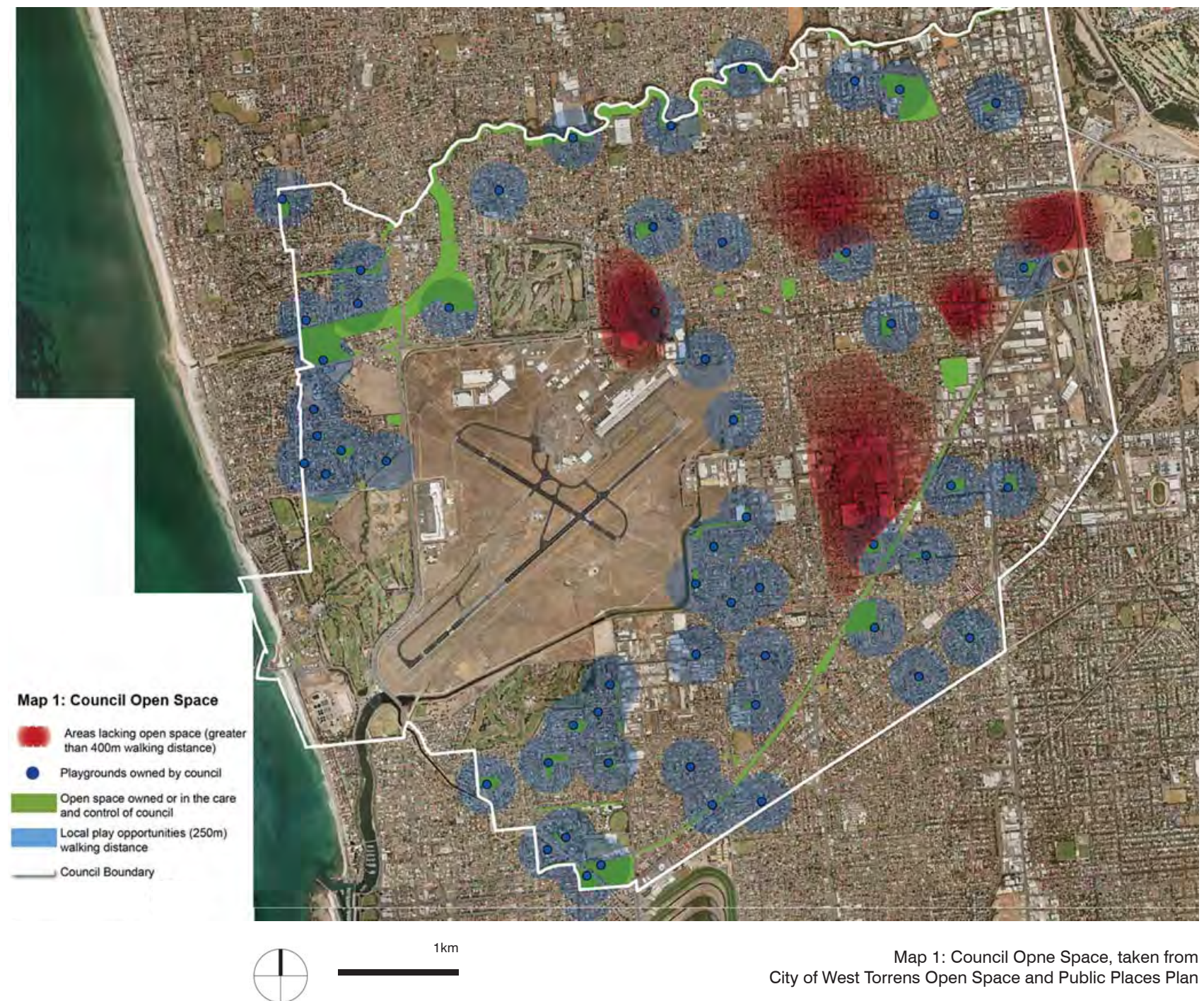
While distance criteria is often used to determine accessibility and define catchments of open space, physical barriers and landmarks can be more relevant to communities within inner rim built environments; either increasing or decreasing minimum access criteria. Torrensville is divided by thoroughfares calmed by traffic devices, the catchment defined for the purposes of this context is bounded by Henley Beach Road, South Road and Holbrooks Road. It is a relatively large catchment due to the lack of alternate reserves within the entire suburb of Torrensville.

Demographics

The demographics for Torrensville and Thebarton indicate a prominent young to mature family band with:

- More young children when compared to the rest of the City; and
- More young adults, home builders and mature workers than greater Adelaide.

Overall the City of West Torrens has a significant proportion of aged community members when compared to greater Adelaide.



Map 1: Council Opne Space, taken from City of West Torrens Open Space and Public Places Plan

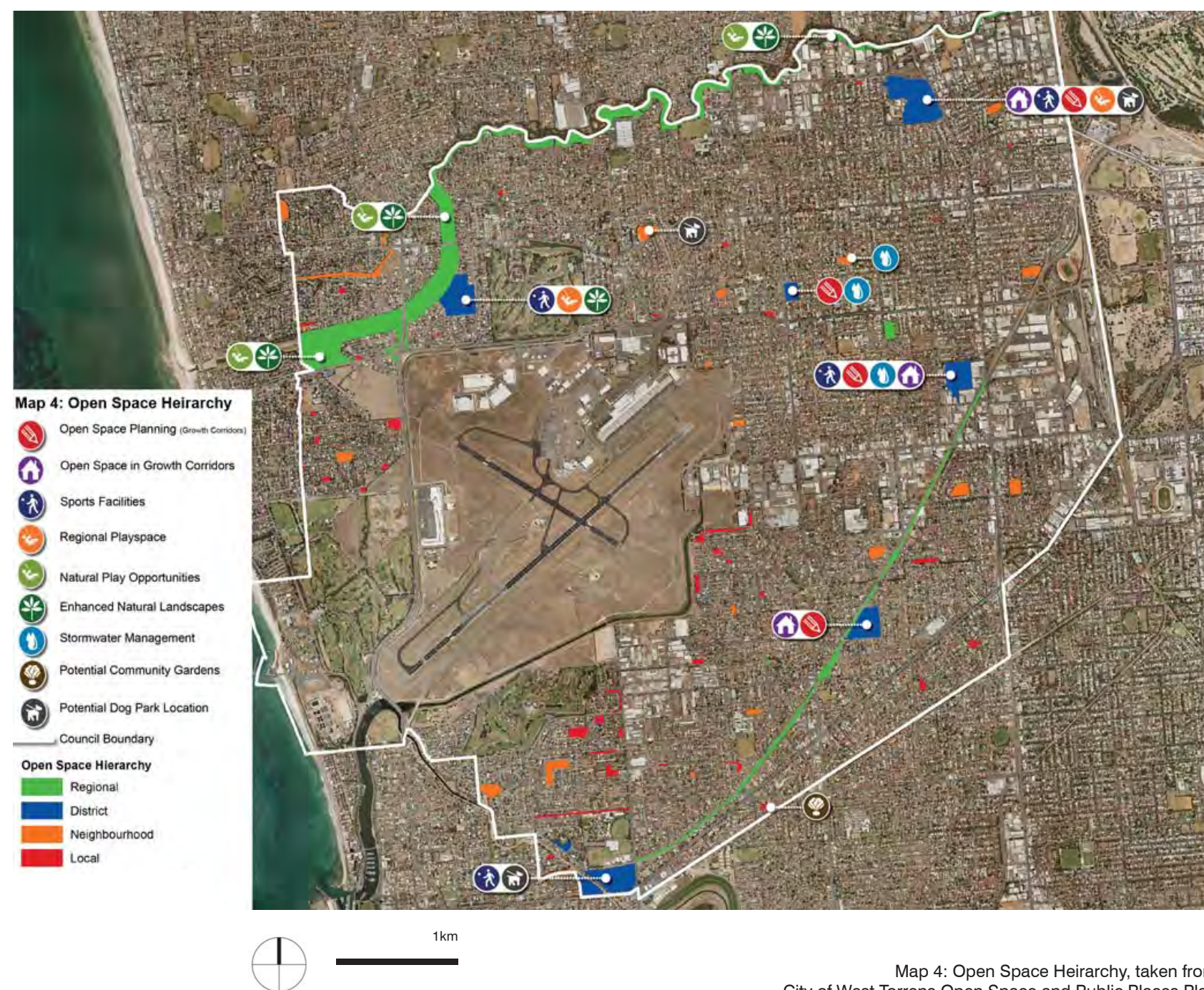
2.4 Open Space and Public Places Plan

The City of West Torrens adopted an Open Space and Public Places Plan in September 2013 to provide direction for the development of recreation spaces across the City.

In regard to Kings Reserve the Plan supports:

Objective 1: Healthy spaces and place

- Action 1.1.2
Undertake feasibility and masterplanning for a regional natural playground facility at Kings Reserve.
- Action 1.2.1
Establish high quality sportsgrounds that build on Council's approach to district level community hubs.
- Action 1.4.1
Prepare detailed concept designs for reserves located close to growth corridors and could 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.
- Action 1.5.4
Develop regional play space destinations as part of Kings Reserve upgrade.



Map 4: Open Space Hierarchy, taken from City of West Torrens Open Space and Public Places Plan

2.5 Access and Circulation

Currently the general circulation within the reserve functions quite successfully although there is an opportunity to improve pedestrian/cycle connectivity through the Reserve and to the River Torrens and improve connections between the Thebarton Community Centre and the Reserve.

Thebarton Oval is currently fenced and closed to Kings Reserve.

Facilitating connections of the surrounding communities to this significant reserve and infrastructure project will contribute to the continued and positive improvement of surrounding neighbourhoods, educational institutions and other local stakeholders.

Thebarton Oval

- The possible integration of facilities with the broader precinct by removal of fencing and redundant buildings / infrastructure
- Upgrading the soccer club room or looking at opportunities for the soccer club within the Thebarton Oval facilities

Woolworths and Brickworks site adjacent River Torrens

- Connections between the communities (City of Charles Sturt) north of the River Torrens to the new facilities.
- Providing linkages to the River Torrens

South Road and Ashwin Parade upgrades, including current and future plans for expansion, and their interface with Kings Reserve

- Creating linkages to the Bowls Club
- Dealing with the interface between Kings Reserve and the Thebarton Community Centre.
- Identifying and addressing barriers that are making Kings Reserve disconnected, inaccessible, or isolated from adjacent areas and facilities
- Providing cycle networks and linkages
- Future proofing against future South Road upgrade

Thebarton Aquatic Centre

- Lack of parking facilities adjacent the centre

Thebarton Senior College School

- Lack of parking facilities adjacent the centre

LEGEND

Site boundary	
Main site vehicular entry	
Formal shared bicycle/pedestrian access	
Informal pedestrian through access not encouraged	
Shared use bicycle/pedestrian	
Pedestrian path	
Major road	
Local bitumen	

Internal vehicular	
Car parking	
Fence	
Major destinations	
Minor destinations	



2.6 Views and Surveillance

- There are current visual barriers between Thebarton Oval and Kings Reserve.
- The site offers hills views to the east.
- The Ashley Street junior playground is hidden from view.

LEGEND

Site boundary

WSUD water course

Undesirable view to neighbouring development

Visual barrier

Views

Vistas

Visual feature

WSUD detention basin

Mounds

This aerial map illustrates the site boundary of Thebarton Oval and its surrounding context. The map includes the following features and annotations:

- Streets:** Ashwin Parade, West Thebarton Road, Ann Street, Ronald Street, Bennett Street, Ballantyne Street, Walter Street, Danby Street, Wainhouse Street, Huntress Street, Shipster Street, Ashley Street, East Street, and Meyer Street.
- Key Locations:** Brickworks Marketplace, Thebarton Community Centre, and Thebarton Senior College.
- Visual Analysis:**
 - Views (Yellow Arrows):** Indicate sightlines from the oval area towards the east.
 - Vistas (Yellow Zigzag Arrows):** Highlight specific points of view.
 - Visual Barriers (Red Zigzag Lines):** Mark areas where the view is obstructed, such as along Ashwin Parade and near the community centre.
 - Undesirable View (Red Arrow):** Points to a specific area of concern near the community centre.
- Other Features:** WSUD water courses (green dashed lines), WSUD detention basins (grey ovals), and mounds (dashed black lines).

A north arrow is located at the bottom left of the map.

2.7 Vegetation, Culture & Heritage

The site consists of limited planting, predominantly Eucalypt species, and of a re-introduced non endemic nature. The existing vegetation is in a healthy condition.

Due to the historic nature of extensive fill and mounding over the sites many, and varied histories, planting and tree stock condition can be highly variable, and requires further in depth investigation should development of future stages be contemplated.


LEGEND


Site boundary


Groups of trees with high retention value

Existing mounds

Irrigated lawn









2.8 Existing Assets

- Skate Park - is well used and has potential for expansion.
- Basketball Ring – is well used, but requires an upgrade as part of the skate plaza youth recreational hub.
- Adventure Playground - has been successful but requires design upgrade to accommodate the current diverse users and meet the playground standards and all accessibility requirements.
- Soccer Fields - Consists of 2 junior soccer fields or a single full sized soccer field. The two junior soccer fields are of East-West orientation.
- Thebarton Community Centre – newly built but has poor interface and access connection with the reserve and adjacent sporting fields.
- Torrensville Bowling Club – is a popular social venue, which is in the process of an upgrade and expansion.
- Ball Courts – consists of 2 tennis courts and 1 basketball court with close connection to the surrounding facilities.
- Junior Playground – fully shaded and fenced with close distance to car park and toilet blocks.
- Football kick-about area
- Picnic & BBQ area – shade trees throughout with great views out to all adjacent outdoor facilities. Location of seating facilities requires some consolidation.
- Toilet Blocks - currently operational, accommodate sporting facilities and planned events.
- Thebarton Oval - currently leased by Adelaide Footy League (formerly SAAFL / South Australia Amateur Football League), can be available for community events but is closed off from Kings Reserve.

LEGEND

Site boundary

Main entrance

Building to be retained

Major destinations

Minor destinations



3.0 Opportunities & Challenges

3.1 Masterplan Brief

- Improve precinct level park facilities for all ages
- Improve pedestrian/cycle connectivity through reserve and to the River Torrens Linear Park
- Improve interface with surrounding facilities and upgrade car park numbers
- Improve passive surveillance
- Maintain or upgrade skate facilities (Plaza style Skate Park)
- Provide high quality BBQ & picnic facilities
- Upgrade play spaces including new senior playground
- Retain high quality vegetation
- Provide additional shade trees
- Use planting to define and enhance spaces throughout Kings Reserve
- Enhance and improve the existing sporting grounds to further support structured and informal sporting activities
- Provide opportunities to celebrate elements of cultural significance
- Provide an increase in the diversity of activities within the Reserve
- Provide areas for additional shade structures and toilet facilities
- Activate Thebarton Oval
- Retain existing access road from South Road



3.2 Vision and Guiding Principles

- Council's Open Space and Public Places Plan
- Integrated, quality and sustainable design
- Crime prevention through environmental design
- Healthy spaces and places



Establish a strong and overall park identity



Respond to the diversity of Kings Reserve's character by encouraging and accommodating a wide variety of activities.



Use plantings and land form to define landscape spaces



Develop lively spaces that can be used for a variety of community events



Improve amenity which compliment the parks activities



Respond to regional context and link with the River Torrens Linear Park

3.3 Character Precincts



FORMAL RECREATION

- Programmed space with high intensity activities
- Integration of facilities within Thebarton Oval and the broader precinct
- Upgraded Soccer club rooms
- Bowling Club
- Sporting fields
- Cricket Net(s)
- Football goals for a kick-about area
- Formalised spaces



INFORMAL RECREATION

- Youth oriented active play: eg. plaza style skate park
- Passive surveillance required
- Durable and readily available materials, ie. coloured concrete, asphalt, gravel



PASSIVE USE

- Family oriented activities
- Cultural and historic interpretation
- Amphitheatre
- Precinct level, high quality play spaces
- Formalised water interaction
- Community Garden
- High quality barbeque & picnic facilities
- Leisure



EVENTS AND FUNCTIONS

- Thebarton Community Centre
- Function Rooms
- Event Spaces
- Thebarton Oval and Kings Reserve as an Event Space

3.4 Key Moves

Kings Reserve has great structure and through the guiding principles can be enriched to attain an integrated destination for locals and visitors.

These principles can be achieved via the following key strategies.



A Strong Connecting Spine & Pedestrian Network

Provide a clear spine to site to connect facilities. Enabling separation for vehicles and pedestrians in a calmed zone.



Enable community based facilities.

New development zones within the reserve - Adelaide Footy League and Torrensville Bowling Club development to establish this place as a key community destination.

3.4 Key Moves



Passive recreation and habitat creation

Enhance the existing natural setting for recreational use and sustainability.



Create areas for active recreation to occur

Focused areas surrounding the central precinct of Thebarton Oval.

3.5 Future Proofing

River Torrens to Anzac Highway

In 2013, the Department of Planning, Transport and Infrastructure (DPTI) completed a preliminary concept planning study that identified high level solutions for establishing the proposed non-stop North-South Corridor between Regency Park and Anzac Highway. Based on the current level of planning, the final road alignment and footprint of the Corridor through this section is yet to be determined. The preliminary concepts developed as part of this study have been used to identify high level cost estimates, risk identification and indicative impacts (e.g. order of magnitude property costs, social impacts, environmental impacts, impacts on utility services).

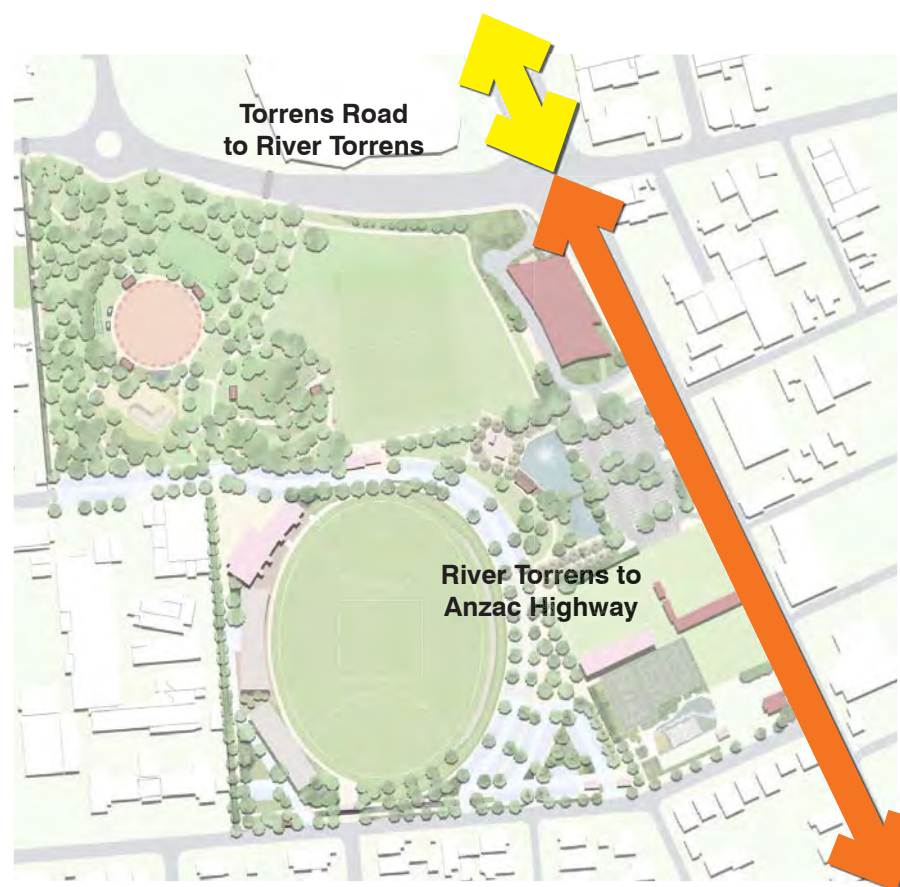
This work has helped inform the development of the 10 Year Delivery Strategy for the North-South Corridor and to secure funding from the Australian and South Australian Governments towards the Torrens Road to River Torrens Project. <https://www.dpti.sa.gov.au/>

The Kings Reserve masterplan needs to consider independent solutions to resolve potential changes to the eastern boundary including vehicular access, recreation and car parking facilities.



Torrens Road to River Torrens Project (T2T)

The Torrens Road to River Torrens Project (T2T) will deliver a 4km non-stop roadway (incorporating 3km lowered motorway), between Ashwin Parade, Torrensville, and Pym Street, Croydon Park, providing significant travel time saving to commuters and freight. This project is being jointly funded by the Australian and South Australian Governments and is due for completion by the end of 2018. <https://www.dpti.sa.gov.au/>


Based on T2T works <https://www.dpti.sa.gov.au/>, the corridor is increased from 4 lanes to 10 lanes in road width. This suggests the road configuration will potentially alter along boundary interface between Kings Reserve and South Road.



North-South Corridor Project

 Torrens Road to River Torrens - funded
 River Torrens to Anzac Highway - unfunded



 **Torrens Road to River Torrens Project**
 Image taken from DPTI website

4.0 Community Consultation

Community consultation on the Draft Masterplan Report has been organised by the City of West Torrens through the council website, telephone, direct meetings, pop-up consultation booth and a community event day.

The consultation received an overwhelming response from the local community with over 30 respondents from the Brickworks Market pop-up shop (on 17th, 23rd and 30th August), 25 through the online survey and postal mails and over 100 local families attending the community day at Kings Reserve on Saturday 26th August 2017. An additional consultation meeting with the skate community took place on 13th September 2017

The community’s response revealed the most frequent use of the complex/ reserve by respondents, as follows:

- visiting the Kings Reserve and Ashley St playgrounds with children
- for leisure activities
- dog walking
- using the barbecue / picnic facilities
- using the skate park

Approximately 80% of the respondents support the Draft Masterplan Report and its proposals of upgrading the playground, improving the pedestrian footpath network to the surrounding facilities and activation of the community open space and youth recreation hub (including the Skate Plaza).

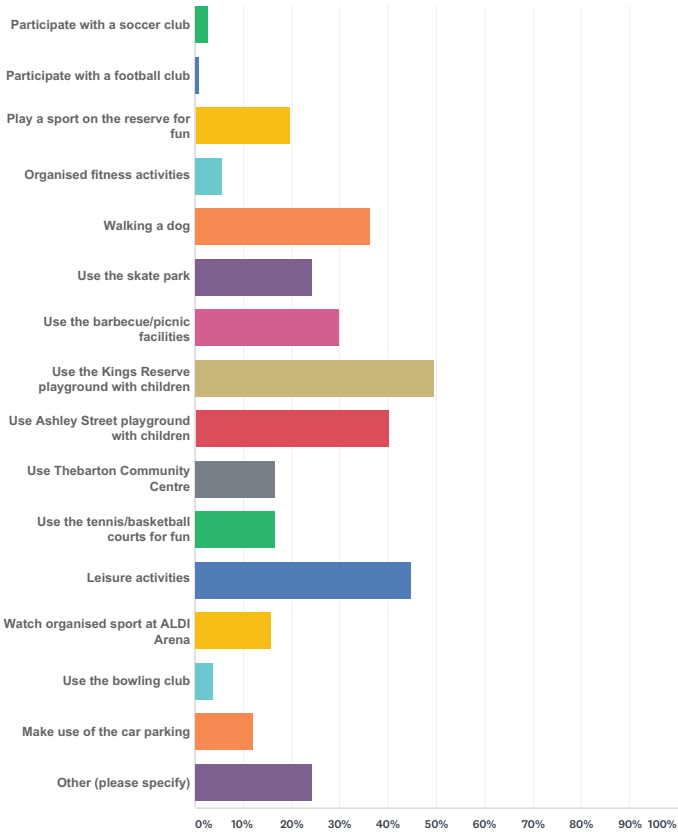
Items that have been amended to this final Masterplan Report as a result of the community feedback, include:

- Deletion of the central connecting spine road (with on-road car parks) between Ashwin Parade & Meyer Street, replaced with lawn, garden beds and tree planting due to safety concern for playground and park users.
- Provision of lighting within the playground and sport playing fields to enhance safety and night time use.
- Provision of new picnic shelters with BBQ facility and drinking fountain (and potential new toilet blocks) within the play space and skate plaza area.
- Provision of new paved footpath along west boundary fence line between Ashwin Parade and Meyer St, connecting neighbouring facilities and the reserve to the Brickwork Marketplaces and River Torrens Linear Park.
- Provision of new concrete or asphalt footpaths for shared use purposes of walking, scooting, running and cycling with new lighting.
- Upgrade of drainage system to the soccer pitches
- New playground to include flying fox, sand pit and water play
- New skate plaza extension, (to be further design developed with the skate consultant Enlocus with skate community input).
- New Adelaide League Footy building upgrades including function room with 4 change room facilities, storage & education facilities, (subject to funding).

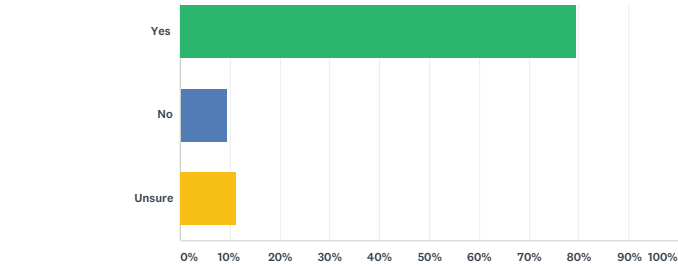
Excerpts from the Community Consultation feedback.

Q5 - How do you use the Kings Reserve precinct?

Tick as many as apply.



Q6 - In general, do you support the proposed improvements to the Kings Reserve precinct?



ANSWER CHOICES	RESPONSES
Yes	79.44%
No	9.35%
Unsure	11.21%



Pop-up consultation booth

4.1 Masterplan

The site plan builds upon the existing character of the site; a suburban oval opened up to the people, punctuated with significant trees, picnic spaces and an informal community plaza. The reserve consists of an upgraded skate plaza, playground and open picnic facilities adjacent Ashwin Parade to the north, opposite the Brickworks Shopping Centre. In the south a wetland, development of the proposed Adelaide Footy League building and the Torrensville Bowling Club Redevelopment, which are accessible via Meyer Street and Ashley Street with integrated pedestrian route network and shade tree planting, and additional onsite car parking facilities.

Opportunities

- Opens Thebarton Oval up for public use, whilst retaining and strengthening core facilities for community groups.
- Playground relocation consolidates an accessible youth precinct that offers play opportunities for all ages; through an extended skate plaza, new playground and half basketball court. Aligning picnic ground with sport fields incorporates picturesque and shady mature Eucalypt stands.
- Connecting pedestrian route network unifies site precincts whilst being sensitive to preserving pedestrian and cycle accessibility and the generous parkland qualities.
- Creation of WSUD beds and a wetland system cater for any immediate site stormwater runoff, and provide educational and recreation opportunities for park visitors.
- Increased activation and passive surveillance.

Future Proofing

The future South Road upgrade as part of the long term DPTI Adelaide's North-South Corridor works will likely result in the reduction of street car parks and traffic access connection to the reserve. This Masterplan also allows for a possibility of a future central spine road connecting Meyer St with Ashwin Parade to the North to accommodate future need for on-road car parking facility within the reserve.

Adelaide Footy League will be proposing to realign the Thebarton Oval to a true North/South orientation with the Adelaide Oval AFL standard size of 167m x 123m, as future separate project which will enable the oval to host national games i.e. AFLW matches.



4.1.1 Masterplan Staging Plan

Kings Reserve will be staged in order to achieve the overall built expectations and design quality. All projects are subject to the availability of funding.

Stage 1



Stage 1 is a 0-3 year procurement plan of construction works. It will consist of:

- Stage 1 Wetland & water harvesting
- Skate park & recreational plaza with shelters
- New playground with shelters
- New Torrensville Bowling Club upgrade
- Thebarton Community Centre access ramp
- Cricket Net(s)

Stage 2



Stage 2 is a 3-6 year procurement plan of construction works. It will consist of:

- Stage 2 Wetland
- Existing canteen upgrade
- External lighting to soccer pitches

Stage 3



Stage 3 is a 6-10 year procurement plan of construction works. It will consist of:

- Internal car parking
- New Adelaide Footy league Association House building upgrades including function rooms, change room facilities, storage, education facilities & Adelaide Footy Leagues offices.
- Improvements to the grandstand
- Potential future new Sports House building development



Scale 1:500 @ A3

4.2 Photo Precedents



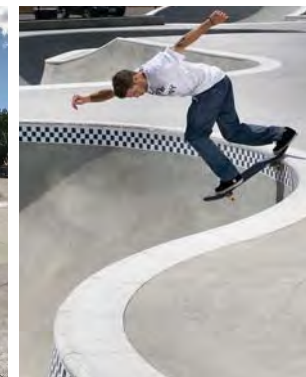
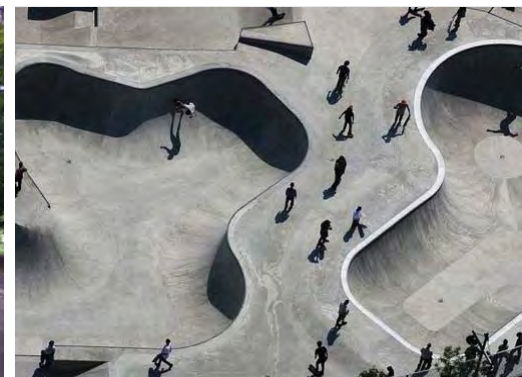
1. Wetland and water harvesting



2. Thebarton Oval - hosting sports & events



3. On-road car parking facility



4. Skate park and recreational plaza with shelter



5. Sporting fields and facilities



6. Open lawn / picnic facilities

4.2 Photo Precedents



7. Shared Use Plaza



9. Playground spaces

5.0 Developed Wetland Design

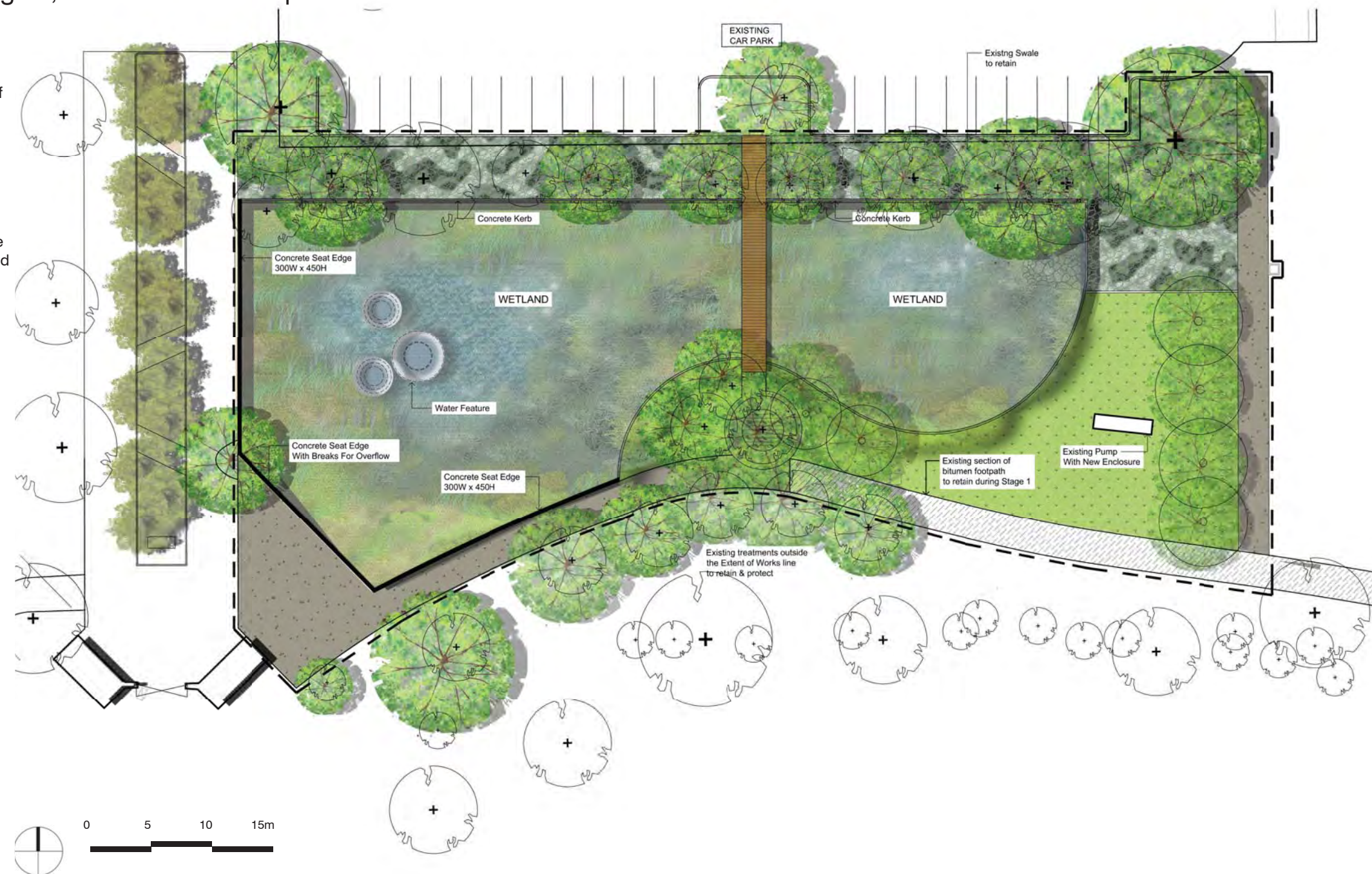
5.1 Developed Wetland Plan - Stage 1, within Wetland Scope

The purpose of the wetland and pond is to collect, treat and dispose of stormwater from the bowling facility, existing tennis courts and car park (approximately 9,000m²). The design aims to resolve the current lack of site stormwater infrastructure. The runoff will be treated through a heavily vegetated wetland and open water pond to a suitable level for re-use and aquifer recharge before being directed to an on-site bore.

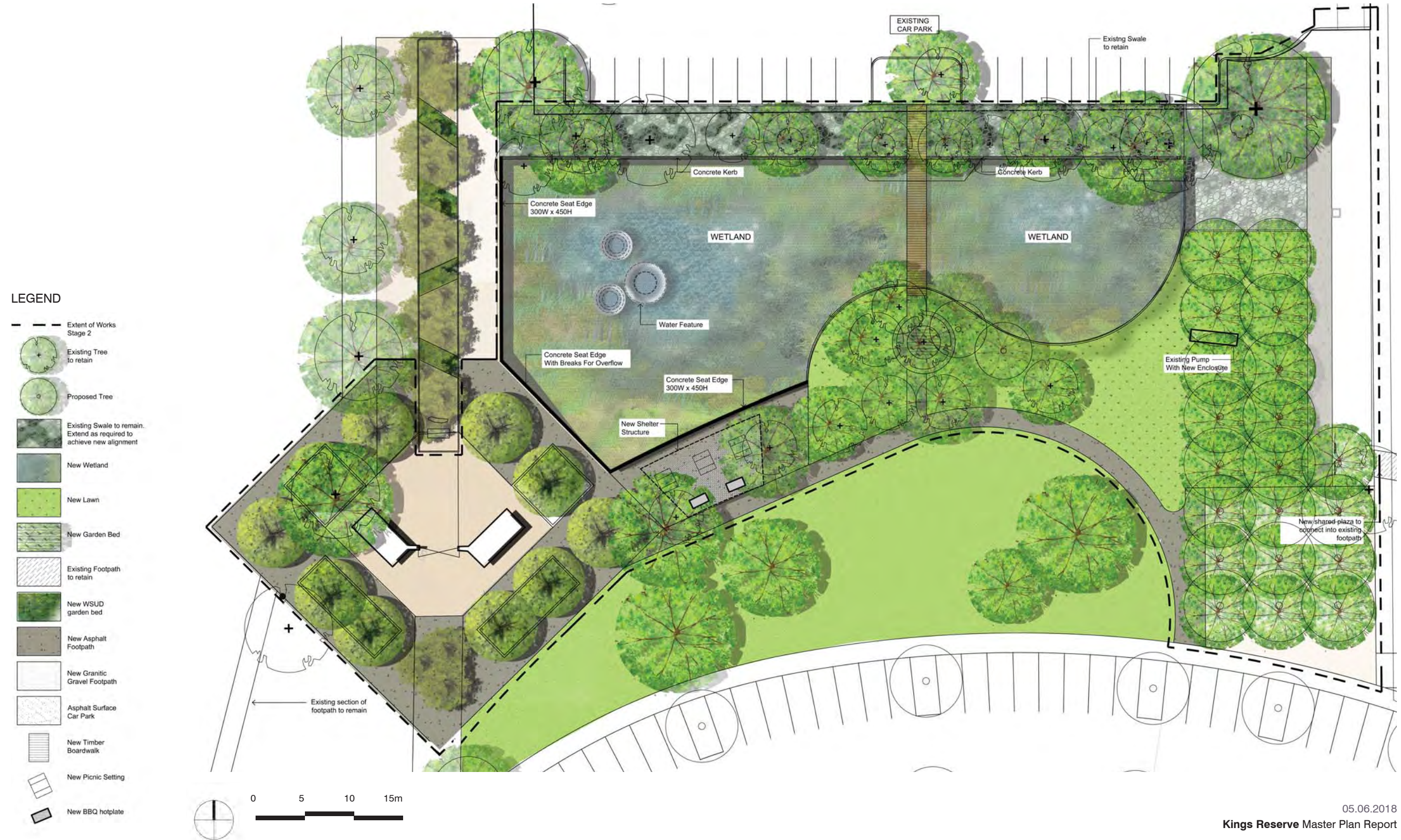
During summer the bore is used for irrigation so effectively all stormwater that is discharged into the well will be drawn for irrigation (more water is drawn from the bore than will flow into it). The bore was tested and found to be suitable to accept stormwater at suitable rates.

The whole wetland and pond system is designed to be complementary to the surrounding landscape and be a feature for park users to enjoy, whilst building the reserves resiliency to accommodate both current and projected activity, planting amenity and reserve redevelopment.

LEGEND



5.2 Developed Wetland Plan - Stage 2, outside of Wetland Scope



6.0 Playspace Design

6.1 Playspace Masterplan

1. New playground
2. Buffer / screen planting
3. New toilet facility
4. New skate plaza extension
5. Existing skate bowl
6. Football kick-about space (inc. set of football goals)
7. Cricket net
8. New on-road car parking facility with shaded tree planting
9. Existing MA Hawks canteen upgrade
10. Existing grass mounds & tree planting to be retained
11. Existing toilets / soccer facilities
12. Soccer senior pitch
13. New dual 3m wide shared sealed footpath connecting facilities and the Reserve to the Brickwork Marketplaces and River Torrens Linear Park.
Temporary event car parking extents and service vehicle access.

- Picnic Shelter with BBQ & Drinking Fountain
- New Light Pole (indicative location)
- New Asphalt / Concrete Footpath (for walking, scooting, cycling)
- Lawn / Garden Bed
- Pedestrian Crossing



Scale 1:1000 @ A3

6.2 Playspace Precedents



7.0 Appendices

Thebarton Oval Reconfiguration

This Masterplan proposal incorporates the Adelaide Footy League (formerly South Australian Amateur Football League, SAAFL) desired realignment of Thebarton Oval to a true North/South orientation, matching the Adelaide Oval with the Australian Football League (AFL) standard size of 167m x 123m, and a league / insurance standard playing surface setback of 5m. Incorporating Adelaide Footy League Association House and Sports House developments, the oval reconfiguration allows for 3m deep of bleacher seating for oval viewing and recreation, and a 7m deep viewing mound.

This new oval reconfiguration will allow a reduction of a “pinch point” between that of the North West Corner of the Bowling Club upgrade, and oval, creating shaded standing and viewing match day and event shared use terraces. The plazas allow for both an access road and integrated site car parking.

The Adelaide Footy League is in discussions with the Australian Football League and the Adelaide Football Club to have Thebarton Oval appointed the home of women’s football in Adelaide which may result in the Adelaide Crows – Women playing all (3 or 4) home matches at Thebarton Oval.

Further development of the oval reconfiguration and associated building landscape works will be the subject of ongoing phases of the project and future funding.



Circulation Plan

Site circulation considers existing and proposed site precincts in providing a cohesive vehicular, pedestrian and cycle network that enhances the parkland character with a sensitive approach. This is achieved by minimising infrastructure and parkland incursions, whilst maximising the ability to retain existing significant trees (and provide new tree planting) within the proposed configuration.

PROS

- Central spine unifies site precincts between Meyer Street and Ashley Street
- Significant site parking increases to Kings Reserve from existing 184 car parks to the current masterplan capacity of 278 car parks - subject to further detailed traffic engineering design, with allowance for event and overflow car parking capacity of over 100 car parks along the 3m wide shared path avenue
- Creation of WSUD garden beds and a wetland system cater for any site stormwater run-off

CONS

- Potential loss of parking volumes located directly adjacent South Road as a result of (potential) existing car park removal as part of longer term South Road Corridor works, (although a significant increase in overall car park numbers and improvements in site connectivity should be sufficient to offset any potential losses).



Community Consultation Outcome:

Due to safety concerns of the community with the provision of the central connecting spine road between Ashwin Parade & Meyer Street (Option 16), this road has been removed from the adopted final Masterplan.

This central spine road is subject to further assessment beyond this 10 year Masterplan, if required to accommodate the anticipated future growth. An allowance has been left in the planning of the precinct for short term events and overflow car parking to be accommodated in this zone, (designated by 3m avenue paths).

Vehicle Access Options

		Option 1	Option 2	Option 3	Option 4
Car Parking Playground		●		●	●
Car Parking Thebarton Oval		●	●	●	●
Car Parking for Soccer		●		●	●
Car Parking for AdFL		●	●	●	●
Car Parking for Aquatic Centre		●	●	●	●
Additional Car Parking for Events	0 - 25				
	25 - 50				
	50 +	●	●	●	●
Bus Parking close to Aquatic Centre		●	●	●	●
Activation & Surveillance of Infrastructure		●	●	●	●
Skate Park Extension		●	●	●	●
WSUD Wetland		●	●	●	●
Impact on trees	Low		●		●
	Medium	●		●	
	High				
Access through Meyer Street		●	●		●
Access to South Road		●	●	●	●
Access to Ashley Street		●	●	●	●
Public access through Thebarton Oval					
		✓	✗	?	✓

Legend

Vehicle Roadway

↔

Pedestrian Network

↔

Car parking

|||||

Bus parking

—

Event Car parking

|||||

Future Function Building

□

Playground

●

Skate Park Expansion

●

WSUD Wetland

●

050100m



Option 1



Option 2



Option 3



Option 4

		Option 5	Option 6	Option 7	Option 8
Car Parking Playground		●	●	●	●
Car Parking Thebarton Oval		●	●	●	●
Car Parking for Soccer		●	●		
Car Parking for AdFL		●		●	●
Car Parking for Aquatic Centre		●			
Additional Car Parking for Events	0 - 25				
	25 - 50		●	●	●
	50 +	●			
Bus Parking close to Aquatic Centre		●	●	●	●
Activation & Surveillance of Infrastructure		●	●	●	●
Skate Park Extension		●	●	●	●
WSUD Wetland		●	●	●	●
Impact on trees	Low			●	●
	Medium	●	●		
	High				
Access through Meyer Street		●			
Access to South Road					
Access to Ashley Street		●	●	●	●
Public access through Thebarton Oval			●	●	●
		✓	✗	✓	✓

Legend

Vehicle Roadway

↔

Pedestrian Network

↔

Car parking

|||||

Bus parking

—

Event Car parking

|||||

Future Function Building

□

Playground

●

Skate Park Expansion

●

WSUD Wetland

●

050100m



Option 5



Option 6



Option 7



Option 8

		Option 9	Option 10	Option 11	Option 12
Car Parking Playground		●	●	●	●
Car Parking Thebarton Oval		●	●	●	
Car Parking for Soccer			●		●
Car Parking for AdFL		●	●	●	●
Car Parking for Aquatic Centre		●	●	●	
Additional Car Parking for Events	0 - 25				
	25 - 50	●	●	●	●
	50 +				
Bus Parking close to Aquatic Centre		●	●	●	●
Activation & Surveillance of Infrastructure		●	●	●	●
Skate Park Extension		●	●	●	●
WSUD Wetland		●	●	●	●
Impact on trees	Low	●			
	Medium			●	●
	High		●		
Access through Meyer Street		●		●	
Access to South Road					●
Access to Ashley Street		●	●	●	
Public access through Thebarton Oval		●	●	●	
		✓	✗	✓	✗

Legend

Vehicle Roadway

↔

Pedestrian Network

↔

Car parking

|||||

Bus parking

—

Event Car parking

|||||

Future Function Building

□

Playground

●

Skate Park Expansion

●

WSUD Wetland

●

050100m



Option 9



Option 10



Option 11



Option 12

		Option 13	Option 14	Option 15	Option 16
Car Parking Playground		●	●	●	●
Car Parking Thebarton Oval			●		●
Car Parking for Soccer		●	●	●	●
Car Parking for AdFL		●	●	●	●
Car Parking for Aquatic Centre					●
Additional Car Parking for Events	0 - 25				
	25 - 50	●	●	●	
	50 +				●
Bus Parking close to Aquatic Centre					●
Activation & Surveillance of Infrastructure		●	●	●	●
Skate Park Extension		●	●	●	●
WSUD Wetland		●	●	●	●
Impact on trees	Low				
	Medium	●		●	
	High		●		●
Access through Meyer Street					●
Access to South Road		●	●	●	●
Access to Ashley Street			●		●
Public access through Thebarton Oval		●	●	●	●
		✗	✓	✓	✓

Legend

Vehicle Roadway

↔

Pedestrian Network

↔

Car parking

|||||

Bus parking

—

Event Car parking

|||||

Future Function Building

□

Playground

●

Skate Park Expansion

●

WSUD Wetland

●

050100m



Option 13



Option 14



Option 15



Option 16

Soccer Field Option

Two 90 x 45 metre full size soccer fields.



T.C.L

109 Grote Street Adelaide, SA 5000 Australia
T: +61 8 8223 7533
E: adel@tcl.net.au
tcl.net.au