



WALKERVILLE OVAL PRECINCT COMMUNITY HUB

Developing a centralised facility for sporting, recreation,
and community use in the Town of Walkerville

Background

Located approximately 4km from the Adelaide Central Business District and dating back to 1836, the Town of Walkerville is one of the oldest but smallest communities in the Adelaide metropolitan area with a total population of approximately 7,550 – comprising 51.3% females and 48.7% males¹.

The Walkerville Oval precinct is the main parcel of formal open space in the Township and is approximately 3.64ha in size. It is home to a number of clubs, organisations and open spaces, including:

- Walkerville Bowling Club
- Memorial Gardens
- Soldiers Memorial Reserve
- Walkerville Sports Club, which includes football, cricket and softball with sub lease arrangements with:
 - Eastern Razorbacks American Gridiron
 - DreamStart Soccer Academy Coaching Clinics
 - Walkerville Primary School
 - St Andrew's Primary School
 - St Monica's Primary School
- Walkerville Netball Club
- Walkerville Softball Club

The precinct has gradually been enhanced over the years with several master plans guiding its development. In 2015, a master plan recommended the centralisation of facilities to ensure optimal access and use whilst enabling clubs and user groups to become more viable through the sharing of assets and where possible, resources.

In 2019, Council committed \$3m in its long term financial plan towards the development of a centralised facility and proceeded with refining draft concepts for a community asset that would serve the growing local community, sporting and recreation groups at the site. Concepts were then prepared in consultation with key user groups and the broader community. These plans were based on the key principles listed on the following page, which Council adopted on 19 August 2019.



Walkerville Oval and Surrounds

¹Australian Bureau of Statistics 2016 Population Census

Principles for development

The development of the precinct will be guided by principles, which have been adopted and endorsed by Council, including:

Open Space

- Open space will be protected and enhanced;
- Vistas will be protected, particularly for residents on Church Terrace;
- The Memorial Gardens and Belt Fountain will be maintained.

Recreation

- Recreation opportunities will be enhanced with opportunities for passive and unstructured recreation;
- Access and use of the sports fields and surfaces will be considered in the carrying capacity of each;
- The site will provide opportunities for passive recreation to include playspaces, BBQ's, and picnic areas. These will be located in areas of optimal access and line of sight for safety of all users.

Hard Infrastructure

- Centralised facilities will be promoted to reduce the footprint of infrastructure on the site;
- Car parking will be enhanced but will not compromise the use and design of open space or recreation;
- Pedestrianised areas to control foot traffic will be considered.

Community Facilities

- Access to facilities and services outside of club use will be promoted;
- End of trip assets such as bike racks, water fountains and public toilets and amenities will be made available;
- The centralised hub will be a community facility offering access outside of club use;
- Community art and gateways will create a sense of place for the precinct;
- Facilities will positively contribute to existing areas by identifying the valuable local characteristics;
- Ensuring effective community engagement occurs that provides local insight and ideas to enhance neighbourhood identity and make places work;
- All facilities will be designed and managed to be accessible to the whole community.

Environmental Sustainability

- Facilities and recreation areas will be developed in a socially just and ecologically sustained manner;
- Facilitate sustainable development to ensure a proper balance between economic, social, environmental and cultural considerations;

Environmental Sustainability

- Design and construction of facilities and recreation areas will include smart energy and sustainability-based environmental assessment decisions that will protect the environment, foster social well-being and deliver effective ecological choices.

Management

- Clubs encouraged to share resources for their own viability;
- Clubs will not be disadvantaged with any proposed development;
- Partnerships will be sought with community groups, schools and investors to ensure the site is managed in the most effective manner whilst not compromising its core values as a valuable community asset.



Purpose of the development

The key aspect of the site's development is a centralised community facility (Hub) which will serve current and future sporting and recreational groups, whilst being accessible for a broader range of community services and activities.

"Council wishes to see a mix of both community and commercial use at the site and take a whole-of-community approach. It is not just a sporting facility, it is a facility for the residents of the Town of Walkerville of all ages." - Mayor Elizabeth Fricker

The Hub is proposed to be the new heart of the Walkerville Oval precinct and aims to become a well-managed, modern facility that will showcase Walkerville as it continues to grow into a modern and progressive Township envied for its village feel and atmosphere.

How will it be funded and managed?

The facility has been estimated at approximately \$11.25m, of which Council has allocated \$3m in its budget forecasts. Additional funding will be sought through State and Federal grants and potential third-party investment.

In order to be eligible for this additional funding, Council must have a "shovel-ready" plan – which means that as soon as funds are received, development can begin immediately.

The finer details regarding the ongoing and day-to-day management and business structure will be undertaken in a parallel due diligence report, but it is however, envisaged that Council will have a closer alignment to ensure optimal use outside of structured sporting club use. This will mean events and initiatives are programmed into the centre to allow for broader community access and benefit.

Where to next?

Council would like to hear your views. Stakeholder groups are being consulted with on an ongoing basis and are being kept informed on the next levels of detail, which will also include the broader site layout to ensure optimal use. In addition, Council will be engaging an independent consultancy firm to undertake a Prudential Review to provide advice including risks associated with the project, potential success of the development and financial consequences involved.

Council invites community feedback on the proposal. Please complete the Walkerville Oval redevelopment survey by visiting:

www.surveymonkey.com/r/walkervilleoval

To view the full plan and concept, please go to:

www.walkerville.sa.gov.au/community/openforconsultation

Feedback must be received no later than 5pm on Friday 2 October 2020.

Council looks forward to developing this initiative for the broader community and image of Walkerville as an enviable place to live, play and work.



Mayor Elizabeth Fricker

