



T-O
ARCHITECTS

Aldgate Oval and Hall, Churinga Road

Building Feasibility
December 2022



The following document is a feasibility study. Options illustrated within the document are based on what is 'feasible' and are purely conceptual at this point in time. The realisation of concepts put forward in this document will be subject to funding. Any future progression and developments of the proposed concepts included in this document will require appropriate consultation with the community.

issue

rev

date

A Workshop 1	24.03.22
B Council Review	19.05.22
C Final Draft for Review	26.08.22
D Final Draft for Stakeholder Workshop	Nov 22
E Final Draft for Public Viewing	Dec 22

draft

Introduction:

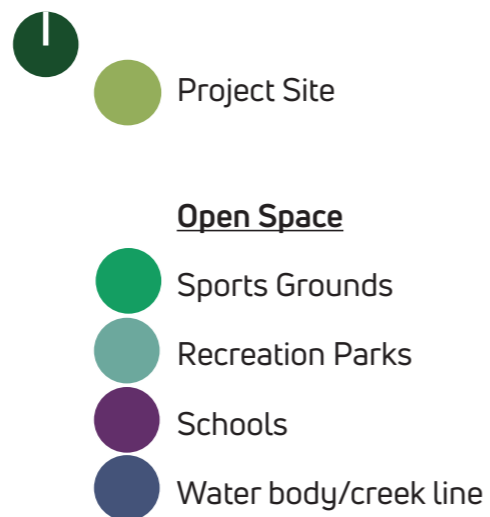
Aldgate Cricket Club, partnering with other Aldgate Oval user groups, have been awarded a grant to review existing facility compliance and the feasibility of facility upgrade to meet relevant sport or activity standards. In particular, the Aldgate Cricket Club wish to review their current built facility against the Cricket Australia Community Cricket Facility Guidelines. In addition to this, a compliance review will be undertaken to existing site users including Soccer, Table Tennis, and Ballet School, to confirm whole of site needs. The outcome and intention of this investigation is a Building Feasibility Study.

The Aldgate Oval and Hall is a neighbourhood level facility. As per the Adelaide Hills Council's Sports and Recreation Strategy, a 'Neighbourhood' site is a primary catchment area of local townships or single suburb areas. Sites like this would generally service the needs of local communities and sporting clubs for home and away fixtures, training activities and for participation programs. Therefore, any new facilities within the site of Aldgate Oval and Hall should reflect this classification.

Council's Community Land Management Plan (CLMP) should also be considered, which notes;
*Land in the Recreation and Sport category has well developed and maintained formal sporting facilities. A wide range of sports are catered for...
The usage of the land in this category must be sufficiently flexible to permit for changing community requirements.
This can include the increase or decrease in playing surface area for any particular sport, the expansion of playing or club facilities at any particular site...*

The outcome for the development of a building feasibility document for the Aldgate Oval and Hall is a document that encompasses the needs of all current and future site users, provides a benchmark document for future planning, and a tool to use to apply for grant funding support.

The contextual map adjacent locates other key recreation spaces, including Heathfield Oval a Regional Level recreation ground and Stirling and Bridgewater Ovals, both neighbourhood level recreation grounds.



The adjacent map illustrates key site features as well as the locations of three buildings within the grounds; local heritage listed Aldgate Hall, Cricket Clubrooms/Shed and King Emery Cabin.

Movement

Pedestrian

- sealed
- unsealed

Vehicle movement

- Off Road Car Parking
- On Road Car Parking

Bus stop

Infrastructure

- Club Shed
- Aldgate Hall
- King Emery Cabin
- Stair access to oval
- Cricket Nets (orientation E-W)
- Cricket Pitch (orientation NE - SW)
- Rain Water Tanks
- Fencing
- Oval flood light

Vegetation

- Wooded Character
- Oak Trees
- Steep Grade





Interior of Aldgate Cricket Club facility + shed (kiosk)



Front of Aldgate Cricket Club and Hall facility



Interior of Aldgate Hall facility



Access to toilets from inside Aldgate Hall



King Emery Cabin and adjacent shade shelter



Aldgate Oval looking north (from King Emery)



Dirt access road west of oval



Aldgate Hall toilets

cricket compliance review

playing field and amenities		meets standards
Venue classification:	Community Club	
Required field orientation:	north/south	
Actual field orientation:	east/west	✗
Minimum field dimensions:	50m radius	
Actual field dimensions:	40m	✗
Required Centre wicket width:	2.4-2.8m	
Actual Centre wicket width:	1.83m	✗
Required Centre wicket length:	25m-28m	
Actual Centre wicket length:	28m	✓
Are change facilities provided?	no	✗

soccer compliance review

playing field and amenities		meets standards
Venue classification:	Local	
Required field orientation:	north/south	
Actual field orientation:	east/west	✗
Minimum field dimensions:	Length: 90-120m Width: 45-90m	
Actual field dimensions:	85m x 60m	✗
Required run off area:	3m minimum buffer zone	
Are change facilities provided?	no	✗

ballet requirements

ballet and dance needs	
Preferred flooring type:	timber floor or vinyl, sprung floor preferable
Minimum space requirement:	<ul style="list-style-type: none"> min space of 6m² per student. min dance space of 100m² to allow for senior ballet exams the space should be free from clutter, power cords etc. the space should have sufficient height clearance from overhead fans or beams, and be big enough to allow for free and safe movement.
Support facilities:	change rooms and toilets
Other requirements:	<ul style="list-style-type: none"> mirrors may be installed to walls or portable air conditioning, with room temperatures from 20 - 26 degrees desirable

table tennis requirements

outdoor training facility compliance		meets standards
Required net orientation:	north/south	
Actual net orientation:	east/west	✗
Minimum no. pitches:	3	
Actual no. of pitches:	2	✗
Are the nets completely off the playing surface?:	yes	✓
Does the enclosure have a roof?:	yes	✓
Minimum width of each pitch:	2.4m	
Actual width of each pitch:	1.87m	✗
Minimum width of each lane:	3.6m	
Actual width of each lane:	3.39m	✗

table sizes and space requirements	
Playing surface dimensions:	2.74m x 1.525m
Height of table:	760mm
Net overhang:	152.5mm
Space requirement around table:	9m x 5m
Max allowable number of tables within hall:	3
Current number of tables within hall:	3*

* would do 8 if they had the space

cricket community facility requirements

The below requirements are taken from the Cricket Australia Community Cricket Facility Guidelines and specifically for local / home & away clubs.

clubroom facility & amenity provision compliance			
Amenity	Size	Preferred Provision Levels	Existing Aldgate Oval Amenity
Player change rooms:	20-25m2 (2 x unisex)	Required	✗
Amenities (player toilet/showers):	20-25m2 (2 x unisex)	Required	✗
Accessible toilets:	Male 15m2, Female 15m2, Accessible 5.5m2	Required	✗
Umpires room (including shower & toilet):	15m2	Required	✗
Medical/first aid room:	10m2	Optional	✗
Kitchen and kiosk:	15-25m2 provision dependent on level of venue capacity, use and activity	Required	✓ (kiosk only)
Kitchen storeroom (built into overall kitchen/kiosk area):	8m2	Desirable	✗
Social, community or multi-purpose room (indoors):	100-150m2	Required	✗
Administration area/office:	15m2	Optional	
Scorers' viewing area:	3m2	Desirable	✓
Internal building storage:	30m2	Required	✗
Memorabilia/honour board display:		Desirable	✓

building code australia compliance

- Hills Ballet School and Aldgate Table Tennis Club currently use the Aldgate Hall
- According to current building code, Aldgate Hall is a class 9b building (public Hall) and occupant numbers are limited to 1/m2
- Excluding storage, kitchen and toilet, it is estimated the hall has an area of approximately 115m2, including the stage. Therefore the number of occupants based on the floor area and class of building is 115 people
- Based on the above, this size function/hire-able space requires sanitary facilities of 1 x DDA, 2 x female and 1 x male toilets
- Currently the Aldgate Hall sanitary facilities do not meet these requirements, with only 1 x DDA and 1 x unisex toilet
- Given the floor area of the Hall can cater for up to 115 people the following is required under the code:
 - 2 egress points (minimum 9m separation between egress points)
 - Panic bars on doors/free lever handles
 - Compliant access and egress to and from the Hall
 - Compliant egress distances
 - Compliant egress & distances to & from stage
 - Compliant egress widths and openings
 - Potential upgrade of sanitary facilities
- Also to note, however the above requirements will only need to be met if any renovations or building works were to be undertaken to the hall.

Summary

In summary, if works were to be undertaken to the Aldgate Hall to ensure it meets the compliance needs of Cricket Australia, consideration also needs to be given to the requirements to meet current building code standards.

In saying this, exploration of a new community facility to meet the compliance requirements of the site users may be more desirable whilst retaining the visual aesthetic and reducing the need for works to be undertaken to the Aldgate Hall.

Note, although this document highlights the requirements for a local cricket club facility, Cricket Australia's guidelines encourage the design of a new facility which will consider the needs of all users and encourage shared and multi purpose facilities for broader community uses.

Aldgate Cricket Club

The Aldgate Cricket Club currently use a small shed they have converted into a kiosk/bar space. Kiosk and bar provisions are adequate, however a lack of change rooms and associated amenity is not meeting current Cricket Australia Guidelines, including the integration of female friendly facilities. The following dot points outline other issues and opportunities raised;

- The current shed is used for both cricket and soccer
- Kiosk
- Scorers and officials located at the bench in front of the shed
- No Toilets, although toilets can be accessed via Aldgate Hall
- Minimal to no storage (this occurs within Aldgate Hall only)
- No change rooms
- Currently, players come changed or use the toilets within the Aldgate Hall
- Due to Covid, home players and spectators stand around the Sports Shed and away players and spectators stand within the existing cricket nets

The below information is based on feedback from user survey issued to the Aldgate Cricket Club which sought information on current capacity and predicted growth;

- Currently has approx 184 members
- Expected member numbers to increase by up to 10% over the next 5 years
- Club uses the oval 7 days a week for training and competition during cricket season (November - March)
- ACC has grown to one of the largest regional cricket clubs in SA
- 2 female teams

The Aldgate Cricket Club were asked to provide their top 3 facility and whole site priorities/improvements. These are as follows:

- Change rooms and clubhouse facilities
- Improved Cricket nets to incorporate a larger artificial lawn surface for bowler run ups and fielding practice (especially in wet weather).
- Improved parking and spectator facilities

Compliance Issues:

Building

- No change rooms for players (home and away)
- No toilets
- Clubroom is insufficient for size and egress requirements based on Building Code

Other facility issues

- Field orientation does not meet standard
- Cricket nets orientation does not meet standard
- Minimal and inadequate lighting reduces opportunity for training at night

Future Soccer Club Use

A local hills soccer club has shown interest in the use of the Aldgate Oval during the winter season. Soccer allows for further site use and activation of the Aldgate Oval during winter months. The following dot points outline other items for consideration:

- Oval space would cater for a small soccer pitches only which doesn't meet current sport standards or junior pitch size
- The site would be an overflow space for a local Soccer Club
- Some flooding of oval occurs in winter which may be problematic

Compliance Issues:

Building

- No change rooms for players (home and away)
- No toilets
- Clubroom size currently can only hold a limited number of people based on Building Code

Other facility issues

- Field orientation do not meet standard
- Field dimensions do not meet standard
- Minimal and inadequate lighting reduces opportunity for training at night
- Lack of oval drainage and oval condition not appropriate

Aldgate Hall

The Aldgate Hall (and Oval) is a local heritage listed site and building, built in 1913 by the 'Aldgate Vigilance Committee' to create a recreation ground and civil hall as well as promoting sport in the area. *

The building provides a great backdrop to the oval and could provide inspiration to future building works at the site.

The following dot points provide further overview of the Aldgate Hall;

- Council owned
- The Hut Community Centre lease the hall and manage hiring and weekly use
- Local heritage building
- Store external walls re-clad to match the existing hall a few years ago
- Annex store is compartmented into 3 areas with separate access points - Table tennis, Soccer & Cricket
- Heating is by bottled gas to radiators
- A/C is insufficient

Hall Use:

- Ballet school & a table tennis club use weekly
- Other casual hall use hire occurs, however ballet and tablet tennis are current ongoing and weekly users
- Existing timber floor re-surfaced
- To avoid damage the type of use in the space is limited to certain activities
- There is 1 x DDA and 1 x unisex toilet being shared across the site to include cricket and soccer players and spectators, and users of the building
- There is concern that cricket players/spectators utilise the toilets whilst ballet is using the hall

The below information is based on feedback from user survey issued to the The Hut who currently manage the Aldgate Hall users. The survey was passed onto the Hills Ballet School and Aldgate Table Tennis and sought information on current capacity and predicted growth;

Aldgate Table Tennis:

- Currently has approx 30 members (6 teams)
- Expected member numbers to increase by more than 20% over the next 5 years
- On average use the hall 5 days of the week for approx 2-3 hours a day, mostly evenings from 7pm (after ballet has finished using the hall)
- Membership can't grow as space is at capacity – can set up 3 tables but would do 8 if they had the space

Aldgate Table Tennis were asked to provide their top 3 facility and whole site priorities/improvements. These are as follows:

- A bigger Hall, built where King Emery cabin is with clubrooms and change rooms for cricket/soccer
- Many more car parks and kerbing and sealing road
- Better heating and cooling in Hall

Hills Ballet School:

- Currently has approx 210 participants
- Expected numbers to increase by up to 10% over the next 5 years
- On average use the hall 6 days of the week for approx 4-5 hours a day
- Have to hire additional spaces at alternate locations due to competing demands of other hires

Hills Ballet School were asked to provide their top 3 facility and whole site priorities/improvements. These are as follows:

- Parking and traffic management
- Air conditioning (and solar panels)
- Toilets / change rooms
- Change rooms / toilets need to be separate from those of the oval users or sufficient for all users

King Emery Cabin

King Emery Cabin is located to the southern, top edge of the site, adjacent Bracken Road. The building has a veranda attached and an outdoor play area is adjacent. Currently used for small community groups, this building holds a nostalgic connection to many local residents, including the significance of the King Emery name. However, it is acknowledged the building is an aging facility.

- Council owned
- The Hut Community Group lease the building and manages weekly hire and schedules
- Building contains asbestos and appears an aged facility
- Given the raised elevation this provides a good vantage/ viewing point over the oval
- Cricket interested in exploring option for new clubrooms in this location

Cabin Use:

- kindergarten space/mums and bubs classes,
- kids parties,
- guitar lesson

Oval

The oval and hall have been used for sport, community activities and agricultural shows throughout their history. The shows began at the oval in 1922, an initiative of the Vigilance Committee and continued through to the 1940s. *

The Aldgate Oval has key underlying drainage and soil issues making the oval boggy and almost unusable in wetter months. Other key issues are as follows;

- Oval floods on the southern corner during winter. Soccer is unable to play/ train on this area. Given this, only junior small sided games are played here with seniors playing elsewhere
- Council constructed concrete perimeter kerbing to assist with draining the site, however in larger rain events site still floods taking time to drain.
- South west corner of oval is a shallow topsoil with rocky layer below
- North east corner of oval is mainly fill with soil from the Heysen tunnel used to level site
- No underground irrigation or drainage over the site
- A report to provide irrigation/drainage was prepared by Council a 5 years ago
- Survey of the site and structures was prepared by Council a few years ago
- Oval is irrigated by bore water
- Bore located on the northern side of the site
- Water pumped to two tanks located on the hill south of the site. These are used to irrigate the oval
- Old light tower with 3 floodlights attached is located adjacent the bore water tanks next to the King Emery Building
- Lighting is insufficient for the current sports (cricket and soccer) who use the oval
- Two cricket nets located on the north west corner of the site
- Cricket nets orientation is east west, Cricket Australia standards recommend an orientation of north south due to sun glare
- Concrete cricket pitch is covered over during the winter soccer season

Existing Parking

Parking is currently insufficient at times of high usage.

- Parking is located adjacent hall
- Site users feel there is insufficient parking numbers on site
- There are indented parallel street parking on Churinga Road adjacent the site
- Street parking on Hillside Rd adjacent the site
- Generally no parking on Bracken Road

* Note taken from the District Council of Stirling, Stirling District Heritage Survey, March 1997, Prepared by Taylor Weidenhofer, UNLEY SA 5061 in association with Sarah Laurence, MYLOR SA 5153



Summary of Compliance Outcomes & Feasibility Recommendations:

Aldgate Cricket Club facilities are currently not meeting the required compliance to support female participation and general community cricket needs as outlined by the Cricket Australia Community Cricket Facility Guidelines.

Likewise, other site users such as Soccer are also not meeting current facility standards whilst sharing the existing shed facility.

The Aldgate Hall is a hired space for both Hills Ballet School and Aldgate Table Tennis Club to use. The Aldgate Table Tennis Club have raised concerns with the size of the Hall facility with space to allow only 3 tables where as the club would like to erect 8.

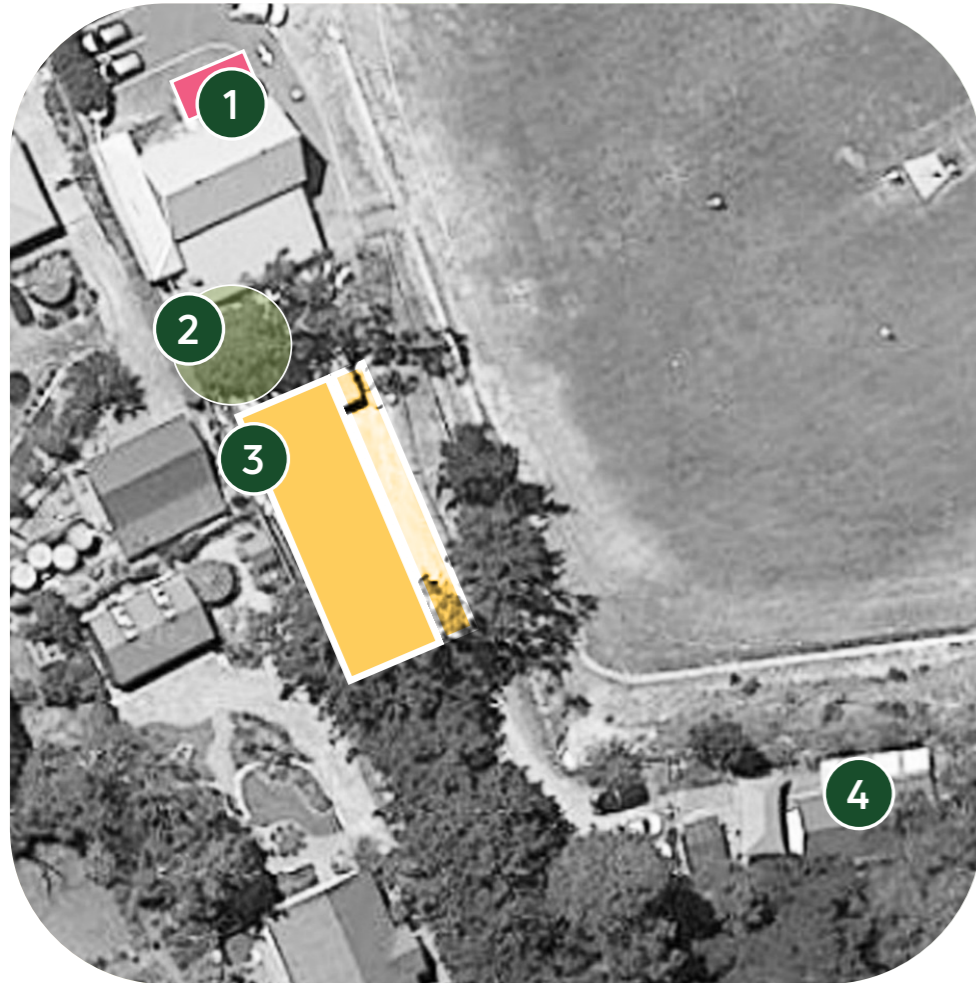
In summary, based on current sport and activity standards data, site user feedback and sports compliance, there is opportunity to explore options for a new shared facility which will provide the following amenity improvements:

- Improved safety and community infrastructure & assets
- Unisex change rooms & toilets for multiple activities & user groups
- Space for an 'away' sports team to change and prepare for matches
- Storage
- General building upgrades (ie. removal of asbestos)
- Retain heritage elements of hall

As a result of this building feasibility study, other items at the wider site may require review, such as;

- Relocate existing nets and orientate to match existing cricket pitch alignment
- Review soccer field integration within oval
- Improve lighting levels to meet current lighting standards for neighbourhood level sporting fields
- Investigate car parking options/locations across the site
- Investigate safe pedestrian connections and movement across the site
- Incorporate spectator viewing areas
- Consider future site wide storage requirements
- Investigate site irrigation and drainage

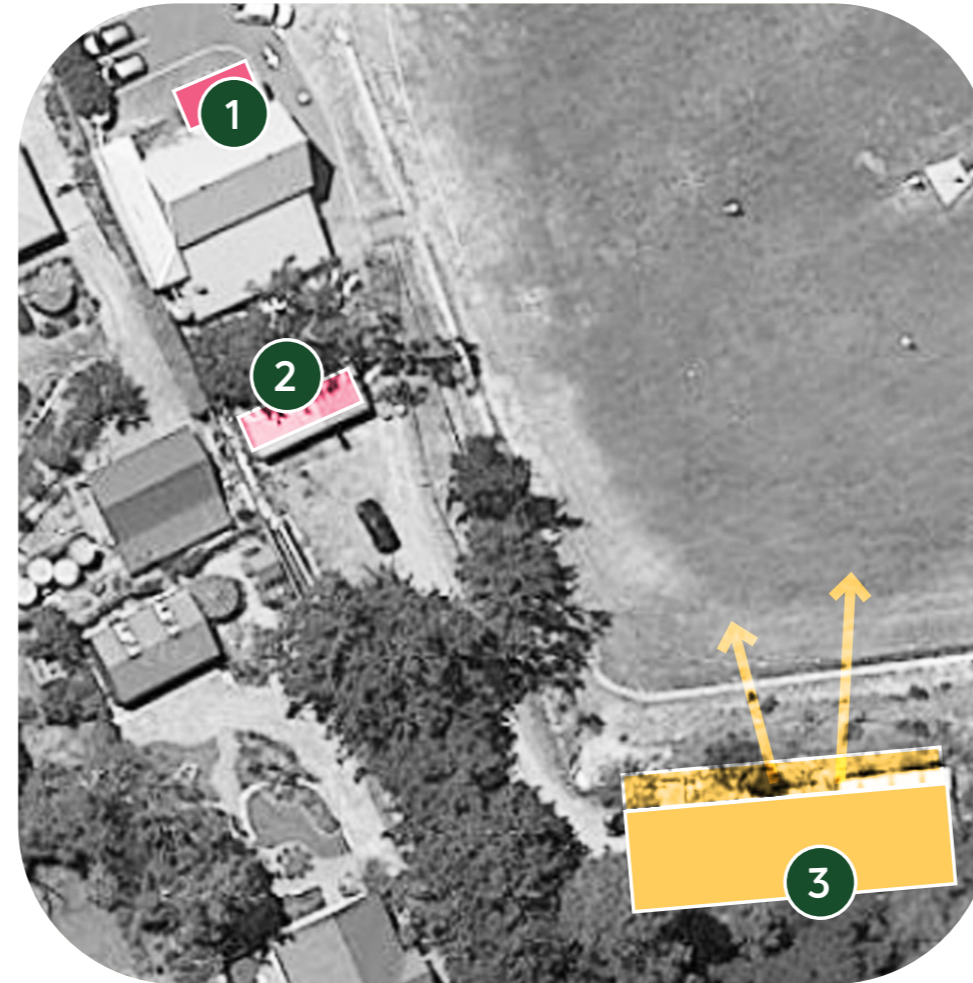
OPTION 1: multi-purpose building community facility adjacent hall



option 1 - multi-purpose facility adjacent hall

- 1 review existing toilet access & layout at Hall
- 2 consider existing tree locations
- 3 multi-purpose shared facility adjacent hall to include:
 - change rooms & toilets
 - storage
 - shared function space
- 4 retained King Emery Building

OPTION 2: multi-purpose building community facility to King Emery location



option 2 - multi-purpose facility located at King Emery location

- 1 review existing toilet access & layout at Hall
- 2 retain existing shed for overflow equipment storage close to oval (opportunity to increase parking if storage is reviewed)
- 3 multi-purpose shared facility at King Emery location to include:
 - change rooms & toilets
 - storage
 - shared function space

We understand the community attachment toward the King Emery Building, naming and history. We acknowledge the importance for community consultation to occur if this option were to proceed

OTHER SITE COMMUNITY INFRASTRUCTURE CONSIDERATIONS:

- Improve pedestrian and vehicle access throughout the site
- Increase car parking to support new facility upgrade
- Review oval drainage and overall condition
- Review relocation of cricket nets and orientation
- Improve spectator infrastructure to the oval edges