



# ESSEX PARK & GAWLER SHOWGROUNDS DRAFT MASTER PLAN REPORT

*inside* **EDGE**  
sport and leisure planning



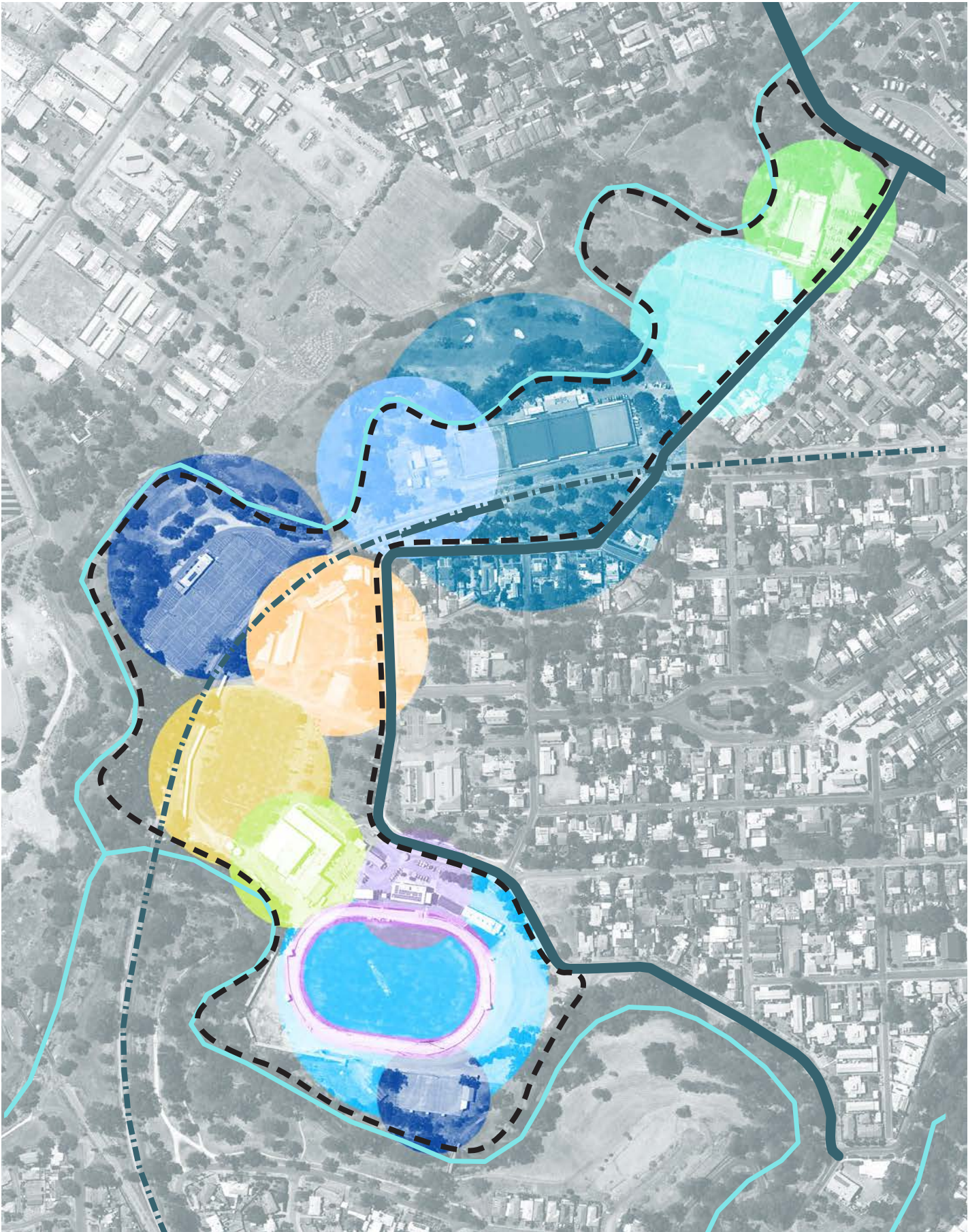


# ESSEX PARK + GAWLER SHOWGROUNDS DRAFT MASTER PLAN

## SITE OVERVIEW

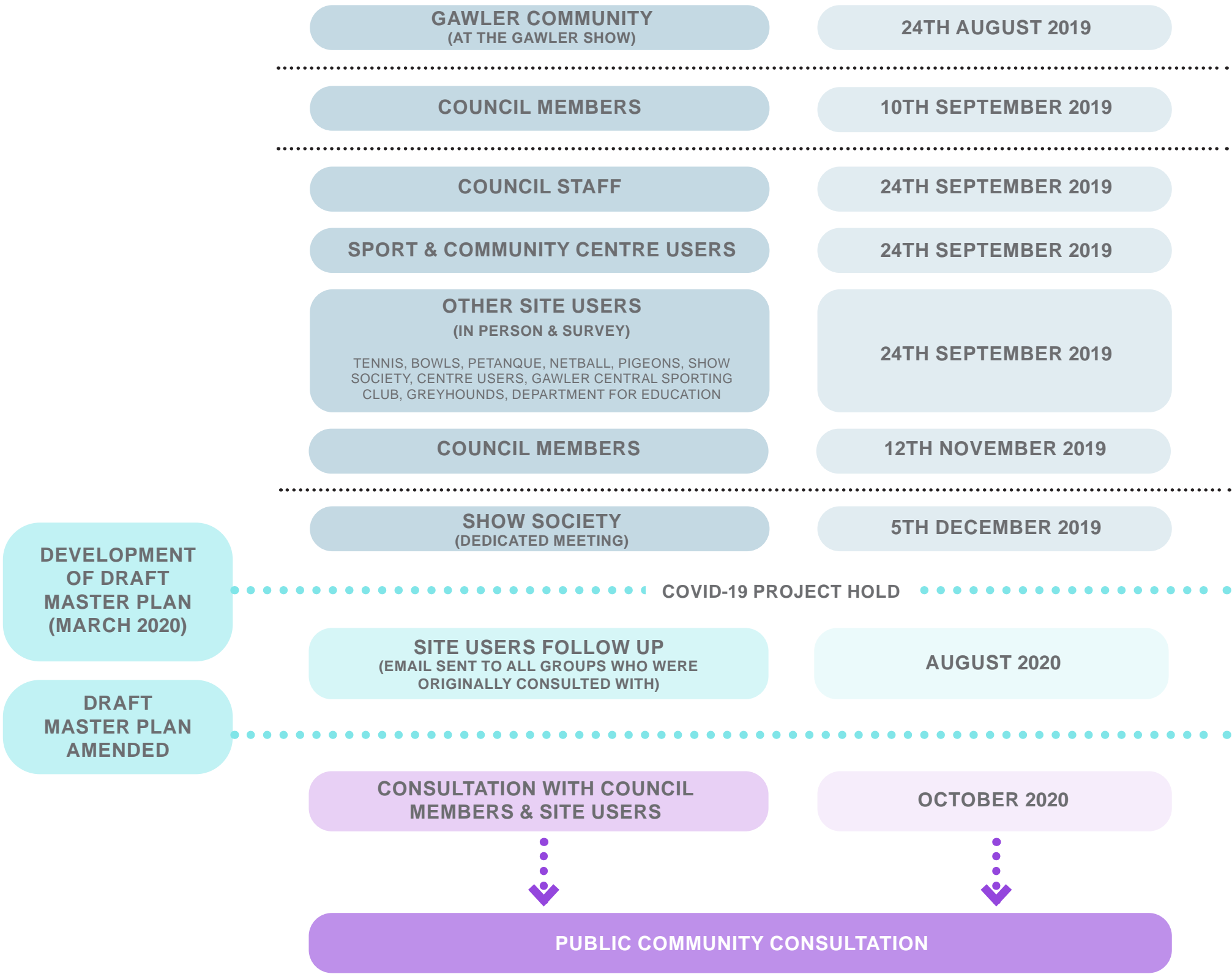
### LEGEND

- SWIMMING
- TENNIS
- BOWLS
- PETANQUE
- NETBALL
- SHOWGROUNDS
- COMMUNITY OVAL
- MULTI-USE FACILITY
- GREYHOUNDS
- FOOTBALL + CRICKET
- WATERWAY
- SITE BOUNDARY



# ESSEX PARK + GAWLER SHOWGROUNDS DRAFT MASTER PLAN

## CONSULTATION SUMMARY





# ESSEX PARK + GAWLER SHOWGROUNDS DRAFT MASTER PLAN

## KEY SPORTING & COMMUNITY USER GROUPS

A user survey was sent to all site users and a summary of their membership is outlined below.

**Gawler Bowling Club**  
80 senior males | 30 senior females  
Player numbers are expected to remain the **same** over the next 5 years.

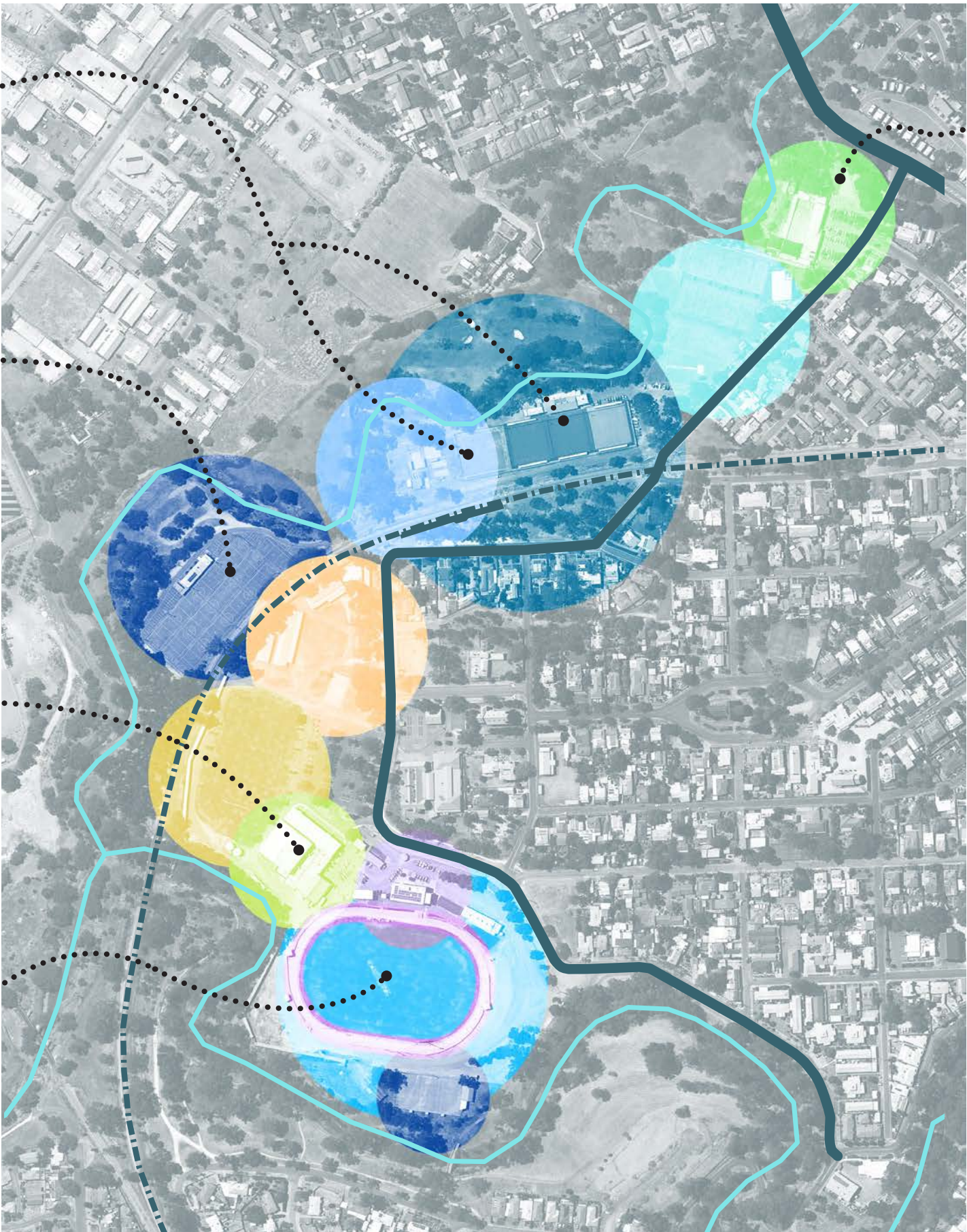
**Gawler Petanque Club**  
7 senior males | 3 senior females  
Expect to increase their playing memberships over the next 5 years by **up to 20%**

**Gawler & District Netball Association**  
Summer Season | 280 senior females & 370 junior females  
Winter Season | 160 females & 190 junior females  
Expect to increase their playing memberships over the next 5 years by up to **10% in winter** and **remaining the same for summer**

**Gawler Gymnastics Club**  
8 senior males | 15 senior females  
16 junior males | 91 junior females  
Currently have approx. **180 children on the waitlist** (can't cater for anymore than approx. 130 due to size of the space they use).

**Gawler Skating Club**  
2 senior males | 8 senior females  
3 junior males | 50 junior females  
Expect to increase their memberships over the next 5 years by **more than 50%**

**Gawler Central Sporting Club**  
Includes Football, Cricket & Netball  
100 senior males | 110 senior females  
150 junior males | 90 junior females  
Expect to increase their playing memberships over the next 5 years by **up to 20%**



**Department for Education  
Water Safety Lessons**  
2,200 Children per year  
Number expected to increase by **up to 10%** over the next 5 years.

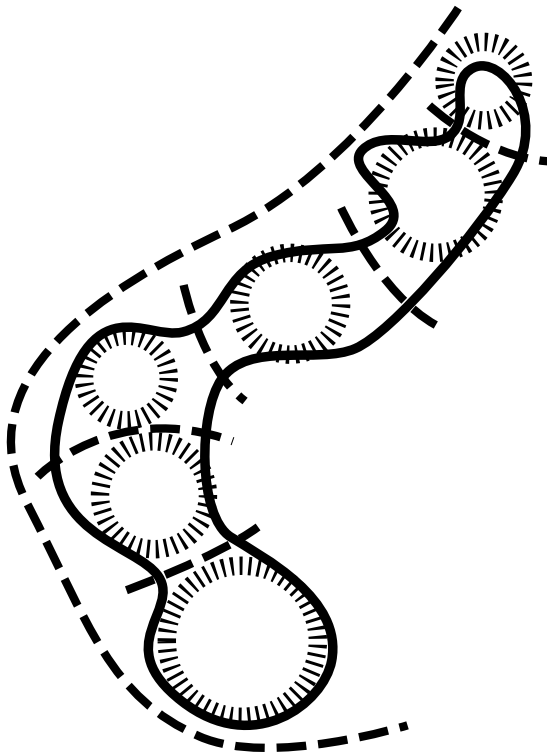
**Gawler Amateur Swimming Club**  
20 senior males | 15 senior females  
15 junior males | 10 junior females  
Expect to increase their memberships over the next 5 years by **up to 20%**

**Other Site Users Include:**

- ..... Gawler & District Tennis Association
- ..... Para Districts Invitation Homing Pigeon Club  
Gawler Show Society
- ..... Gawler Community  
Gawler Primary School
- ..... Rockabellas Roller Derby  
North Vikings Inline Hockey Club  
TSKF Karate/Gawler Judo  
Skate Crew Artistic
- .....Gawler Greyhound Racing Club

**30.67%**  
Expected population growth  
in Gawler area 2016 - 2031

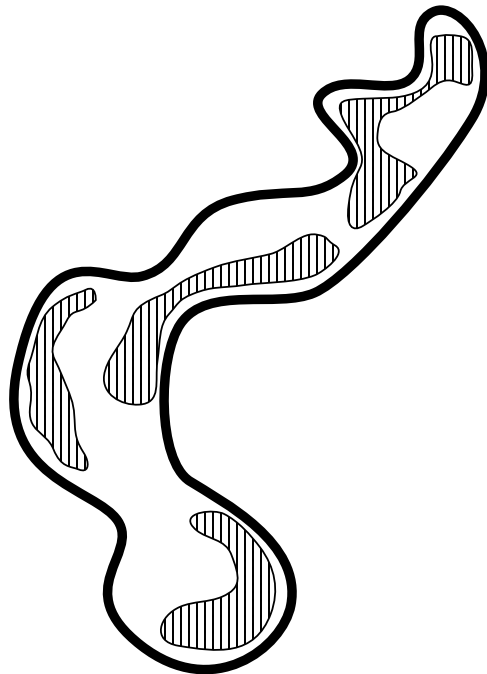




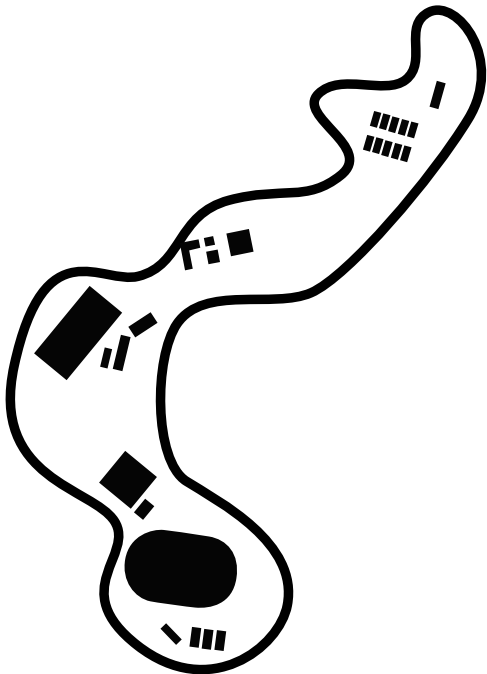
POOR CONNECTIVITY +  
WAYFINDING



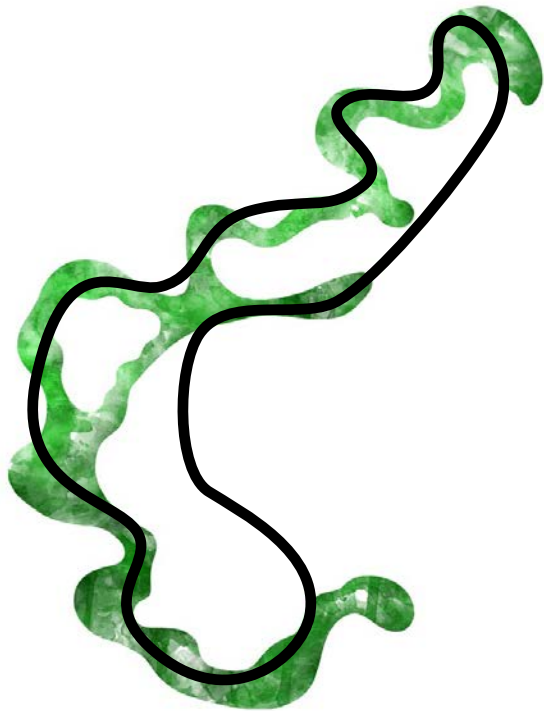
LACK OF COMMUNITY  
OFFERING



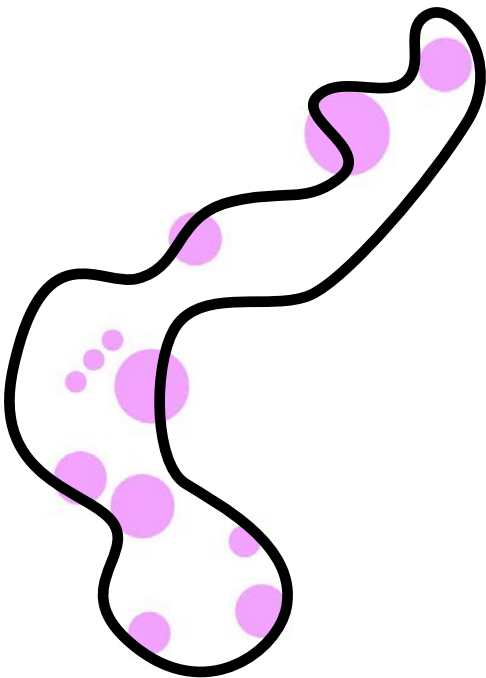
CLUTTERED AND INEFFICIENT  
USE OF SPACE



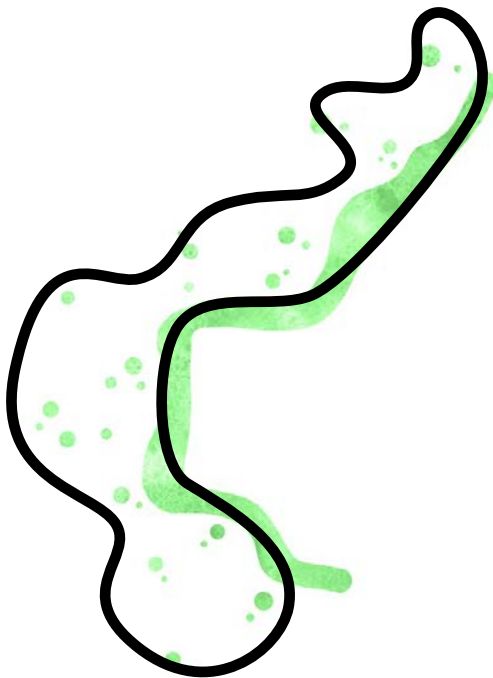
NON-COMPLIANT, REDUNDANT  
AND/OR AGEING FACILITIES



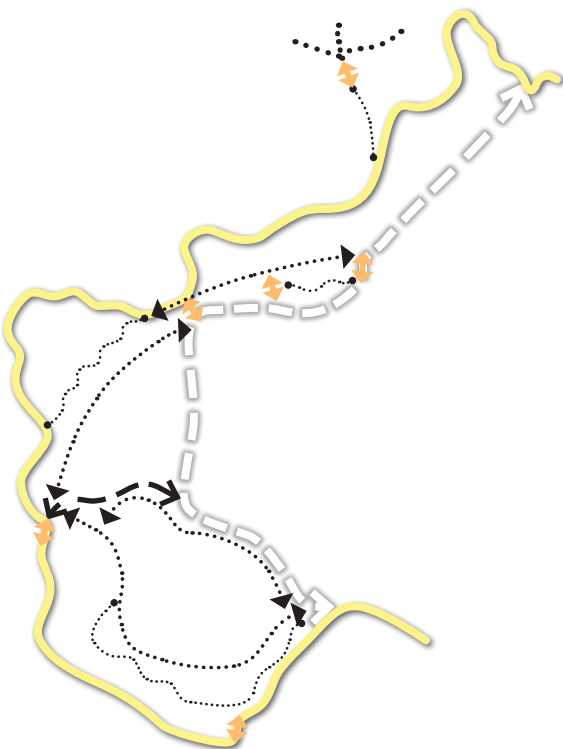
DRAW IN RIVER CHARACTER



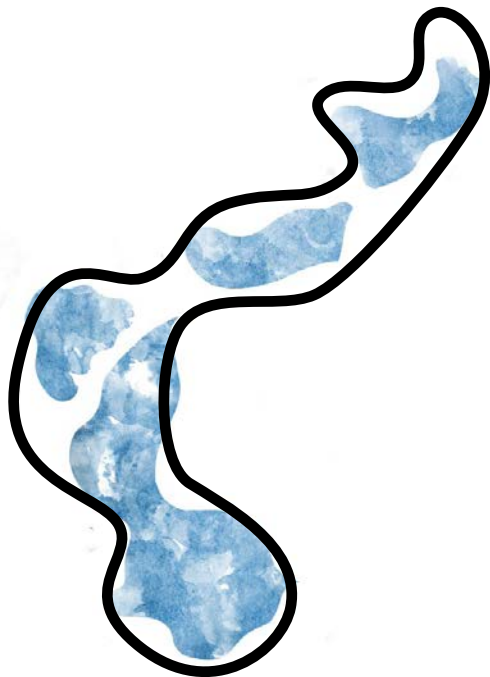
CREATE COMMUNITY  
DESTINATIONS



DELIVER SUSTAINABLE OUTCOMES  
ACROSS SITE



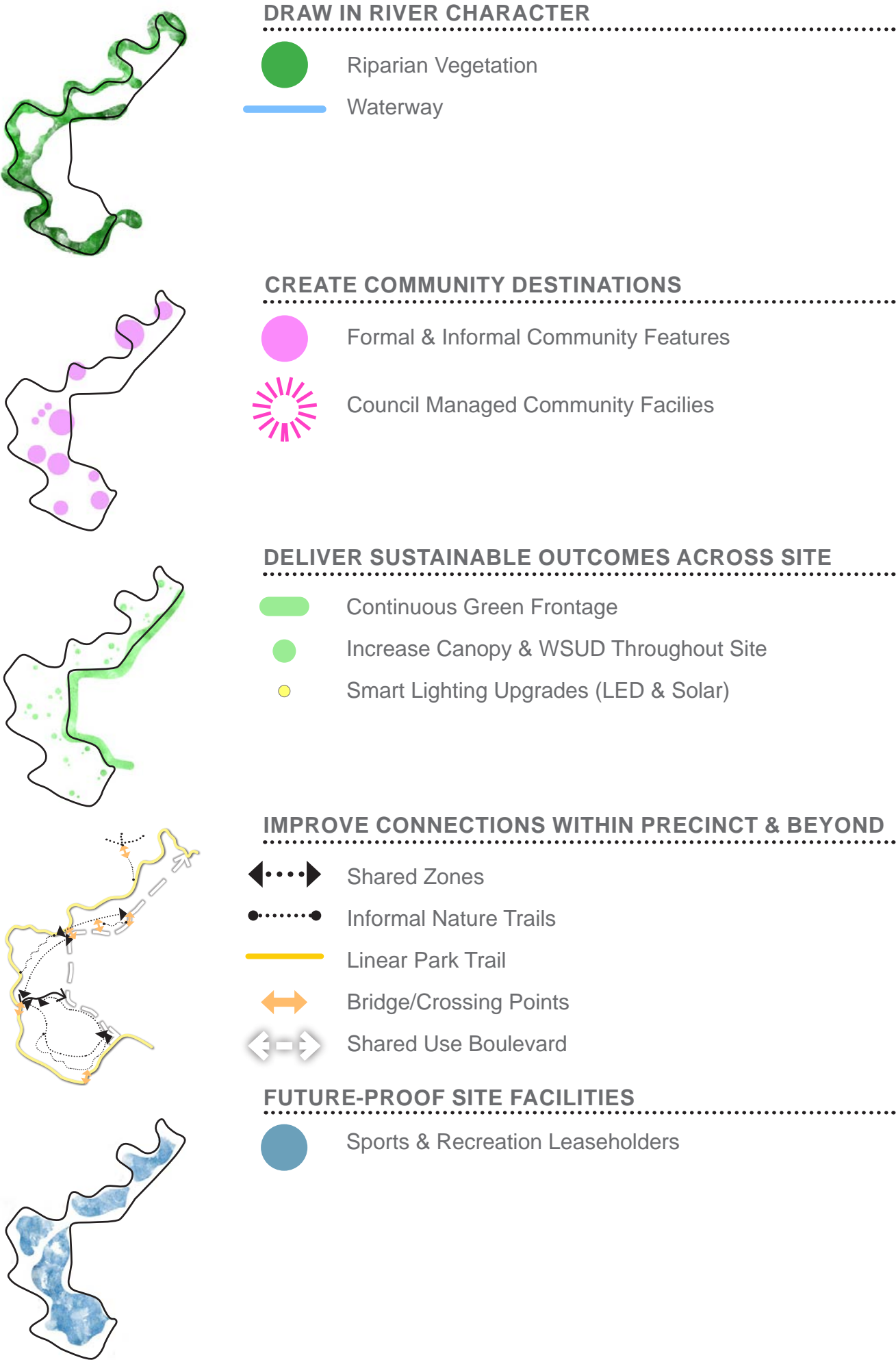
IMPROVE CONNECTIONS WITHIN  
PRECINCT & BEYOND



FUTURE-PROOF SITE FACILITIES

# ESSEX PARK + GAWLER SHOWGROUNDS DRAFT MASTER PLAN

## LANDSCAPE DESIGN FRAMEWORK





# ESSEX PARK + GAWLER SHOWGROUNDS DRAFT MASTER PLAN

## PRECINCTS

### COMPLIANCE + FUNCTIONAL ISSUES

**GAWLER BOWLING CLUB**  
lack of playing shade  
inadequate lighting

**GAWLER PETANQUE CLUB**  
ageing clubrooms / toilets  
inadequate lighting

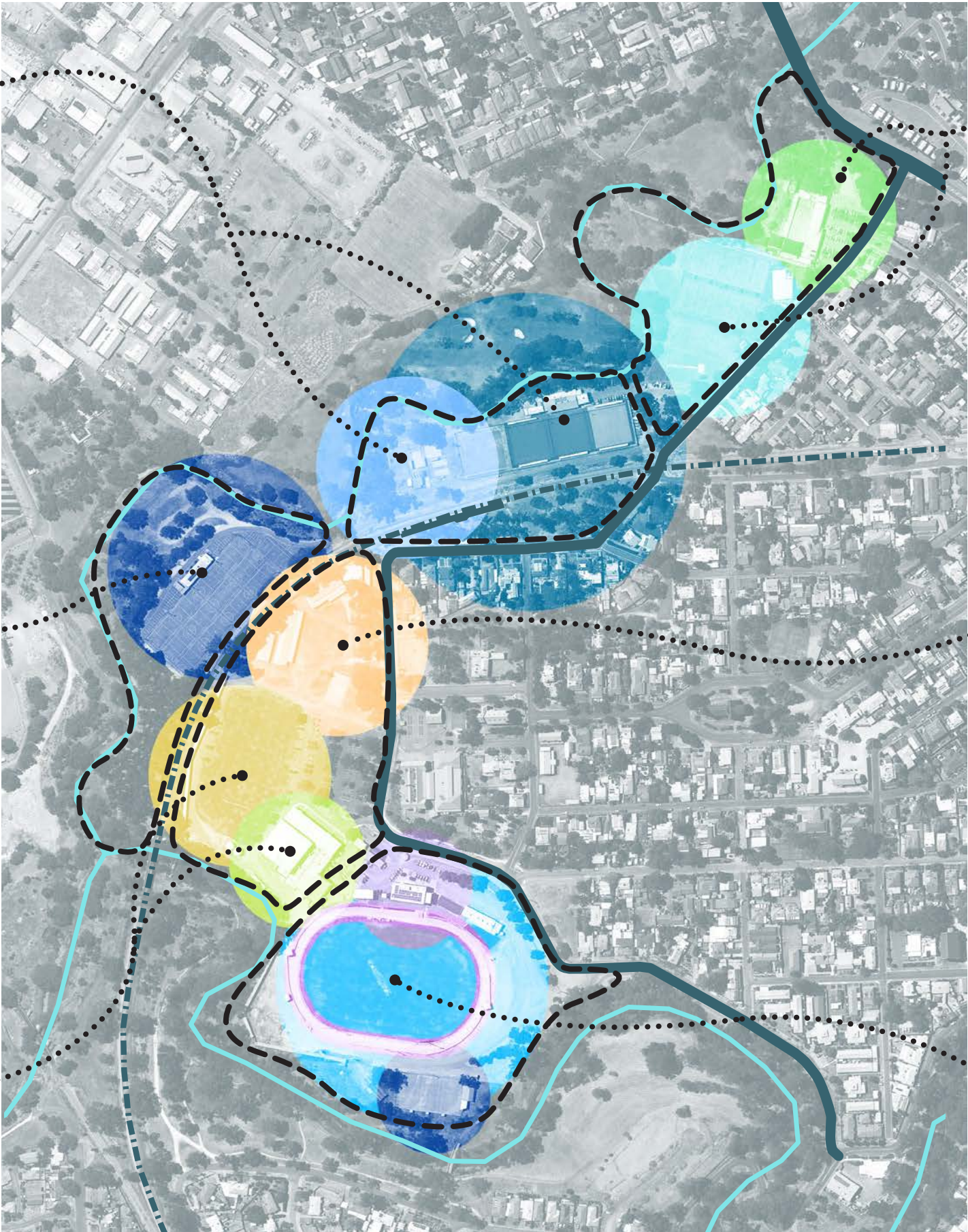
dangerous and inefficient Hallam Drive entry & parking areas

**GAWLER & DISTRICT NETBALL ASSOCIATION**  
non-compliant orientation  
non-compliant runoffs  
inadequate lighting

**PRINCES PARK**  
non-compliant junior oval width

**GAWLER SPORT & COMMUNITY CENTRE**  
non-compliant football changerooms  
non-compliant Roller Sport facilities

Current Area = 3500m<sup>2</sup>  
Required Area = 4315m<sup>2</sup>



**AQUATIC CENTRE**  
ageing overall facility, acknowledging council has undertaken significant capital upgrades

**GAWLER & DISTRICT TENNIS ASSOCIATION**  
non-compliant runoffs  
require 2 more courts

**GAWLER SHOW SOCIETY**  
lack of space during show time  
infrastructure conflicts with sport & restricts use  
lack of power, water & wi-fi  
traffic flow & parking issues  
dust around oval  
lack of shade in green areas

**PARA DISTRICTS INVITATION HOMING PIGEON CLUB**  
lack of wi-fi + site services

**GAWLER CENTRAL SPORTING CLUB**  
non-compliant oval width for football\*\*  
non-compliant changerooms  
inadequate amenity size  
non-compliant run-off (western side)  
ageing netball clubroom / public toilets

\*\*oval width is restricted by greyhounds track, making compliance unachievable



SITE-WIDE MOVES



① Shared Use Boulevard

- Opportunity to unify the site with a consistent frontage
- Improve aesthetic identity of the site
- Provide a great walking and cycling connection
- Improve arrival experience from Bus & Train
- Integrate with WSUD and tree planting to create shade
- Upgrade to solar & LED lighting where appropriate



② Riparian Vegetation

- Reinforce existing natural character with new planting
- Ephemeral spaces & species to thrive with flooding
- Address ‘Gawler Urban Rivers Master Plan’
- Provide opportunity for walking trails & linear park connections
- Opportunity to consult with cultural heritage authorities





# ESSEX PARK + GAWLER SHOWGROUNDS DRAFT MASTER PLAN

## ESSEX PARK & AQUATIC CENTRE PRECINCT (SHORT TERM)



### Stage 1 FIRST STEPS (0-7 YEARS)

- ① Return portion of Aquatic Centre picnic lawns to public use
- ② Riparian vegetation
- ③ Cover for 2 x tennis showcase courts
- ④ Replacement of tennis court lighting with LED system
- ⑤ Tennis court resurfacing
- ⑥ 2 x New tennis court & shelters





# ESSEX PARK + GAWLER SHOWGROUNDS DRAFT MASTER PLAN

## ESSEX PARK & AQUATIC CENTRE PRECINCT (LONG TERM)



### Stage 1 FIRST STEPS (0-7 YEARS)

- Return portion of Aquatic Centre picnic lawns to public use
- Riparian vegetation
- Cover for 2 x tennis showcase courts
- Replacement of tennis court lighting with LED system
- Tennis court resurfacing
- 2 x New tennis court & shelters

### Stage 2 MOVING FORWARDS (8+ YEARS)

- ① New Aquatic Centre & Tennis Association Clubrooms (noting previous feasibility analysis) including:
  - 50m outdoor pool (retained)
  - New shade structures
  - 25m indoor pool
  - Splashpad
  - Water slides
  - Warm water pool
  - Gym/studio
  - Offices
  - Changerooms (Department for Education Standard)
  - Cafe
  - Clubrooms
  - Storage
  - Kiosk
- ② Shared use boulevard
- ③ Car park with WSUD integration
- ④ Community court
- ⑤ BBQ & picnic shelters to Essex Park
- ⑥ Informal trail connection from Horrocks Hwy to Essex Park



# ESSEX PARK + GAWLER SHOWGROUNDS DRAFT MASTER PLAN

## HALLAM DRIVE PRECINCT (SHORT TERM)



### Stage 1 FIRST STEPS (0-7 YEARS)

The final Master Plan intends to provide direction for the future of the respective Bowls and Petanque clubrooms. The below initiatives demonstrate some potential options. Items marked with a \* will be informed by the decided direction of the clubrooms

- ① Improved footpath diversion & green buffer to Hallam Dr entry / railway crossing
- ② Hallam Drive upgrade with formal parking, WSUD integration and traffic calming measures
- ③ Upgraded train station entry with DDA compliant ramp & stairs
- ④ Additional railway crossing to corner of Thomas Tce / Nixon Tce
- ⑤\* Lighting upgrade for bowls and petanque
- ⑥\* Shade structure over bowls green
- ⑦\* Petanque fencing upgrade
- ⑧\* New Petanque playing field

*Spare bowls green to be shared with Petanque for overflow / tournament opportunities in short term*



# ESSEX PARK + GAWLER SHOWGROUNDS DRAFT MASTER PLAN

## HALLAM DRIVE PRECINCT (LONG TERM)



### Stage 1 FIRST STEPS (0-7 YEARS)

The final Master Plan intends to provide direction for the future of the respective Bowls and Petanque clubrooms. The below initiatives demonstrate some potential options. Items marked with a \* will be informed by the decided direction of the clubrooms

- Improved footpath diversion & green buffer to Hallam Dr entry / railway crossing
- Hallam Drive upgrade with formal parking, WSUD integration and traffic calming measures
- Upgraded train station entry with DDA compliant ramp & stairs
- Additional railway crossing to corner of Thomas Tce / Nixon Tce
- Lighting upgrade for bowls and petanque
- Shade structure over bowls green
- Petanque fencing upgrade
- New Petanque playing field

*Spare bowls green to be shared with Petanque for overflow / tournament opportunities in short term*

### Stage 2 MOVING FORWARDS (8+ YEARS)

- 1A New consolidated Bowls & Petanque clubrooms  
OR
- 1B Spare green returned to bowls as needed for growth & expansion and clubrooms upgraded in current locations
- 2 Shared use boulevard extension
- 3 Riparian revegetation
- 4 Informal linear trail
- 5 Incidental nature play items



# ESSEX PARK + GAWLER SHOWGROUNDS DRAFT MASTER PLAN

## NETBALL ASSOCIATION PRECINCT (SHORT TERM)



### Stage 1 FIRST STEPS (0-7 YEARS)

- ① Riparian revegetation
- ② Formalised car park with WSUD integration
- ③ Safety lighting (LED)
- ④ Resurface and realign 10 courts (-3 courts)
- ⑤ New court lighting (LED)
- ⑥ Informal linear trail
- ⑦ Extension of formal shared path





# ESSEX PARK + GAWLER SHOWGROUNDS DRAFT MASTER PLAN

## NETBALL ASSOCIATION PRECINCT (LONG TERM)



### Stage 1 FIRST STEPS (0-7 YEARS)

- Riparian revegetation
- Formalised car park with WSUD integration
- Safety lighting (LED)
- Resurface and realign 10 courts (-3 courts)
- New court lighting (LED)
- Informal linear trail
- Extension of formal shared path

### Stage 2 MOVING FORWARDS (8+ YEARS)

- ① Car park extension
- ② Informal nature trail & lawn viewing spaces
- ③ Netball association clubroom upgrade
- ④ 2 x additional courts (as required for growth purposes)



# ESSEX PARK + GAWLER SHOWGROUNDS DRAFT MASTER PLAN

## PRINCES PARK & GAWLER SHOWGROUNDS PRECINCT (SHORT TERM)



### Stage 1 FIRST STEPS (0-7 YEARS)

- ① New entry at top of Nixon Tce
- ② Upgrade / replace and realign Show Society sheds
- ③ Shared use internal road to service sheds
- ④ Relocate Pigeon Club facility
- ⑤ Community court, lawns & shelter
- ⑥ Shared use boulevard from Gawler Oval Station to Sport & Community Centre
- ⑦ Site-wide fence upgrade to consistent & visually permeable type
- ⑧\* Improve precinct service capacity and accessibility (wi-fi, power, water)
- ⑨ Adjusted width of Princes Park to accommodate compliant junior football/cricket oval
- ⑩ Improve entry / accessibility to Princes Park / Showgrounds from shared path



# ESSEX PARK + GAWLER SHOWGROUNDS DRAFT MASTER PLAN

## GAWLER SPORT & COMMUNITY CENTRE OPTIONS

### Option 1: Extension



Expanded Area = 4315m<sup>2</sup> (minimum required)

- LEGEND
- Stadium Sports
  - Gawler Central Sporting Club
  - Community & Misc. Space
  - Heritage Pavillion
  - Gawler Show Society Office
  - Potential Plaza/Greening
  - Entry/Arrival Point
  - Potential Car Parking

- PROS
- compliant sports facilities
  - maintained community areas
  - show office incorporated & removed from bottleneck

- CONS
- heritage pavillion interface
  - stadium extension creates pinch point with tanks
  - frontage extension re-creates bottleneck issues
  - nonoptimal orientation to remain
  - poor connection between the oval and GCSC amenities
  - limited/restricted space for pavillion users



# ESSEX PARK + GAWLER SHOWGROUNDS DRAFT MASTER PLAN

## PRINCES PARK & GAWLER SHOWGROUNDS PRECINCT (LONG TERM)



Option 1: Extension

### Stage 1 FIRST STEPS (0-7 YEARS)

- New entry at top of Nixon Tce
- Upgrade / replace and realign Show Society sheds
- Shared use internal road to service sheds
- Relocate Pigeon Club facility
- Community court, lawns & shelter
- Shared use boulevard from Gawler Oval Station to Sport & Community Centre
- Site-wide fence upgrade to consistent & visually permeable type
- Improve precinct service capacity and accessibility (wi-fi, power, water)
- Adjusted width of Princes Park to accommodate compliant junior football/cricket oval
- Improve entry / accessibility to Princes Park / Showgrounds from shared path

### Stage 2 MOVING FORWARDS (8+ YEARS)

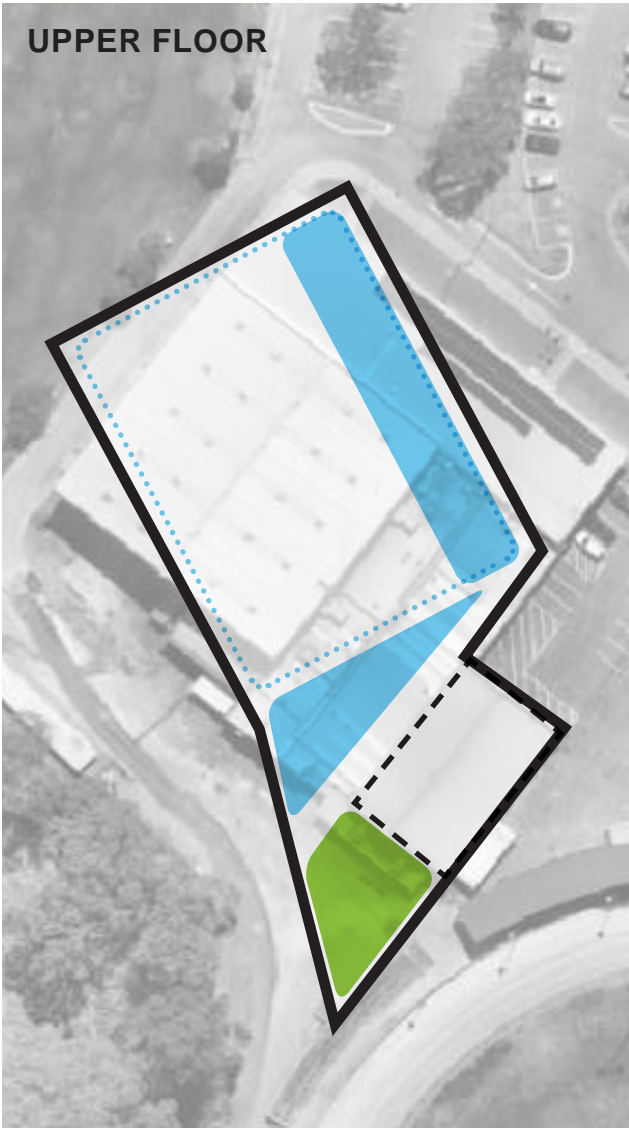
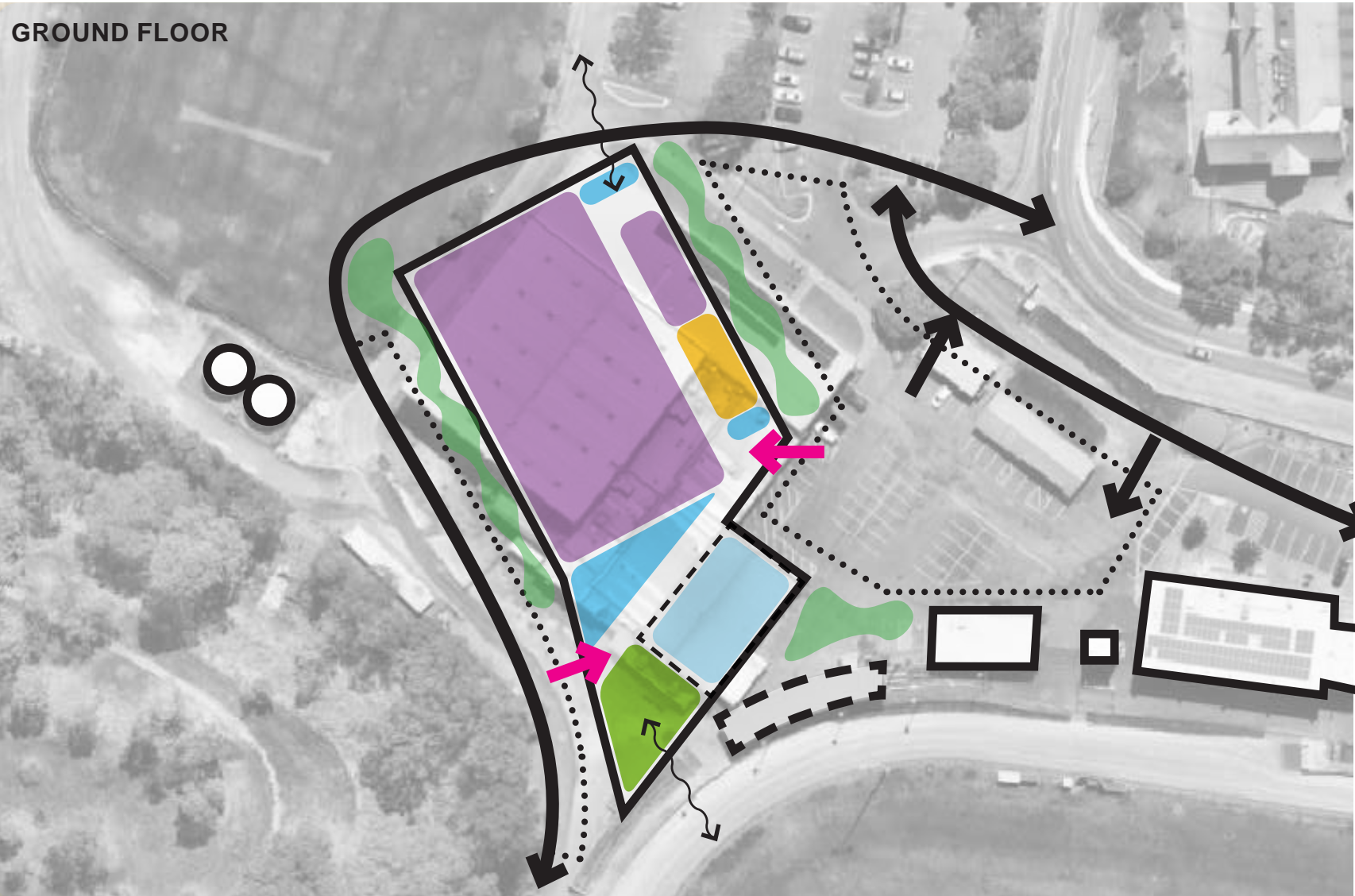
- ① Formal playspace
- ② Open lawn with viewing mound to oval edge
- ③ Upgraded cattle sheds
- ④ Open lawn with shelters
- ⑤ Undergrounded water tanks
- ⑥ Upgraded Sport & Community Centre (Option 1)
- ⑦ Amended entry - possible pedestrian / cycle only
- ⑧ Formalised roadway & parking to rear of Sport & Community Centre
- ⑨ Nixon's car park greening



# ESSEX PARK + GAWLER SHOWGROUNDS DRAFT MASTER PLAN

## GAWLER SPORT & COMMUNITY CENTRE OPTIONS

### Option 2: New build



LEGEND

Stadium Sports

Gawler Central Sporting Club

Community & Misc. Space

Heritage Pavillion

Gawler Show Society Office

Potential Plaza/Greening

Entry/Arrival Point

Potential Car Parking

- PROS
- compliant sports facilities
  - maintained community areas
  - connection from oval to GCSC
  - two storey capacity to keep footprint small
  - re-oriented to improve site relationship
  - heritage facade interface
  - opportunity to replace external grandstand(s) with internal spectator space & balcony
  - potential canteen to northern end to serve community
  - increase in carparking

- CONS
- ceiling height of stadium TBC & could impact capacity of upstairs community space

**New Area = 4700m<sup>2</sup>** (minimum required + additional community space)



ESSEX PARK + GAWLER SHOWGROUNDS DRAFT MASTER PLAN  
PRINCES PARK & GAWLER SHOWGROUNDS PRECINCT (LONG TERM)



Option 2: New Build

**Stage 1** FIRST STEPS (0-7 YEARS)

- New entry at top of Nixon Tce
- Upgrade / replace and realign Show Society sheds
- Shared use internal road to service sheds
- Relocate Pigeon Club facility
- Community court, lawns & shelter
- Shared use boulevard from Gawler Oval Station to Sport & Community Centre
- Site-wide fence upgrade to consistent & visually permeable type
- Improve precinct service capacity and accessibility (wi-fi, power, water)
- Adjusted width of Princes Park to accommodate compliant junior football/cricket oval
- Improve entry / accessibility to Princes Park / Showgrounds from shared path

**Stage 2** MOVING FORWARDS (8+ YEARS)

- ① Formal playspace
- ② Open lawn with viewing mound to oval edge
- ③ Upgraded & re-aligned cattle sheds
- ④ Open lawn with shelters
- ⑤ Undergrounded water tanks
- ⑥ Upgraded Sport & Community Centre (Option 2)
- ⑦ Amended entry - possible pedestrian / cycle only
- ⑧ Formalised roadway & parking to rear of Sport & Community Centre
- Nixon's car park greening



# ESSEX PARK + GAWLER SHOWGROUNDS DRAFT MASTER PLAN

## GAWLER OVAL PRECINCT (SHORT TERM)



### Stage 1 FIRST STEPS (0-7 YEARS)

- ① Riparian revegetation
- ② Informal nature trails
- ③ Kickabout Lawn
- ④ Upgraded and relocated cricket practice nets with retractable netting (turf & synthetic)
- ⑤ Turf cricket pitch
- ⑥ Upgraded & relocated Show Society storage shed
- ⑦ Commence formalised car parking
- ⑧ Seeded lawn overflow parking (non irrigated)
- ⑨ Commence formalised roadway & pedestrian path
- ⑩ Site-wide fence upgrade to consistent and visually permeable type (including removal of horse stalls)
- ⑪ Improve precinct service capability (wi-fi, power, water)



# ESSEX PARK + GAWLER SHOWGROUNDS DRAFT MASTER PLAN

## GAWLER OVAL PRECINCT (LONG TERM)



### Stage 1 FIRST STEPS (0-7 YEARS)

- Riparian revegetation
- Informal nature trails
- Kickabout Lawn
- Upgraded and relocated cricket practice nets with retractable netting (turf & synthetic)
- Turf cricket pitch
- Upgraded & relocated Show Society storage shed
- Commence formalised car parking
- Seeded lawn overflow parking (non irrigated)
- Commence formalised roadway & pedestrian path
- Site-wide fence upgrade to consistent and visually permeable type (including removal of horse stalls)
- Improve precinct service capability (wi-fi, power, water)

### Stage 2 MOVING FORWARDS (8+ YEARS)

- ① Viewing lawn / plaza to front of Sport & Community Centre
- ② Amend spectator seating to align with front of admin building (current cricket building)
- ③ Upgraded seating stand aligned to front of Nixon’s building
- ④ Shared use boulevard
- ⑤ Lawn viewing mounds / overflow parking
- ⑥ Extension of formal roadway to complete circuit
- ⑦ Additional netball court (as required for growth purposes)
- ⑧ 2 x new netball viewing shelters
- ⑨ Upgraded Gawler Central Sporting Club netball clubrooms, including public toilets & car park



# ESSEX PARK + GAWLER SHOWGROUNDS DRAFT MASTER PLAN

## MASTER PLAN





# ESSEX PARK + GAWLER SHOWGROUNDS DRAFT MASTER PLAN PROGRAM

WE ARE HERE

Month:	Aug-20					Sep-20				Oct-20					Nov-20				Dec-20			
Week Ending:	1	7	14	21	28	4	11	18	25	2	9	16	23	30	6	13	20	27	4	11	18	25
STAGE 2 - Development of Draft Master Plan																						
Develop draft masterplan																						
Test draft masterplan moves with council members																						
Present draft masterplan to council staff																						
Present draft masterplan to site users (NEW)																						
Final draft masterplan & consultation materials																						
Final draft masterplan presented to Council for endorsement to be released for Public Consultation																						
Community consultation & Public Exhibition																						

indicative workshop / consultation times	●
community consultation period	
due dates / output to council	●