

TILLEY RECREATION PARK MASTERPLAN 2024



WALTER
BROOKE

ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE
ARCHITECTURE
MASTER PLANNING

WALTER BROOKE &
ASSOCIATES PTY LTD
LEVEL 9
25 FRANKLIN STREET
ADELAIDE SA 5000
T — 08 8272 4166
walterbrooke.com.au



CONTENTS

- 0.0 Introduction
- 1.0 Existing Overall Site
 - 1.1 Existing Upper
 - 1.2 Existing Lower
 - 1.3 Existing Site Images
- 2.0 Proposed Overall Site
 - 2.1 Proposed Upper
 - 2.2 Proposed Lower
- 3.0 Outline of Items - Upper Precinct
 - 3.1 Outline of Items - Upper Precinct - *Future Works*
- 4.0 Outline of Items - Lower Precinct
 - 4.1 Outline of Items - Lower Precinct - *Future Works*
- 5.0 Cost Estimate



Background

A masterplan report for Tilley Recreation Park was undertaken in 2021 to 'provide Council and its community with a strategic direction for the future of its facilities including the required level of investment, staging opportunities for delivery and the identification of external funding opportunities.'

This report was used to secure funding from the Office for Recreation, Sport and Racing (ORSR) to assist with the redevelopment of Tilley Recreation Park including the construction of a new soccer clubroom, four unisex changerooms, athletics facilities, field lighting, upgraded tennis facilities, storage, landscaping, carparking, dog park, and associated public amenities.

Following this, Walter Brooke was engaged in 2023 to undertake the design of the new clubroom and review and update the master plan report. The purpose of this review is to propose a more resolved budget and programme that reflects the available funding.

A design for the new clubroom to cater for the Tilley Soccer club has been completed and included in this document are the concept documents from February 2023.

Existing

Tilley Recreation Park is located on the corner of Hancock Road and Yatala Vale Road, Surrey Downs.

It is an important community asset, providing facilities for a wide variety of community groups, including but not limited to:

- Golden Grove Boxing Gym
- Golden Grove Tennis Club
- Tea Tree Players Theatre group
- Tilley (Tea Tree Gully) Soccer Club
- Golden Grove Little Athletics
- Roadrunners Softball Club.

The park has two Precincts, the Northern (Upper) Precinct and Southern (Lower) Precinct, totalling approximately 10.4 hectares and separated by a significant change in levels.

The Northern Precinct includes a large open space area used for soccer, athletics and softball and two community buildings that are used by the sports clubs and various other community groups.

The Southern Precinct includes tennis courts and clubroom, a playground, soccer field, heritage listed theatre, public toilets and a boxing gym.

Objectives

Through site investigations and consultation with the current user groups, the master plan report identified a number of site issues and opportunities that underpin the following design principles;

Future Facility Development

- The provision of sport and community recreation facilities shall maximise shared usage and flexibility to meet changing community needs and aspirations.

- Sport and recreation facilities will be developed in accordance with relevant building regulations, peak sporting body preferred facility standards and subject to necessary building and planning permit attainment.
- Universal Design Principles along with sustainability best practices will underpin planning and design of future facility developments.
- Ensure Recreation Reserves and supporting facilities are safe and secure for older adults (security lighting, car park provision, access into and around facilities).
- Develop and maintain community infrastructure that connects and meets the needs of the Tea Tree Gully community.
- Promote and support opportunities for people to enhance their health and wellbeing through physical and social activities.

Accessibility

- Ensure equitable provision of recreation reserves and supporting facilities according to age, gender, cultural background and ability.
- Recreation facilities shall provide safe and supportive environments for participants.
- Improve and link bicycle paths, footpaths and road networks to encourage physical activity and promote liveability.
- Improve vehicle entry/egress and car parking provision at Tilley Recreation Park to meet expected day-to-day usage and sporting/community event requirements.
- Provision of internal formalised pedestrian paths that allow for both recreational opportunities and site movement.

Sports Field Provision and Suitability

- Promote and facilitate increased participation opportunities for target groups such as older adults, women and children via supporting Recreation Reserve facilities and amenities.
- Continue to ensure high levels of playing field provision and conditions are maintained to meet levels of training/competition requirements (e.g. sports field floodlighting).
- Encourage shared use of sporting fields, training spaces, building and amenities.
- Create opportunities that consolidate and promote increased use of existing fields before adding new playing areas.
- Maintain dedicated playing field areas, ensure they are appropriately sized and dimensioned and maximise their use and flexibility for configuration and usage by additional sports or activities.
- Minimise (where not required) Reserve fencing to allow for greater flexibility and shared usage

EXISTING OVERALL SITE

1.0



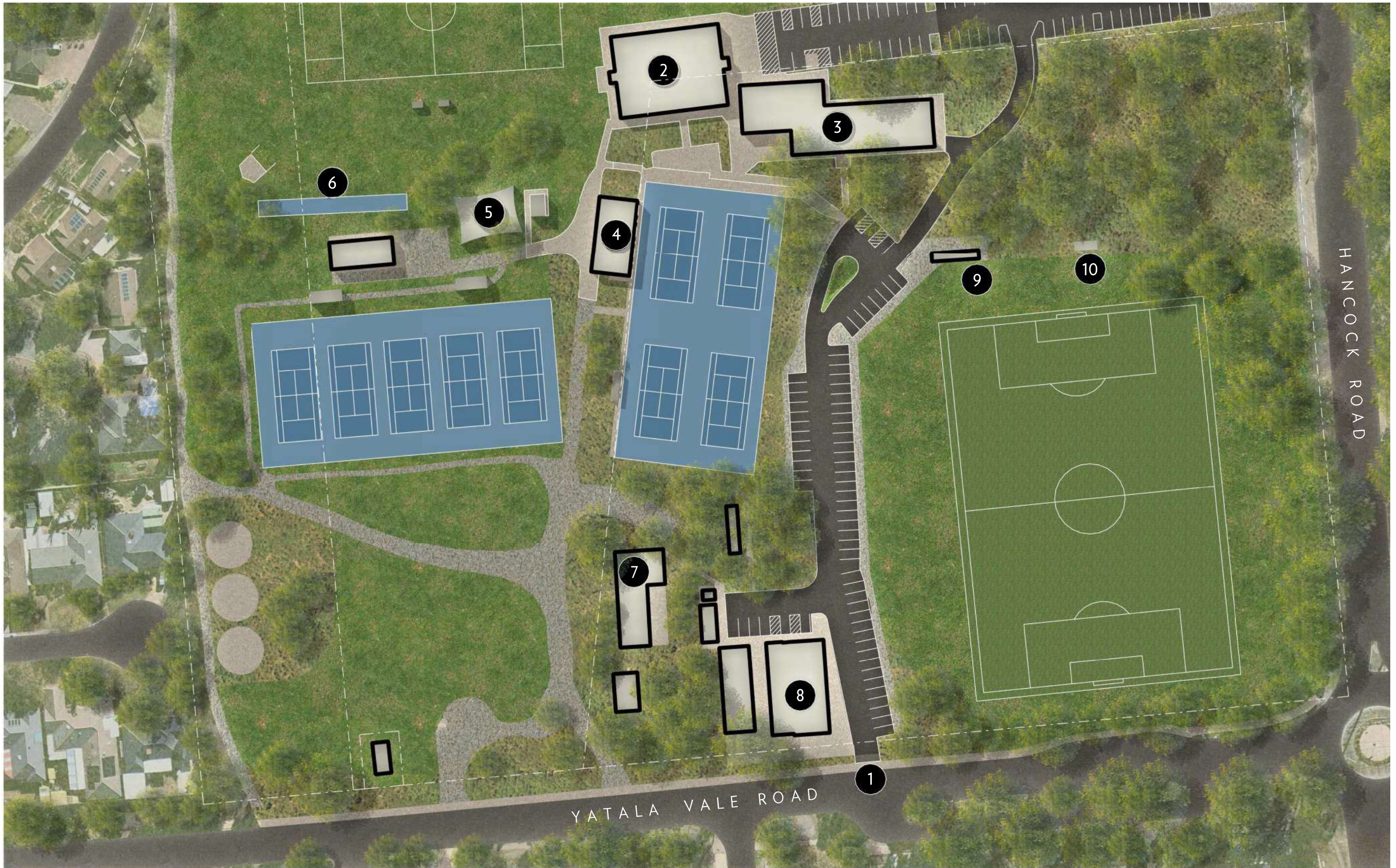
- 1 ENTRY POINTS
- 2 JOHN G TILLEY CENTRE
- 3 DS GOODES PAVILION
- 4 GOLDEN GROVE TENNIS CLUB
- 5 PLAYGROUND
- 6 LITTLE ATHLETICS
- 7 GOLDEN GROVE BOXING GYM
- 8 TEA TREE PLAYERS THEATRE
- 9 SHIPPING CONTAINER KIOSK
- 10 SHIPPING CONTAINER STORE

EXISTING UPPER

1.1



- 1 ENTRY POINTS
- 2 JOHN G TILLEY CENTRE
- 3 DS GOODES PAVILION



- | | | | |
|---|--------------------------|----|--------------------------|
| 1 | ENTRY POINTS | 6 | LITTLE ATHLETICS |
| 2 | JOHN G TILLEY CENTRE | 7 | GOLDEN GROVE BOXING GYM |
| 3 | DS GOODES PAVILION | 8 | TEA TREE PLAYERS THEATRE |
| 4 | GOLDEN GROVE TENNIS CLUB | 9 | SHIPPING CONTAINER KIOSK |
| 5 | PLAYGROUND | 10 | SHIPPING CONTAINER STORE |



PROPOSED OVERALL SITE

2.0



1 NEW CLUBROOM FACILITIES

PROPOSED PROJECTS

- 2 SOCCER FACILITIES UPGRADE (UPGRADED LIGHTING AND/OR PITCH ORIENTATION), RETAINING WALL & NETTING
- 3 LITTLE ATHLETICS IMPROVEMENTS
- 4 UPGRADE ENTRY FROM YATALA VALE ROAD AND FORM NEW CARPARK
- 5 RECONFIGURE ENTRY FROM YATALA VALE ROAD AND INCREASE CAR PARKING TO BOTH SIDES
- 6 DEMOLISH EXISTING TOILET BLOCK AND EXTEND CAR PARKING
- 7 DEVELOP PEDESTRIAN LINKS & REMOVE PERMAPINE BARRIERS
- 8 UPGRADE LOWER TO UPPER VEHICLE LINK
- 9 TOILET AMENITIES AND SOFTBALL CLUB STORAGE
- 10 UPGRADE EXISTING ENTRANCE PAVING
- 11 CREATE NEW DOG PARK & OVERFLOW CARPARK

PROPOSED UNFUNDED FUTURE PROJECTS

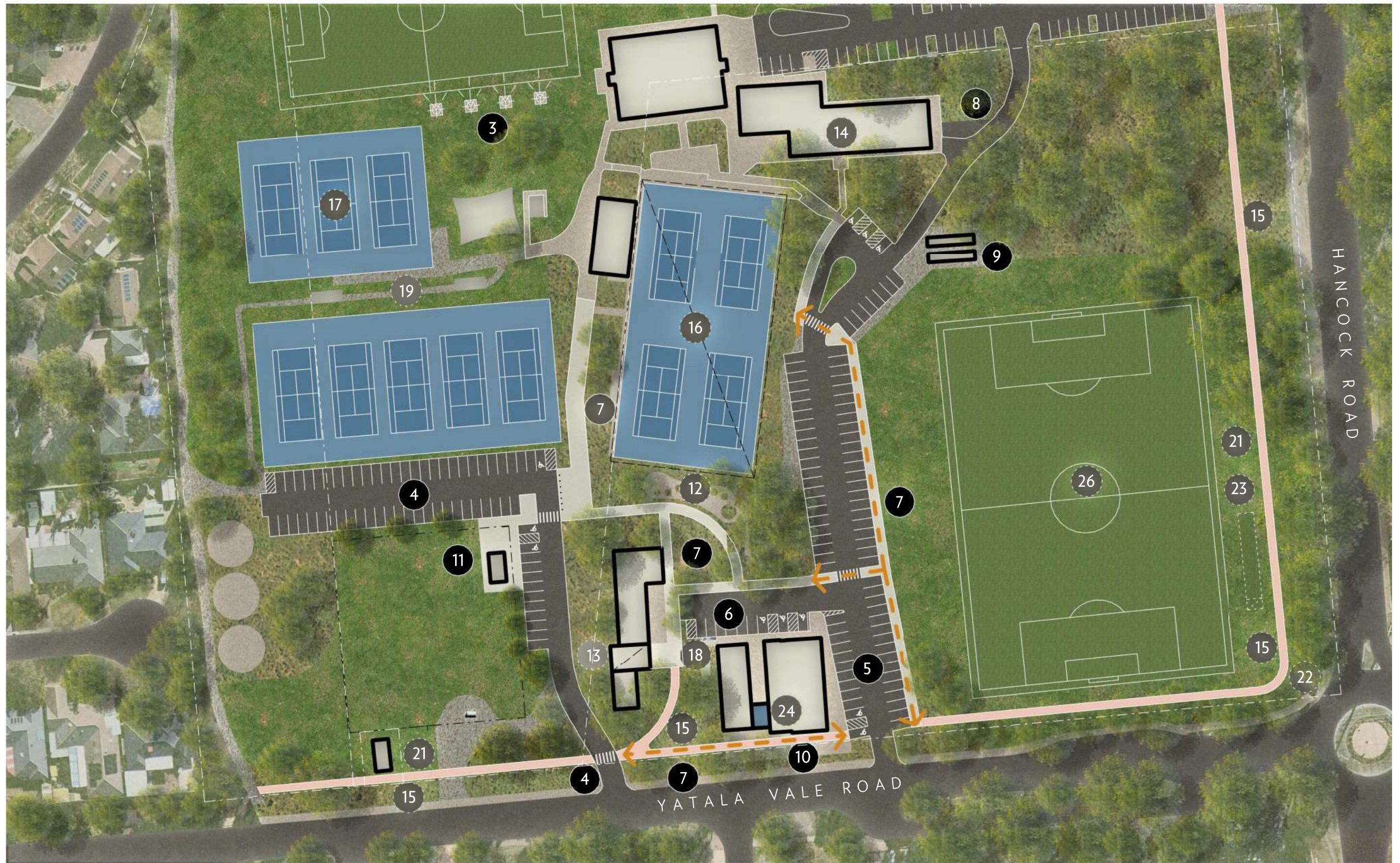
- 12 REMOVE SHED AND INTRODUCE NATURE PLAY
- 13 BOXING CLUB SHED UPGRADE
- 14 DS GOODES PAVILLION FACADE UPGRADE
- 15 RUNNING TRACK
- 16 MAIN TENNIS COURTS ROOF
- 17 3 NEW TENNIS COURTS & LONG JUMP & SHED RELOCATION
- 18 STORAGE FOR THEATRE
- 19 UPGRADE TENNIS & SOCCER SHELTERS
- 20 NEW TREES AND REVIEW OF FENCING AND SIGNAGE. POSSIBLE OVERFLOW PARKING TO THE NORTH AND SPEED HUMPS.
- 21 OUTDOOR GYM EQUIPMENT STATIONS
- 22 GENERAL WAYFINDING
- 23 NEW SOFTBALL BATTING CAGE
- 24 ENTRY UPGRADE TO HERITAGE THEATRE BUILDING.
- 25 REVIEW PERIMETER FENCING
- 26 REVIEW OPPORTUNITY FOR SYNTHETIC PITCH
- 27 PROVIDE SECURE BIN COMPOUNDS TO UPPER AND LOWER PRECINCTS (LOCATIONS TBC)



- 1 NEW CLUBROOM FACILITIES
- 2 SOCCER FACILITIES UPGRADE (UPGRADED LIGHTING AND/OR PITCH ORIENTATION), RETAINING WALL & NETTING
- 3 LITTLE ATHLETICS IMPROVEMENTS
- 8 UPGRADE LOWER TO UPPER VEHICLE LINK

- 14 DS GOODES PAVILLION UPGRADE
- 15 RUNNING TRACK
- 17 3 NEW TENNIS COURTS & LONG JUMP & SHED RELOCATION
- 20 NEW TREES AND REVIEW OF FENCING AND SIGNAGE. POSSIBLE OVERFLOW PARKING TO THE NORTH AND SPEED HUMPS.

- 21 OUTDOOR GYM EQUIPMENT STATIONS
- 22 GENERAL WAYFINDING
- 25 REVIEW PERIMETER FENCING
- 27 PROVIDE SECURE BIN COMPOUNDS (LOCATIONS TBC)



- | | | | | | |
|---|--|----|---|----|--|
| 3 | LITTLE ATHLETICS IMPROVEMENTS | 10 | UPGRADE EXISTING ENTRANCE PAVING | 18 | STORAGE FOR THEATRE |
| 4 | UPGRADE ENTRY FROM YATALA VALE ROAD AND FORM NEW CARPARK | 11 | CREATE NEW DOG PARK & OVERFLOW CARPARK | 19 | UPGRADE TENNIS & SOCCER SHELTERS |
| 5 | RECONFIGURE ENTRY FROM YATALA VALE ROAD AND INCREASE CAR PARKING TO BOTH SIDES | 12 | REMOVE SHED AND INTRODUCE NATURE PLAY | 21 | OUTDOOR GYM EQUIPMENT STATIONS |
| 6 | DEMOLISH EXISTING TOILET BLOCK AND EXTEND CAR PARKING | 13 | BOXING CLUB SHED UPGRADE | 22 | GENERAL WAYFINDING |
| 7 | DEVELOP PEDESTRIAN LINKS & REMOVE PERMAPINE BARRIERS | 14 | DS GOODES PAVILLION FACADE UPGRADE | 23 | NEW SOFTBALL BATTING CAGE |
| 8 | UPGRADE LOWER TO UPPER VEHICLE LINK | 15 | RUNNING TRACK | 24 | ENTRY UPGRADE TO HERITAGE THEATRE BUILDING. |
| 9 | TOILET AMENITIES AND SOFTBALL CLUB STORAGE | 16 | MAIN TENNIS COURTS ROOF | 25 | REVIEW PERIMETER FENCING |
| | | 17 | 3 NEW TENNIS COURTS & LONG JUMP & SHED RELOCATION | 26 | REVIEW OPPORTUNITY FOR SYNTHETIC PITCH |
| | | | | 27 | PROVIDE SECURE BIN COMPOUNDS (LOCATIONS TBC) |

1. New two-storey clubroom building with player amenities and function space



2. Soccer facilities Upgrade

- New lighting / and pitch orientation
- Fix drainage issues, including new retaining wall with fencing between junior pitches and main pitch and netting

The orientation of the soccer fields and relocating the running track have been investigated and the proposed layout is shown with the main soccer field dimensions as shown.

This option shows minimal changes apart from additional drainage (proposed zone shown hatched) and lighting adjustments.



3. Little Athletics improvements

- New discus cage
- Shot-puts circles relocated
- Storage Shed



existing shot put circle

5. Reconfigure entry from Yatala Vale Road and increase car parking to both sides.



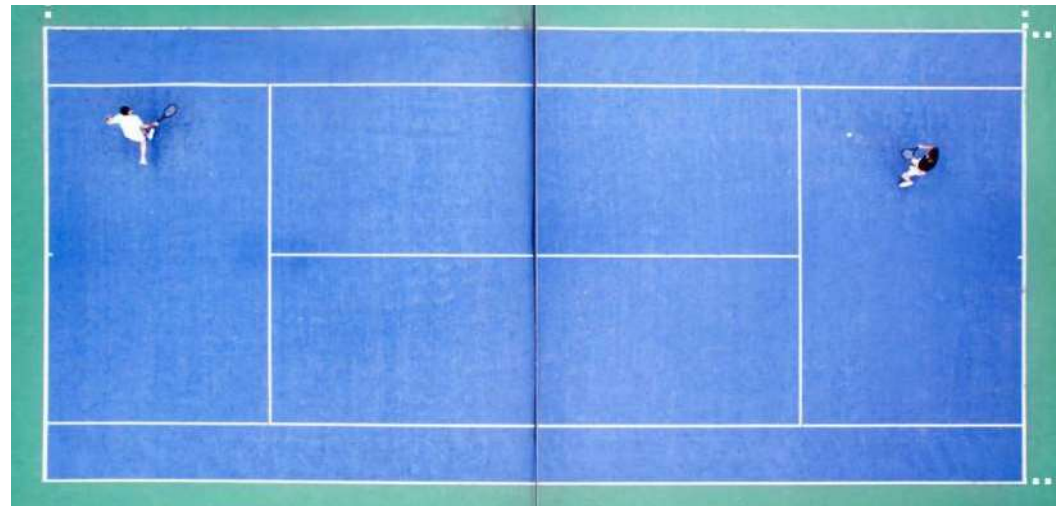
8. Upgrade Lower to Upper vehicle link - Visibility to be increased when travelling down road. Level and width of road to be investigated.



14. DS Goodes Pavillion Upgrade – Provide screen/ new metal cladding system. *Future works*



17. Three additional tennis courts To peak body compliance. Allow for fencing and external seating. Relocated long jump and shed. *Future works*



20. New Trees Along Fence Line - Allow for row of semi-mature trees to soften entrance. *Future works*

Review of fencing and signage. Possible overflow parking to the north and speed humps.



25. Renew perimeter fencing. *Future works*

27. Provide Secure Bin Compounds to Upper and Lower Precincts (Locations TBC). *Future works*

- 4. Upgrade entry from Yatala Vale Road and new carpark - Crossover to be upgraded.**
Maintain green buffer between site and Yatala Vale Road.



- 6. Demolish existing toilet block and extending car parking.**



- 7. Develop pedestrian links. Links to be compacted granulitic sand.**
Remove permapine barriers



9. Toilet amenities and Softball Club Storage. Provide additional container and toilet facility as adjunct to existing kiosk



10. Upgrade existing entrance with paving, hard and soft landscaping and public art to enhance the heritage listed theatre building.



11. Create new Dog Park & provide overflow carparking

- Small shelter & seating
- Perimeter fencing
- Entry gates/ doggy airlock (2 gates per entry)
- Service (maintenance) gates
- Pathways (internal and external)
- Ground surfaces (e.g. grass, mulch, gravel, sand, concrete)
- Landscaping (e.g. vegetation, screen planting, mounding)
- Irrigation
- Drinking water fountains, integrated with dog drinking fountain (including plumbing & drainage)
- Bins and bag dispensers
- Signage (e.g. directional and park rules)
- Site lighting



12. Nature play and public art opportunities with site specific theme. *Future works*

Develop to inspire unstructured play and connection to surrounding site, with elements such as local & native planting / timber logs / sticks.



13. Boxing shed upgrade. *Future works*

Design and cost a small building to link the two sheds and provide a sense of entry and additional space. Design a cost-effective improved façade treatment for the sheds with a mixture of paint and feature cladding.



15. Running Track - Continue paths with compacted granulitic sand to allow for continuous circuit. *Future works*



16. Steel frame canvas roof for two main tennis courts. *Future works*



17. Three additional tennis courts To peak body compliance. Allow for fencing and external seating. *Future works*
Long jump and shed relocation.

18. Relocate or remove shipping containing from north end of lower soccer field (pending condition) and allow for storage space behind theatre. *Future works*



19. Upgrade tennis shelters. *Future works*



21. Outdoor gym stations to be located on circuit for training and community use. Number to be confirmed. *Future works*



22. Improve general signage and way-finding across site and review opportunities for community/club signage. *Future works*

23. New softball batting cage. *Future works*



24. New glass link entry to existing heritage listed theatre building. *Future works*



25. Renew perimeter fencing. *Future works*

26. Review opportunity for synthetic pitch. *Future works*

27. Provide Secure Bin Compounds to Upper and Lower Precincts (Locations TBC). *Future works*