



Tregenza Oval Master Plan 2021



City of Burnside

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Introduction

Tregenza Oval is a hidden gem in the suburbs of Linden Park, providing a large green area for residents to socialise and engage in active and passive recreation, including rugby, which is currently the sole organised sport occurring at the location.

The site has remained largely unchanged for many years, until 2020 when a number of changes began:

- Old Collegians Rugby Club (OCRC) renovated the existing clubrooms and are progressing an extension to incorporate female dedicated change rooms.
- A community garden was constructed in the northern pocket of the site.
- A portion of Laurel Avenue was removed and returned to open space.

A master plan will assist to unite the new features and ensure that the reserve is easily accessible, well-utilised and caters to all members of the community, now and in the future. The master plan will also provide an evidence-based and strategic approach to future works and use, ensuring that works are planned and complementary. It will also provide a basis for scheduling works in a financially sustainable way.

The master plan has been developed by analysing the following:

- Council's strategies and guides.
- Current and future demographics of the area.
- Emerging trends and community needs.
- Community consultation results.

History

Trogenza Oval was purchased for £6250 from the Salvation Army in 1953, after 15 years of negotiation, with the aim of creating a recreation space for sporting clubs and community use. The area which is now the community garden was purchased in a piece-meal approach from private residents between 1947 and 1970, resulting in its unusual shape.

A council nursery operated on a section of the site from 1958, with some breaks in this operation. The nursery relocated to a new purpose built facility at Conyngham Street, Glenside, in 2020. Strong support from the community saw the site developed into a community garden in 2021.

For many years, an unofficial 'Made Road' was constructed and used by vehicles to cross over community land from Laurel Avenue to Wemyss Street. In 2020 this section of Made Road was removed and returned to open space, providing safe access between the community garden and oval, and an opportunity for additional trees and vegetation.

The Old Collegians Rugby Club has used the site's clubrooms since 1972, and hold a year-round licence (5 year term) over the oval until December 2021. They use the grounds for rugby from February to September each year. The Rugby Club has recently completed stage 1 of renovations on the clubrooms, and have plans for stage 2, which includes construction of female dedicated change rooms. In previous years, cricket and touch rugby were played at the Reserve, as well as other sports on an ad hoc basis for short periods of time.

Originally named 'Linden Park Oval', the site was renamed T.BC Trogenza Oval in 1969 in recognition of the services by T.BC Trogenza Esquire as Alderman and Councillor (1954–1969).



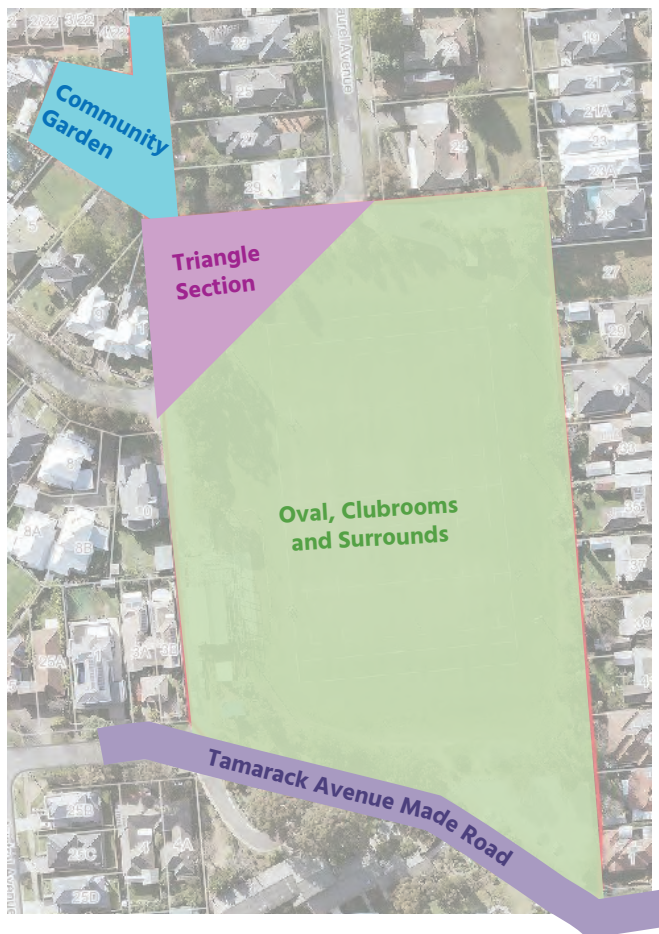
1970s aerial view

The Reserve in 2021

The parcel of land containing Tregenza Oval and surrounds is approximately 26,710m², and consists of four distinct areas:

- Oval, Clubrooms and Surrounds – 22,470m².
- Community Garden – 1,550m².
- 'Triangle Section' joining the community garden and oval - 1,690m².
- Tamarack Avenue Made Road – 1000m².*

In 2021 the Reserve caters predominantly for rugby as an organised sport, with a full-size field, clubrooms, field lights and an electronic scoreboard. It also contains a small playground, cricket net, community garden, storage shed, toilet and car parks.



Key Site Features



Rugby field, cricket net and club rooms

The Old Collegians Rugby Club has used the clubroom since 1972, and began significant renovations in 2020. The clubroom consists of gym/change rooms, a kitchen and bar facility, function area, meeting room and outdoor spectators area. The irrigated rugby field is used predominantly from February to September for training and games, and is accompanied by field lighting and an electronic scoreboard. A single cricket net is located to the north east of the oval, and is for community use.



Playground and public toilet facilities

A fenced and shaded playground was upgraded in 2014, catering to children aged 3 to 6 years. Public toilets are located adjacent the playground, providing important amenity.



Community garden

A community garden was designed and constructed with the assistance of a group of residents in 2021. The garden is open for all members of the community to access and enjoy during daylight hours.

The Reserve in 2021

Key Site Features



Car park

A car park to the south of the oval was constructed in 2019 and mainly caters to rugby players, supporters and officials during training and matches. The car park features permeable paving, which aids stormwater management and reduces run-off.

A second car park exists to the north of the oval. It mainly caters to the community garden users.



Green space and trees

Trees surround much of the oval, including several large Grey Box trees which are impressive features of the landscape. The rugby field is surrounded by a large run-off area of lawn, which is used by visitors for unstructured passive and active recreation.



Reserve furniture

A number of benches are located along the eastern and western edges of the oval, providing a rest stop for walkers and a place for people to watch the rugby. Bins and drinking fountains are well-used by Reserve users.



Tamarack Avenue Made Road

A Made Road is a portion of land which is physically configured and used by the public as roads, however lies over Community Land. The Tamarack Avenue Made Road has existed since at least the 1950s. It provides access to Regis Aged Care Burnside, the Tregenza Oval car park and the southern end of the Tregenza Oval clubroom.

Strategic Alignment and Trends

Strategic Alignment

The Burnside 2030 Strategic Community Plan articulates Council's vision, goals and priorities over a 10 year period, and is the overarching guiding document for Council. It helps to direct projects and programs, while also responding to emerging opportunities and challenges. Its three goals are all relevant to the Tregenza Oval master plan:

- A resilient, healthy and connected community.
- Our city will be a leading environmental custodian.
- A city of accessible and liveable precincts, open spaces and treasured heritage.

This master plan has been developed as a result of a Council resolution which arose in 2020 when various elements of the reserve were being considered for redevelopment, including the creation of a new community garden and the removal of the Laurel Avenue Made Road. It was considered prudent to develop a master plan so that developments within the reserve tie together in a cohesive and accessible manner, and to ensure good financial planning. The need for a master plan for the site was also supported by the Sports and Recreation Strategy 2013-23.

Tregenza Oval is classed as a 'district park', meaning it has the capacity to attract people from more than just the nearby suburbs, due to its size, facilities, quality or level of activity. The Reserve's Community Land Management Plan (CLMP) supports the need to provide a range of recreation opportunities for a variety of users, in order to facilitate a high level of use. Use of the oval should be maximised within acceptable limits and the carrying capacity of the sportsground. In line with this, it is important to investigate summer sports for the oval, in order to make full use of the Reserve. This will be done in line with the Recreation and Sport Strategy.

As a secondary function, the CLMP identifies that the Reserve should cater for a variety of other recreational activities including informal sport and games, and recreational and cultural events, as long as they do not conflict with organised sporting activities taking place on the oval.

The CLMP also outlines that opportunities should be identified to provide or improve access for people with disabilities via circulation routes between car parking, walkways, seating, amenities and other facilities at the sportsgrounds. This aligns with Council's new Disability Access and Inclusion Plan, which promotes equal rights for all in the community.

Demographics

In 2016 it was estimated that the population density for the suburb of Linden Park was 26.02 persons per hectare, higher than the City of Burnside's average of 16.65 persons per hectare.

The dominant age group in 2016 was parents and homebuilders (aged 35-49 years), with 20 per cent of the Linden Park population falling into this category. However, 23.7 per cent of the population in 2016 was aged under 18 years, and 29.6 per cent are aged 60 years and over. It is predicted that these trends will continue in 2041. Further, the population living in Linden Park is expected to increase by more than 500 people by 2041. For these reasons, it is important that both active and passive recreational activities that cater to a range of age groups are considered for the Reserve.



Strategic Alignment and Trends

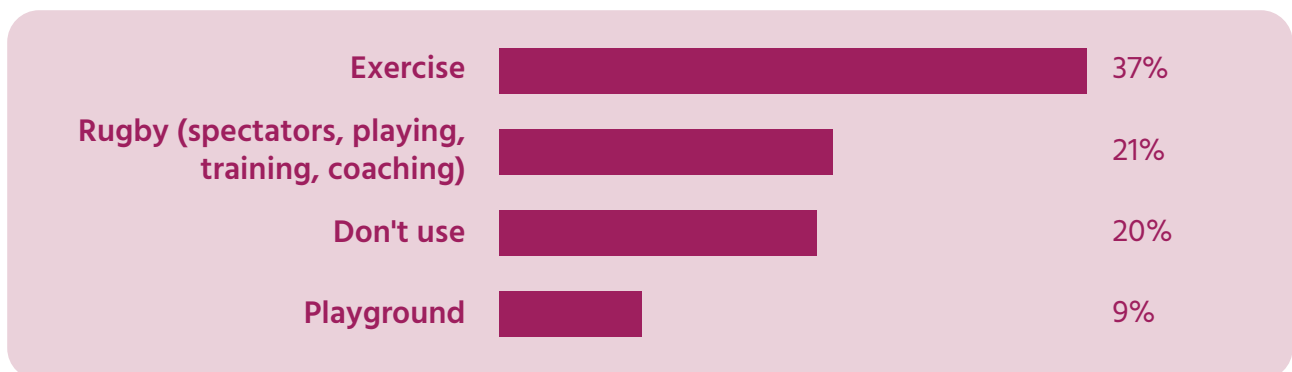
Community Engagement

To assist with the development of this master plan, community consultation was conducted to determine the key priorities for local residents and users of Tregenza Oval. Consultation was mailed to houses in surrounding suburbs, and was also available online for any member of the community to complete. Residents were asked specific questions in relation to the 'Triangle Section' and the 'Oval and surrounds'*.

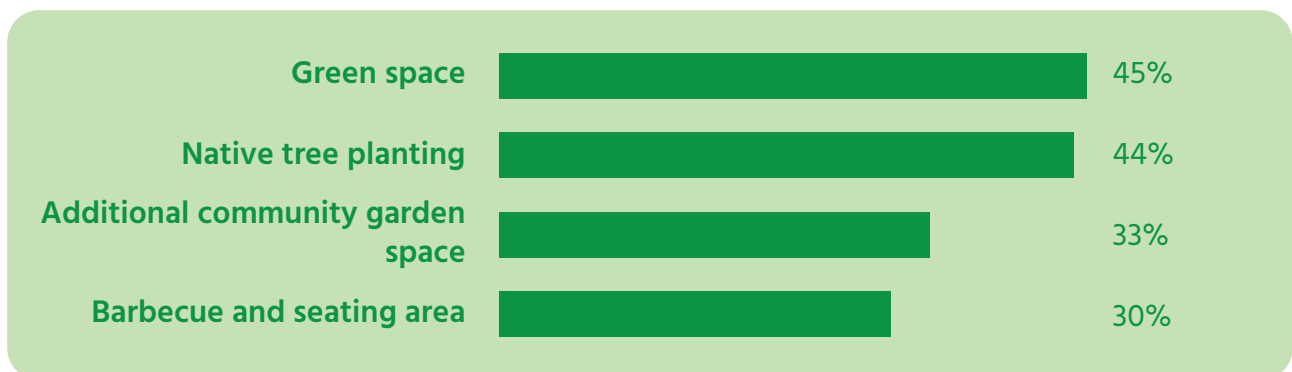
A second round of consultation on the Draft Master Plan was completed in March 2021, along with an information session held at the Reserve on 11 March 2021.

**The Community Garden and Tamarack Avenue Made Road were both excluded from this consultation, as three separate consultations in 2020 informed the development of these spaces. The community garden consultation found that 88 per cent of respondents were in favour of a community garden. The Tamarack Avenue Made Road consultation found that the community was evenly split on whether to close the Made Road and return it to open space or to keep it open as a road.*

Residents currently use Tregenza Oval in the following ways:



Community's priorities for the Reserve's 'Triangle Section':

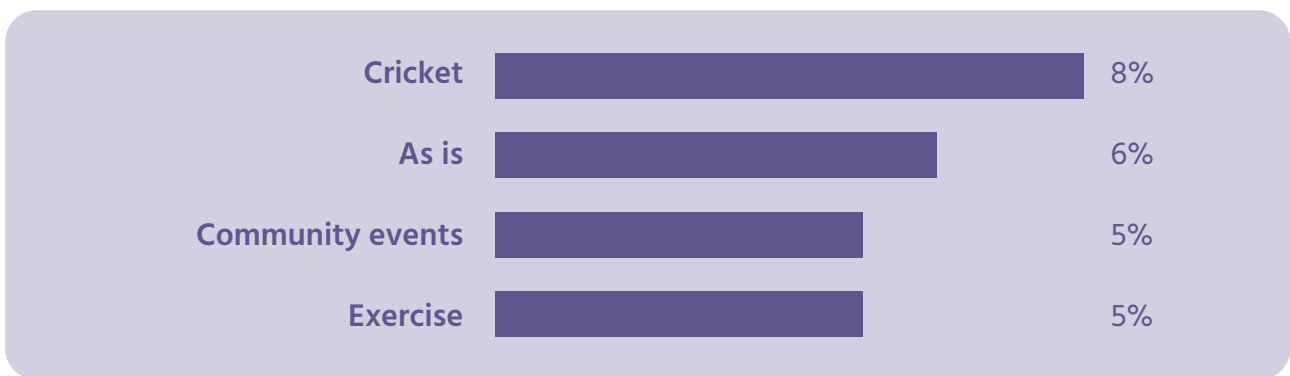




Community's priorities for the 'Oval and surrounds':



Most popular suggestions for how to use the oval when not in use by the rugby club:



Principles

Fitness and recreation focus

- Provide a place for all members of the community to enjoy a range of active and passive recreation activities.
- Offer a range of opportunities for Reserve users of all ages to engage in unstructured activities that help them be physically active.
- Maintain facilities that promote physical activity to a high standard.

Accessible

- Improve pedestrian access to and from the Reserve.
- Ensure Disability Discrimination Act (DDA) compliance, allowing safe and convenient access for all.

Well-utilised

- Encourage use of site for events such as Farmers' Markets, Christmas carols, etc.
- Look into options for summer sports to use the oval.

Increase tree canopy coverage

- Plant additional native trees in suitable locations around Reserve.



Master Plan

The following table and map indicate future works for Tregenza Oval, to be conducted from 2021/22 onwards. Each element has been included based on results of community consultation, maintenance requirements, adherence to relevant Council strategies, policies and plans, staff input and legislative requirements.

The priorities have been set in a staggered manner, to ensure that there is sufficient budget to accommodate these over coming years. Items will be replaced or installed in line with Asset Management Plans or when budget is allocated through the annual budget process. Elements which are also listed in Council Asset Management Plans, as well as those which rated particularly highly in the community consultation and community expectations, or which have a higher level of risk in their current state, received a higher priority.

Future Works Map

Images are for illustrative purposes only. Actual designs may vary.





Master Plan

Future Works Funding Table

Please note that although additional community garden space in the triangle section was requested by 33 per cent of survey respondents, it has not been included in the master plan. The community garden at 31 Laurel Avenue has been built to have capacity for the area for garden beds to be expanded in the future if there is proven demand.

**Results of community consultation conducted in October – November 2020.*



Map #	Element	Action	Justification	Phase
1	Shelter	Replace shelter to north of club rooms.	In accordance with AMP.	Phase 1
NA	Summer sports	Investigate options for summer sports.	Rugby is not played in summer months.	Phase 1
2	Trees (triangle section)	Plant 2 Brachychiton trees at the end of Laurel Avenue to act as bollards. Plant Grey Box and Southern Cypress Pines throughout.	44% Reserve users requested native trees*.	Phase 1
3	Lawn and irrigation	Install irrigation and new lawn.	45% Reserve users requested green space*.	Phase 2
4	Path	Install path linking oval to community garden.	To create better pedestrian links between areas of Tregenza Oval.	Phase 2
5	Ramp	Construct ramp from footpath to oval.	There is no easy access down the slope from the footpath to the oval and surrounds.	Phase 2
6	Shelter, picnic table and barbecue	Install shelter, picnic table and barbecue on lawn area (away from large trees).	30% Reserve users requested barbecue and seating area*.	Phase 2
7	Steps (northern end)	Construct steps from oval to triangle section.	There is no easy access down the slope from the oval to the triangle section and community garden.	Phase 2
8	Steps (southern end)	Construct steps from car park to oval.	There is no easy access down the slope from the car park to the oval and surrounds.	Phase 2
9	Vegetation	Remove Melaleucas, pines and low level vegetation to north east of oval. Plant new vegetation including trees and low to mid level plantings. Some realignment of slope from oval to this area may be required.	Arborist has determined Melaleucas to have zero life expectancy. 44% Reserve users requested native tree plantings. Area is currently underutilised. Many trees in this area need to be removed as they have zero life expectancy remaining.	Phase 2

Master Plan

Map #	Element	Action	Justification	Phase
NA	Art trail	Investigate options for a public art installation.	Public art has the ability to bring people together, start conversations, and activate spaces. City of Burnside is currently lacking in public art.	Phase 3
10	Bin	Install new bin with dog bag dispenser.	No bin at northern end of oval.	Phase 3
11	Hand rail	Install new hand rail along path to oval.	Requested by residents at community information session.	Phase 3
12	Netball goal post	Install netball goal post adjacent cricket net.	27% Reserve users requested basketball/netball half court*.	Phase 3
13	Picnic setting	Install picnic setting.	To provide an additional area for people to picnic and rest.	Phase 3
14	Drainage improvements	Consider drainage solutions when designing new path in front of clubrooms.	Area is boggy. Fake turf currently used to alleviate issue.	Phase 4
15	Fitness station x2	Install two new fitness stations.	35% Reserve users requested fitness equipment.* Would complement rugby, netball, basketball and cricket facilities at Reserve.	Phase 4
16	Path	Install new path connecting southern end of oval to northern end via clubrooms.	Improve access.	Phase 4
17	Trees (oval)	Plant native trees along eastern edge (varieties to consist of Red Cedar, Water Gum or Blackwood) where space allows. Remove lawn under trees, to promote better growth of trees.	44% Reserve users requested native tree plantings.	Phase 4
18	Signage	Replace entry signage at Tamarack Avenue and Wemyss Street entrances. Incorporate reserve rules on entry signs. Remove other redundant signs in reserve where possible.	Entry signs are dated.	Phase 5

Map #	Element	Action	Justification	Phase
19	Benches	Maintain in good condition and replace as per AMP schedule.	Currently in good condition.	Ongoing
20	Bike racks	Maintain in good condition and replace as per AMP schedule.	Currently in good condition	Ongoing
21	Car park (north)	Parking to be used for rugby players and spectators on rugby home games. Maintain in good condition.	Newly installed in 2021.	Ongoing
22	Car park (south)	Maintain in good condition.	Newly installed in 2019.	Ongoing
23	Club rooms	Maintain in good condition.	To ensure facility meets current standards and safety requirements, and is fit for purpose.	Ongoing
24	Community garden	Maintain in good condition. Develop events and workshops to be run at the site relating to gardening.	Community garden has been widely supported by community in previous community consultation.	Ongoing
25	Cricket net	Maintain in good condition.	Upgraded in 2018.	Ongoing
26	Drinking fountain	Maintain in good condition.	Currently in good condition.	Ongoing
27	Emergency vehicle access only	Maintain in good condition.	Currently in good condition.	Ongoing
NA	Events	Investigate suitable events to hold at Reserve.	Reserve is capable of holding events, and these are supported in CLMP.	Ongoing
28	Playground	Maintain in good condition.	Currently in good condition.	Ongoing
29	Rugby field	Investigate summer sports, in line with Recreation and Sport Strategy. Maintain in good condition.	Currently in good condition.	Ongoing
30	Shed	Maintain in good condition.	Used for storage.	Ongoing
31	Scoreboard	Maintain in good condition.	Currently in good condition.	Ongoing
32	Toilet	Maintain in good condition.	Currently in good condition.	Ongoing



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