



DISTRICT COUNCIL OF TUMBY BAY
SPORT AND RECREATION PRECINCT MASTER PLAN

REPORT SNAPSHOT



DISTRICT COUNCIL of TUMBY BAY



February 2024

PROJECT BACKGROUND

The District Council of Tumby Bay has engaged Holmes Dyer to undertake a review of the Tumby Bay Sport and Recreation Precinct (Tumby Bay Oval) with the view to identifying opportunities to improve and augment existing facilities and prepare a master plan to guide the strategic redevelopment of the site.

Council has been working with the local sporting teams to prepare an overall strategy for the precinct that offers a long-term vision for how the precinct might be developed over time to replace existing end of life facilities with new purpose-built facilities that meet current sporting code requirements, while creating an integrated precinct with increased opportunities for shared facilities.

The change in sport participation and the emergence of different sports has greatly altered the demand for facilities and as such this process also seeks to determine any additional facilities and activities that could be accommodated on the site.

The master planning process also provides the opportunity to identify how the precinct can be developed in the future to attract regional and state-level tournaments, which will encourage more visitors and sports tourism to the district, provide increased funding opportunities, and ultimately benefit the wider community.

This document provides a summary of the Master Planning process undertaken to date.

TRENDS IN SPORT

Based on figure from the *2022 National Sport and Physical Activity Participation Report*, 88% of Australians believe sport is good for bringing their communities together and up to 3 million Australians volunteer in sport annually. Informal and organised sports and physical activities help communities create and maintain connections.

Sport and recreation facilities such as clubrooms, sporting fields and courts have seen a significant change in usage nature and numbers in recent years. A number of new trends have emerged and should be considered in the development and planning of a recreation and sports space.

- The development of new sports facilities is more frequently being designed to accommodate multiple sports and community activities.
- The co-location of sport, recreation, and wellness facilities such as sports changerooms alongside medical practitioners.
- Increased grant opportunities for sporting organisations and community groups in South Australia has seen the development of safety lighting, upgrades to changerooms to provide equitable access, significant improvements to playing surfaces and the construction of active recreation and multi-use sport hubs.
- The success of athletes and sporting programmes such as the Matildas, the AFLW competition and the Women's Cricket ICC World Cup has sparked growth in overall participation by women in organised sports.
- Modified sporting programs are increasingly targeting people living with a disability or mobility issue through modified equipment and rules to meet the capabilities of all potential participants.

STUDY AREA

The Tumby Bay Sport and Recreation Precinct is a 7.19 hectare community land site owned by council, that comprises football, netball, tennis, basketball, cricket and lawn bowls facilities. It also includes an indoor recreation building owned by the Department for Education that is used by the Tumby Bay Area School, a playground, BMX pump track and skate park. The south-western corner of the oval comprises a stormwater detention basin.

Sports facilities that currently exist within the precinct include:

- A football oval (AFL-sized)
- 6 sealed tennis courts
- Two sealed netball/basketball courts
- Two bowling greens (1 currently not in use)

Aside from the indoor recreation building, the precinct is also developed with a number of other buildings and structures:

- A small building utilised by the tennis club comprising amenities and storage
- Covered shelter adjacent the tennis courts
- A small public toilet block
- A shared single storey clubroom building owned by the football club and shared with the netball, tennis and cricket clubs
- An umpire building and viewing shelters associated with the netball club
- Officials box adjacent the oval
- A 'bistro' building, which functions as a bar and function space
- The bowling club clubrooms.



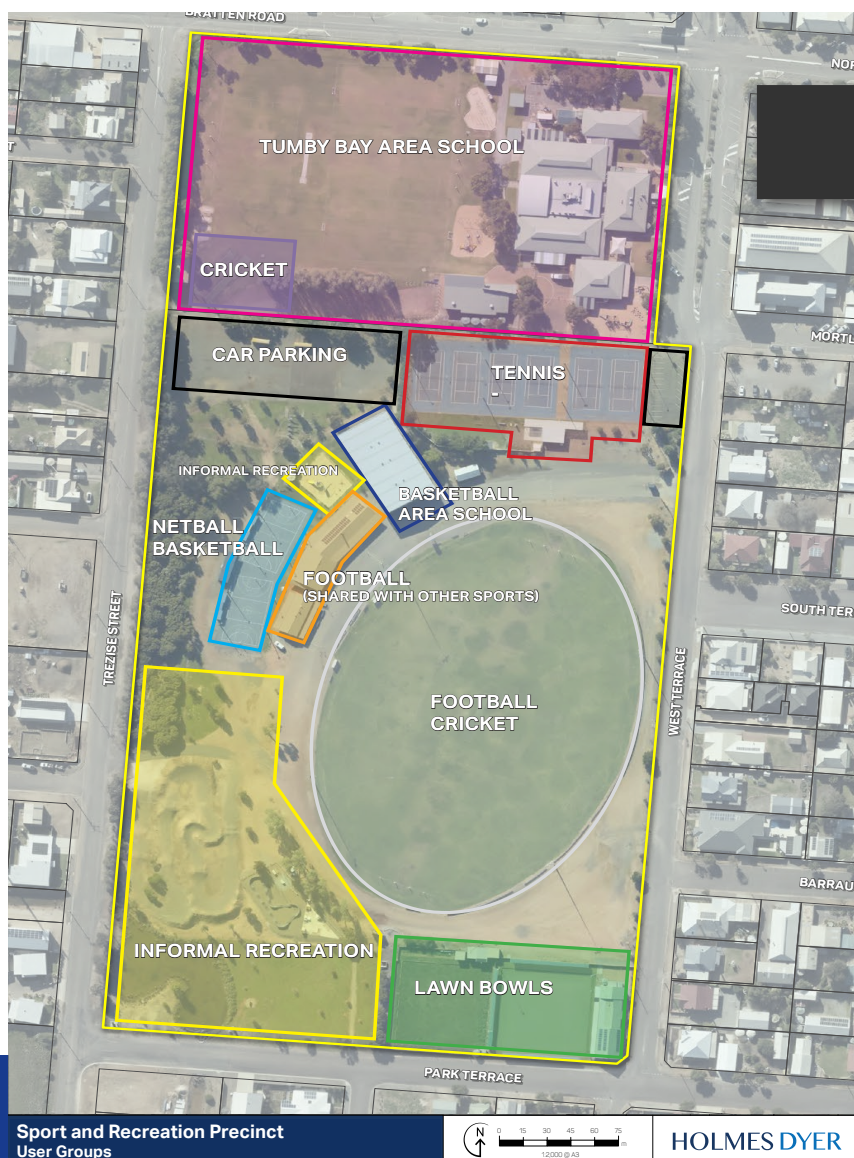
STAKEHOLDER CONSULTATION

Stakeholder consultation with the various sport clubs and organised user groups of the Tumby Bay Sport and Recreation Precinct aimed to understand the projected growth of each user group and therefore the key physical elements that would be required to support that growth. The in-person consultation program resulted in a high level of engagement by representatives of each user group including Tumby Bay Football Club, Tumby Bay Netball Club, Tumby Bay Basketball Association, Tumby Bay Tennis Club, Ramblers Cricket Club, Rovers Cricket Club, Tumby Bay Bowling Club and Regional Development Australia.

The findings from the initial round of consultation have assisted in developing insights and recommendations for the development of the draft Concept Plans.

All stakeholder groups identified that their membership numbers are expected to grow, albeit at varying rates, and thus planning for future growth is a key priority. Representatives from each stakeholder group were asked to identify on a plan where there are current deficiencies in space and their ideal improvements to the site.

Collectively the group identified a number of shared site priorities. These ideas would serve the sporting clubs and the wider community and are focused on the shared-use and co-location of assets. A summary of the key stakeholder priorities has been provided on the next page.



USER GROUPS

KEY STAKEHOLDER PRIORITIES

Stakeholders want dedicated space such as storage rooms and spectator viewing areas but are interested in the ability to operate under the same roof with shared use changerooms, function centre and bistro.

Improved access and linkages within the precinct and more efficient pedestrian and vehicle movement.

User groups have a shared aspiration for the precinct and its facilities to be a regional and state level complex.

Investigate the potential to the Tumby Bay Area School oval as a secondary oval.

Investigate opportunities to expand indoor court to include two courts, appropriate court run-off, spectator viewing area and amenities.

Additional courts and other playing surfaces to service the growing participation numbers.

Other upgrades and improvements discussed during the workshop sessions include:

- Upgrade of skate park, pump track and toilets
- Provision of half-court basketball court for year-round usage
- Shelters within the skate park/pump track with phone charging capabilities
- New electronic score board
- Shade over the playground
- Better parking options
- Clear public access to amenities
- More seating
- Nature play
- Create an area and facilities for young people
- Increased landscaping and vegetation in key locations
- Potential to locate a Childcare Centre on the site
- Relocation of the informal school bus parking area onto the school site
- Department for Education to consider upgrading the indoor recreation facility to meet sporting code requirements and provide toilet/changeroom facilities.

CONCEPT PLANS

Feedback from the stage 1 consultation period was used to develop three (3) Concept Plans which demonstrate improvements that could be made to the precinct over a 1-15 year period. The key priorities were divided into low or medium to high intervention levels, to demonstrate the variation in outcomes that could be achieved through either low or high resource commitments, long or short timeframes and need for site reconfiguration. The level of intervention was defined by the following characteristics:

Low Intervention

- Actions that can be achieved in a short-medium (1-3 year) timeframe.
- Actions that will require somewhat significant resourcing from existing landowners and site user groups and some level of support/partnership from grants or State Government agencies.
- Actions that may require some level of site reconfiguration.
- Actions that are required for the amenities and playing surfaces to be in a usable condition.

Medium to High Intervention

- Actions that are achievable over a longer (3-5 or 5+ year) timeframe.
- Actions that require significant resourcing from either existing landowners and site user groups as well as support/partnership from grants or State Government agencies.
- Actions that will require reconfiguration of the existing site.
- Actions that are required for the amenities and playing surfaces to be in a usable condition as well as actions that expand the current use of the site.

Elements from each of the three plans are potentially interchangeable and the choice or preference of one option doesn't necessarily exclude the ability to include new or alternative ideas or elements from another plan.



LOW INTERVENTION CONCEPT PLAN



LOW INTERVENTION CONCEPT PLAN

The Low Intervention Concept Plan is characterised by the expansion of both the tennis courts and the netball and basketball courts, the relocation of the existing playground and the upgrade and internal reconfiguration of the existing clubrooms.

The location of existing infrastructure has mostly been maintained to limit potential cost implications and reduce the overall reconfiguration of the site. Visual amenity, clear pedestrian and vehicle connections and expansion of playing surfaces has been prioritised in this concept.

The elements of the Low Intervention Concept Plan are summarised below.

Construction of formalised spectator viewing and grandstand area.

It was identified during stakeholder consultation that the existing location for spectator viewing (south of the clubrooms and bistro) is regularly obstructed by parked vehicles. A two-way viewing area, with a shade structure and permanent or movable seating which looks onto both the netball courts and the oval could provide a suitable solution to this demand.

A north/south pedestrian and cyclist connection

As a location of high levels of pedestrian movement, it is important to define a safe and convenient path. A clear north to south pedestrian and cyclist path could link a number of key facilities, and define the pedestrian environment from the vehicle access.

Relocation of existing playground

The poor sightline of the existing playground from the oval was a concern identified by stakeholders. Its position means that users cannot view the oval while minding children at the playground and vice versa. Therefore relocating the playground should be considered.

Upgrade and reconfiguration of existing clubrooms

While the total floorspace of the clubrooms is suitable, the breakdown of area typologies does not meet the sporting code guidelines. An internal refit could rectify some of the shortfalls.

Other minor elements identified on the Low Intervention Concept Plan include:

- Formalised vehicle access and movement
- Expansion courts to include two new tennis courts and two new multi-purpose netball and basketball courts
- Resurfacing of courts
- Formalised vehicle parking
- Landscaping, shade and seating on underutilised open space
- Upgrade to Existing Amenities
- Renovations to existing Bowls clubroom roof.

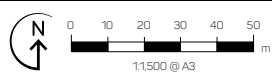


MEDIUM INTERVENTION CONCEPT PLAN



MEDIUM INTERVENTION CONCEPT PLAN

Tumby Bay Sport and Recreational Precinct Master Plan



HOLMES DYER

MEDIUM INTERVENTION CONCEPT PLAN

The Medium Intervention Concept Plan is characterised by the resurfacing of all existing courts and the expansion of the netball, basketball and tennis courts, relocation of the existing playground and the construction of new shared clubrooms.

The elements of the Medium Intervention Concept Plan are summarised below.

Construction of formalised spectator viewing and grandstand area.

It was identified during stakeholder consultation that the existing location for spectator viewing (south of the clubrooms and bistro) is regularly obstructed by parked vehicles. A two-way viewing area, with a shade structure and permanent or movable seating which looks onto both the netball courts and the oval could provide a suitable solution to this demand.

A north/south pedestrian and cyclist connection

As a location of high levels of pedestrian movement, it is important to define a safe and convenient path. A clear north to south pedestrian and cyclist path could link a number of key facilities, and define the pedestrian environment from the vehicle access.

Relocation of existing playground

The poor sightline of the existing playground from the oval was a concern identified by stakeholders. Its position means that users cannot view the oval while minding children at the playground and vice versa. Therefore relocating the playground should be considered.

New clubroom facilities

Replace the existing clubrooms with a one or two-storey building that includes a large multipurpose function space, smaller meeting rooms/function areas, umpire facilities, unisex changerooms and amenities that meet current code and accessibility requirements, dedicated storage areas for each sports club, kitchen, bar and canteen. The building will be relocated to provide both views to the oval, netball courts and new playground.

Cricket nets

Three to five cricket training net could be located at the underutilised bowling greens site.

Upgrade of indoor recreation facility

Engage the Department for Education in discussions regarding opportunities to expand the indoor recreation facility to include two courts, appropriate court run-off, spectator viewing area and amenities.

Other minor elements identified on the Medium Intervention Concept Plan include:

- Formalised vehicle access and movement
- Expansion of courts to include two new tennis courts and two new multi-purpose netball and basketball courts
- Resurfacing of existing courts
- Formalised vehicle parking
- Landscaping, shade and seating on underutilised open space
- Upgrade to existing amenities
- Renovations to existing Bowls clubroom roof
- Relocation of school bus parking.



HIGH INTERVENTION CONCEPT PLAN



HIGH INTERVENTION CONCEPT PLAN

The High Intervention Concept Plan aims to demonstrate some of the 'big ticket' items to aim for as part of the precinct upgrade. These items are likely to attract higher costs and will need to be undertaken in stages as and when funding becomes available. If the intention is that the precinct becomes a regional sports ground with capacity to host regional and state tournaments, SANFL games etc, this will open up additional funding opportunities, which will assist in the upgrade and augmentation of existing facilities to ensure they can accommodate additional visitors to the precinct.

The High Intervention Concept also places greater emphasis on creating an integrated precinct that is connected by well-located, safe pedestrian pathways; and that encourages shared facilities and community uses within the precinct.

The elements of the High Intervention Concept Plan are summarised below.

New clubroom facilities

Replace the existing clubrooms with a two-storey building that includes a large multipurpose function space, smaller meeting rooms/function areas, umpire facilities, unisex changerooms and amenities that meet current code and accessibility requirements, dedicated storage areas for each sports club, kitchen, bar and canteen. The building will feature a wraparound balcony and ground level deck that will enable spectators to view the oval, netball, tennis and basketball courts, and other facilities.

Childcare facility

In recognition of the need for childcare facilities within the township and the location of the sports precinct adjacent to the Tumby Bay Area School, the Concept Plan includes the potential for a childcare centre to be located along the northern boundary in place of the existing tennis courts.

Secondary oval

It was identified during the first round of consultation that the Department for Education could be approached regarding

the use of the school oval as a warm-up oval for football, under-12's football games, junior sport carnivals, Auskick, and cricket.

Cricket nets

Community Cricket Facilities Guidelines indicate that a community level club facility (home ground) should provide at least 3 training nets to support club level competition.

Multi-use courts – netball, tennis, basketball

It is proposed to develop the precinct with additional court facilities, which could be a mix of multi-purpose and dedicated courts for netball, basketball and tennis.

New purpose-built skate/BMX/pump track

Feedback received from the Tumby Bay Area school students during the first round of consultation indicated that the BMX/pump track and skate park are well utilised by the young people in the community, however an upgrade to the facilities is required.

Mixed use half-court / climbing frame / BBQ area

Underutilised area of land adjacent the stormwater basin could be developed with additional facilities geared toward older children and teenagers such as a mixed-use half court for basketball and netball, a climbing wall / frame, and a BBQ area with seating and shelter structures.

Nature play area

It is proposed to locate a new nature play area to the north of the BMX/pump track, which could utilise some of the existing vegetation in the area.

New Bowl club clubrooms

The Bowls club has identified the potential to locate a new clubroom building between two bowling greens. The building would be open on both sides, allowing spectators to view both greens from within the clubrooms.

Electronic scoreboard / timekeepers box

An electronic scoreboard and updated timekeepers' box has been identified as a requirement for the upgraded facilities.

HOW TO HAVE MY SAY

Consultation on the draft Concept Plans is open from Thursday 22th February 2024, until Friday 5th April 2024.

To assist us in understanding your views on the draft Concept Plans, and to provide feedback in the Tumby Bay Sports and Recreation Precinct, please complete the online survey or attend an in-person drop-in session.

Holmes Dyer will be hosting three community drop-in sessions. These sessions are an informal opportunity for you to speak with someone in person, find out more information about the project and provide verbal feedback.

You can access the online survey below by scanning the QR Code on your phone or through Council's website.

Written feedback can be made to the Holmes Dyer Team during the consultation period via post or email.

SURVEY QR CODE



SURVEY & WRITTEN FEEDBACK

Click the link here or scan the QR code below to complete the survey.

Written feedback can be provided via post or email via the details below.

Post: Holmes Dyer Pty Ltd, Level 3, 15 Featherstone Place, Adelaide SA, 5000
Email: engagement@holmesdyer.com.au
Attention: Natasha Holmes, District Council of Tumby Bay Strategic Plan Review

COMMUNITY DROP-IN SESSION

Drop-In Session 1
Friday 1st March 2024
Council Meeting Room
25 West Terrace, Tumby Bay
12pm – 2pm

Drop-In Session 2
Friday 1st March 2024
Port Neill War Memorial Hall
51 Wallis Street, Port Neill
4:30pm – 6:30pm

Drop-In Session 3
Saturday 2nd March 2024
Council Meeting Room
25 West Terrace, Tumby Bay
10am – 12pm

NEED FURTHER INFORMATION

If you have any questions about this project, or the consultation process, please contact Nitsan Taylor or Natasha Holmes at Holmes Dyer:

Phone: (08) 7231 1889
Email: engagement@holmesdyer.com.au