



BENNETT
ARCHITECTURE

Gillen Oval Multi-Sport Precinct Master Plan



Prepared for Department for Logistics and Infrastructure
16th September 2025



Sub Consultant Team



**DONALD
CANT
WATTS
CORKE**



Issue No	Issue Date.	Next Revision	Approved by
1	27/08/2025	Draft Master Plan	Fiona Eddleston
2	12/09/2025	Final Master Plan	Fiona Eddleston
3	16/09/2025	Final Master Plan	Fiona Eddleston

Project: Gillen Oval Multi Sport Precinct Master Plan
Project address:
Client Ref No: BA3280
Prepared by: Brett Grimm

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INTRODUCTION

Bennett Architecture was engaged by the Northern Territory Government's Department of Logistics and Infrastructure to develop a detailed master plan for the Gillen Oval Precinct in Alice Springs. The project delivers a comprehensive vision for upgrading the precinct, incorporating multipurpose sports fields, upgraded facilities including change rooms, toilets, canteen, shade structures, and landscaping, as well as improved access, parking, and connections with Centralian Middle School.

Key Objectives and Outcomes

The Gillen Oval Multi Sports Precinct will provide a flexible, youth-focused recreation hub that integrates with Centralian Middle School during school hours and encourages pathways into lifelong club sport participation. By aligning with nearby facilities including Jim McConville Oval, Flynn Oval, and the Newland Park Skate Park, the precinct strengthens Alice Springs' broader recreation network and enhances opportunities for active, healthy lifestyles.

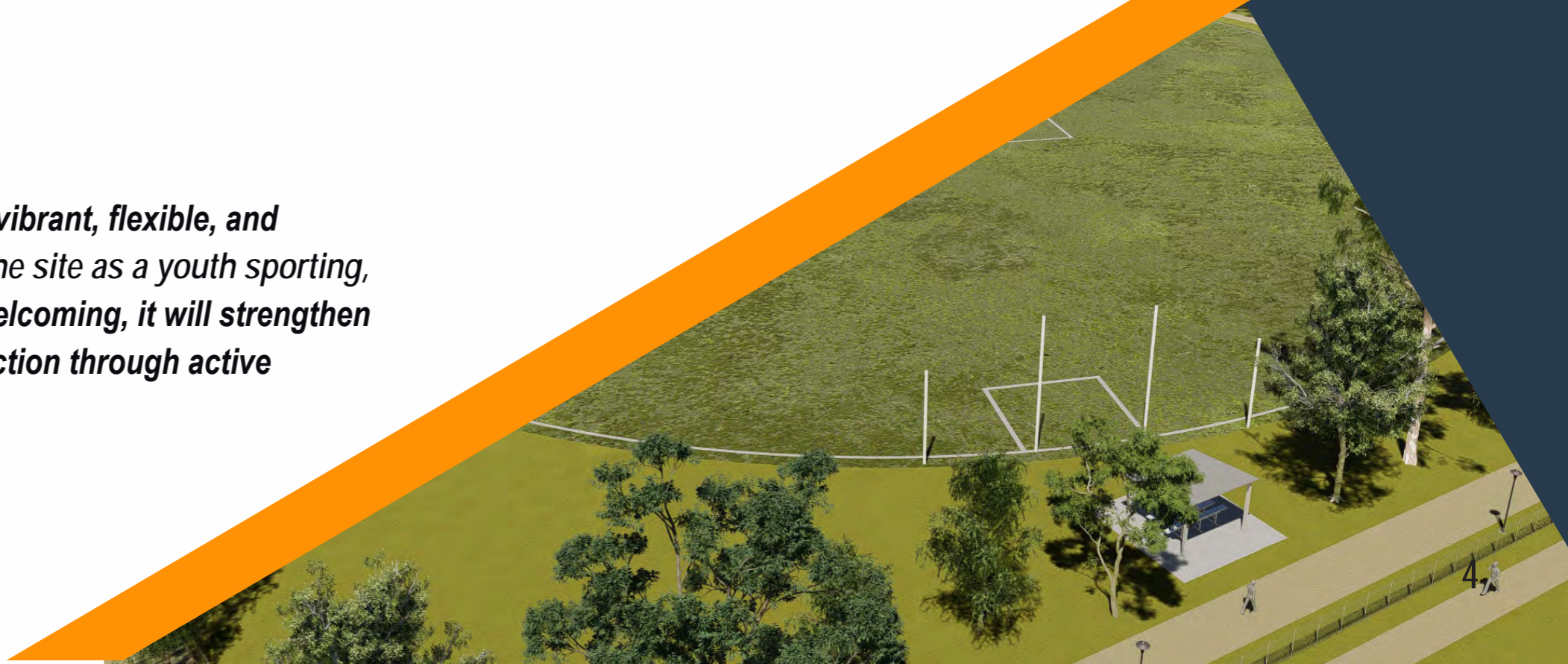
The proposed multi sport facility is defined by a large fenced irrigated turf area that can accommodate various sporting codes and events through line marking and removable goals and net infrastructure, supported with an amenities building, shade and pathways.

Sustainability and staged delivery are central to the master plan. Shaded landscapes and climate-responsive design will provide comfort and amenity, while modular amenities and ablution blocks allowing facilities to grow with future demands. Parking options have explored utilising the existing bus interchange area to the south and indented parking on Rosenbaum Street and Memorial Avenue to support access and safety. Clear management and governance models have also been identified, enabling roles and responsibilities to be negotiated to ensure the precinct is operated and maintained sustainably into the future.



Stakeholder Vision

The Gillen Oval Multi-sports Precinct will be a vibrant, flexible, and inclusive hub for Alice Springs, re-imagining the site as a youth sporting, recreation hub. Climate resilient, green, and welcoming, it will strengthen community pride, wellbeing, and social connection through active recreation.



MASTER PLAN PROCESS

The Gillen Oval Multi Sport Precinct Master Planning process was a structured, nine-week program designed to deliver a comprehensive, evidence-based vision for the precinct. The process began with contract initiation, confirming scope, governance, and communication protocols with the Department of Logistics and Infrastructure. Through successive phases, the process combined site analysis, stakeholder engagement, authority consultation, and multidisciplinary design exploration to shape preliminary sketches and refined concept layouts. Each stage incorporated stakeholder feedback, integrated technical investigations, and aligned designs with budget and site opportunities. The process culminates in a final master plan report, complete with costings, staging strategies, ensuring a clear, actionable blueprint for the precinct's future development.

✓ 1. Define the Project / Background Review

This foundational phase sets the context and scope of the Master Plan.

Review of relevant strategic documents, local plans, land use zoning, movement networks, demographic data and sporting trends

Preparation for stakeholder engagement.

✓ 2. Observations and Specialist Analysis

Using a combination of quantitative data and on-ground observation, this phase builds a holistic picture of existing conditions

Spatial analysis

- Land Use
- Services
- Topography and Environmental
- Access and Circulation
- Existing Infrastructure

✓ 3. Stakeholder Engagement (Phase 1) Discovery

Engagement is critical to ensure the Master Plan reflects opportunities, constraints and aspirations of key stakeholders.

- Authorities and Government Agencies
- Sporting Clubs
- Adjacent residential community

✓ 5. Draft Master Plan

The draft plan consolidates findings into a clear vision and set of actions:

-Development of a vision, guiding principles, and key directions.

-Conceptual spatial framework for sporting recreation and facilities.

-Implementation pathways including staging, funding, and governance management models.

✓ 6. Stakeholder Engagement (Phase 2) – Feedback and Refinement

This phase validates the draft Master Plan and ensures it resonates with the key stakeholders:

-Stakeholder feedback

-Incorporation of feedback to refine vision, priorities, and delivery strategy.

✓ 7. Final Master Plan

The Final Master Plan reflects stakeholder input and practical strategies:

Final documentation including maps, strategies, ongoing management and prioritised actions.

SPORTING STRATEGIC DIRECTIONS

The Gillen Oval Multi-Sport Precinct Master Plan has been informed by a comprehensive review of relevant strategic documents to ensure alignment with current policy directions, best practice standards, and future community needs. Key references include the Federal Government's Sport 2030 strategy and Sport Australia's priorities for participation, performance, and sustainability; Northern Territory Government Sport and Active Recreation Strategy; Alice Springs Sport Facilities Master Plan 2020, which provides a local framework for infrastructure priorities and participation growth; National Sporting Body Facility Guidelines to ensure sport-specific compliance and quality. Together, these documents establish the strategic context and benchmarks guiding the development of this Master Plan.



Federal Government Sport 2030, Sport Australia

Australia's National Sport Plan aims to create a platform for sporting success through to 2030 and beyond by focusing on four interrelated priorities:

- Building a More Active Australia encouraging more Australians to be physically active, more often.
- Achieving Sporting Excellence fostering national pride and inspiration through international sporting success.
- Safeguarding the Integrity of Sport ensuring a fair, safe, and corruption-free sporting sector.
- Strengthening Australia's Sport Industry developing a thriving sport and recreation sector.



Northern Territory Sport and Active Recreation 2021-25

The Northern Territory Sport and Active Recreation Strategic Plan 2021–2025 sets out a vision to build safe, strong, and inclusive communities by encouraging all Territorians to participate in sport and recreation. Centred on four strategic goals

- active participation,
- vibrant places and spaces,
- celebrating achievements
- strong partnerships.

The plan aims to improve health, wellbeing, and community connection across urban, regional, and remote areas.

Key strategies include expanding opportunities for under-represented groups, ensuring programs and facilities are affordable, sustainable, and accessible, and investing in multi-purpose community infrastructure through a long-term master plan.



Alice Springs Sport Facilities Master Plan

The Alice Springs Sports Facilities Master Plan (2020) identifies Jim McConville Oval and Diamonds as a key precinct with strong potential for integration with Centralian Middle School (CMS) to enhance community access and facility efficiency. The report outlines opportunities to co-locate sports infrastructure between CMS and McConville to create a major sporting hub, particularly for training and junior sport. While a standalone synthetic athletics track was deemed inviable, improved grass surfaces and shared-use arrangements between CMS and Jim McConville remain a priority. The plan highlights site upgrades such as new change rooms, fencing, and shaded areas to support both school and community use. This integrated approach would help alleviate pressure on other precincts while maximizing the educational and recreational value of CMS's location adjacent to Jim McConville. The precinct's strategic positioning supports its role as a high-use, multi-sport facility with opportunities for improved amenities and infrastructure.



Sporting Code Guidelines

To support the planning and design of playing fields and associated infrastructure requirements, the following guidelines have been referenced in the development of the master plan;

- AFL Preferred Community Facility Guidelines 2024
- Cricket Community Cricket Facility Guidelines 2023
- Rugby Australia National Facility Guidelines (2019)
- Football Northern Territory (currently no specific facility guidance documents- AFL guidance transferable to soccer facility planning).

TRENDS IN SPORT



PARTICIPATION

- Growth in social, informal, and flexible activities – “turn up and play,” walking, cycling, mountain biking, fitness classes
- Decline in traditional organised sport participation; increasing modified sport formats (e.g. AFL 9s, 5 and 7 a side Football, T20 cricket, pickle-ball).
- Strong rise in female participation in traditionally male-dominated sports, increasing facility and program demands.
- Adventure, extreme, and lifestyle sports gaining popularity, especially with youth.
- Greater demand for multi-generational activities and nature-based recreation.
- More weeknight and early morning activities



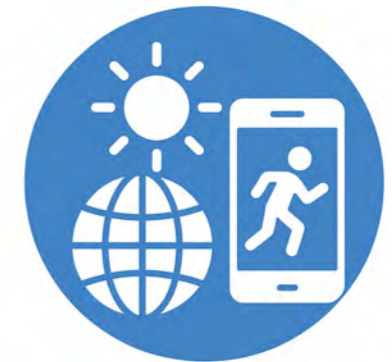
DEMOGRAPHICS AND SOCIAL DRIVERS

- Ageing but active retiree population
- More culturally diverse communities seeking varied recreation options.
- Time-poor lifestyles favouring shorter, more convenient formats.
- Declining volunteerism pressuring community-run sport; shift towards paid staff and commercial “pay-and-play” models.
- Rising participation costs creating access barriers for some groups.
- Growth in urban fringe and regional areas increasing demand for local facilities.



FACILITY MANAGEMENT

- Demand for multi-use, flexible facilities (indoor/outdoor) to support social sport, casual use, and events.
- Need for inclusive, universally accessible designs, particularly change rooms for female participation.
- Asset management pressures with ageing infrastructure; shift towards viewing facilities as investment assets rather than costs.
- Growth in public/private/community partnerships for shared facility development and management.



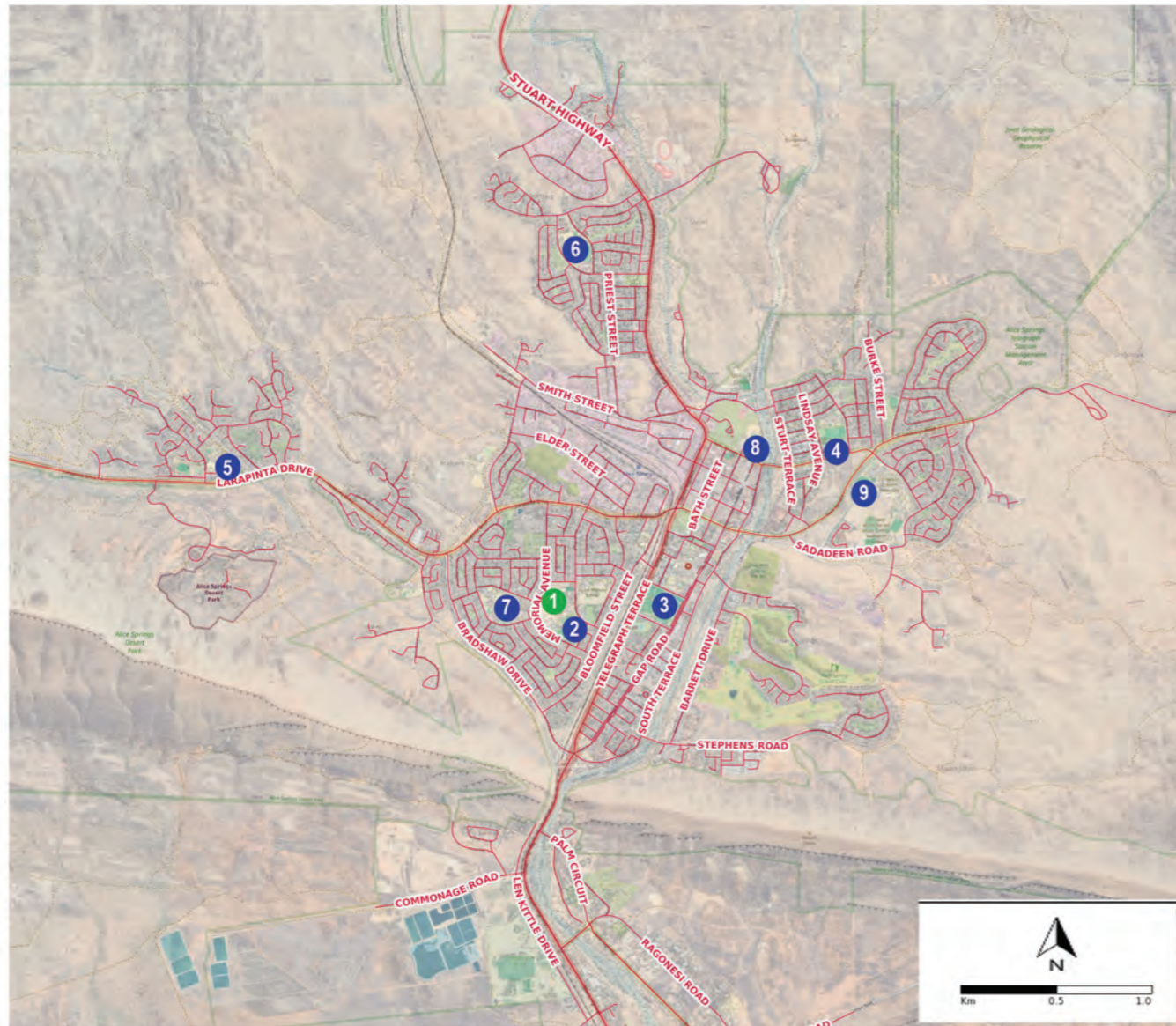
ENVIRONMENT AND TECHNOLOGY

- Demand for multi-use, flexible facilities (climate change impacts on facilities and scheduling due to heat, flooding, drought).
- Sport and recreation infrastructure recognised as part of the visitor economy and regional economic development.
- Growth of fitness apps, social media sports communities, and on-line competitions outside traditional club structures.
- Increasing professionalism and commercialisation of sport, with benefits skewed towards high-profile sports.

SITE ANALYSIS

DETAILED SITE ASSESSMENT INVESTIGATION ARE CONTAINED IN THE APPENDICES

REGIONAL CONTEXT



LEGEND

1 SITE - CENTRALIAN MIDDLE SCHOOL

EXISTING SPORT AND RECREATION FACILITIES

- | | |
|--|--|
| 2 JIM McCONVILLE
- BASEBALL
- SOFTBALL
- AFL
- CRICKET | 6 RHONDA DIANO OVAL
- FOOTBALL (SOCCER)
- AFL
- ATHLETICS
- CRICKET
- SCHOOL |
| 3 TRAEGER PARK
- AFL
- BASKETBALL
- TENNIS
- CRICKET
- BASEBALL
- HOCKEY | 7 FLYNN DRIVE OVAL
- RUGBY UNION
- TOUCH
- FOOTBALL (SOCCER)
- CRICKET
- SCHOOL |
| 4 ROSS PARK
- FOOTBALL (SOCCER)
- NETBALL
- CRICKET | 8 ANZAC OVAL
- RUGBY LEAGUE AND RUGBY UNION |
| 5 ALBRECHT OVAL
- CRICKET
- AFL | 9 PAUL FITZSIMMONS
(CHARLES DARWIN UNI) OVAL
- CRICKET
- AFL |

LOCAL CONTEXT



LEGEND

- | | |
|--|---|
| <ul style="list-style-type: none"> SITE <--> PEDESTRIAN LINKS <--> VEHICLE ACCESS LINKS EXISTING FENCE TO GROUNDS EXISTING LAND FORM BATTER * EXISTING PEDESTRIAN GATE ACCESS * EXISTING VEHICLE ACCESS GATES | <h3>KEY VIEWS</h3> <ul style="list-style-type: none"> 1 VIEWS TOWARDS MACDONNELL RANGES AND THE GAP 2 FRAMED VIEWS TOWARDS THE SCHOOL ADMINISTRATION BUILDING COURTYARD 3 CLEAR SIGHT LINES TOWARDS THE BUS INTERCHANGE 4-6 FRAMED VIEWS BETWEEN SCHOOL BUILDINGS TOWARDS OPEN SPACE <ul style="list-style-type: none"> EXISTING CRICKET NETS X 2 EXISTING CAR PARKING EXISTING INFORMAL CAR PARKING EXISTING TREE CANOPY PROVIDING SHADE AND AMENITY |
|--|---|

SITE ANALYSIS

DETAILED SITE ASSESSMENT INVESTIGATION ARE CONTAINED IN THE APPENDICES

LAND USE



LEGEND

- SITE SITE
- CP COMMUNITY PURPOSE
- PS PUBLIC OPEN SPACE
- OR ORGANISED RECREATION
- LMR LOW MEDIUM DENSITY RESIDENTIAL
- MR MEDIUM DENSITY RESIDENTIAL
- LR LOW DENSITY RESIDENTIAL
- C COMMERCIAL

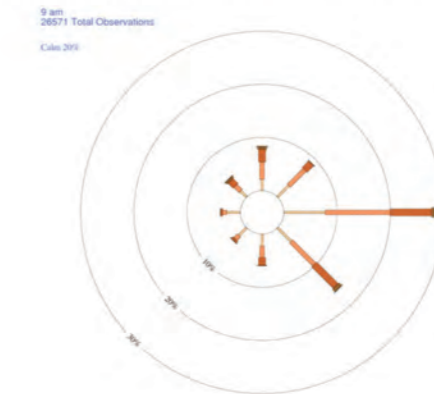
ENVIRONMENTAL



LEGEND

- SITE SITE
- EXISTING TREE CANOPY PROVIDING SHADE AND AMENITY EXISTING TREE CANOPY PROVIDING SHADE AND AMENITY
- SOLAR PATH SOLAR PATH
- SUMMER SOLSTICE 21 JUNE 2025- SUNSET SUMMER SOLSTICE 21 JUNE 2025- SUNSET
- SUMMER SOLSTICE 21 JUNE 2025- SUNRISE SUMMER SOLSTICE 21 JUNE 2025- SUNRISE
- WINTER SOLSTICE- SUNRISE WINTER SOLSTICE- SUNRISE
- WINTER SOLSTICE- SUNSET WINTER SOLSTICE- SUNSET
- ← PREVAILING ANNUAL WESTERLY WIND

WIND ROSE ALICE SPRINGS- SOURCE WWW.BOM.GOV.AU



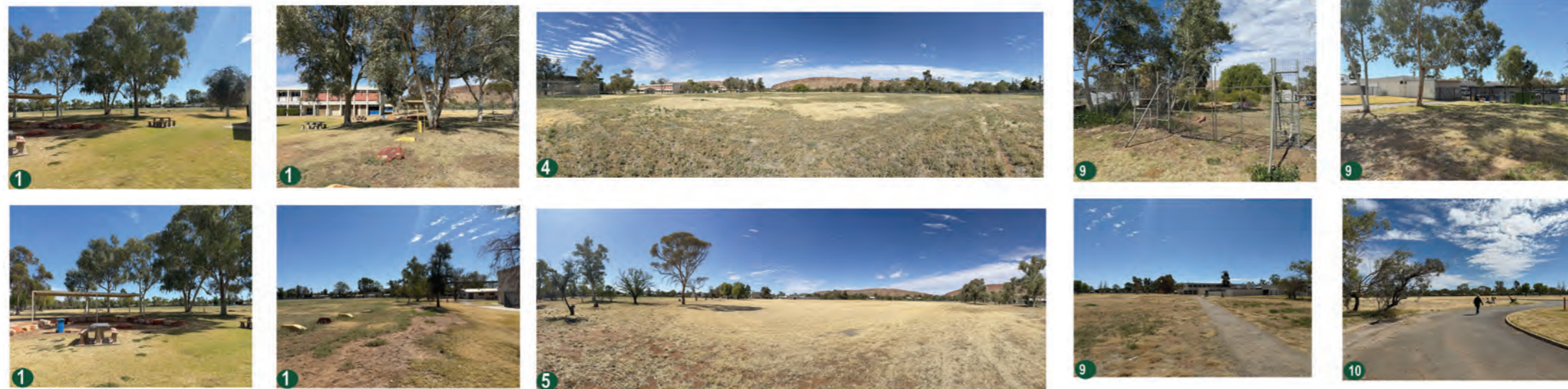
SITE ANALYSIS

SITE PHOTOS



LEGEND

-  SITE
-  PHOTO REFERENCE LOCATION



SITE ANALYSIS

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SERVICES

Hydraulics Findings

Potable Water

- Supply enters from Milner Road (eastern boundary) via dual meter assembly:
- DN100 potable meter (~15–20 L/s capacity).
- DN150 fire service meter (~40–50 L/s capacity).
- Pressure assumed ~300 kPa (to WSA 03 standard), subject to PWC confirmation.
- Reticulated internally via polyethylene, PVC, and copper.
- Future subdivision: new DN50 connection feasible for ablution/canteen; bus depot likely only needs small potable supply.

Fire Services (Hydrants)

- Supplied via DN150 fire service meter with adjacent fire booster assembly.
- Internal hydrant network (PE mains) feeds school hydrants.
- Design flows: min. 10 L/s @ 200 kPa residual (AS 2419.1, NTFRS).
- Subdivision would require reassessment of hydrant coverage and booster access.

Non Potable Irrigation Supply

- DN200 PVC main enters from western boundary (Memorial Avenue).
- Connected to McConville Park pump station (500 kPa discharge pressure).
- DN100 non-potable meter at Milner Road for irrigation supply.
- Capacity limited to ~45 L/s (pipe velocity 2.5 m/s).
- Future oval Lot could be serviced by new DN100 connection (southern/western boundary) or alternative supply from Flynn Drive to supply a tank and pump.
- Pump and tank required to safe guard irrigation pressure and maximise uniformity, reducing overall water usage for the site.

Sewer

- DN150 PVC gravity connection on western boundary (Memorial Avenue).
- Grades naturally to west for discharge.
- Subdivision: western Lot may require road crossing to connect; bus depot unlikely to need sewer (drinking fountain only).

Gas

- Infrastructure present in surrounding roads.
- No direct connection identified to Lot; future servicing if required will need coordination with utility.

Electrical Findings

- PWC supplies via two substations:
 - Sub 8481 (indoor, central) ~500 kVA capacity.
 - Sub 8651 (southern boundary, package type) ~750 kVA, serving Block G MSB (1600 A, built 2010).
- Both currently dedicated to school load

Proposed Sporting Complex Supply

- Separate metering recommended (avoid burdening school).
- New point of supply feasible from LV network along Memorial Avenue (poles LP0408AS3–LP0411AS3).
- Current scope demand: 25 kVA (3ph 35 A) – amenities, car park lighting (Cat PC2), pathways (Cat PP2), CCTV.
- Potential future stage demand: 65 kVA (3ph 90 A) – includes sports field lighting.
- Switchboard to be sized for future stage demand to avoid future costly upgrades.

Communications

- Existing Telstra/NBN fibre available along Milner Road and Memorial Avenue.
- Site is “NBN ready” (FTTP).
- New NBN lead-in pit can be established along Memorial Avenue; trenching/boring required to bring conduits to new oval.

TRAFFIC

Road Network

- Local road hierarchy: Memorial Avenue & Milner Road = collector roads; Rosenbaum Street = access street.

Existing Traffic Generators

- Predominantly residential land use.
- Generators include schools, shops, parks, ovals.
- Centralian Middle School has wider regional catchment than local primary schools.

Public Transport

- Serviced by AS400, AS401, AS500 bus routes (limited services – last service ~6:07pm).
- 13 school bus routes use Gillen Interchange- limited to school peak drop off and pick up times.
- Bus movements concentrated mornings/afternoons.

Risks Identified

- Parking:
 - Locked pedestrian gates limit access to on-street parking.
 - On-site parking may increase pedestrian conflict.
 - Bus interchange use poses mixed-user conflicts (cars, buses, pedestrians).
 - Remote parking (north-east of interchange) not ideal for emergency access.
- Traffic Access:
 - Emergency/service vehicle access required to amenities.
 - Potential conflict between bus and school traffic (subject to programming and scheduling)
 - Internal road designs risk long straight sections → speed concerns.
- Pedestrian:
 - Narrow path widths; potential vehicle overhang issues.
- Traffic Generation:
 - Peak demand coincides with Jim McConville Oval events.
 - Rosenbaum Street could provide alternate access to spread impacts.

Opportunities

- Shared school + sports field parking potential.
- Memorial Avenue road reserve could support 30-50 on-street parks.
- Additional angle parking possible on Rosenbaum Street (with level change considerations).
- Gillen Bus Interchange could provide 128–150 parking spaces (with design options).
- Potential drop-off/pick-up zone (short-term parking).
- Removing Memorial Avenue fencing and using bollards could improve pedestrian access, but would reduce security
- Vehicle access could support limited parking and emergency vehicle entry near amenities.

STAKEHOLDER ENGAGEMENT

FIRST PHASE

Identifying and engaging with key stakeholders is essential to ensuring the Gillen Oval Master Plan reflects the needs and priorities of all users while securing community and agency support. Early and meaningful engagement allows government, sporting organisations, schools, utilities, residents, and community to provide valuable insights on operational needs, site constraints, and future opportunities. This collaborative approach helps resolve potential conflicts, builds local ownership of the project, and ensures the final master plan is practical, inclusive, and supported, ultimately increasing its success in delivery, and long-term use.

Bennett Architecture engaged with the following to support the establishment of the master plan
Key Stakeholders

Northern Territory Government – Department of Logistics and Infrastructure (DLI)
Department of Education
Centralian Middle School Principal
Department of People, Sport, and Culture (DPSC)
Department of Education and Training

Sporting Organisations

AFL NT (Facilities and Development)
Football NT
Cricket NT
West Cricket Club, West Football Club, West Netball Club, West Rugby Club
The Gillen Club

Local Authorities and Utilities

Alice Springs Town Council
Power and Water Corporation

Connellan Airways Trust
Residents of Memorial Avenue, Rosenbaum Street, Miller Road, and Palmer Street
adjacent to the precinct

STAKEHOLDER ENGAGEMENT

FIRST PHASE

To support this process Bennett Architecture facilitated workshops that investigated the current site issues and opportunities. Learnings from similar projects have supported these discussions.

A questionnaire was also developed to support the conversations and collate relevant information to inform the development of the master plan.

A detailed consultation finding report is appended

First Phase

Initial Engagement (Late July – Early August 2025)

Letterbox drop to local residents facing the precinct with invitation to public meetings and an on-line survey.

Survey distributed to Centralian Middle School's Parents & Community (P&C) group (responses due 11 August).

Targeted stakeholder meetings and site investigations in Alice Springs (5–7 August) with Department Logistics and Infrastructure, Department of People, Sport and Culture, Department of Education and Training, Centralian Middle School representatives, State sporting bodies, utilities, Council, and community sporting organisations.

Public stakeholder meetings at Centralian School (5 August evening, 6 August morning).

Public stakeholder engagement Todd Mall Markets (16th August).

CONSULTATION KEY THEMES

DETAILED CONSULTATION FINDINGS ARE CONTAINED IN THE APPENDICES

Sports Facilities & Use

- Strong support for large irrigated green space adaptable for multiple sports (seasonal line marking, removable goals).
- Requests include: AFL, Football, Rugby League, Baseball, Netball (plexi-pave), Athletics running track, long jump; Cricket for school use only.
- School access: exclusive use during weekdays (8 am–3 pm) for physical education and carnivals.
- Sporting clubs: use after hours and on weekends.
- Football NT preference: sole access after hours/weekends.
- Design must allow concurrent use by multiple sporting codes.

Parking and Access

- Mixed views
Internal parking = security
External parking = maximises playing area and reduces conflict
- Capacity
Approx. 120-150 vehicles (bus interchange line marking)
Approx. 30 on Rosenbaum Street (on street indented)
Approx 30 on Memorial Ave (on street indented)
Approx 15 official spaces adjacent amenities off street
- School request: Student parking on Memorial Ave with pedestrian links to school grounds

Fencing & Security

- School preference: secure fencing between school and precinct, with SALTO fob/timed access gates
- Community recommendation: open unfenced site for public access outside sport hours.
- Rabbit proof fencing requested to mitigate potential risks of turf management

Amenities Building

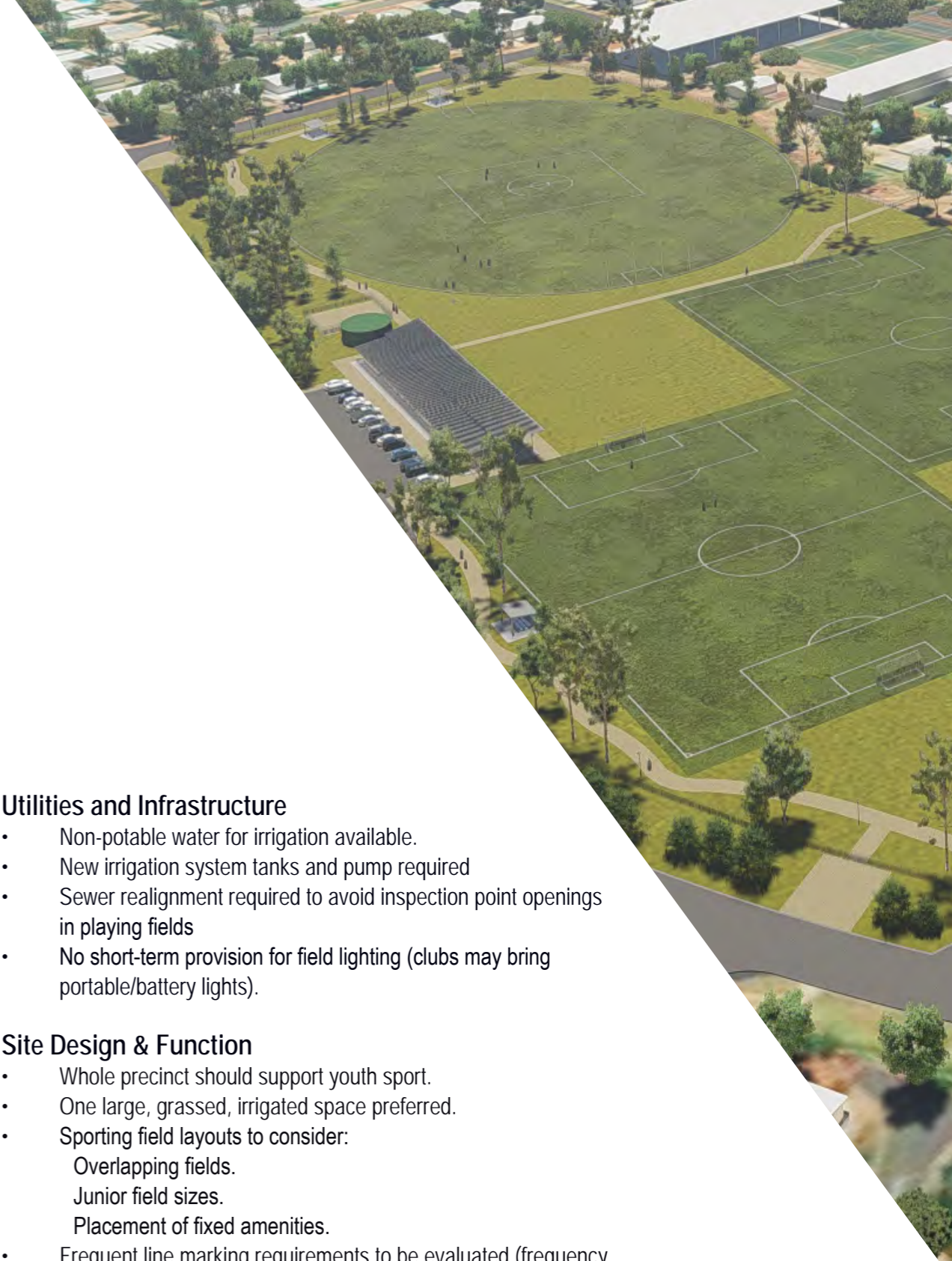
- Modular facilities desired (stage implementation as funds allow)
- **Desired four changing rooms (for minimum two fields).**
- Separate umpire change rooms (male/female), secure storage for umpire belongings.
- Desired roller door storage & fenced lay down for movable goals.
- First aid room (stretcher access, ambulance proximity).
- **Small office (3×3m).**
- School may require toilet access during sports classes.
- Canteen = basic facilities (fridge, pie warmers, not commercial kitchen).
- Mobile BBQs permitted and kept in storage area
- **Air curtains required for fly control.**
- Scoreboard desirable however not required (Wi-Fi currently used).

Utilities and Infrastructure

- Non-potable water for irrigation available.
- New irrigation system tanks and pump required
- Sewer realignment required to avoid inspection point openings in playing fields
- **No short-term provision for field lighting (clubs may bring portable/battery lights).**

Site Design & Function

- Whole precinct should support youth sport.
- One large, grassed, irrigated space preferred.
- **Sporting field layouts to consider:**
 - Overlapping fields.
 - Junior field sizes.
 - Placement of fixed amenities.
- Frequent line marking requirements to be evaluated (frequency, cost, field use impacts).
- **Look to manage with 12 week field markings between layouts**
- Shade and seating essential.
- 3m wide footpath around site (also for emergency vehicles).
- All-abilities access required throughout site
- Provision for equitable management by single overseeing organisation (bookings, maintenance, cost-sharing, security).
- Lot subdivision considered helpful for management of the oval area. Bus interchange to remain with the school land title.
- Pedestrian access to Jim McConville Oval via bus interchange.
- Expansion of school buildings to be factored into fence alignment.



VISION

The Gillen Oval Multi-sports Precinct will be a vibrant, flexible, and inclusive hub for Alice Springs, re-imagining the site as a youth sporting, recreation hub. Climate resilient, green, and welcoming, it will strengthen community pride, wellbeing, and social connection through active recreation.

KEY PRINCIPLES

Participation & Inclusive

- Maximise flexibility of open space to support a diverse range of sporting codes and seasonal uses
- Embed accessibility and inclusivity in all facilities, ensuring they cater for people of all ages, abilities, and cultural backgrounds.
- Foster youth activation through strong connections with Centralian Middle School, providing spaces and programs that encourage participation in sport and active recreation.
- Facilitate spectators to entice people to play in the future

Climate Resilience & Amenity

- Enhance climatic resilience and comfort through shade provision, increased vegetation, and sustainable, drought-tolerant landscaping.
- Improve environmental performance through canopy cover, water-sensitive design, and planting suited to the Central Australian climate.
- Inclusion of solar power generation and battery storage for the amenities block

Connectivity & Partnerships

- Strengthen community connectivity with safe, accessible pathways and linkages to surrounding neighbourhood.
- Develop partnership approaches with sporting codes and clubs to ensure equitable access to facilities, services, and programs for all user groups.


























Sustainability & Asset Management

- Deliver shared, high-quality amenities that optimise use and operational efficiency for all user groups.
- Create amenities that are durable and maintainable in the context of the climate and shared club use of the facility.
- Implement a sustainable management model that supports long-term financial viability, efficient asset management, and the ongoing quality of facilities and services.

MASTER PLAN

MASTER PLAN

LEGEND

-  TREE REMOVAL
-  EXISTING TREE TO BE RETAINED
-  NEW TREES
-  IRRIGATED TURF
-  NEW CONCRETE PATH
-  1.8M WIDE PEDESTRIAN
-  3M WIDE PEDESTRIAN/ MAINTENANCE EMERGENCY ACCESS
-  EXISTING FENCE RETAINED INCLUDE RABBIT PROOFING TO OVALS
-  NEW FENCE- TO MATCH EXISTING INCLUDE RABBIT PROOFING
-  PEDESTRIAN GATE
-  VEHICULAR GATES
-  PEDESTRIAN POST TOP LIGHT
-  5X5M SHELTER WITH TERRACED SEATING UNDER
-  3
-  4
-  5
-  6
-  7
-  8
-  9
-  10
-  11
-  12
-  13
-  14



REV	DESCRIPTION	DATE	INT

MASTER PLAN

The master plan provides adaptable irrigated playing fields designed to support multiple sporting codes. Through flexible line marking and the use of removable infrastructure such as goals and posts, the fields can be configured to accommodate a wide variety of sports. This approach maximises use of the facility year-round, responding to seasonal changes and community demand. The following example illustrates potential pitch layouts for different codes, with opportunities for mixed and varied arrangements to support training, competition and recreational use.



REV	DESCRIPTION	DATE	INT

CLIENT: NORTHERN TERRITORY DEPARTMENT FOR LOGISTICS AND INFRASTRUCTURE

SITE: GILLEN OVAL, ALICE SPRINGS

PROJECT: GILLEN OVAL MULTI SPORT PRECINCT MASTER PLAN

DRAWING TITLE: MASTER PLAN _Rev1

DESIGNED/DRAWN:
CHECKED BY:
SHEET SIZE: A1

SCALE: 1:1000 @A1 1:2000@A3
PROJECT NO: BA3280
PROJECT DATE:

NOTE: THIS DRAWING HAS BEEN PRODUCED WITH THE INTENTION OF BEING VIEWED IN A COLOUR FORMAT FOR THE PURPOSE OF CLARITY. DO NOT COPY OR PRINT TO BLACK AND WHITE.

MASTER PLAN

SPORTING CODE LINE MARKING VARIATIONS

The master plan provides adaptable irrigated playing fields designed to support multiple sporting codes. Through flexible line marking and the use of removable infrastructure such as goals and posts, the fields can be configured to accommodate a wide variety of sports. This approach maximises use of the facility year-round, responding to seasonal changes and community demand. The following examples illustrate potential pitch layouts for different codes, with opportunities for mixed and varied arrangements to support training, competition and recreational use.



AFL
- 2 x FULL SIZE COMMUNITY PITCH



FOOTBALL
- 3 x FULL SIZE PITCH
- 11 x JUNIOR SIZE PITCH

MASTER PLAN

SPORTING CODE LINE MARKING VARIATIONS

The master plan provides adaptable irrigated playing fields designed to support multiple sporting codes. Through flexible line marking and the use of removable infrastructure such as goals and posts, the fields can be configured to accommodate a wide variety of sports. This approach maximises use of the facility year-round, responding to seasonal changes and community demand. The following examples illustrate potential pitch layouts for different codes, with opportunities for mixed and varied arrangements to support training, competition and recreational use.



ATHLETICS
- 2 x 400M ATHLETICS TRACK



RUGBY UNION
- 2 x FULL RUGBY UNION

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RUGBY LEAGUE

- 2 x RUGBY LEAGUE



VARIATION

- 1 x ATHLETICS
- 2 x FOOTBALL SENIOR AND 8 x JUNIOR

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VARIATION
1 x AFL
2 x FOOTBALL SENIOR AND 8 X JUNIOR



VARIATION
- 1 x AFL
- 1 x ATHLETICS

MASTERPLAN

ARTIST IMPRESSIONS



MASTER PLAN

KEY DESIGN DIRECTIONS

- Maximise irrigated playing field surface for various sporting codes- supporting various layouts via line marking and removal goals posts etc
- New amenities & ablutions block (western side) incorporating off street car parking x 15 and 2 x DDA parks
- Co- located irrigation water tank for roof capture and irrigation pressure efficiency
- Two-way access driveway linking to parking adjacent building
- Retains fencing to western side of the site for security of the oval.
- New fence along western side of school grounds/east of ovals for security and management of students.
- Fencing to incorporate rabbit proofing for turf management.
- Proposed SALTO security access thob keys to manage the site
- Central pedestrian path (1.8m wide) with gated school entry
- 3m wide perimeter path (north/west) for circulation, maintenance & emergency access
- Pedestrian lighting every 20m along 3m path (subject to standards)
- Bus interchange with ~150 car parks (line-marked)
- Limit proposed removal of trees and supplement with additional trees for shade and amenity
- Way-finding at pedestrian and vehicle entry points
- Shelters scattered around the site with stadium seating
- 2 x drinking fountains
- Bike rails near building
- Access gates through bus interchange to McConville

PROS

- Fencing retained to enhance security and asset management care and control
- Retention of fencing supports school use during school hours
- Maximises open space for playing fields providing flexibility of various codes and community sporting demands- future proofs for any changes in sporting demands.
- Sports field orientated north- south (as per best practice guidance)
- Amenities & ablutions block centralised to the western side for spectator viewing, enhancing community connections and access, limiting impact on playing fields and visual amenity of key views towards the MacDonnell Ranges and the Gap.
- Amenities block designed modular for potential expansion if demand requires.
- Co-located irrigation water tank to limit visual impact
- Circulation path to the western side to service access maintenance and emergency services
- Access gates for pedestrian and vehicular, located to support school security, and community facility management.
- Eastern fence located to support playing field dimensions whilst also future school building extensions
- Provides pedestrian connections to Jim McConville.

CONS

- Limited formalised parking provision to the north and west, intensifying traffic management to the bus interchange entry and exit.
- Fencing limits community access to the site after hours.
- No formalised provision of student parking provision
- Increased distance for patrons to access the site from surrounding on-street parking.
- Trees removals (approx 28) required to locate facilities building and sport fields



AMENITIES & ABLUTION BUILDING

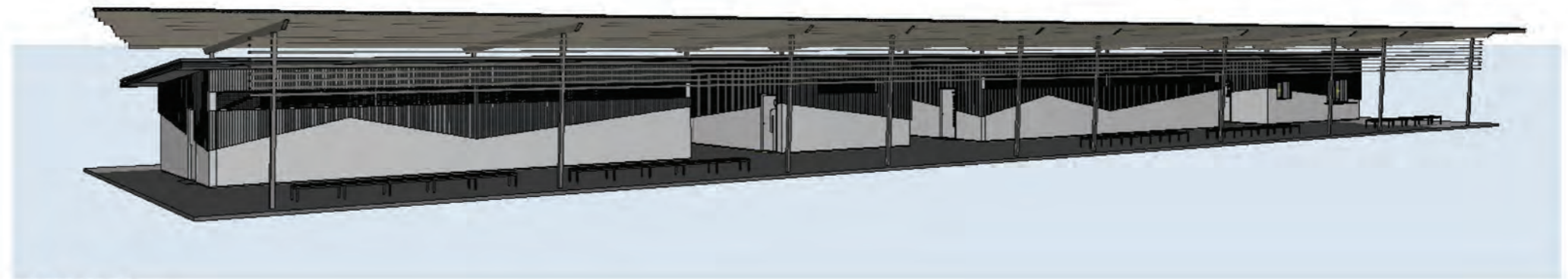
PROPOSED AMENITIES BUILDING DESIGN DIRECTIONS

Following extensive stakeholder engagement, a clear brief has been defined for the proposed amenities block to service both sporting clubs and the wider community. The building is strategically sited on the western side of the precinct to enhance spectator viewing and overall functionality.

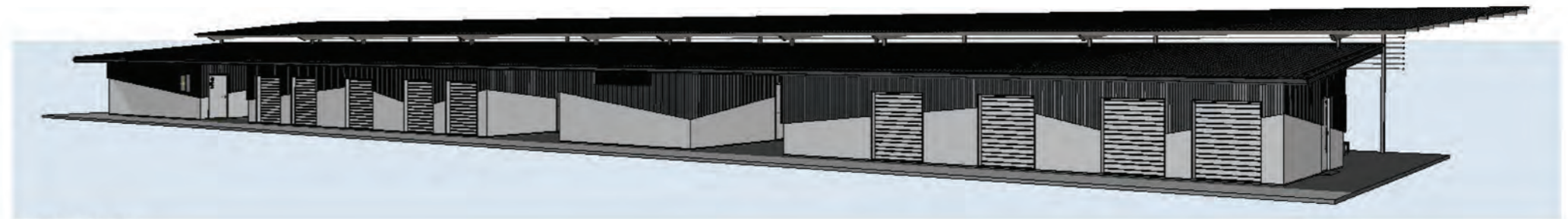
The design adopts a modular form beneath a continuous canopy, ensuring flexibility for staging the build in line with budget availability. The accommodation includes:

- Two change rooms, each with two shower cubicles, sized for multi-code sporting use.
- Two umpire change rooms (male and female), each with two shower cubicles.
- Ablution facilities designed with cultural sensitivity regarding orientation and entry points.
- Canteen/kiosk with servery window, bench space, fridge provision, and sink.
- First aid room and small office to support operational needs.
- Plant room to contain Main Switch Board
- Six secure storage areas with lockable roller doors, allocated for club and community use.
- Provision of shelter and shade to the exterior for spectator viewing

This proposal reflects the priorities identified through consultation: flexible facilities, gender-inclusive provision, cultural sensitivity. The design balances immediate needs with long-term adaptability, enabling the precinct to grow sustainably alongside community and sporting demand.



PERSPECTIVE 1
SCALE:1:100



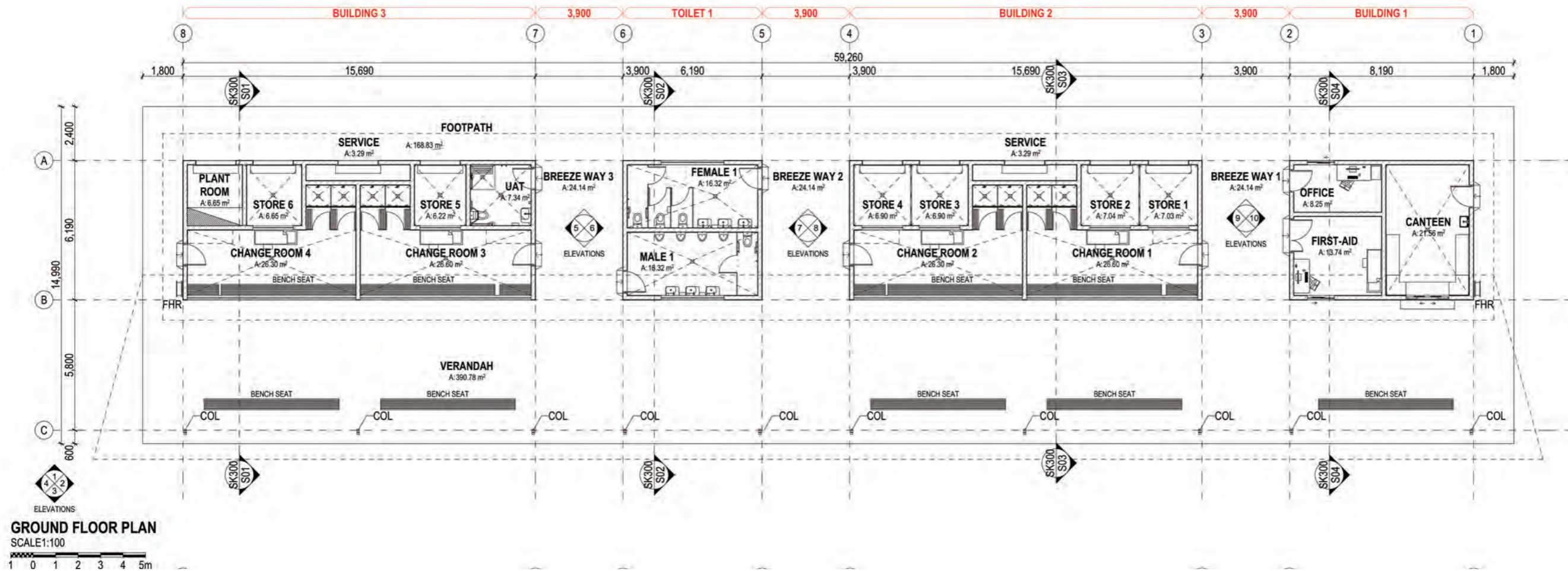
PERSPECTIVE 2
SCALE:1:100



PERSPECTIVE 3
SCALE:1:100

ARCHITECTURAL PLANS

ARCHITECTURAL PLANS AND ELEVATIONS ARE CONTAINED APPENDICES



The proposed building has been reviewed by an independent certifier, who confirmed that the sanitary facilities are deemed ancillary to the outdoor sports ovals rather than as per NCC requirements for an indoor sports venue. On this basis the number and type of sanitary facilities should be viewed as recommendations only, and are not interpreted as formal compliance requirements under the National Construction Code (NCC).

Accordingly, the works and the functional operation of the sports fields are not contingent upon sanitary provision for NCC compliance. The proposed facilities can therefore be delivered in a staged, flexible manner, with future enhancements made in line with budget capacity and operational needs, rather than as a condition precedent to field use.

