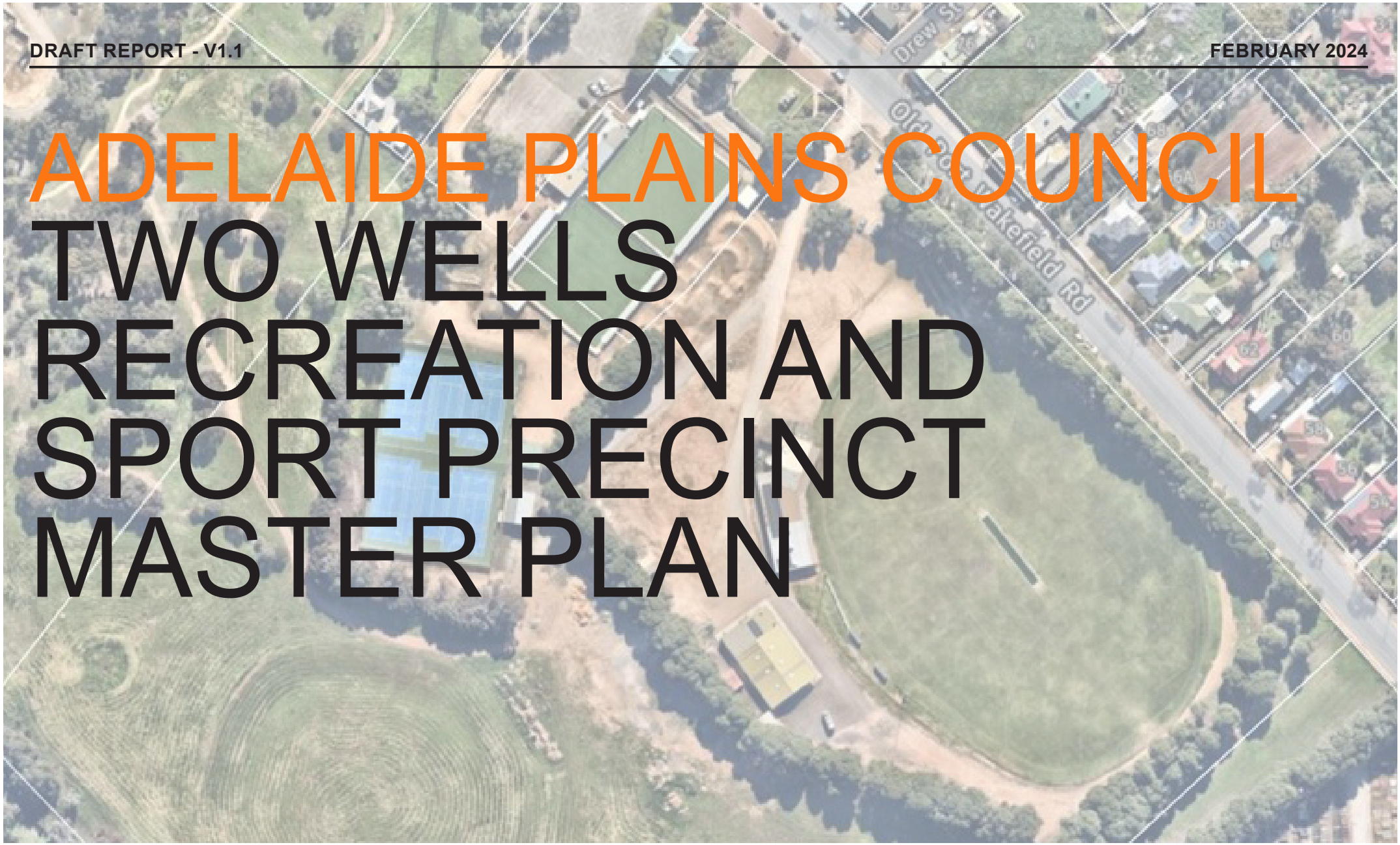
ADELAIDE PLAINS COUNCIL

TWO WELLS RECREATION AND SPORT PRECINCT MASTER PLAN



Adelaide Plains Council

TREDWELL ARCHITECTURETHAT! ekistics

Revision	Date	Details
V0	29/11/2023	Two Wells Recreation and Sport Precinct Master Plan - Draft Report
V1	08/02/2024	Two Wells Recreation and Sport Precinct Master Plan - Updated Draft Report
V1.1	09/02/2024	Two Wells Recreation and Sport Precinct Master Plan - Updated Draft Report

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Acknowledgments

The Adelaide Plains Council and Tredwell Management would like to acknowledge the Traditional Custodians of this land and we pay our respects to Elders both past and present. We would also like to acknowledge the young leaders who are the Elders of today, tomorrow and our future.

Tredwell would like to thank the following people and/or organisations for their contribution to the development of the Two Wells Recreation and Sport Precinct Master Plan:

- Local Sports Clubs and User Groups
- Xavier College
- Two Wells Primary School
- Office for Recreation, Sport and Racing
- Playford City Council
- State Sporting Associations
- David Bailey, Project Manager, Adelaide Plains Council
- Michael Ravno, Director Development & Community, Adelaide Plains Council
- Tom Jones, Director - Infrastructure & Environment, Adelaide Plains Council
- Other Key Stakeholders

Contents

01 Introduction 1

Project Background

Project Methodology

About Two Wells

Two Wells Demographic Analysis

02 Background Research & Context 10

Literature Review

Trends Analysis

Participation Rates

03 Site Analysis 21

Site Context Plan

Site Analysis Mapping

Existing Facilities Assessment

04 Community Consultation 30

Approach

Existing Clubs and User Groups

User Group Membership and Participation

Workshop with Key Stakeholders

Key Stakeholder Interviews

Community Online Survey Findings

05 Planning & Analysis 45

SWOT Analysis

TWRSP Issues and Opportunities Plan

TWRSP Aspiration Plan

Sporting Facility Analysis and Future Requirements

06 Master Plan 50

Process

Guiding Principles

Concept Design Options 1 - 4

07 Management Options 59

Management Options

08 Funding Opportunities 63

Funding opportunities

Australian Government

South Australian Government

Local Government

Other Potential Funding Sources

09 Appendices 67

Appendix A - Interviews with Key Stakeholders

Appendix B - Sporting Facility Analysis and Future Requirements

Appendix C - Issues & Opportunities and Aspiration Plans

Appendix D - Concept Plan Options

01 Introduction



Project Background

Adelaide Plains Council (APC) is a vibrant community located on Kaurna Country about 45 kilometres north of the Adelaide CBD. With large areas of rural and horticultural land, Adelaide Plains also has a large tidal coastal region (47 kilometres of coast) facing the Gulf of St Vincent, a number of vibrant and historic townships and settlements and rapidly growing urban areas in and around Two Wells, Lewiston, and Mallala.

Council has care and control of the Two Wells Recreation and Sporting Precinct land that forms the TWRSP, noting all land is 'community land' under the Local Government Act 1999, and some land is Crown Land under Council's care and control. In its current form, the TWRSP comprises six existing sporting and community uses.

The 2016 Master Plan Concept is of insufficient detail to provide the necessary Master Plan for both APC and existing sporting clubs and with respect to different sports and emerging recreation options that a Two Wells of 11,500 + residents needs to offer.

Council has a 10-year asset plan linked with a long-term financial plan. APC has budgeted ahead for certain major capital investments, but needs an up to date Master Plan for the TWRSP to inform their investment priorities.

For the purpose of this Brief, there is a 'Core Study Area'. The Core Study Area comprises existing sport and recreation facilities and land to the west anticipated following investigations to be able to be used for recreation and sport purposes. The Core Study Area also includes what is called the creek triangle adjacent Two Wells Cemetery.

The 'Secondary Study Area' comprises the historic wells, waste transfer station and vegetation. The Secondary Study Area is located between the Core Study Area and a future town centre development on the north side of Wells Road. The purpose of including this land in this study is for various reasons:

- To explore potential recreation activities that may be suitable noting existing vegetation.
- To ensure a planned approach to north/south movement connections, be it by vehicle, walking or cycling, integrating the Core Study Area and the future town centre development on the north side of Wells Road.

A map outlining the core and secondary study areas is provided on page 7.

It is critical that there is a Master Plan so that the APC, working with site sport and community interests and future sport or community interests, can seek grant funding along with its own funds to inform detail design to lead to a staged, ordered upgrade timed with the Two Wells population growth.

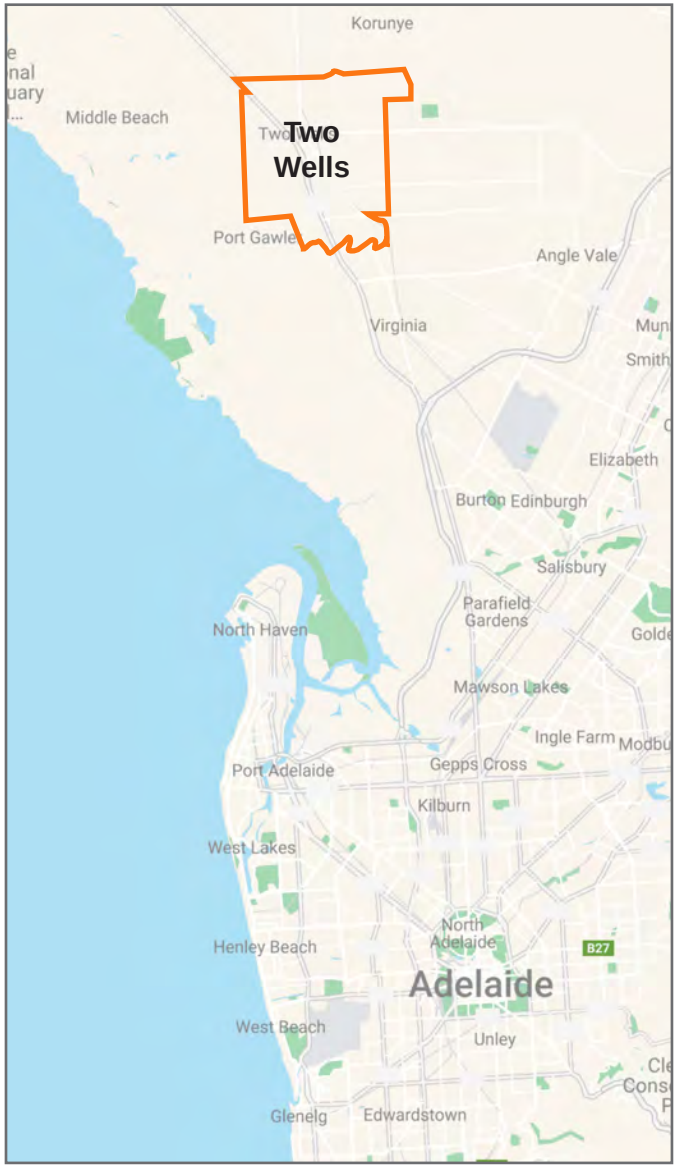


Figure: Location Map

Key Drivers and Considerations

Within the project brief a series of regional and site specific drivers and considerations have been identified for the Master Plan and include from a regional perspective:

- A growing population needing a wider range of sport and recreation facilities.
- Regional growth with potential recreation and sport facilities associated with growth at nearby communities including Riverlea, Virginia and Angle Vale.
- Other nearby Sporting Ovals including the Two Wells Primary School Oval and Xavier College within the Liberty housing estate.
- Establishing good walking, cycling, and vehicle connectivity with the Main Street, the envisaged future town centre development on the north side of Wells Road, and the overall Two Wells township.

Specific Site drivers include:

- Ensure that future sports can be accommodated, where appropriate, within the wider precinct as the urban growth of Two Wells occurs.
- Ensuring sport facilities meet the required standards (e.g. lighting, court run-off areas).
- The role of the precinct in disaster 'incident' operations, be it for disaster operation hubs e.g. SES, CFS, areas of refuge, or community infrastructure for refuge from extreme heat for vulnerable community members.
- Recognising non sporting events occur at the Oval Precinct and as the town grows, so will interest in a variety of events at the Oval.
- People attending particular, but not all, events being expected to pay, and enabling payment to occur in an orderly manner in the context of all uses of the precinct.
- Existing buildings are of varying ages, with the main buildings being the football and netball clubrooms, tennis clubrooms, Two Wells Community Centre and bowling clubrooms.
- Existing leases to a variety of associations entail these leaseholders having a key stake in the Oval Precinct's future.
- Retaining and growing volunteers for the various associations who have leases.
- Applying Universal and Child safety design principles.
- Establishing water and energy saving initiatives including water harvesting, installation of new or upgrades to existing irrigation infrastructure, or connection to existing water infrastructure. Noting Irrigation was installed in the Oval in 2022.
- Regard for established mature trees and potential further greening, noting increasing heat is a climate risk.
- Appropriate Public Toilets to serve public use associated with the main street and direct informal use of the Oval precinct. New public toilets were installed near the Bowling Club in 2021.
- Appropriate Club Toilets to directly serve the sporting clubs, such as within clubrooms.
- Regard about former landfill to the west of the existing Oval
- The Creek triangle to the east of the Oval is within scope for consideration for activity associated with the Precinct.
- Reviewing 'How to Plan for a Community Recreation and Sports Hub – Guide' by the Office of Recreation, Sport and Racing2. This includes integrating a variety of activities in one location and facilities being shared by different sports bringing economic benefits.
- Draft Growth Strategy action 'Town Centre Recreation Precinct - Plan and create upgraded sport and recreation precinct adjacent the Town Centre. Consider need and business case for indoor recreation. Consider Crown Land and land adjacent Cemetery.'

Project Methodology

The scope of the project is about delivering a detailed TWRSP Master Plan with suitable community participation.

The Goals of the Master Plan are:

1. Create a TWRSP Master Plan envisaging how the TWRSP can accommodate a wide variety of sport, recreation, and community uses, and associated commercial uses, aligning with Two Wells long-term growth, and activating the TWRSP seven days a week, including evenings.

   This includes identifying sporting codes not currently present in the TWRSP but likely to need space, or more space, at the TWRSP in the future and to plan for them to be accommodated for.

2. Enable the Two Well's growing number and diversity of stakeholders and community to influence the future vision for the TWRSP.
3. Work with the existing sporting and community groups based at the TWRSP to enable them to influence and understand the Master Plan vision and their groups role in its future.
4. Identify infrastructure constraints to accommodating a wide variety of sport, recreation, and community uses, and associated commercial uses.
5. Identify an alteration and upgrade program of proposed works with preferred staging in order to build the physical changes needed. Works are to include:

   a. sport fields and facilities

   b. sporting and community use buildings (including multi-use buildings and sustainable design features)

   c. movement networks for a variety of transport modes

   d. wayfinding

   e. greening

   f. water sensitive and flood hazard design.

   The alteration and upgrade program should include preliminary indicative cost estimates. Noting separate future detailed design stages will provide increasing clarity on costs.

6. Provide an investigation basis to:

   a. Inform detail design (this is to be done in subsequent work packages)

   b. underpin grant applications

   c. Inform Council's long-term asset and financial planning

   d. Manage any risks associated with the former landfill

   e. Inform Council's policy work, such as Community Land Management planning.

7. Integrate with Main Street, envisaged future town centre development, and consider movement connections.

A methodology has been developed to ensure that the project incorporates relevant consultation, research and planning processes while meeting the project brief requirements.

The seven-stage methodology undertaken will ensure that all of the project requirements outlined in the project brief are addressed.

The seven stages are:

- Stage 1: Start-up
- Stage 2: Background Review and Specialist Analysis
- Stage 3: Preparing Plan for Engagement
- Stage 4: Initial Engagement
- Stage 5: Draft Master Plan Prepared
- Stage 6: Draft Master Plan Stakeholder/ Community Engagement
- Stage 7: Refined Master Plan Prepared

This report represents the findings of Stages 1 through to Stage 4.

About Two Wells

In response to the rapid growth of Two Wells and its surrounds, the APC is developing a Master Plan for the TWRSP. The land holding is situated between Port Wakefield Road and Old Port Wakefield Road in Two Wells and collectively covers an area of approx. 17.2 hectares.

The land in question comprises Council owned 'Community Land' and Crown Land (also under Council's care and control). The Core Study area contains a number of facilities for football, netball, cricket, tennis, bowling, tennis, Scouts (future) and other community facilities including a BMX track and a playground. The additional secondary study area contains a Council managed waste recovery facility. The land contains a significant amount of mature vegetation.

A range of other community facilities abut the study area including the Country Fire Service, APC civil offices and public library. A number of these nearby buildings are heritage listed including the library (former Institute) and the former Two Wells Courthouse. We note the existence of the 'Historic 'Two Well's' including the wells, plaque and sculptures located in the north-western corner of the secondary study area however also note that this location does not appear to be officially listed as either a State or Local heritage place.

A significant Two Wells 'Town Centre' redevelopment is proposed on land to the immediate north-west (over Wells Road). This will need to be considered in the planning for the TWRSP particularly in relation to linkages through establishing good walking, cycling, and vehicle connectivity with the Main Street, the envisaged future town centre development on the north side of Wells Road, and the overall Two Wells township.

The area to be investigated as part of the Master Plan is illustrated in the following figure.

As part of the Two Wells Town Centre Development Plan Amendment an Aboriginal Cultural Heritage Desktop Study was undertaken and a search of the Central Archive revealed that two previously recorded sites are located within the Two Wells Town Centre project area, the Two Wells Aboriginal Wells (Historic) and the Two Wells Burial Site. Whilst these sites do not fall within the core study area for the Master Plan the Two Wells Aboriginal Wells are located in the secondary study area within the north west of the site and the Two Wells Burial Site is located just to the east of the secondary study area. It is important to note that the Central Archive is not a comprehensive record of all Aboriginal sites and objects in a designated area. Unrecorded Aboriginal sites and/or objects may be present. Aboriginal sites and objects in South Australia are granted protection under the Aboriginal Heritage Act whether or not they have been recorded, or registered.



Figure: Subject Area

Two Wells Demographic Analysis

Catchment Profile & Demographics

In 2021, the suburb of Two Wells had a population of 3,233, representing a 26.7% growth in population since 2016. The population of Two Wells is expected to significantly grow over the next 20 years. APC have provided the following population projections for the suburb of Two Wells by 2041:

	2031	2041
Low growth	6,556	9,706
Medium growth	7,056	10,856
High growth	7,506	11,906

Approximately 6km south of the Two Wells township, a master planned development at Riverlea Park is underway. Riverlea Park is expected to accommodate a population of 30,000 people by 2040. While the development will include future recreation and sports facilities, a portion of the Riverlea Park population may utilise the TWRSP, with land in Riverlea potentially functioning as a 'secondary catchment' of the future TWRSP in Two Wells.

In addition, the Greater Adelaide Regional Plan ('GARP') will identify how and where Greater Adelaide will grow over the next 30 years. The 2023 Discussion Paper released to inform the final GARP identifies land within and immediately north of Two Wells as a 'Growth Investigation Area' as well as land south of the Riverlea development to accommodate the projected population growth of Greater Adelaide. The Discussion Paper notes that further development in this area will "build on and leverage" current development activities in Riverlea and Two Wells, with 15,000 new dwellings anticipated over the short-medium term.

On this basis, further population growth is anticipated, in addition to that currently projected by APC.

The Two Wells population are statistically a relatively 'young' population (as per 2021 ABS data), with a median age of 35 years, four years less than the median age of residents of Greater Adelaide. A breakdown of the age structure of Two Wells is as follows, with red indicating a relatively lower, and green indicating a relatively higher proportion in comparison to Greater Adelaide.

Age	Two Wells (Suburb)	Greater Adelaide	Net difference
0-4 years	7.33%	5.39%	+1.94%
5-14 years	13.92%	11.73%	+2.18%
15-19 years	6.00%	5.64%	+0.36%
20-24 years	5.85%	6.56%	-0.72%
25-34 years	16.58%	13.96%	+2.62%
35-44 years	12.77%	13.31%	-0.54%
45-54 years	13.11%	12.62%	+0.50%
55-64 years	11.94%	12.14%	-0.20%
65-74 years	7.98%	10.15%	-2.17%
75-84 years	3.22%	5.88%	-2.66%
85+ years	1.02%	2.61%	-1.59%

To this extent, 49% of households in Two Wells comprise households accommodating children (combined 'couple family with children' and 'one parent family'), a trend expected to continue noting the anticipated population growth and relatively 'affordable' allotment offerings in Two Wells. In direct contrast, 41% of households across Greater Adelaide accommodate children.

The proportion of Aboriginal and/or Torres Strait Islander people in Two Wells is greater than that across Greater Adelaide (4.14% & 1.71%, respectively).

Key household income statistics for Two Wells are provided below

- Low income households ($0-1500/week): 32.75%
- High income households ($3000+/week): 16.01%
- Median household income: $1,906 per week (23% more than Greater Adelaide)

In comparison to all other Suburbs and Localities within South Australia, the Two Wells suburb has a percentile of 34 in the SEIFA Index of Relative Advantage and Disadvantage. This indicates that approximately 34% of Suburbs and Localities in South Australia are more disadvantaged, while 66% are more advantaged.

Given the lower socio-economic status of the Two Wells suburb it will be important that the TWRSP continues to provide low and no cost sport and recreation opportunities.

02

Background Research and Context



Literature Review

A wide range of strategic documents and policy positions are relevant to the development of sport, recreation and open space facilities of this nature. Various national, state and local level documents are reviewed in this section, with relevant visions, strategies and policies that relate to the future development of the TWRSP outlined.



National Level Documents

Federal Government - Sport 2030, Sport Australia

Australia's national sport plan has four key priority areas:

1. We have a diverse and inclusive sport and physical activity sector that supports more Australians to be more active more often, creating a stronger and healthier Australia where as many people as possible see and feel the benefits of sport and physical activity through every stage of their lives.
2. Future generations will be more physically active and better prepared with the skills and knowledge to live healthy, active lives.
3. Sport and physical activity organisations are connected into other sectors such as health, education and infrastructure to tackle challenges such as physical inactivity and leverage sport for social benefits.
4. Barriers will be reduced, allowing greater access to sporting facilities and infrastructure for all Australians no matter where they live.

National Sporting Body Sport Facility Guidlines

All of the sports played at the TWRSP are represented by state and national bodies who have prepared facility development guidelines. These guidelines have been used to inform the design of the TWRSP Master Plan concepts.









State Level Documents

South Australia Recreation and Sport Facility Hierarchy Model

The below table identifies the five hierarchical levels of sporting facilities and their ideal characteristics which has been sourced from the SA Regional Level Recreation and Sport Facilities Planning Guidelines prepared by the Office for Recreation, Sport and Racing and the Local Government Association of SA.

The TWRSP is a district hierarchy level for recreation and sport activities, noting there are other non recreation and sport activities at the Precinct currently.

HIERARCHY LEVEL	GENERAL CHARACTERISTICS
STATE / NATIONAL Primary catchment of South Australia attracting users and visitors from interstate and overseas	Provides for the highest level of sporting competition which may include International events and competitions, National League(s) and associated state and national team and squad training centre(s). Facilities also assist to promote sports and provide community access and pathway opportunities for participants. May also provide a Headquarters for State or National Sporting Organisation administration.
REGIONAL Primary catchment of local users with extended catchment across multiple local council areas, primarily for competition and events	Integrates competition and recreational forms of participation and provides a broad range of sport and recreation activities and programs for a large number of participants across local and regional geographic catchments, generally beyond a single local council area. Regional facilities are best provided at high profile sites in accessible locations with links to transport nodes and/or commercial / community centres and services. Generating usage via sporting events and specialised (for multi-sports) venue or sport specific services is also a core role and function of regional facilities.
DISTRICT Primary catchment area of local communities and single local council areas	Provides a focus for Association competition, as well as service a local catchment to provide a mix of recreational, competitive and program formats of participation. Facilities may also provide a primary function as a local finals venue or a central venue that facilitates regular competition for multiple clubs / teams.
NEIGHBOURHOOD Primary catchment area of local townships or single suburb areas	Generally services the needs of local communities and sporting clubs for home and away fixtures, training activities and for participation programs.
LOCAL Primary catchment area usually within walking distance of most users	Small sites on local road networks that provide basic facilities and landscape treatments. Local facility locations are not considered suitable for larger facilities as they are generally provided in residential settings and have limited or constrained function for multiple activities and events.

Game On

The South Australian Government has invested in *Game On: Getting South Australia Moving* (Game On), a forward-looking framework that outlines a collaborative approach to ensure physical activity and play can fit seamlessly into the daily lives of South Australians. Game On also seeks to provide a shared vision and common platform for the sport and recreation sector in South Australia. Through better coordination between whole-of government and sectors that play an enabling role in physical activity, Game On will reverse the levels of poor physical activity and increase movement opportunities across the state, leading to stronger outcomes in community wellbeing, liveability, and economic productivity. Game On will:

- Be innovative and change the mindset of South Australians by investing in areas that guarantee physical activity to work around people's lives.
- Build system resilience and capacity, connecting investment in infrastructure, high performance, and events.
- Improve the use of research and technology.
- Adapt and evolve sport and recreation programs, services, and approaches, placing additional focus on active recreation that provides everyone with an opportunity to participate.
- Develop 'family-friendly' fixturing across sports and alternative club structures to better harness available volunteers.
- Design and develop adequate public open spaces.
- Meet community demand to allow people increased hours to participate in activity safely.

The recommendations within Game On will contribute to getting more people active, more often by making it easier to get moving. The TWRSP has been prepared with these recommendations in mind.

State Sport and Recreation Infrastructure Plan

The purpose of this Plan is to support sport and recreation from the grassroots to the elite level by ensuring that the facilities required to achieve this are available to all South Australians. The aim is to develop facilities of the future that fill current gaps, are accessible, and encourage all South Australians to live an active and healthy lifestyle.

Key elements of the Plan that are of particular relevance to the future planning of the TWRSP are:

- Access for All - Infrastructure must be flexible enough to satisfy the needs of multiple sporting codes and recreational activities. Infrastructure must be built using the principles of universal design to ensure people with a disability are able to participate. Infrastructure must cater for the increase of female participation in 'traditionally male' sports and Councils and sporting organisations need to show leadership and schedule equal access to facilities.
- Complementary use of infrastructure - Councils and sporting organisations need to maximise infrastructure use to ensure their operating model is sustainable and the money invested results in maximum community benefit.

Other state level documents

- *SA Property and Planning Atlas*, in particular, proposed and approved land divisions
- *Code Amendments* (rezoning) which seek to increase local housing and associated populations
- Office for Recreation Sport and Racing Planning Guidelines e.g. *Regional Level Recreation and Sport Facilities Planning Guidelines.*
- Peak Sporting Body Facility Master/Strategic Plans (i.e. South Australian Cricket Association, South Australian National Football League, Netball South Australia, Bowls South Australia, Tennis South Australia)



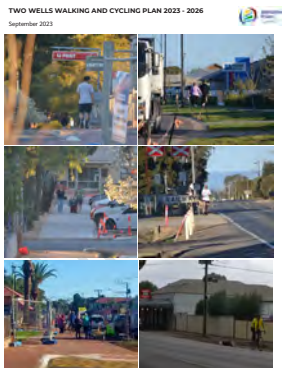


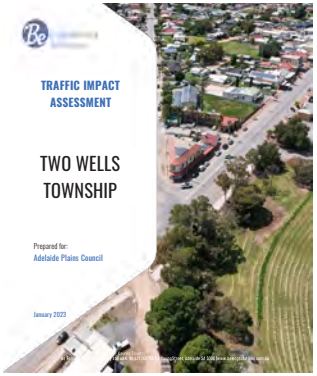
Local Level Documents

- *Adelaide Plains Council Strategic Plan*
- *Adelaide Plains Council Growth Strategy and Background 2022*
- *Community Land Management Plans 2016*
- Various Two Wells urban design strategies
  - o *KBR Urban Design Framework 2008*
  - o *WAX Main Street Design Guidelines 2011*
  - o *Jensen Old Port Wakefield Road Two Wells Master Plan 2020*
- *Adelaide Plains Council Tourism and Economic Development Strategy and Background 2022*
- *Adelaide Plains Council Resident Survey Results 2018 and 2022*
- *Adelaide Plains Council Equine Strategy and Background 2022*
- *Adelaide Plains Council Accommodation and Service Review 2022*
- *Adelaide Plains Council A Plan for Open Space Directions Report 2016*
- *Two Wells Traffic Assessment 2023 BE Engineering*
- *SMEC Preliminary Site Investigation 61 Old Port Wakefield Road 2016*
- *Regional Public Health Plan 2022*
- *Adelaide Plains Council Disability Access and Inclusion Plan 2020*
- *Adelaide Plains Council Dog and Cat Management Plan 2022*
- *Adelaide Plains Council Wayfinding Strategy 2023*

- *Cemetery Capacity Review 2021*
- Existing leases
- *Two Wells Walking and Cycling Plan*
- *Hart Reserve Master Plan implementation* (underway)
- *Delivering commercial, retail and community facilities on 8 HA of Crown Land22* as part of the Two Wells town centre (underway)
- *New civic and community facilities* (underway)
- *Two Wells Golf Club further visioning* (underway)
- *Asset Management Plans*











Trends Analysis

Emerging demographic and participation trends relevant to the development of sport, recreation and open space facilities are considered in this section.

Trends are considered at a global, state, regional and local level to inform the development of the Master Plan. Acknowledging the broader influences of global trends, whilst recognising that local sporting and recreation preferences will have a significant bearing on the specific needs of the local community and outcomes for the site.

This section also outlines the broader, strategic support for the development of community hub complexes, optimising the shared use of facilities and minimising facility duplication with the intention of delivering sustainable, fit-for-purpose, accessible facilities for all members of the local community, including its sport and recreation clubs and groups.

Global Megatrends

The CSIRO's 2022 report entitled The Future of Australian Sport identified six global sporting 'megatrends' that will likely influence the Australian sport sector over the next 30 years.

1. Escalate The Exercise

'Modernising sport to create new pathways for all Australians'

Participation in organised sports across Australia has remained relatively steady over the past decade, but there has been a rise in participation in non-organised physical activities such as walking, running, cycling and gym-based fitness. This trend was further boosted by the COVID-19 pandemic and fitness apps and wearable technologies. Much of the increase in fitness-based activity has been through non-formal or semi-formalised participation in fitness centres, home gyms, exercise groups, online communities, and individuals accessing outdoor recreational infrastructure and green space within their communities.

2. New Horizons

'*Adopting new and emerging technologies to help change the game'*

New technologies and advances in areas of technical expertise that support the enhancement of performance (including but not limited to human physiology, nutrition, psychology, genetics, engineering and materials science) are now changing the game in sports. A better understanding of the individual and biological diversity of athletes is leading to an individualised approach to performance support across a range of technical direction disciplines, from coaching to sports medicine and training. Training programs tailored to the individual, resulting from the work of multi-disciplinary teams, can optimise sports performance, assist with injury prevention, enhance physical and mental recovery, and maximise the well-being and long-term psychological benefits of sport.

3. The Next Arena

'The rise of entertainment sports including augmented reality, virtual reality and e-sports'

Digital sport and e-sports are becoming increasingly popular, offering access to new activities in virtual environments. Some of these digital sport variants more recently supplemented or provided redundancy for cancelled real-world sporting events during the COVID-19 pandemic. At the same time, urban and adventure sports are engaging the next generation of sports fans as they become more visible and available to mainstream audiences.

4. Mind The Gap

'Bringing Australia together across the generational and societal divides'

Sport can bridge the cultural and demographic gaps existing and emerging across Australian society. Australia's population overall is aging

and increasingly diverse. Young Australians are growing up with new technologies and global connections, creating distinctly different behaviours and values.

Over the coming decades, sports organisations and individual athletes will play a unique role in broader societal change and help bridge the gaps between demographic groups. Sport will provide a sense of common purpose, identity and belonging to Australians from many different backgrounds and abilities.

5. Our Best Sporting Side

'Encouraging diversity, inclusivity, fair play and sustainability'

Persistent societal challenges such as racism, violence, abuse and other poor behaviours in sport have elevated the importance of sports integrity, safety and ethics in the sports industry at all levels. Stronger accountability, reporting structures and advocacy for vulnerable Australians will place further pressures on sports to provide a safe and welcoming place for all.

Community-driven sports clubs will increasingly seek to tap into the benefits of engaging a broader cross-section of Australian society. Many will place more emphasis on providing positive participant experiences and promoting inclusive behaviours on- and off-field.

6. The Perfect Pivot

'Adapting sports for a more uncertain world'

The world is entering historically uncertain times including climate change and heightened geopolitical tensions, and Pandemics, such as COVID-19, have increased in likelihood. All these factors have disrupted scheduled sporting activities over recent years and this disruption is likely to continue and increase in frequency over the coming decades. It will increase the need for some sports and their associated business models to be flexible and make strategic 'pivots' or rapidly deploy alternative approaches and resources, move venues and competitions at short notice, or respond to other unexpected challenges.

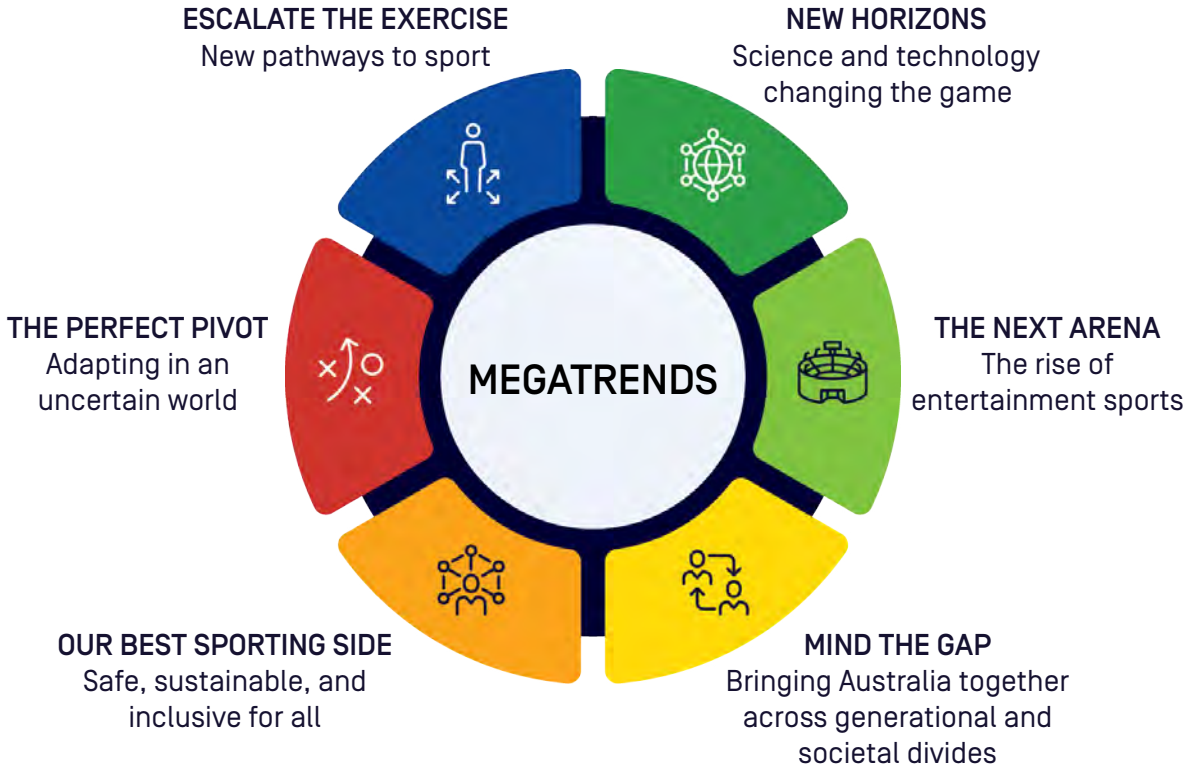


Figure: The Future Of Australian Sport The second report: Megatrends shaping the sport sector over coming decades, 2022

Sport and Recreation Trends

A wide range of factors will need to be considered during the development of the Master Plan. A variety of reports and studies over recent times have identified a raft of trends that are likely to influence Australian local sport and recreation over the coming years including:



Increasing popularity of individualised sport and fitness activities (such as yoga, gym, aerobics and jogging) that align with time-poor, increasingly busy lifestyles.



Increasing popularity of adventure/extreme/lifestyle sports, specifically among younger people.



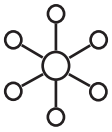
Activities are becoming more geared towards the ageing and more culturally diverse Australian population, changing both the types of sports we play and how we play them.



Governments are increasingly incorporating sport into various policies to tackle a range of issues from childhood obesity through to community wellbeing and female participation.



Trend towards **participation in sports that receive a higher salary at the elite leve**l, placing pressures on less financially backed sports.



Greater pressures on loosely organised community sporting clubs to become organisations with **corporate structures and formal forms of governance.**



Rising cost of sport participation which is now becoming a barrier for some members of the community.



Physical Education **(PE) is becoming increasingly marginalised in schools**, with less teaching hours being dedicated to PE, and declining rates of teachers trained to deliver sports programs.



Inactivity in children is growing, linked to a decline in sport in schools, less active commuting and changing recreation behaviours.



Sport and physical activity opportunities will need to be diversified and expanded to meet the needs of the growing cohort of **older Australians**.



Australians now have less time available for recreation, and a smaller proportion of that time is spent being physically active; **traditional sport formats require a significant time commitment and may be adversely impacted by this trend.**



Sport is being transformed by technology; social technologies have created online sports communities outside traditional club structures.



Sport is becoming increasingly professional and commercial; the benefits from this trend however are being shared unevenly, resulting in potentially negative impacts on 'smaller' sports, such as declining participation rates, and reducing the diversity overall.



Asset management is a key requirement and focus of local government who own and control vast amounts of infrastructure including sporting facilities, open spaces and recreation areas. Ensuring contemporary asset management principles are applied is a necessity as is identifying lifecycle costings for proposed new facilities.



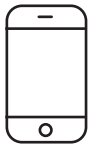
Potential impacts of climate change include the risk of increased summer temperatures, prolonged periods of extreme/high temperatures and droughts, increased rainfall intensity and damaged infrastructure through extreme heat and flooding. All these factors will impact upon the delivery of facilities and programs that support structured and unstructured physical participation.



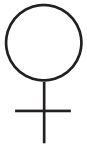
Broadly speaking, **participation rates in traditional organised sports are declining**, with preferences trending towards activities such as walking and cycling/mountain biking and other informal recreation activities that can be undertaken as and when the participant desires, offering them greater flexibility and control.



The emergence of nature-based tourism and increasing visitor numbers will place additional pressures on certain open spaces across the region, particularly higher profile regional open spaces and other popular and accessible locations.



Technological advances have also introduced a wide range of fitness apps that promote participation in physical activity and provide a platform where the individual user can promote and compete against themselves or other individuals on specific challenges.



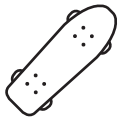
The emergence of female participation in traditionally male dominated sports has exploded in recent years. This is placing pressure on facilities both from a capacity (grounds/ courts/pavilions) and functionality perspective (e.g. change room design and access). Ensuring existing and newly developed facilities are universally accessible is essential and ensuring sporting organisations governance arrangements and cultures are inclusive and supportive of female participation.



The open space network plays a critical role in the facilitation of structured and unstructured sport and recreation. Open space is becoming increasingly linked to climate change adaptation policies, with forward planning required to ensure that open spaces are resilient to the challenges arising from climate change and adaptive measures implemented wherever possible.



The Visitor Economy is now recognised at all levels of government as an intrinsic, sustainable and driving part of economic development, creating long term improvements in the liveability of cities, towns and rural life and significantly improving the prosperity of Australian communities. **The open space network, sport and recreation facilities form a critical component of the infrastructure that supports the Visitor Economy,** facilitating access to visitor destinations and experiences, offering sport and recreation participation opportunities and playing host to a wide range of community events.



Modified formats of the more traditional organised sports are also increasing in popularity (e.g. T20, AFL 9s), as are other sports previously considered as extreme or niche interest activities (e.g. BMX and skateboarding).



Public/private/community partnerships with schools (private and public), private providers and across local/state/federal levels of government are **essential moving forward to ensure resources are maximised and sustainable services are provided.** Examples include publicly accessible school facilities and private public partnerships for the delivery of infrastructure such as stadiums and aquatic facilities.



Community sporting and recreational preferences are continually changing over time, and this has a direct impact on how the sport, recreation and open space facility network will be utilised.

Community Sporting Hubs

Community expectations and demand for accessible, integrated, and well-designed sporting facilities are increasing across South Australia and the nation. National and State Governments, as well as other funding bodies, are encouraging the development of multi-use, shared and co-located facilities to achieve various policy objectives and high returns on investment. A Community Sporting Hub is a model where progressive sports clubs cooperate to achieve best-practice outcomes for their members and the wider community, they are normally developed at a regional, state and/or national level.

Community hubs are conveniently located public places valued as places facilitating access to a wide range of community activities, programs, services, and events. They can be a single building or several buildings with associated outdoor social meeting areas to deliver services and activities. Community hubs can be cost effective in delivering a range of community services, sharing resources, and linking other activity areas, audiences, and target groups.

Typically, a community hub would:

- Provide for a compatible range of services/ functions that are co-located.
- Provide facilities used by a diverse range of community organisations, agencies, and groups on both permanent and casual basis.
- Provide opportunities for the co-location of key service delivery.
- Be located within or close to population centres and in close proximity to public transport.
- Be economically viable and provide opportunities for community partnerships where resources are shared, and efficiencies can be demonstrated.
- Possibly include health and aged care, family, and children's services, social and recreation and lifelong learning.

Multi-sport hubs are a variation of community hubs, multi-use and shared use community facilities. Multi-sport hubs utilise a range of shared sporting services within one combined location under a single management arrangement. This provides a more effective and viable operation.

"Multi-sport hubs utilise a range of shared sporting services within one combined location under a single management arrangement. This provides a more effective and viable operation."



Glenunga Sports Hub, Glenunga, SA

Participation Rates

The AusPlay participation survey identifies the popularity of sport and recreation activities in South Australia, which can inform future development at the TWRSP by ensuring it caters to popular activities for both adults over fifteen years and children under fifteen years.

In-line with the global trends in sport, the 2022 AusPlay participation survey found that the top five activities among South Australian adults are primarily individual fitness pursuits such as recreational walking and going to the gym, due to their ability to fit into increasingly busy lifestyles. For children, it is more likely for them to participate in sports clubs/associations.

Currently, of the recreation activities located in the top ten for adults over fifteen years of age in SA, the TWRSP caters to tennis, Australian football and netball, which are ranked 8th, 9th and 12th respectively. For children under the age of fifteen years, the TWRSP currently caters to Australian football, netball and cricket, which are ranked 2nd, 6th and 8th respectively.

The high levels of participation in these activities helps to support their presence at the precinct, and highlights the value the precinct plays in catering to the needs of the region and district.

Due to the large expected population growth in Two Wells, it is important for the precinct to cater to other popular activities, groups and community organisations. These activities have been determined through comprehensive community consultation and include fitness, jogging/running, cycling, football (soccer), basketball, gymnastics and swimming.

Top Activities - South Australian Adults (15+ years old)

Rank	Activity	Total	Men	Women
1	Walking (Recreational)	47.2%	34.4%	59.5%
2	Fitness/Gym	35.8%	28.5%	42.8%
3	Athletics, track, and field (includes jogging and running)	14.6%	15.6%	13.7%
4	Cycling	12.7%	14.9%	10.5%
5	Swimming	10.4%	10.0%	10.8%
6	Bush walking	10.3%	8.7%	11.8%
7	Yoga	7.0%	1.7%	12.0%
8	**Tennis**	**6.5%**	**7.5%**	**5.5%**
9	**Australian football**	**5.9%**	**7.8%**	**4.1%**
10	Football/ soccer	5.1%	7.5%	2.7%
11	Pilates	4.9%	1.2%	8.5%
12	**Netball**	**4.6%**	**1.2%**	**7.8%**
13	Basketball	4.4%	5.8%	3.0%
14	Virtual based physical activity	4.4%	5.0%	3.7%
15	Golf	4.0%	6.8%	1.2%

TWRSP current activities - highlighted in orange

Top Activities - South Australian Children (0-14 years old)

Rank	Activity	Total	Men	Women
1	Swimming	33.1%	33.2%	33.0%
2	**Australian football**	**17.1%**	**27.1%**	**6.4%**
3	Gymnastics	15.8%	12.2%	19.8%
4	Basketball	14.1%	18.0%	10.0%
5	Dancing (recreational)	9.9%	1.5%	18.9%
6	**Netball**	**9.7%**	**1.0%**	**19.0%**
7	Football/ soccer	9.3%	12.4%	6.0%
8	**Cricket**	**9.3%**	**14.0%**	**4.2%**
9	Athletics, track, and field (includes jogging and running)	8.4%	9.1%	7.6%
10	Fitness/Gym	4.9%	8.2%	1.4%

TWRSP current activities - highlighted in orange

03
Site Analysis



Site Context Plan



Site Analysis Mapping

The site analysis mapping illustrates the existing features, services and infrastructure of the TWRSP. Understanding the site context and key existing characteristics and features is important as it provides an understanding of the existing layout, pedestrian and vehicular movements, and how the sites elements function individually, and as a whole.

Through the identification of inefficiencies and potential improvements to the existing site layout we can ensure that we provide a streamlined, functional and well-considered Master Plan for the TWRSP.

The site analysis plans include:

- Surrounding land use
- Topography
- Open space and features
- Access and circulation
- Existing infrastructure

It is important to note also the following site features and constraints:

- Aboriginal Heritage Site the Historic Two Wells in the north western corner of the site (secondary study area)
- former landfill site in the south western portion of the site.

Also of note is the triangular piece of land directly to the north of the cemetery has been included within the core study area despite it being reserved for future expansion of the cemetery. APC has advised that the existing cemetery area had in 2023 425 unoccupied burial sites and since 2021 on average there have been 15 burials per annum, and with the opportunity to have double depth sites and the reuse of very long term interments there is sufficient capacity at the cemetery for many years to come. This presents an opportunity to use the additional land for an alternate purpose in the medium to longer term and as such has been included in the master plan core area.



Surrounding Land Use

There are an array of various land uses surrounding the TWRSP. These have been considered in the development of this Master Plan to ensure that the site is designed to compliment its surroundings.

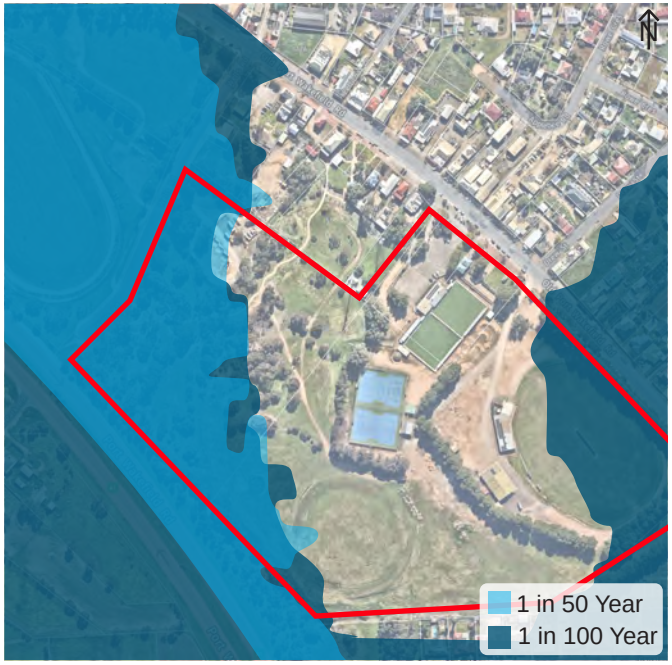
The site is surrounded by land used for residential and commercial/community purposes. It is important for the Master Plan to consider these surrounding land uses to ensure that it addresses elements such as pedestrian and vehicular connections to these areas, improve traffic management and ensure on site features such as sports lighting and noise do not negatively impact these areas.



Topography

The topography of the site needs to be considered in the development of the TWRSP in order to minimise major earthworks, reduce cost implications and improve usability and functionality.

The topography across the site is relatively flat. The TWRSP's highest point is located at the existing tennis and netball courts, from here the site slopes gradually down in all directions. Given the informal nature of the site, stormwater management is a challenge and there is a two metre drop in height between the tennis courts and oval and a four metre drop in height between the tennis courts and the sites southern boundary and two wells historic site.



Salt Creek Flood Mapping

The above map shows the SA Department of Environment and Water's flood mapping for TWRSP, illustrating a one in 50 and one in 100 chance flooding event of Salt Creek (2011). When compared to the topography of the site, it is evident that the sites natural gradient reduces the effect of flooding on the central and northern locations of the site.

It is important to consider flooding events in the development and planning of the TWRSP to drive infrastructure and facility placement, and plan for design and mitigation techniques to reduce negative and costly flooding impacts on the site.

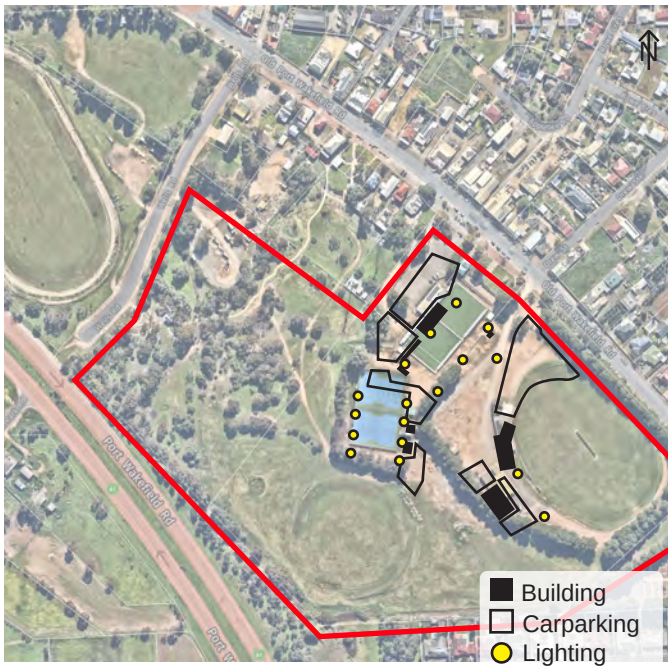


Access and Circulation

Currently there are two main entry/exit points into the TWRSP for vehicles along Old Port Wakefield Road. During busy periods the site experiences bottlenecking of vehicles at these points. These issues are to be addressed in the new Master Plan design through effective design and the inclusion of additional entrance/exit points for vehicles.

There is limited pedestrian access/circulation around the existing site which can pose a risk to pedestrians and vehicles. A network of pathways is to be included to ensure a safe, connected and accessible site, with paths that can be functional and recreational. Pedestrian connections to attractors outside of TWRSP are also considered.

There are also the potential for long term trail connections (walking, cycling and horse riding) from Lewiston (which has a high level of horse ownership) along Condon Road corridor through to the town centre.



Existing Infrastructure and Parking

The existing infrastructure located at TWRSP is currently disconnected and scattered throughout the site. The site would benefit from a 'hubbing' approach to maximise space and minimise required infrastructure and costs. Currently the site does not function effectively and the inclusion of additional sporting infrastructure and facilities will need to be designed to improve functionality, efficiency of provision and flexibility of use. There is only one formal carparking area on site, informal parking serves the remainder of the site which is inefficient and presents safety concerns. Additional formal carparking is required to maximise carpark numbers and reduce traffic management and congestion issues across the site.

Existing Facilities Assessment

As part of the master planning process a high level assessment of the key existing facilities on the site was undertaken. The general condition, functionality and usage of the facilities was assessed.



Bowling Club

The Two Wells Bowling Club has two newer synthetic greens that are lit by sports lighting and an ageing clubroom facility. There is also a storage shed for maintenance equipment and shelters for players. The facility is well kept however the clubrooms are in need of upgrading to meet current compliance requirements.



Tennis and Netball Courts and Support Facilities

There are four netball and six tennis courts which are multi-lined and lit by sports lighting, the courts have recently been re-surfaced to meet the short-term needs of both sports whilst the master planning process takes place and are in very good condition. There are two smaller support buildings which service the courts also which are in average condition.



Clubrooms and Changerooms

The Two Wells Football and Netball Club operate the clubroom and changerooms building which is located overlooking the oval on the north-western side pocket of the oval. The clubrooms and changerooms have been redeveloped over time and are currently in good condition however the facility is at capacity at peak times and additional space is required. There are only two changeroom facilities also.



Community Centre

The Two Wells Community Centre provides a large hall/function space and includes a commercial kitchen and stage. The building caters primarily for special events and also the local theatre group. The facility is in average condition and has some functionality issues which need addressing.



Community Oval

The community oval is used primarily for sport (Australian football, cricket and softball). The oval has recently been upgraded with a new irrigation system and is in good condition given the level of usage it receives. It currently has four basic sports lights on the oval which do not adequately light the entire oval and the oval size is not in-line with the recommended AFL oval dimensions of 165m x 135m (slightly too short in length and too narrow in width).



Playground

There is a basic playground which is in average condition located to the east of the bowls club and also is accessible from Old Port Wakefield Road the current main street. There have been concerns raised by the user groups that the location is not suitable given the distance from the sporting facilities.



Cricket Practice Nets

There is a set of cricket practice nets (2 lanes) which are “hard wicket” with a concrete base and synthetic pitch with chain mesh wire fencing netting. They are in poor condition and need replacement.



BMX Track

A dirt based BMX track with a series of jumps and turns is provided for on site and is located to the south of the bowls club. The track is in poor condition and receives limited usage.



Storage Shed

There is a double bay shed that was previously used by the football club and it is in poor condition and needs to be removed from the site.



Parking (formal)

There is a formalised parking area which extends to an informal parking area to the north of the bowls club and playground area. The parking surface is primarily bitumen and is in variable condition and will need to be resurfaced in the short to mid term. It is the only formalised parking area on the site.



Scouts Facility

A new Scouts Facility is proposed to be developed at the TWRSP replacing the old facility (as shown in the image above). This will be located to the west of the lawn bowls facility. Planning and design has been completed and the new facility is expected to be constructed in 2024.

04
Community Consultation



Approach

As part of the initial stages of the project a wide range of extensive consultation processes including online surveys of residents and user groups, interviews and workshops with key stakeholders.

A summary of the key findings from each of the consultation processes is included within this section.

Please note that the views provided below are not necessarily the views of the consulting team and/ or the Adelaide Plains Council.



TWO WELLS RECREATION AND SPORT PRECINCT MASTER PLAN

PROJECT OVERVIEW AND CONSULTATION

PROJECT BACKGROUND

The scope of the project is about delivering a detailed Two Wells Recreation and Sport Precinct Master Plan based on community needs and input. The goals of the Master Plan include:

- Envisaging how the precinct can accommodate a wide variety of sport, recreation, community uses and associated commercial uses.
- Aligning with Two Wells long-term growth.
- Activating the Oval precinct seven days a week, including evenings.
- Enable the existing sporting and community groups and growing number and diversity of stakeholders and community to influence the future vision for the Oval Precinct.
- Identify infrastructure constraints to accommodating a wide variety of sport, recreation, community use, and associated commercial uses.
- Identify an alteration and upgrade program of proposed works with preferred staging.
- Integrate with Main Street, envisaged future town centre development, and consider movement connections.

APPROACH

- Stage 1: Start-up
- Stage 2: Background Review and Specialist Analysis
- Stage 3: Preparing Plan for Engagement
- Stage 4: Initial Engagement
- Stage 5: Draft Master Plan Prepared
- Stage 6: Draft Master Plan Stakeholder/Community Engagement
- Stage 7: Refined Master Plan Prepared

CONSULTATION PROCESS

Stakeholder consultation for the project will include:

- Community online survey
- Stakeholder online survey
- Workshop with user groups
- Focus groups with young people, people with disabilities and older people
- Interviews with Government Agencies, State Sporting Associations and other Key Stakeholders.

COMMUNITY ONLINE SURVEY

A community online survey has been developed to capture your thoughts and ideas on the Two Wells Recreation and Sport Precinct Master Plan.

Please scan the QR Code to have your say.

www.surveymonkey.com/r/TwoWellsMP

*This survey closes Monday 9 October, 2023

FURTHER INFORMATION

For any further information regarding this project, please email admin@tredwell.com.au or phone (08) 8234 6387.

August 2023

Adelaide Plains Council

TREDWELL

Image: Community Consultation Flyer

Existing Clubs and User Groups

A key part of the Master Plan development is an online survey and workshop with the clubs and user groups was conducted. A summary of the key consultation findings from each of the clubs and user groups who are currently based at the TWRSP is included within this section (note the Two Wells Scout Group were also included as they are relocating to the site in the near future).

Two Wells Bowling Club

Activity	Lawn Bowls
Facilities Utilised	Bowling Greens Bowls Clubrooms Parks and Open Spaces Formal Car Park
Season	All year round
Peak Body	Bowls SA
Positives	Accessibility Sports are well catered for Reasonable facilities are provided.
Negatives	Storm water management is an issue Dust from trucks using the precinct as a turning circle State of the car park surface
Proposed Developments + Improvements	Improved storm water management Sealed car parking areas A fitness “playground” within the precinct Improved security Upgraded clubhouse including toilets
Additional Comments	Club hosts other clubs at the venue with around 100 additional players using the facility on these days. The club also organises tournaments that attract around 600 participants. The Bowls Club has a lease with APC until 25 June 2039 for the car park and until 4 July 2035 for the premises.

Two Wells Community Centre

Activity	Hall for Hire, local theatre, birthday parties, presentation nights, special events
Facilities Utilised	Community Centre
Season	All year round
Peak Body	Not applicable
Positives	Central to the township
Negatives	Informal parking Need for upgraded internal roads Dumping of rubbish and soil/rubble behind the community centre
Proposed Developments + Improvements	Improved fencing Improved car parking areas Better use of space behind the community centre Connection to mains gas General facility upgrades Removal of pine trees behind the building (blocks gutters and downpipes)
Additional Comments	The Two Wells Community Centre is community built and owned. This has been paid for by the community. It is a small group of volunteers who work to maintain and upgrade the facility to be hired out to the community. We rely on income and grant funding to undertake this. The Two Wells Community Centre has a 21 year lease with APC until 18th May 2030 with a five year right of renewal.

Two Wells Cricket Club

Activity	Cricket
Facilities Utilised	Clubrooms Changerooms Sports Oval and Cricket Pitch Cricket Nets
Season	Summer
Peak Body	South Australian Cricket Association
Positives	Oval surface
Negatives	Cricket nets require upgrading and expanding
Proposed Developments + Improvements	Upgraded/expanded clubrooms with additional changerooms Improved car parking areas General facility upgrades New cricket nets (three lanes) Additional oval and ideally a turf pitch on this new oval developed in-line with Cricket Australia requirements
Additional Comments	Nil

Two Wells District Tennis Club

Activity	Tennis
Facilities Utilised	Tennis courts and support facilities Clubrooms Playground Parks and Open Spaces
Season	Summer
Peak Body	Tennis SA
Positives	It is a large open space The courts are now safe for all to use
Negatives	The courts and oval are too far away from each other, along with the playground and new public toilets. The paths, car parks and driveways need to be upgraded
Proposed Developments + Improvements	Upgraded paths, car parking and internal roads A playground closer to the courts and the oval The courts moved closer to the oval Upgraded buildings Indoor courts/gym facility close by
Additional Comments	The courts have been upgraded but will only last five years, so will need to be upgraded again soon. We also have a growing population so there will need to be more courts. The courts should be moved closer to the Oval and a playground added next to this, for the safety of all playing and attending sport. Next to the courts there needs to be a new building with toilets for tennis and netball to share. All roads, paths and carparks need to be upgraded and made safe, for all children and everyone using the facility. Long term there needs to be an indoor court/ gym/pool facility for all to use (Similar to Starplex). The Two Wells District Tennis Club has a lease with APC pending signatures for two years expiring on 12 December 2024 with a two year renewal option at APC's discretion.

Two Wells Football and Netball Sporting Club

Activity	Australian Rules Football, Netball
Facilities Utilised	Netball/Tennis Courts and Support Facilities Clubrooms Sports Oval Public toilets
Season	All year round
Peak Body	South Australian National Football League (SANFL) and Netball SA
Positives	Central location to Township Clubrooms are community owned and managed
Negatives	Courts are located too far away from the clubrooms Informal roadways and parking Playground is too far away from the clubrooms BMX Track is in a poor location Trucks and buses using the precinct to turnaround
Proposed Developments + Improvements	Upgraded/expanded clubrooms with additional changerooms New oval lights Relocation of netball/tennis courts Playground closer to the sporting facilities Improved fencing Improved site drainage Formalise parking and internal road access Unisex changeroom facilities Continue to maintain high quality playing surface
Additional Comments	It is important to note that the facility is already multi use with football/netball/tennis/cricket/ softball clubs who are already working together in harmony with one another. As the town has grown, the club has experienced significant growth. Paid entry is essential to continue to operate football and netball and the club is committed to remaining in a country league where entry will always be paid. The Two Wells Football and Netball Club have a 21 year lease with APC due to expire on the 9 January 2040.

Two Wells Scouts Group

Activity	Scouts
Facilities Utilised	Currently operate from an off-site facility, there are future plans to relocate to the TWRSP
Season	All year round
Peak Body	Scouts SA
Positives	Potentially will access other facilities on site (bowls club, oval, community centre) for use by the scouts once established on site. There will be potential for community use of the new scout hall during the day and this provides a passive income for the local Scouts group.
Negatives	Having issues accessing water and power for the new facility, need to discuss with bowls club about accessing their water or consider going off grid.
Proposed Developments + Improvements	New scout facility being planned and designed at the western end of the bowls club approximately 250-275 square metres in size.
Additional Comments	Growing membership currently 50 but expect this to increase to around 100 in the next couple of years. Scouts SA in 2022 entered a 15 year lease with an option of a five year extension (at APC's discretion) within the TWRSP.

Two Wells T-Birds Softball Club

Activity	Softball (training only)
Facilities Utilised	Currently compete at an off-site facility and train at the TWRSP on the sports oval, Clubrooms
Season	Summer
Peak Body	Softball SA
Positives	Successful club – recently Premiers in Division Two Gawler and Districts competition
Negatives	Softball clubs typically need to make way for/work around AFL/Cricket trainings and games
Proposed Developments + Improvements	Major requirement is for green space on the oval for trainings Café style area for food and beverages would be beneficial to raise revenue Provision of hitting nets – ideally enclosed could be retractable nets
Additional Comments	Smaller clubs are piloting midweek social games to avoid clashes with other user groups over weekends. Social areas – clubs tend to go use their base/home venue for presentations, functions, committee meetings, selection meetings etc.

User Group Membership and Participation

The membership and participation numbers for all existing sports clubs and user groups currently using the TWRSP have been included in the following tables. The membership and participation data has been sourced from key club/association representatives as part of the online survey and stakeholder consultation. They show the 2020, 2023 and predicted 2026 membership numbers for senior and junior males and females, social members, and the total number of participants. Some of the clubs were not able to produce data for some of the years.

Most clubs experienced an increase in membership numbers from 2020 to 2023, the most significant being the Two Wells Football and Netball Sporting Club with an increase of 225 members.

There is expected to be a continued growth across all clubs (that were able to provide data) into 2026. This includes an additional 50 scouts, 36 tennis players, 30 footballers/netballers and 12 lawn bowlers. This supports the development of the TWRSP, as increased membership numbers result in additional pressure on the capacity of existing facilities, which in some instances are already at capacity at peak times. Any facility developments need to be designed to be flexible and cater for the future growth forecast.

Past (2020) Membership/Participation Numbers

Club	Adult Males	Adult Females	Junior Males	Junior Females	Social Members	Total Members
Two Wells Bowls Club	46	16	-	-	31	93
Two Wells Community Centre	3	4	-	-	-	7
Two Wells Cricket Club	Not provided by the club					
Two Wells District Tennis Club	5	5	20	20		50
Two Wells Football and Netball Sporting Club	50	-	50	-	50	150
Two Wells Scouts Group	Not provided by the club					
Two Wells T-Birds Softball Club	Not provided by the club					
Total	104	25	70	20	81	300

Current (2023) Membership/Participation Numbers

Club	Adult Males	Adult Females	Junior Males	Junior Females	Socal Members	Total Members
Two Wells Bowls Club	51	16	1	1	24	93
Two Wells Community Centre	3	4	-	-	-	7
Two Wells Cricket Club	Not provided by the club					
Two Wells District Tennis Club	7	7	25	25	-	64
Two Wells Football and Netball Sporting Club	55	25	125	55	115	375
Two Wells Scouts Group			~25	~25		50
Two Wells T-Birds Softball Club	Not provided by the club					
Total	116	52	176	106	139	589

Predicted (2026) Membership/Participation Numbers

Club	Adult Males	Adult Females	Junior Males	Junior Females	Social Members	Total Members
Two Wells Bowls Club	60	18	1	1	25	105
Two Wells Community Centre	3	4	-	-	-	7
Two Wells Cricket Club	Not provided by the club					
Two Wells District Tennis Club	10	10	30	30	20	100
Two Wells Football and Netball Sporting Club	55	35	130	60	125	405
Two Wells Scouts Group			50	50		100
Two Wells T-Birds Softball Club	Not provided by the club					
Total	128	67	211	141	170	717

Workshop with Key Stakeholders

A workshop was held in early October 2023 at the TWRSP.

Attendees representing Two Wells Regional Action Team; Two Wells Cricket Club; Two Wells Bowling Club; Two Wells District Tennis Club; Two Wells Football and Netball Club; Two Wells Melodrama: Two Wells Community Centre; Two Wells Softball Club; and Adelaide Plains Council were at the workshop.

A workshop activity was conducted with the workshop attendees to determine what to “KEEP” e.g. what’s working, what facilities should be retained or what the community would miss if they were removed; TOSS that is what is not working at the precinct and which facilities should be removed: and finally CREATE that is what is missing at the precinct, what the community wishes would be provided and improved.

A summary of the workshop outcomes have been included.

Keep

- Oval including general position
- Lawn bowls (but upgrade clubrooms)
- Retain existing football and netball clubrooms but enlarge.
- New toilets
- Old scoreboard
- Parking around the oval perimeter
- Community Centre
- Co-location of major sports
- Country feel and setting

Toss

- Insufficient shade
- Community Centre theatre space does not work well given proximity to the kitchen area
- Parking particularly when multiple activities are occurring at the same time
- Ad-hoc provision of buildings
- Oval lights need upgrading/replacement
- Cricket nets need upgrading/replacement
- BMX track (poor location and design)
- Traffic movement and access to the site
- Old football club shed
- Drainage and stormwater management is ineffective
- Netball/tennis courts location, too far away from the clubrooms and oval
- Oval entrance signage
- Trucks and buses using the precinct as a turnaround area
- Rubbish dumped on the site
- Dump point is in too a prominent location on the site
- Playground needs to be closer to the courts and oval or an additional playground provided
- Additional netball/tennis courts required
- Current football and netball clubrooms are too small for major functions (i.e. presentation nights, end of season functions)
- Bowling clubroom facilities need upgrading
- Site entrance needs to be widened and reduce build up of traffic along Old Port Wakefield Road during game days

Create

- New multi-purpose building including toilets close to courts and oval
- New playground close to clubrooms and oval/ courts
- Safe pathways
- Improved roads and traffic flow
- New cricket nets
- New courts with a better relationship to the clubrooms
- Potentially indoor courts/gym facility
- Stormwater plan for the entire site
- Under cover parking
- Swimming pool
- More seating and improved spectator areas around the oval and courts
- Fencing around the sporting precinct
- Security lighting particularly within the car parking areas
- RV Park
- Picket fence around the oval
- Passive recreation areas

Key Stakeholder Interviews

A series of face-to-face and online interviews were held with key stakeholder representatives including:

- City of Playford
- Office for Recreation, Sport and Racing
- Two Wells Primary School
- Xavier College
- Badminton SA
- Basketball SA
- Bowls SA
- Caravan and Motorhome Club of Australia Ltd (CMCA)
- Football Federation of SA
- Netball SA
- South Australian Cricket Association
- South Australian National Football League
- Scouts SA
- Softball SA
- South Australian Amateur Soccer League
- Sport SA
- Swimming SA
- Tennis SA
- Volleyball SA

A summary of the key outcomes of the discussions are included in Appendix A.

Community Online Survey Findings

A community online survey was conducted over a two month period from late August to mid October 2023 and received a strong response of 115 respondents. The age profile of respondents was primarily middle aged 35-49 and 50-59 years followed by 25-34 years and 18-24 years. Two thirds of respondents were female and one third were male. The vast majority of respondents [94 people] lived in Two Wells followed by Lewiston [10 people].

A range of questions were asked and are outlined below along with a summary of the most common responses.

Which sport and recreation activities do you participate in and how regularly?

Top 15 Sport and Active Recreation Activities in APC

1. Walking [84]
2. Australian Rules Football [82]
3. Fitness/Gym [79]
4. Netball [79]
5. Swimming [72]
6. Bushwalking [70]
7. Cycling [70]
8. Jogging/running [68]
9. Lawn Bowls [64]
10. Basketball [62]
11. Cricket [62]
12. Tennis [62]
13. Golf [61]
14. Play [61]
15. Yoga/Pilates [61]

Are you a member of any local sport and recreation organisations?

1. Two Wells Football and Netball Club [63]
2. Two Wells Cricket Club [14]
3. Other [14]
4. Two Wells and District Tennis Club [12]
5. Two Wells Bowling Club [10]
6. Two Wells Community Centre [4]
7. Two Wells Melodrama Group [3]
8. Two Wells Scout Group [2]
9. Two Wells T-Bird Softball Club [1]

How often do you use the following facilities at the Two Wells Recreation and Sport Precinct?

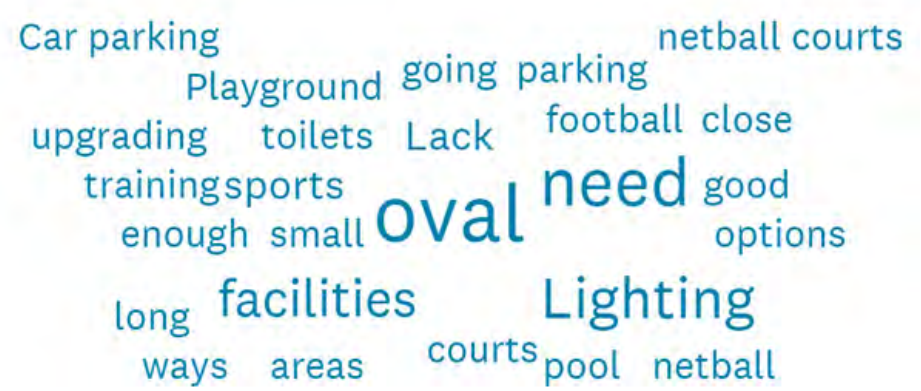
Facility by Usage Level

1. Sports Oval [90]
2. Parks and Open Spaces [87]
3. Football Clubrooms [78]
4. Community centre [76]
5. Playground [70]
6. Tennis and Netball Courts [63]
7. Soldiers Memorial Park [60]
8. BMX Track [42]
9. Bowling Greens and Clubrooms [33]
10. Cricket Nets [33]

What are the top three aspects that you like about the Two Wells Recreation and Sport Precinct?



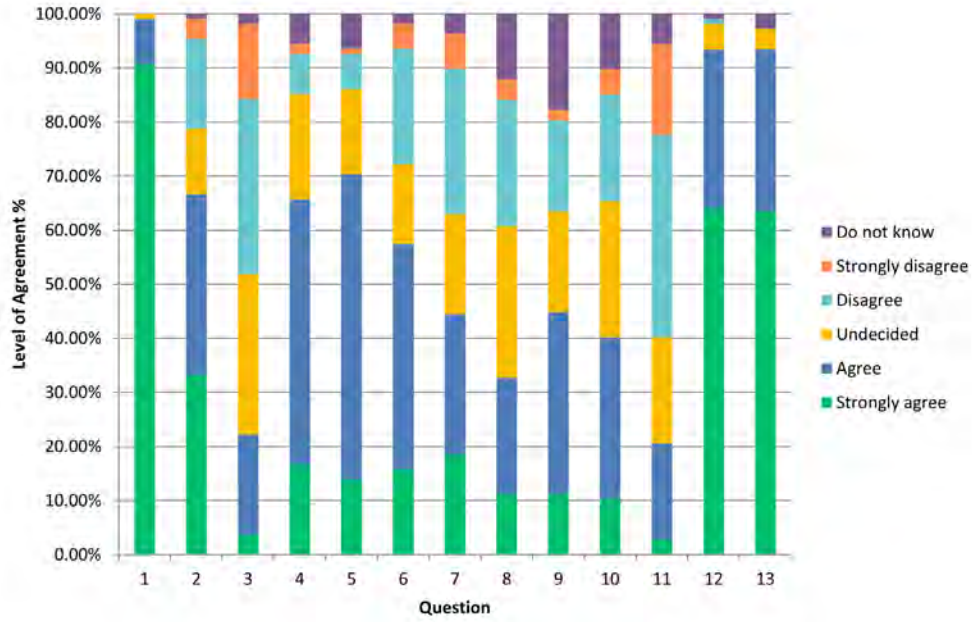
What are the three issues or constraints with the Two Wells Recreation and Sport Precinct?



Please list your top three upgrades or improvements that you would like to see at the Two Wells Recreation and Sport Precinct?



The level of agreement with a range of statements provided around recreation and sport provision at the TWRSP was provided by respondents.



No.	Question
1	*Sport and recreation are important aspect of the Two Wells community.*
2	*There are plenty of opportunities to be involved with the sport and recreation activities that I enjoy in Two Wells.*
3	*The existing sport and recreation facilities are meeting my needs at the Two Wells Sport and Recreation Precinct.*
4	*The existing sport and recreation facilities are generally well managed at the Two Wells Sport and Recreation Precinct.*
5	*The existing sport and recreation facilities are generally easily accessible and affordable at the Two Wells Sport and Recreation Precinct.*
6	*There are sufficient parking at Two Wells Sport and Recreation Precinct.*
7	*There are sufficient opportunities for young people to participate in sport and recreation activities in Two Wells.*
8	*There are sufficient opportunities for older people to participate in sport and recreation activities in Two Wells.*
9	*There are sufficient opportunities for people from culturally and linguistically diverse backgrounds to participate in sport and recreation activities in Two Wells.*
10	*There are sufficient opportunities for low-income families to participate in sport and active recreation activities in Two Wells.*
11	*The current sport and recreation facilities at the Two Wells Sport and Recreation Precinct are sufficient for hosting major events.*
12	*The multi-use and optimal use of sport and recreation facilities is important.*
13	*The development of contemporary, flexible and sustainable sport and recreation facilities is important.*

Other comments made regarding the Two Wells Recreation and Sport Precinct.

"The precinct needs a major upgrade and allow for more sports/recreational activities. An entrance and an exit to be created separately as it's quite dangerous having the current one coming out at a t-junction."

"We desperately need a gym, the closest one is at Angle Vale and is packed at all times during the day and night. With the increase in Two Wells and Virginia locals having to now attend Angle Vale with their suburb growing rapidly, it's a must!"

"With the growth of the town more sports that are not currently available should be allowed for ie basketball, soccer etc."

"I'm fairly new to the area so I'm not fully aware of what's available as yet but as part of the recreation side of the development and as the community grows, it would be great if there was a "neighbourhood house" that included regular evening classes for various things (like cooking, tai chi , gardening, painting etc). Most of these classes are generally held through the day and it's hard for people who work during the day to participate or join groups. Having to travel to Gawler or Elizabeth is ok but if the council is going to develop the area maybe this could be a consideration? Also, as a casual runner, there's not many areas that are particularly safe to run due to traffic and uneven footpaths so perhaps the sport precinct could consider including a running path as part of the development."

"It would be fantastic for our growing town to have facilities such as a swimming pool and indoor courts / gym. But before that level of development, the courts moving closer to oval (and more courts) would be a great improvement, along with a bigger clubhouse to accommodate our rapidly increasing population. Other sports offered without having to drive to Gawler would be amazing."

"Would love to see a public pool with swimming lessons available!"

05

Planning and Analysis



SWOT Analysis

The Strengths, Weaknesses, Opportunities and Threats (SWOT) associated with the future development of the TWRSP are identified in this section. These findings have been derived from the key findings of the preceding sections of this report, and consider the implications associated with:

- Strategic policy documents and policy positions (local, state and federal)
- Emerging participation trends
- Demographic analysis
- Site analysis
- Sport/recreation user group/club needs and desires

A table summarising the SWOT analysis study is located on the following pages.

From the research, consultation and SWOT analysis an Issues and Opportunities Plan and Aspirations Plan have been developed for the TWRSP and are included below.

Strengths	Weaknesses
• The TWRSP is a multi-purpose site that caters for a number of sporting and community clubs and associations as well as the local community for unstructured recreation. • Strong existing user groups and clubs, with growing membership and volunteer numbers. • The site is a large area and adequately caters for the existing sport, recreation, and community activities. There is space to expand and re-configure facilities and infrastructure. • The topography of the site is relatively flat, allowing for easier expansion and development of facilities. • The TWRSP is strategically placed in a central location in close proximity to the town's amenities and attractions.	• Lack of female friendly changeroom facilities and unisex toilets across the site. • The sites key infrastructure and facilities are ageing, and some are reaching the end of their useful life with the majority requiring updates to improve functionality, universal access and encourage multi-use. • Access and circulation throughout the site for vehicles and pedestrians is limited and poor, creating traffic management issues and safety issues for pedestrians. • A number of the user groups are reaching capacity with their current facilities and need to expand facilities and/or services. • Major participation sports and active recreation activities such walking/jogging, fitness/gym, football (soccer), basketball, gymnastics and swimming are not currently provided for at the site. • There is a lack of consistent signage and branding at the site and most of the existing signage requires upgrading. • Current access to the site creates a backlog of vehicles on Old Port Wakefield Road on match and high use days.

Opportunities
• The township of Two Wells is growing rapidly and this strong growth will provide opportunities for the existing user groups to grow their participation and memberships. • To create new sporting and active recreation facilities and services for activities not currently provided for on site. • All clubs and user groups are open to sharing facilities and there is an opportunity to address the disjointed and ad-hoc provision of existing facilities across the site. • The upgrade and development of the facilities and infrastructure on site can help cater for district and higher level events and competitions. • The site would benefit from becoming more energy efficient and sustainable, utilising alternate power options such as solar and providing tanks and catchments for rainwater. • There is the potential to access external funding from state and federal government, private sector, and other funding sources to develop the Master Plan. • Opportunity to incorporate modern technology into the design of the new facility and associated infrastructure. • Opportunities to increase gender diversity and universal access by providing improved amenities for all user groups (e.g., female, and unisex toilets).

Opportunities cont.
• Improve linkages and integration with the existing main street and proposed town centre. • Improve traffic management, circulation and parking. • Optimise the use of undeveloped areas of the site. • To provide a low cost accommodation option (i.e. RV Park). • Adjoining creek triangle cemetery land for medium term development. • Improvement of site access and egress including an attractive entrance statement. • Improved shade and passive recreation spaces and facilities. • Walking and cycling path/s throughout the site and also external linkages to proposed paths/trails such as Two Wells to Lewiston. • Ensure new facilities, sports lighting and sporting playing spaces/surfaces meet relevant guidelines and requirements. • Existing vegetation and cultural sensitivities throughout the site

Threats
• The high cost of establishing large multi-purpose and shared use facilities and site infrastructure. • Former land fill site and as such parts of the site are contaminated. • The implications of climate change will have a significant impact on the facility provision in the future. There is a need to provide facilities and infrastructure which are environmentally sustainable and climate resilient to ensure longevity. • The ageing and rundown facilities and infrastructure if not upgraded will become a major hazard and risk for the users and APC. • The increased levels of usage that a new facility will bring may impact negatively on surrounding residents and land uses (e.g., noise, parking, lighting etc). • The current economic environment including a significant increase in costs of building materials and trades and scarcity of skilled labour. • Existing vegetation and cultural sensitivities throughout the site

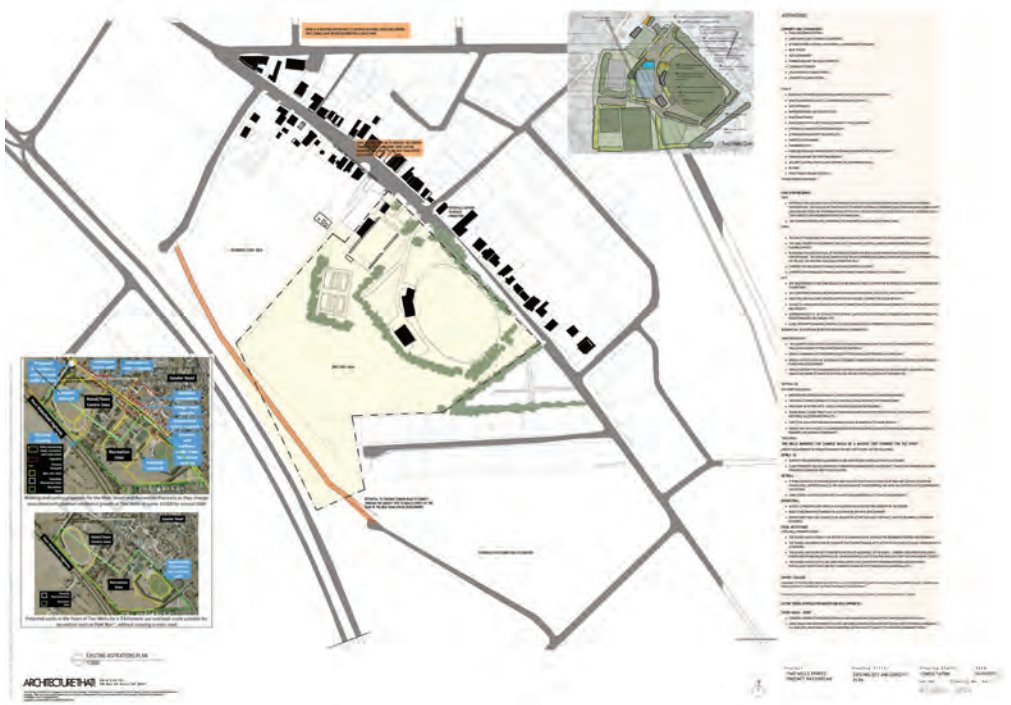
Issues & Opportunities and Aspiration Plans

As part of the planning and design process an Issues and Opportunities Plan and an Aspirations Plan were developed. These were both informed by an on-ground site assessment by the consulting team including the architect, the community and key stakeholder consultation and review of background documents. The Issues and Opportunities Plan outline at a high level the issues and constraints of the site whilst also identifying opportunities to address these challenges and to improve the functionality, amenity and sustainability of the TWRSP. An image of both plans are included below along with larger sized plans with improved clarity included as Appendix C.

TWRSP Issues and Opportunities Plan

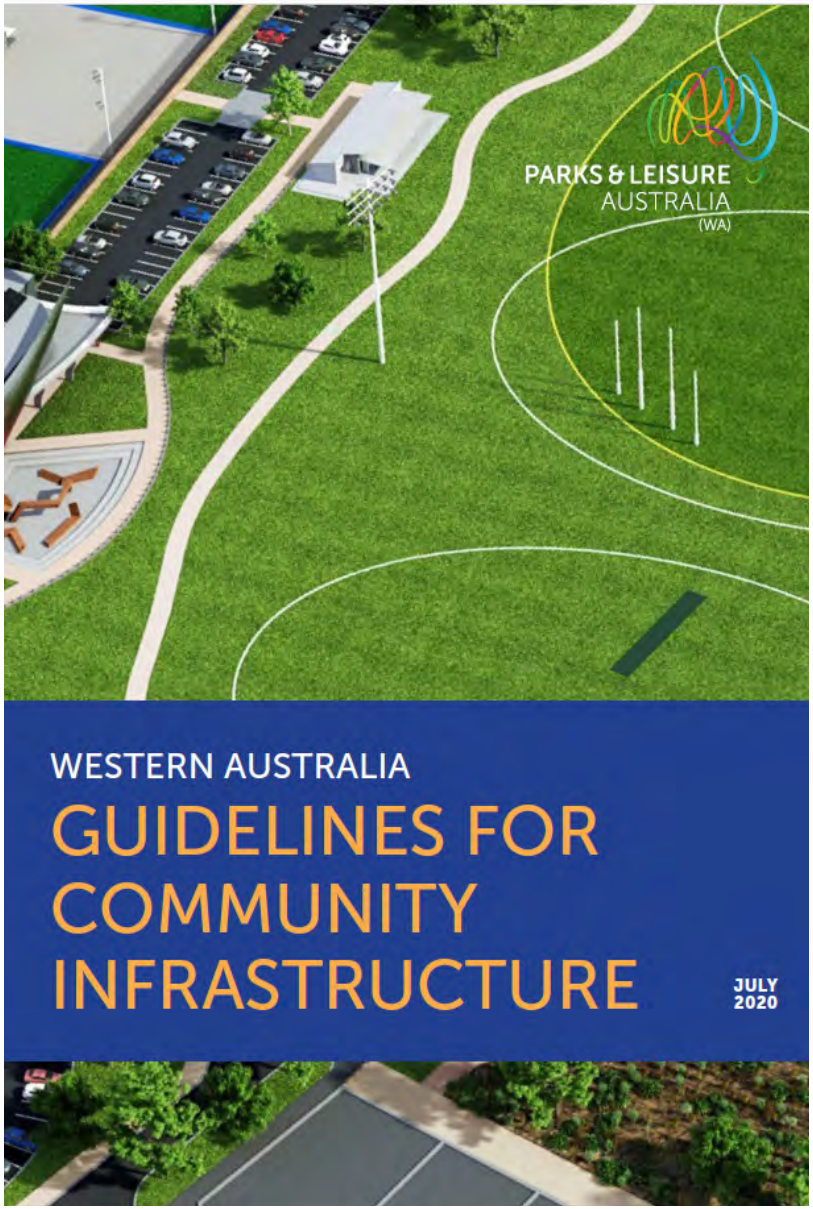


TWRSP Aspiration Plan



Sporting Facility Analysis and Future Requirements

An analysis was conducted of the existing and potential sporting activities that are and could be provided for at the TWRSP. Using the *Parks and Leisure Australia Guidelines for Community Infrastructure* along with the national sporting association facility guidelines (where available for the relevant sports) and the forecast population projections for the Two Wells and surrounding areas it was possible to forecast the specific facility needs, based on the population projections. This analysis was used to inform the Master Plan design options (refer Section 06) and is included in Appendix B.



06
Master Plan



Process

A series of high-level draft concept plans were developed utilising information gathered through site analysis, current trends, club and user group consultation and the guiding principles. These draft concepts were presented to key stakeholders for feedback and four short-listed options have been presented below for consideration. Following additional key stakeholder consultation a preferred option will be determined.

Guiding Principles

When planning to meet future community infrastructure needs, developing strategies and projects for delivery, a number of important principles apply to ensure the long term viability, suitability and ease of access for the facility and service users. The general principles and approaches to the development of community facilities are outlined below and guide the design and development of the TWRSP Master Plan.

Hierarchy of development:
The key to a successful network of facilities is the organisation of facilities within a hierarchy framework.

Catering for a defined catchment:
Ideally, facilities should be central to a catchment with equitable access.

Accessibility:
Should be readily accessible to people of all abilities and be compliant with the requirements of the Disability Discrimination Act 1992 and Australian Standards 1428.

Equity:
Should be readily accessible by all members of the community irrespective of age, mobility, sexual orientation, gender, cultural background or religious belief.

Visible:
Facilities are generally located to promote visibility and accessibility to maximise use and services to meet identified social needs.

Location:
As a general principle, community facilities should ideally be located within easy access to public transport, residential areas and other major community precincts/facilities.

Co-location:
The focus is on integrated/co-located facilities, programs and services to maximise opportunity, use and benefit.

Service integration:
Design community buildings to enable the sharing of resources and increase the level of service integration.

Flexibility of use:
Facilities should be designed, built and managed to maximise flexibility in use (particularly multiple uses) so they can respond and adapt as needs change.

Social connectivity:
Programs, activities and services offered should respond to the needs and interests of the people who live and work nearby and should foster long term social benefits for the community.

Design:
The design should be presented as a reflection of local culture where possible.

Adaptation:
Community facilities should be of sufficient size and design to enable expansion/adaptation (both internally and externally). Future-proof community infrastructure to ensure it can respond to changing demographic and technical requirements.

Note November 2025 - Refer to V7

Concept Design Options

Four concept design options have been developed based on the site analysis, research and extensive consultation processes undertaken with key stakeholders including the local user groups, peak bodies, Council and government agencies.

A key purpose of this draft Master Plan report is to seek feedback from the wider community, user groups, peak bodies and government agencies about the four concept options and what they like and don't like about each option to enable a preferred option to be developed.

The following elements are common across the four options:

- Refurbished Bowls Clubrooms to bring the facility up to contemporary standards including new amenities
- New Scout Hall to replace the existing Scout Hall currently located on Wells Rd
- Formalised car parking areas including parking around the oval to improve parking efficiency and capacity
- Relocated outdoor sports courts (four netball and six tennis) to integrate better with new community hub facility
- New multi-purpose floodlit oval to cater for a range of sports and events including AFL, soccer, softball, cricket and hockey (with the exception of Option 3) in line with sporting code requirements.
- New playground in close proximity to the new shared facilities
- Indoor multi-purpose courts to cater for sports such as basketball, netball, indoor soccer, volleyball, badminton, indoor events and to also act as an emergency evacuation centre.
- New shared use clubrooms for all user groups which will include a function centre, stage and commercial kitchen
- New unisex changerooms to service all sports and physical activities conducted at the site
- Park Run Loop for jogging and walking
- Mountain Bike Skills Area
- New and relocated cricket nets to meet Cricket Australia requirements
- New nature play area
- New access road with parking along western boundary of the site to alleviate congestion on Old Wakefield Road
- Community tennis courts and 3 on 3 basketball court for casual use
- RV Park
- Trailhead and multi-use trail through to Lewiston for walking, cycling and horse riding

An overview of the major design differences for each option is detailed here and then a comparison table provided below that enables the different options to be compared.

Larger scale versions of the four design options are included in Appendix D.

Note November 2025 - Refer to V7

Purpose of design options

The purpose of these design options is for Council representatives and key stakeholders to see the potential and constraints of the site and be able to apply their own unique scenarios and movement patterns to a number of different configurations for a comparative analysis. From here the options will be presented and the project team will listen and record the feedback to incorporate into a singular preferred option for further development and detail.

Overview of design rationale applicable to all options

We started by mapping the existing facilities that made sense to remain in position. which were the bowling club and proposed scout hall plus the existing buildings on the main shopping street and then providing a formal carparking space that will help in reducing the congestion that currently occurs at the main entrance and can allow a control point for football attendance. In all options we have proposed perimeter parking around the main oval to retain and reinforce the 'country footy' feel of the oval and maximise the potential for revenue from spectators.

Following this we broke down the different recreational and sporting requirements into 'shapes' which needed to be ordered within a finite space. This is working from macro to micro. The largest and least flexible shapes were the sporting fields starting with the football and cricket ovals to the soccer and hockey pitches to the softball and then to a lesser extent the tennis and netball

courts. Following this smaller and less rigid activity spaces were positioned strategically on the site to maximise passive surveillance, 'cross-pollination'* and reduce noise to close-by residents.

The wilderness section to the northwest of the site was used for breakout and less spatially structured activities like RV camping and the ability to recreate in a different more wild setting which you would find at places like Belair National Park. In addition to this we have proposed a new road connecting the proposed new town centre with Condon Road to alleviate some of the traffic congestion on Old Port Wakefield Road. This design and parking configuration on this new road take inspiration from War Memorial Drive as it interacts with the University Playing Fields in the City of Adelaide - allowing for informal parking along a linear arrangement that could be close to your chosen activity.

All design options contain a proposed pathway for a 2.5km loop to facilitate a Park Run scenario that explores a range of ecosystems and has a range of surfaces under foot.

**cross-pollination refers to the opportunities for example one parent or guardian to have proximity or a visual connection to multiple children playing in different areas. Also it aims to encourage opportunities for people doing different sports to be able to see and communicate with each other rather than a segregated arrangement where serendipity is less likely to occur.*

Option 1

This option includes all of the above elements with the ability to expand the shared use clubroom facility and number of indoor courts at a later date.

From a macro perspective this option starts with two ovals, the existing oval reconfigured to optimum size and orientation and the second oval the same size and orientation, both would be to AFL Community Standard. Other amenities listed above have been placed around and between the two ovals in the remaining space- soccer, softball and hockey fields have been overlapped with the second oval and create a larger building exclusion zone in this area. The existing clubrooms and community building have been removed to allow for the optimum oval configuration which also allows for full perimeter parking around the main oval and the ability to restrict access to the main oval allowing paid entry. The new clubrooms and community facility are combined into a single building that interfaces with the two ovals and sports fields with the possibility of expansion in the future. The intention is for the new building to connect the two ovals with an arcade style indoor space with participants from all sports fields and courts sharing the amenities. Activities with smaller and less rigid dimensions have been located in the spare spaces around the site and strategically located to afford the opportunity for multiple levels of passive surveillance and activation of potential hidden spots.

Option 2

Includes all the elements of option 1 with the addition of a public indoor swimming pool.

Similarly to Option 1, from a macro perspective this option starts with two ovals, the existing oval reconfigured to optimum size and orientation and the second oval the same size and orientation. Other amenities listed above have been placed around and between the two ovals in the remaining space- soccer, softball and hockey on natural turf fields have been overlapped with the second oval and create a larger building exclusion zone in this area. The existing clubrooms and community building have been removed to allow for the optimum oval configuration which also allows for full perimeter parking around the main oval and the ability to restrict access to the main oval allowing paid entry. The new clubrooms and community facility are combined into a single building that interfaces with the two ovals and sports fields with direct access to the main carpark and a swimming pool. The ability to expand the indoor facility is on top of the outdoor courts with further expansion for outdoor courts to the south. The inclusion of the pool means there is less space for indoor and outdoor courts. Activities with smaller and less rigid dimensions have been located in the spare spaces around the site and strategically located to afford the opportunity for multiple levels of passive surveillance and activation of potential hidden spots.

Note November 2025 - Refer to V7

Option 3

The major design difference for Option 3 is the existing oval is retained and not re-aligned (which doesn't leave enough space for a hockey pitch) and the existing Community Centre is retained. There is also an outdoor swimming pool included within the design. It also has the ability for the indoor multi-purpose courts to be expanded at a later date.

From a macro perspective this option starts with two ovals, the existing oval in its current location and the second oval of optimum size and orientation. Other amenities listed above have been placed around and between the two ovals in the remaining space- soccer and softball can fit but without the space for hockey (management may mean a share and overlap arrangements can make this work for both hockey and soccer). These fields have been overlapped with the second oval and create a larger building exclusion zone in this area. The existing clubrooms and community building have been removed to allow for full perimeter parking around the main oval. The existing community facility has been retained for reuse. The new clubrooms and additional amenities are combined into a single building that interfaces with the main oval and less with the other sports fields. It includes an outdoor pool that interfaces with the main carpark to maximise water appeal and passive surveillance. The ability to expand the indoor facility is to the west and may create an opportunity for a sports plaza outdoor area to interact with the western oval and fields. Activities with smaller and less rigid dimensions have been located in the spare spaces around the site and strategically located to afford the opportunity for multiple levels of passive surveillance and activation of potential hidden spots.

Option 4

Includes all the elements of option 1 and 2 with the addition of a public outdoor swimming pool. The clubrooms also wrap around the oval in the north west corner.

Option 4 is similar to option 2 with a more linear arrangement to the clubrooms and indoor facility to provide a sense of enclosure to the main oval by hugging the boundary and working in conjunction with the grove of trees along the main road could create a picturesque contained environment around the oval that maximises its sense of place.

Design Considerations

Within the next stage of the design process (detailed design) there are a number of design and guidelines that can be followed to inform a sustainable and community wellbeing focussed design. These include programs such as the Good Sports program, Wellbeing Hub model, community garden spaces, multi-functional spaces for break-out meetings or learning groups etc.

Note November 2025 - Refer to V7

Staging

This outlines a general strategy that can be applied in principle to all options. Once a preferred option is established a more customised staging plan with diagrams can be added to the presentation.

Stage 1

To achieve an initial 'quick win' we would suggest that the first stage would consist of:

- Building the new indoor court facility with changerooms and bituminising the proposed 150 space carpark and works to the entry. This will enable the current clubrooms and community facility to remain throughout this process.
- Construct the earthworks and landscaping to construct the second oval and sports fields for AFL football, soccer, hockey and softball.
- Construct the new outdoor tennis and netball courts.
- Construct one of the new play spaces to support the new facility.

Stage 2

- Temporarily move the clubs into the new facility and demolish the current buildings.
- Construct the new clubrooms as an addition to the stage 1 indoor facility.
- Construct the perimeter carparking around the main oval and if required, realign the main oval to the optimum position.
- Remove the existing bowls club.
- Construct the remaining play spaces and informal play facilities.

Stage 3

- Construct the pool facility (if proven feasible).
- Construct the Condon Road extension and associated carparking.
- Construct any other required additional facilities.

Note November 2025 - Refer to V7

Concept Design Options Comparison Table

Feature	Option 1	Option 2	Option 3	Option 4
Refurbished Bowls Clubrooms	✓	✓	✓	✓
New Scout Hall	✓	✓	✓	✓
Formalised car parking areas including parking around the oval	✓	✓	✓	✓
Relocated outdoor courts (four netball and six tennis) to integrate with new community hub facility	✓	✓	✓	✓
New multi-purpose floodlit oval (AFL, soccer pitches x 2, Softball diamonds x 2 and hockey pitch)	✓	✓	✓ (excluding Hockey pitch)	✓
Re-alignment of existing oval to AFL community standard	✓	✓	×	✓
New playground	✓	✓	✓	✓
Indoor multi-purpose courts x 2	✓ (potential for expansion)	✓	✓ (potential for expansion)	✓
New shared use clubrooms	✓ (potential for expansion)	✓	✓ (potential for expansion)	✓
Existing Community Centre retained	✓	×	✓	×
New unisex changerooms to service all sports	✓	✓	✓	✓
Park Run Loop	✓	✓	✓	✓
Mountain Bike Skills Area	✓	✓	✓	✓
New and relocated cricket nets	✓	✓	✓	✓
New nature playspace	✓	✓	✓	✓
New access road with parking along western boundary of the site	✓	✓	✓	✓
Community tennis courts and 3 on 3 basketball court	✓	✓	✓	✓
RV Park	✓	✓	✓	✓
Trailhead and multi-use trail through to Lewiston	✓	✓	✓	✓
Indoor swimming pool	×	✓	×	×
Outdoor swimming pool	×	×	✓	✓
Fenced-off area for match days and special events	✓	✓	✓	✓

Note November 2025 - Refer to V7

Concept Design Option 1



Concept Design Option 2

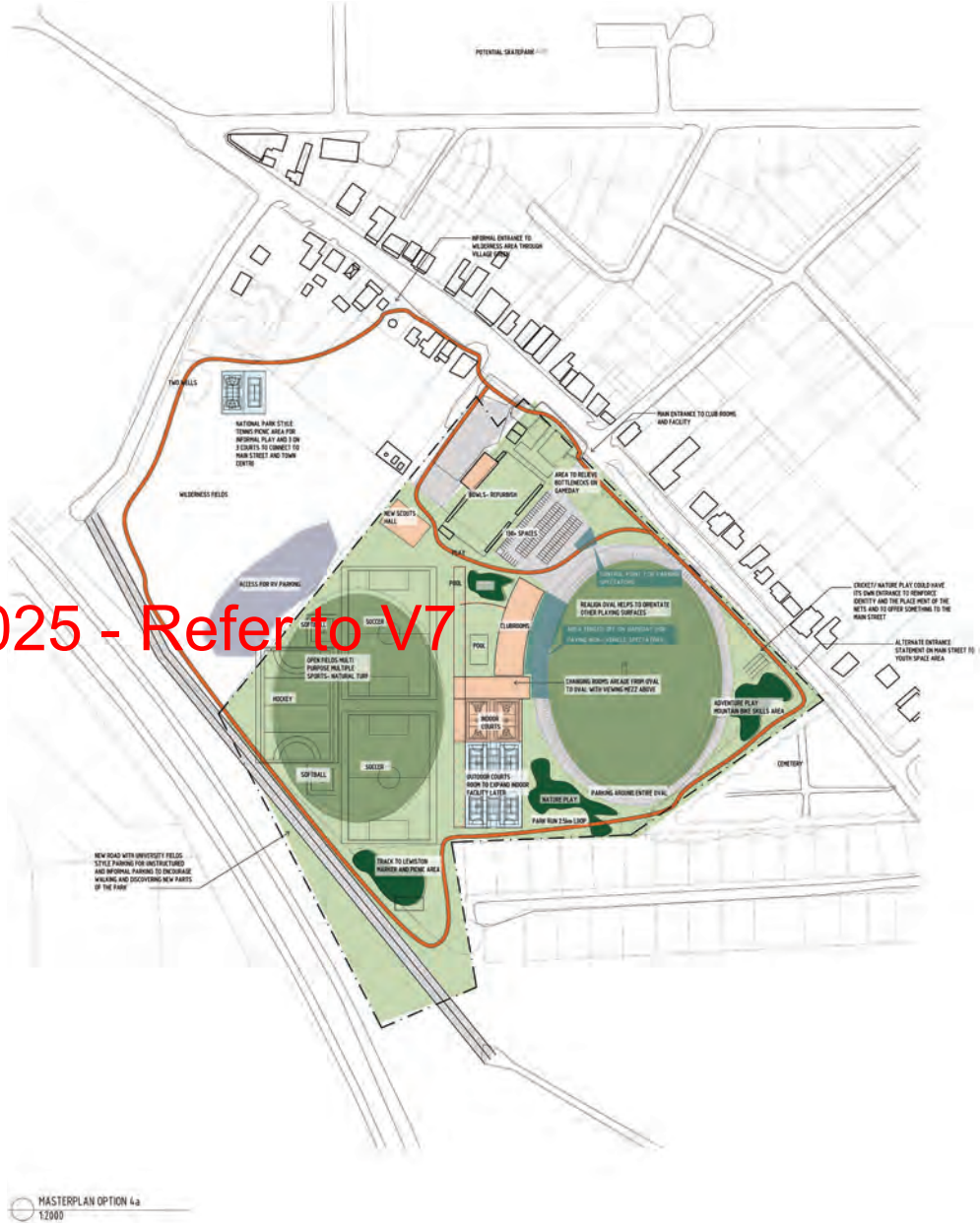


Note November 2025 - Refer to V7

Concept Design Option 3



Concept Design Option 4



Note November 2025 - Refer to V7

07 Management Options



Management Options

In relation to the governance and management models of public sport and leisure facilities such as the shared-use facility (clubrooms/changerooms) proposed, there are three common management structures:

- 'Direct Management' where the local government retains total control and accountability for the operation of its facility through directly employed staff.
- 'Indirect Management' where the operation of the facility is placed at 'arms lengths' from the local government, while retaining effective control through the terms of its membership of a 'body corporate' formed to manage the facility.
- 'Independent Management' where the local government leases the facility to a private operator or independent organisation (usually with conditions for access, user charges etc.).

There are a number of options for the APC to consider in the future management of the facility:

- The new facility can be directly managed by Council Staff.
- The new facility may be placed at 'arms length' through Indirect Management under a management agreement arrangement with an organisation e.g. a specialist management group.
- The new facility may be leased to an organisation (Independent Management) such as a sports club or similar.

Direct Management 'In House'	Indirect Management 'Arm's Length'	Independent Management 'Outside'
A. Managed and operated directly by Council employees	D. Managed by an incorporated association (or a Company Limited by Guarantee) comprising representatives of Council and user groups	G. Managed by private (commercial) individual or organisation through a lease
B. Managed by a Committee under the Local Government Act using employees	E. Managed in partnership with Council via an incorporated association (or a Company Limited by Guarantee) comprising representatives of Council and specialist management agency	H. Managed by single or composite user group (sporting or community organisation) though a lease
C. Managed by a Committee under Local Government Act using contract labour and support services	F. Managed by specialist management agency which has a management services agreement with Council	I. Managed by a specialist management agency through a lease

The table below presents an overview of the options available to APC and the benefits and constraints associated with each of these.

Management Option	Benefits	Constraints
Direct Management	• The facility owner has complete control over centre operations. • Most suitable option if there is a need to provide social services/programs that may need financial support.	• Recreation administrators and program staff often work evenings and weekends. Overtime and penalty rates set by awards can result in higher staffing costs. These increases may be avoidable where alternative management structures are used. • Where only a few staff are employed at the facility, the owner may need to provide administrative support for the centre manager (banking, financial reports, assistance with taking bookings and key collection, secretarial, IT and mail services).
Indirect Management	• The owner has less administrative responsibility. • Management 'freed up' to operate independently of the owner organisation. This may present opportunities to improve operational efficiency and adopt a more commercial approach. • The contract can be structured so as to increase the reliability of the centre's operating budget. • Where financial performance falls short of budget projections the contractor would normally be liable for the loss. Where an operational surplus is realised, the contractor normally retains the excess, or it may be reserved for capital purchases or improvements. • Financial incentives are often built into the contract to encourage the operator to succeed.	• Owner has minimal control over day to- day operations. • Potential for reduced social benefit - contractor may only offer profitable programs and competitions and may disregard the social needs of the broader community. • Facility owner is usually required to pay a management fee to the contractor.
Independent Management	• The owner has no day-to-day administrative responsibility. • The owner has minimal financial risk. • Lessee may invest funds in the facility if they have sufficient tenure to generate an acceptable return on their investment.	• Difficult to lease a centre that projects an operating deficit. • The degree of control that the facility owner has over centre operations is limited by the way the lease agreement is structured. • Broader community benefits sought by the facility owner must be specified in the lease agreement. • The Lessee retains operational profits. • Difficult for either party to withdraw from or change the terms of the lease without the consent of both parties.

In terms of their ability to satisfy the objectives held by most Councils, each of the three broad options outlined in the previous table have both advantages and disadvantages.

These are further summarised in the table on this page, which illustrates the capacity of each option to meet prime council objectives of financial efficiency, access to the whole community and stewardship of facilities.

In general terms, facilities operated directly by Councils tend to be hampered in their operating performance by local government regulations and practices and inappropriate financial, staffing and reporting systems. They can also be susceptible to the influence of dominant user groups and local political pressures.

Facilities leased to private operators or independent community groups are often not properly maintained. The financial objectives of the operator are often in conflict with Council's aims for access, equity and facility stewardship. Whereas an 'Indirect Management' structure tends to allow all Council objectives to be achieved to a satisfactory level.

Council Objectives	Direct Management (Controlled By Council)	Indirect Management (Under Auspices Of Council)	Independent Management (Controlled Externally)
Reduce or eliminate deficit funding	DIFFICULT Limited sense of competition and accountability Slow to exploit opportunities Politically vulnerable Inflexible industrial arrangements	ACHIEVABLE Body corporate is nimble and independently accountable Flexible industrial arrangements Staff encouraged to become entrepreneurial by way of incentives Management agency can provide specialist experience	EASIER Lessee operators able to make economies on labour, goods and services Limited political considerations when setting fees, timetables
Maintain a significant degree of control	EASIER Management by Council Staff Regular reports to Council Elected Members have opportunities for ongoing input	ACHIEVABLE Qualified lease/license to body corporate gives Council ultimate control Council is significant partner in the body corporate Regular reports to Council re use, fees, finance and administration	DIFFICULT Control usually via mid to long term lease with no provision for change in local circumstances Usually no opportunity for Council to participate in management
Keep assets in good repair (building and equipment)	EASIER Maintained by Council Staff to Council standards and budget provisions Prompt response and care by Council's own maintenance staff	ACHIEVABLE Formal commitment built into management agreement for maintenance and refurbishment Monitored by Council through its partnership in the body corporate	DIFFICULT Financial objective (profit or providing funds for other ventures) often causes conflict in decision making related to appropriate maintenance of buildings and equipment
Gain optimum use and flexibility (multi-use)	ACHIEVABLE Vocal minority groups may be allowed to dominate peak times Most use by hire only (little or no promotion of regular weekly activities)	ACHIEVABLE No one sport favoured Direct promotion of regular activities (not just hire) Incentive to replace failing programs as soon as possible Management agency can apply specialist experience	DIFFICULT One sport often favoured Usually focus on 'cash cow' activities Membership restrictions often apply

08

Funding Opportunities



Funding Opportunities

Ideally, enhancements to sport, recreation and community facilities are funded through a mix of funding from various levels of government and other sources.

A variety of external funding programs and sources are available for the development and implementation of facilities such the TWRSP. These programs change regularly, and it is important to contact the funding agency/ organisation to get up to date details on guidelines and project eligibility.

This section provides examples of recent or current funding programs and sources which may be applicable to implementation of the TWRSP Master Plan.

Australian Government

Sport Australia

Sport Australia provides opportunities for organisations to receive funding through the Australian Government.

Refer to: https://www.sportaus.gov.au/grants_and_funding

Department of Infrastructure, Transport, Regional Development, Communications and the Arts

The urban *Precincts and Partnership Program* (uPPP) announced by the Australian Government as part of the 2023-24 Budget is currently in the design phase. The uPPP will be available to applicants who are not in the statistical boundary for the rPPP. Together, these two programs will work to deliver precincts across the nation.

Refer to https://www.infrastructure.gov.au

South Australian Government

GRANTassist

GRANTassist is the South Australian Government's interactive website hosting information on government grants and assistance.

Refer to: http://www.grantassist.sa.gov.au/

Office for Recreation, Sport & Racing (ORSR)

Community Recreation and Sport Facilities Program (CRSFP)

The objective of CRSFP is to provide access to funding for the development of sustainable, functional, inclusive and fit-for-purpose active recreation and sport facilities that meet the current and future needs of the South Australian community. CRSFP will assist eligible organisations to develop infrastructure that directly addresses demonstrated need and supports participation through the rational development of good quality projects.

Refer to: https://www.orsr.sa.gov.au/grants/infrastructure-projects

Plan SA - Open Space Grant Program

Access to quality public open space is becoming increasingly important to ensure South Australia remains liveable, healthy, and sustainable, particularly in the context of increasing residential infill in existing neighbourhoods. Councils are encouraged to apply for grants, to assist with the

purchase and enhancement of public open space, accessible to the community.

The purpose of the Grant Program is to support and enhance the state's liveability and sustainability. The Grant Program supports projects that:

- Facilitate the integrated delivery of quality public open space particularly in areas of growth and renewal.
- Provide a diverse range of high-quality public open spaces that offer a range of active and passive uses.
- Improve the way our place's function, making them more sustainable, more accessible, safer, and healthier.
- Promote urban greening and climate change resilience.
- Create an interconnected network of high quality green spaces that join destinations, public transport, and growth areas.

Refer to: https://plan.sa.gov.au/our_planning_system/schemes/planning_and_development_fund

Local Government

The APC has an opportunity to contribute capital funding for the development of the TWRSP. This could be through annual capital works budget allocations, loans and grants. Local government are the major contributor to local and district level recreation and sporting infrastructure development.

Other Potential Funding Sources

Club One

Club One (SA) Limited makes sponsorships available to community clubs and associations on a regular basis.

Refer to: www.clubone.net.au

Australian Sports Foundation

Fundraising4Sport – raises funds through tax deductible donations for organisations and athletes around Australia. Fundraising4Sport also allowing access to a Community Fundraising platform.

Giving4Grassroots™ – A national small grants program that funds initiatives aimed at increasing participation in grassroots and community sport throughout Australia.

Refer to: www.asf.org.au

Trusts and Foundations

There are numerous trusts and foundations established in Australia with a number providing funding for sport and recreation projects. Often, they are established by large corporations.

Refer to: www.philanthropy.org.au

Commercial and Private Sector Funding

Commercial and private sector funding is often used by sporting and community organisations to assist with facility developments and ongoing operations. Opportunities such as facility naming rights and in-kind donations are a potential resource for new facility developments and upgrades.

Peak Bodies, Associations and Clubs

Club and association contributions toward facility development and other initiatives is common.

This may include funds generated through fundraising, loans, and savings. Peak bodies and associations may also have funds which could be contributed towards the projects, Cricket Australia/ SACA and the AFL/SANFL both have infrastructure funding programs and are detailed below.

Australian Football Facilities Fund

To assist with projects coming to life, the AFL has created the *Australian Football Facilities Fund* (AFFF). The fund has the aim of 'supporting the provision of well positioned, welcoming, accessible, fit for purpose football facilities that support our growing game's strategic priorities.'

If your project satisfies the objectives of:

Maximise the carrying capacity of existing venues and the quality/functionality of their supporting infrastructure.

Develop new and increased carrying capacity through construction of new ovals, especially in growing communities.

Provide inclusive and accessible facilities that cater for the diversity of participants, particularly female participants, who wish to participate in our game.

Develop venues to support the game's complete talent pathway, umpiring, landmark heritage sites and people working and volunteering within the game.

Enable planning and project partnerships to form with a range of government and non-government bodies to result in an improved quantity, quality, and welcoming venue network for Australian Football.

Refer to: https://www.afl.com.au/clubhelp/clubmanagement/planning/community-facilitiesdevelopment

Australian Cricket Infrastructure Fund

Cricket is investing more into community cricket facility projects than ever before via the Australian Cricket Infrastructure Fund (ACIF).

SACA and Cricket Australia are partnering to provide clubs, associations, schools, councils, and cricket facility managers with the opportunity to apply for funding for cricket facility projects.

The ACIF has been further bolstered by the announcement of a contribution towards facility development via the G*rassroots Cricket Fund*. The *Grassroots Cricket Fund* is a partnership between The Australian Cricketers' Association and Cricket Australia, with funding being contributed by Australian cricketers to support cricket in local communities.

The objectives of the ACIF are to:

- Improve the quantity, quality, innovation, and consistency of cricket infrastructure across all levels of community cricket.
- Support the development of community cricket facilities that contribute to the delivery of Australian Cricket's strategic priorities.
- Support cricket facility development in areas of demand, particularly areas of significant participation and population growth.
- Create inclusive and accessible environments for cricket participants and the broader community.
- Collaborate with all levels of government and funding partners to invest in strategic infrastructure priorities.

Refer to: https://www.saca.com.au/community/grantsand-scholarships/australian-cricket-infrastructurefund

09

Appendices



Appendix A - Interviews with Key Stakeholders

Appendix A

Interviews with Key Stakeholders

Two Wells Recreation and Sport Precinct Master Plan

SACA

Simon Bradley, Community Infrastructure Lead

11am 10th October 2023

Key Discussion Points

- Cricket Australia Facility Guidelines are available and should be used to inform the development of new facilities.
- AFL Standard facilities are adequate for cricket
- Potential for a second oval at the precinct given the population growth and the growth in female participation. This should be constructed to Cricket Australia Standard (local/regional) including lights (300 lux) and could be the premier oval at the site, the existing oval could then stay as is. Potential for a turf wicket to be incorporated into the new oval.
- Support for the extension and redevelopment of the existing community centre to develop a new clubrooms, changerooms and ancillary facilities.
- Support for formalised parking and retaining parking around the oval perimeter
- Support to explore entry off Wells Road (north of the site)
- Funding available for new cricket facilities through the ACIF
- SACA is introducing a new funding program for the development of new cricket pitches at ovals/sites that currently do not have pitches in place
- The current nets require upgrading, the new nets should include three lanes

SANFL

Rebecca Tappert, Community Venue Development Lead

10am

Time: 10am 10th October 2023

Key Discussion Points

- AFL Facility Guidelines are available and should be used to inform the development of new facilities.
- The SANFL priority developments are Aust. Standard lighting, unisex changerooms and high quality playing surface.
- Potential for a second oval at the precinct given the population growth and the growth in female participation. This should be constructed to AFL Standard including lights and could be the premier oval at the site, the existing oval could then stay as is.
- Two Wells FC have recently applied to ORSR for two new flood lights on the eastern side of the ground
- Support for the extension and redevelopment of the existing community centre to develop a new clubrooms, changerooms and ancillary facilities.
- Support for enclosing to enable paid and controlled entry
- Support for formalised parking and retaining parking around the oval perimeter

- Support for relocated netball/tennis facilities
- Support to explore entry off Wells Road (north of the site)
- Rebecca is willing to attend stakeholder meeting to discuss master plan options

Bowls SA

Louise McDermott, CEO

9am 26th October 2023

Key Points Discussed:

- Support for upgrading clubrooms in line with Bowls Australia facility guidelines (Louise to send through)
- Recently Bowls has been included back in the SACE program within High Schools
- Kapunda is a nearby covered arena, noting the Club has not requested a cover for the Bowling Greens at this stage
- Night Owls has recently been re-launched and is an opportunity for the development of bowls particularly in areas with younger demographics and is family friendly
- Club's priorities include improved stormwater management and security, sealed car parking areas and upgraded clubhouse and toilet facilities.
- Centre of Excellence is being established at Lockleys Bowling Club in conjunction with Grange Bowling Club
- Bowls SA is in the process of seeking funding to update their Statewide Facilities Audit and Master Plan

Office for Recreation, Sport and Racing

David Nash,

1pm 26th October 2023

Key Points Discussed:

- Staging needs to be done in a strategic manner and based on population trigger points
- Preference is for community sporting hubs that cater for multi-use, co-location of clubs and enhanced efficiencies. Noting in some cases there may need to be more than one facility provided
- Discuss planning of nearby communities i.e. Riverlea and Angle Vale with City of Playford
- Integrate energy saving initiatives into any new buildings (LED lighting, drought tolerant turf, shade, solar panels)
- Consider universal design, female changerooms and child safety in design
- Consider unstructured recreation such as walking and cycling paths, Park Run and Nature Play
- Some education department facilities are being constructed now that do not meet sporting compliance e.g. run-offs, roof heights this is impacting on the facility's ability to cater for community sport

Appendix A

Xavier College

Mark Flaherty, Principal

Janet Coomber, Head of Campus Two Wells

2:30pm 26th October 2023

Key Points Discussed:

- Currently provide a junior soccer pitch and two new indoor and two outdoor sports courts are under construction and near completion
- Limited availability for community use given the school will be using the facilities after hours for OHSC etc.
- Plans for an Early Learning Centre to be established adjoining the junior soccer pitch
- The next stage of development in 2025 a full size soccer pitch and six outdoor sports courts will be provided
- Subsequent stages will see the development of a sports oval
- Strong demand for a swimming pool, many parents ask about this and the nearest pools are at Elizabeth and Gawler
- Demand for martial arts, callisthenics, gymnastics/kinder gym and a suitable venue to cater for these activities
- Major sports are popular soccer, AFL, tennis and netball
- School currently has 800 students however will reach 1800 once fully built
- Supports the development of additional facilities at the precinct including the new oval, anticipates majority of school sporting activities will take place on site however larger and regional events may be hosted at the precinct in the future
- Supports the development of a shared use path from Lewiston to Two Wells
- It is anticipated that significant numbers of students will walk/ride to school once safe routes to school are established
- Need for community spaces for activities such as yoga, group fitness, meetings etc.
- Need to cater for the teenage group not just younger children
- Horse riding and equestrian activities are popular in the area
- Opportunity for playgroups and vacation care
- Include passive recreation areas i.e. BBQs, shade, picnic facilities

Netball SA

Brian Lines, Director of Netball

Caitlin Sullivan, Stakeholder Relations Coordinator

3:00pm 26th October 2023

Key Points Discussed:

- Currently the Two Wells netball club participates in a home and away format, this may potentially change as the population and membership base increases in size to a centralised model and as such additional courts would be required.
- Current four court model should be adequate for the current level of competition

- Discuss opportunities with the Adelaide Plains Netball Association (Netball SA to provide a contact)
- Strong advocate of indoor courts and facilities that have a show court and are capable of hosting higher level competitions (e.g. pre-season Adelaide Thunderbirds), any new facility needs to accommodate spectators
- Need to provide universal and female friendly changerooms facilities, a canteen/kiosk that benefits the netball club, shade and lighting for winter training
- Dual line marked courts (such as tennis) are acceptable for netball
- National Facility Guidelines provide guidance on facility provision
- Some older facilities do not meet run-off requirements due to space requirements

Volleyball SA

Jason Rivett, Head of Operations

10:30am 27th October

Key Points Discussed:

- In the northern area there is the John McVeighty Centre which is not accessible and expensive to use
- VSA has been working to establish a new volleyball club in the north which has been established in conjunction with the Playford Patriots and they are utilising Starplex, there is also the Gawler Jets and Northern Knights (or is this the club set up with the Patriots?)
- The SAVL is based at a centralised location at Heathfield which can result in long driving distances for some teams particularly those based in the north. A home and away format is being considered in the future.
- Volleyball is seen as a safe sport as there is no body contact and less concussion risk
- It caters equally for males and females
- There are a lack of facilities for volleyball, often sports such as basketball and netball gain priority access due to their membership/participation numbers
- Lights View is a good example of catering for Volleyball (Jason to send through the floor plan)
- Strong demand for indoor venues which are more comfortable for players and spectators
- Badminton courts can be used for junior volleyball matches
- Opportunity for beach volleyball courts at Two Wells which can also be used by other sports for training purposes
- Adelaide is hosting the 2025 World Volleyball Championships
- Clubs need places to train as well as play

Appendix A

Basketball SA

Tim Brenton, CEO

Steve Lindner, President Central Districts Lions Basketball Club

11am 27th October

Key Points Discussed:

- Central Districts Lions Basketball Club is the most relevant district club in the Northern area (including the Two Wells area)
- The club has grown in recent years from 30 to 44 teams currently
- Access to indoor court space is a challenge and is restricting growth in the region
- The club uses Starplex as a base for competitions and other sites such as Trinity South (Gawler), Trinity College (Angel Vale) and John McVeighty Centre (are there any more?)
- Club has recently had reduced access to Starplex due to the centre management establishing their own social basketball competition
- The catchment of the club includes Mawson Lakes, Elizabeth, Salisbury, Gawler, Barossa Valley, Clare and Peterborough
- Ideally to fully meet demand Basketball requires 12 courts and at a minimum 4-6 courts are required in the northern region
- Need to incorporate changing places areas in any new development
- New facilities at Mitchell Park and Lightsview are already at capacity for basketball (65% for one sport)
- There is substantial growth possible in all formats district level, domestic, 3 on 3 basketball and Aussie Hoops
- From a design perspective ideally FIBA approved flooring is provided which enables higher level competitions to be conducted
- Ensuring adequate run-offs, ceiling heights and lighting levels is crucial in line with FIBA and Australian Standards
- Opportunity for 3 on 3 spaces to be developed at the Two Wells precinct, need to be mindful of nearby residents
- Not aware of any new indoor sports facilities suitable for basketball being developed in Riverlea
- Basketball SA is currently doing some supply and demand modelling for basketball across SA utilising ActiveXchange modelling.

Softball SA

James Harris, State Operations Manager

2:30pm 30th October

Key Points Discussed:

- Successful club – recently Premiers in Division 2 Gawler and Districts competition
- Matches are centralised and all played at Karbeethan Reserve, Evanston Gardens
- Currently utilise Two Wells Oval precinct for training only
- Softball clubs typically need to make way for/work around AFL/Cricket trainings and games

- Smaller clubs are piloting midweek social games to avoid clashes with other user groups over weekends
- Provision of hitting nets – ideally enclosed could be rectractable
- Major requirement is for green space on the oval for trainings
- Storage required – equipment bags, pitching machines, shade tents, bases etc.
- Social areas – clubs tend to go use their base/home venue for presentations, functions, committee meetings, selection meetings etc.
- Sports lighting – best part of being a summer sport is training is wrapped up by sunset, ideally would be good for games
- Artificial grass is preferred for indoor softball if an indoor facility is to be developed
- Café style area for food and beverages would be beneficial to raise revenue
- Where they have access to clubroom/function space some clubs are providing dinners to involve the members and broader community

Caravan and Motorhome Club of Australia Ltd (CMCA)

Sean Constable, CMCA

3:30pm 30th October

Key Points Discussed:

- Recent general enquiry to Council about establishing a RV park at the site
- Site requirements 1 hectare ideally can be smaller– able to cater for 40 vehicles ideally and provision for a caretaker
- Self-contained vehicles are required so no need for power, toilets etc. only a dump point
- CMCA will install a BBQ shelter (Happy Hour Shelter) – carport on a slab 9m x 6m
- Regarding infrastructure, CMCA would include the following at their cost:
    - Happy hour shelter – 9mx6m covered over slab
    - Garden shed for equipment – 3mx3m on slab
    - Custodian site – concrete slab 7mx3m plus gravel hard stand area of same dimensions, plus water, power and sullage inlet to dump point
    - Dump point with wash down tap
    - Potable water taps to several locations within the park
    - Fencing
    - Signage
    - Internal driveway (usually compacted gravel)
- CMCA would also undertake the preparation and submission of planning applications and permit to operate.
- Access to a road and services with easy connection to water/sewer and power for the caretaker and the BBQ area etc.
- Contaminated site – is suitable for a RV Park – limited site disturbance is required and other RV Parks have been established on similar sites
- 10-year lease is preferred as investment is significant in the RV Park
- Close proximity (walking distance) to shops and services is preferred so RV vehicles do not need to be moved and people are likely to stay longer at a site
- Opportunity to become a revenue raiser for the resident sporting clubs (offering promotions for meals, drink vouchers etc.) this has worked well at Port Pirie

Tennis SA

James Pick, Head of Tennis Development

10am 31st October

Key Points Discussed:

- Six courts currently seems to be meeting demand and will do for the short to medium term
- In the longer term eight courts may be required (subject to demand) this also enables regional tournaments to be run from the venue
- Run-offs are a key factor in design minimum 6m, ideally 7m with 3-4m on the side
- James to provide the HIT report for Two Wells Tennis Club which provides a lens into the overall health of the club
- There is generally a declining participation rate in Tennis in regional SA whereas it is increasing in metropolitan areas.
- 160 coaches in Adelaide Metro Area and only approximately 15 coaches in regional areas.
- The influx of young families and children will assist with future growth for Tennis in the Two Wells area
- Sports lighting is ideal – competition requires 350 lux, less lux is required for casual and training use
- The Tennis Australia National Court Rebate Scheme is prioritising sport lighting projects to enable more usage in the evenings particularly during the week
- Purpose built Hotshot Courts (small junior courts) are not common in SA, preference is for temporary linemarking and mini nets on a conventional court
- Hit-up walls are not as popular as they were in previous years
- Blended lines (e.g. netball/tennis) prevents hosting higher levels of competition
- Tennis Australia is looking into how they can leverage off/integrate complimentary formats e.g. pickle ball
- Installation of Book-a-court system which is also able to activate lights (where fitted) and similar pin based lower cost access arrangements e.g. Igloo Homelock is occurring across SA sites which then enables Council/Club/Tennis SA to understand usage and potentially raise revenue
- Inclusion and disability considerations are essential in any new developments both internally and externally (ramps to access courts).
- Any clubhouse upgrades need to consider tennis and viewing of courts, some recent developments have not included viewing areas onto adjoining courts e.g. Victor Harbor
- Storage is an important consideration
- Acrylic is the preferred surface type. Grass Courts are fine if volunteers are willing to maintain them, however, longer term this is not generally sustainable.
- Exemplar facilities include – Happy Valley Tennis Club

James to provide:

- Carparking requirements and smaller club best practice examples in SA and/or interstate.
- Tennis Australia document for tiering courts.
- Any additional Planning and Standard information (noting we have a copy of the Tennis Infrastructure Planning Planning, Design & Delivery Resource)

Badminton SA
Sarah Rigg, Secretary
Phone call 31st October

Key Points Discussed:

- Badminton is a niche sport with a small number of clubs currently in SA and only five in the regions
- There are no clubs located close to Two Wells the sport is centralised with many competitions played at their Lockley's Headquarters
- Adelaide has hosted the past two national championships and recently the Australian Masters Games
- Badminton Australia may be able to provide information on court dimensions and heights etc. (Neil to research)
- The State Centre is 13m high but technically this does not meet the sport's height requirements
- Badminton is a popular sport for new arrival communities

South Australian Amateur Soccer League

George Fotopoulos, President

George Levay, Director

11:30am 1 November

Key Points Discussed:

- Strong recent growth in Women's soccer driven by the recent success of the Women's World Cup
- Continual growth in the men's game particularly in younger and new arrival communities
- The Elizabeth and Districts Junior Soccer Association would be the closest junior competition to Two Wells and a good fit for a new team/s in Two Wells
- Ideally a minimum of two senior soccer pitches would be provided in a new area
- No requirements for synthetic pitches from a SAASL perspective although the Football Federation of SA may have a different view
- Ideally lights to 200 lux, universally accessible changerooms and clubroom facilities would be provided in any new development
- Would support the establishment of a specific purpose soccer venue at an alternate location. Noting Angle Vale seems to work OK with soccer and AFL football located at the same site.

Appendix A

Two Wells Primary School

Rosie Gilsenan-Reed, Principal

Darrell Avery, Deputy Principal

Trish Poyner, Business Manager

Midday 1 November

Key Points Discussed:

- The school would ideally like access to a swimming pool suitable for swimming lessons and carnivals. Currently they have to drive to Gawler to access a pool
- Believes the town is well provided for currently with sporting facilities but realise once the growth occurs there will be demand for additional facilities
- The school has nearly 50% of students that do not engage with activities outside of school hours which is a concern. Darryl to send through data on children's participation in outside school activities
- Doesn't want to see division in the town occurring with students from more affluent families having access to high quality facilities and services
- Currently there is no soccer club in the town
- The children at the school tend to like AFL football and netball primarily as traditional these sports have been provided for in the town
- Hart Reserve is going to have a range of youth and active recreation facilities i.e. skate park
- Would like to see a space for the arts and also recreation activities such as yoga, martial arts etc.
- The school has a gym but it doesn't have toilets accessible to the public. Current user groups include a Karate group and Equestrian Club. Churches would like to use the space but can't as there are no toilets
- The school would like to see additional entry level Come'N'Try programs introduced for sports particularly sports that are not currently played in the town (soccer, basketball etc.)
- The Kindergarten is currently being expanded

Scouts SA

Grant Fergusson

Property Manager

9:30am 6th November

Key Points Discussed:

- Currently developing a scout hall on site just to the western end of the bowls club approx size is 250-275m2
- Having issues accessing water and power, need to discuss with bowls club about accessing their water or consider going off grid
- Access will be off Old Port Wakefield Road through bowling club car park
- Potentially will access other facilities on site (bowls club, oval, community centre) for use by the scouts once established on site.

- Growing membership currently 50 but expect this to increase to around 100 in the next couple of years
- Nearby Scout Group at Angle Vale is at capacity and the overflow will come over to Two Wells
- There will be potential for community use of the new scout hall during the day and this provides a passive income for the local Scouts group.
-

Sport SA

Leah Cassidy, CEO

10am 6th November

Key Points Discussed:

- Skate parks, 3 on 3 courts and bike tracks for young people for informal recreation
- Walking and cycling links are important for access, particularly for young people
- Access to outdoor phone charging stations
- Park Run and Pickle Ball are very popular activities currently and should be considered in the planning
- Lighting and shade is important
- Consider equipment such as scoreboards that are interactive e.g. can show outdoor movies as well as sports scores
- Demand for hockey potentially and the ability to use the surface for other sports e.g. tennis
- Support for indoor sports courts
- Support for multi-use of facilities

Football Federation of SA

Michael Carter, CEO

2:45pm 6th November

Key Points Discussed:

- Preference is for two senior pitches 1 synthetic 110m x70m and 1 turf 115m x 74m and ideally a mini pitch 60m x 40m
- Include clubrooms and changerooms (40m2 each with 3 showers and 2 toilets)) x 4 + 1 referee room, function room 150m2
- Ideally main pitch is fenced off for game days
- Include 1.1m fencing around all pitches
- Include sports lighting 250 lux for matches and 150 lux for training
- If indoor sports centre is provided for at the site then this could be used for indoor soccer/futsal
- Riverlea development will include at least two sites for soccer with two pitches at each site
- City of Playford has identified a gap of 13 pitches for soccer within their Council area

Swimming SA

Michelle Doyle, CEO

Key Points Discussed:

- Most comparable region would be Mount Barker in terms of growth and demographics and they are developing a new regional level facility
- What land is available for aquatics? It is important to identify a site/s for future development
- The biggest challenge swimming has is pools are expensive to construct and this often stalls developments that are required based on need
- The main selling point ideally would be an indoor/outdoor pool which has all year round access and that caters for competition and lap swimming, swimming lessons and recreation swimming.
- Two Wells residents currently have to travel to Playford (Elizabeth), Barossa (The Rex) and/or Gawler which is a seasonal facility to swim in a public pool
- The ideal configuration is an indoor 50m pool with a moveable boom and a separate program pool for swimming lessons etc. and some dry activities that complement the aquatic activities and help offset the costs
- Hydrotherapy could be provided for either within a program pool or in a specialised pool (e.g. 2 lane x 15m pool)
- Waterslides are not recommended as they are high maintenance and require life-guarding
- Splash pads if provided should be located near to the program/learn to swim pool
- Potential users include a swim club, VacSwim , Department of Education Swimming Education and carnivals, masters and water polo (provided the depth is provided)
- The depth of pools is always a point of debate as different activities require variable depths (e.g. to learn to dive you require 2m depth)
- There is and will continue to be strong demand for aquatics in the northern area of Adelaide as population growth continues. Starplex and Elizabeth are already at capacity

City of Playford

Brian Delaney, Sport, Recreation and Open Space Planner

Key Points Discussed:

- Priority for the new Riverlea development is the establishment of a district level sporting precinct with a focus on soccer and cricket with the ability to cater for AFL and other field sports such as touch football.
- It is likely new sporting clubs will be established within Riverlea rather than the relocation/expansion of existing clubs
- There will also be the provision of sports courts whether these are outdoors or indoors will depend on the education provider
- Hockey has been discussed as a sport that may need to be catered for in the region due to the demographic that will be moving into the area and may result in sufficient demand for a potential synthetic hockey pitch being established that serves the broader region.

- Council recently invested into the indoor sports courts at Riverbanks College to enable community use outside of school hours and this is Council's preferred model going forward
- In relation to Aquatics, there is no intention of Council providing aquatic facilities in Riverlea and the priority is on Aquatic Provision in Elizabeth (e.g. the Aquadome facility)
- There has been some interest from private providers in providing a private swimming centre within Riverlea
- Learnings from the Angle Vale Sports precinct development was housing two high participation winter sports at the same site causes issues with traffic management, parking and utilisation of the clubroom facility which is at capacity
- A community centre is being built adjacent to the Angle Vale sporting precinct which will facilitate functions potentially by the sports clubs

Appendix B - Sporting Facility Analysis and Future Requirements

Appendix B

Two Wells Recreation and Sporting Precinct Master Plan

Sporting Facility Analysis and Future Requirements

Sport/Activity	Existing Facilities	Peak Body Guidelines	Non Compliance with Peak Body Guidelines	Desired Facility Provision	Provision Ratios (PLA Guidelines)	Recommended Minimum Provision based on Two Wells + Surrounds Population Growth			
						5000 People	7500 people	10000 people	12500 People
Cricket	1 Oval Cricket Nets 2 lanes Clubrooms Changerooms	*Cricket Australia Community Cricket Facility Guidelines*	Oval Pitch Cricket Nets Changerooms Sports lighting	1 additional Oval Widen existing pitch New turf pitch on new oval Upgrade sports lights to 300 lux Upgrade Cricket Nets (include 3 lanes) Universally accessible and larger changerooms in-line with AFL guidelines	1:5000 – 1:8000 1 senior oval in a 2km population catchment for neighbourhood level facilities. 2+ senior ovals in a 5km population catchment for district level facilities	1 Oval	1-2 Ovals	2 Ovals	2 Ovals

Appendix B

Sport/Activity	Existing Facilities	Peak Body Guidelines	Non Compliance with Peak Body Guidelines	Desired Facility Provision	Provision Ratios (PLA Guidelines)	Recommended Minimum Provision based on Two Wells + Surrounds Population Growth			
						5000 People	7500 people	10000 people	12500 People
Football (AFL)	1 Oval Clubrooms Changerooms Scoreboard Sports Lights Coaches Boxes	*AFL Preferred Facility Guidelines*	Oval Changerooms Sports lighting Scoreboard	1 additional Oval Sports lights 300 lux Universally accessible and larger changerooms in-line with AFL guidelines Electronic scoreboard Improved car traffic management/parking (formalised)	1:6000 – 1:8000 1 senior oval in a 2km population catchment for neighbourhood level facilities. 2+ senior ovals in a 5km population catchment for district level facilities	1 Oval	1-2 Ovals	2 Ovals	2 Ovals
Lawn Bowls	2 Greens 1 Clubhouse	*Bowls Australia Bowls Club Construction & Refurbishment Guidelines* *Bowling Green Construction Guidelines*	Clubrooms including changerooms and toilets. Sports lighting (to confirm)	New clubrooms and changeroom facilities. Improved car parking (formalised)	1-2 grass/synthetic greens within a 5km catchment for a neighbourhood level facility District level is population 35,000+	2 Greens	2 Greens	2 Greens	2 Greens

Appendix B

Sport/Activity	Existing Facilities	Peak Body Guidelines	Non Compliance with Peak Body Guidelines	Desired Facility Provision	Provision Ratios (PLA Guidelines)	Recommended Minimum Provision based on Two Wells + Surrounds Population Growth			
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Netball	4 Courts 1 Clubhouse Sport lighting	*Netball Australia National Facilities Policy*	Court run-off (less than 3.05 in parts) Sports lighting (to confirm) Clubrooms and universally accessible changeroom facilities.	New clubrooms and changeroom facilities. Access to indoor courts	1:5000 – 8000 1-6 courts within a 5km population catchment for neighbourhood facilities	1 Court (Note current provision is 4 courts)	1 Court	2 Courts	2 Courts
Softball	Oval for training purposes only Clubhouse	*Softball Australia Facility Management Guide*	Clubrooms and universally accessible changeroom facilities. Sports lighting (requires 50-100 lux for training)	Sports lighting Hitting cage (potential to by multi-use with cricket)	1:10000 – 1:14000 1-2 diamonds within a 2km catchment for neighbourhood facilities	0 Note softball use the oval for training purposes only, competitions are undertaken off site.	0	1	1

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Tennis	6 Courts 1 Clubhouse	*Tennis Australia Tennis Infrastructure Planning: Planning, Design & Delivery Resource*	Clubrooms and universally accessible changeroom facilities. Sports lighting (requires 250 lux min for training)	New clubrooms and changeroom facilities. Improved car traffic management/parking (formalised) Upgrade sports lighting at a minimum to training requirements.	1:15000 to become a district level tennis facility. 8 court minimum club/district facility	<8 courts	<8 courts	<8 courts	<8 courts
Scouts	No current facilities on site, plans to relocate to the site.	To confirm	To confirm	To confirm	Not available				
Badminton	2 Indoor Courts at Xavier College 1 ¾ Court at Two Wells Primary School	Not available	Not applicable	Access to indoor courts	Not available				

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Basketball	2 Indoor Courts at Xavier College 1 ¾ Court at Two Wells Primary School	*FIBA Guide to Basketball Facilities*	Not applicable	Access to indoor courts for training and competition. Access to clubrooms and changeroom facilities.	1:3000 – 1:4000 1-4 dedicated courts for neighbourhood level provision within a 5km catchment	1 Court	1-2 Courts	2-3 Courts	3-4 Courts
Football (soccer)	1 junior soccer pitch at Xavier College	*FFSA Ground and Venue Requirements for All Competitions*	Not applicable	Access to 1 preferably 2 senior pitches Access to clubrooms and changeroom facilities. Sports lighting (training 50 lux– competition 100 lux)	1:5000 to 1:6000	1 pitch	1 pitch	1-2 pitches	2 pitches
Gymnastics	No current facilities in Two Wells	*National Gymnastics Facilities Guidelines*	Not applicable	To confirm	Not available				

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Hockey	No current facilities in Two Wells	*Hockey Australia Facilities Information Hub and Facility Resource Guides*	Not applicable	To confirm	1-3 grass pitches within a 2km population catchment for neighbourhood level facilities based on demand. Synthetic pitch provision should be based on a needs assessment and feasibility study.	1-3 pitches	1-3 pitches	1-3 pitches	1-3 pitches

Appendix B

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RV Park	No current facilities in Two Wells	*CMRA RV Parks Guidelines*	Not applicable	1 hectare of space Happy hour shelter – 9mx6m covered over slab Garden shed for equipment – 3mx3m on slab Custodian site – concrete slab 7mx3m plus gravel hard stand area of same dimensions, plus water, power and sullage inlet to dump point Dump point with wash down tap Potable water taps to several locations within the park Fencing Signage Internal driveway (usually compacted gravel)	Not available				

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Swimming	No current facilities in Two Wells	To confirm	Not applicable	Subject to a broader needs and feasibility assessment.	1:30000 Neighbourhood at a 5km population catchment Outdoor 25m lap and leisure pool and/or leisure water space. Aquatic provision should be based on a needs assessment and feasibility study.				

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Volleyball	2 Indoor Courts at Xavier College 1 ¾ Court at Two Wells Primary School	*Volleyball Australia Indoor Facility Requirements*	Not applicable	Access to indoor courts for training and competition. Access to clubrooms and changeroom facilities.	To be integrated with compatible indoor sports centres. 1-2 courts within a 5km population for a neighbourhood facility.				

Appendix C - Issues & Opportunities and Aspiration Plans

XAVIER COLLEGE TWO WELLS

TAVERN HOTEL

TWO WELLS- COUNCIL CHAMBERS

INSTITUTE

LIBRARY

PUBLIC TOILETS

CHARACTER 2 STOREY BUILDING

SUPERMARKET

TWO WELLS PRIMARY SCHOOL

FUTURE TOWN CENTRE DEVELOPMENT SITE

POCKET PARK WITH BBQ

CRAFTSHOP

ANTIQUES SHOP

HIGH GREAT AMENITY

GARDEN VERGE

OF KAURNA AND EUROPEAN HERITAGE VALUE

WAR MEMORIAL AND PLAYGROUND

REGULAR BAKERY

VACANT BLOCK

TWO WELLS- TOWN NAMESAKE HISTORIC AREA AND CULTURAL SITE WITH KAURNA CULTURAL VALUE

BOWLING CLUBROOM REQUIRES UPGRADE

CONTROLLED ENTRY POINT- LOCATION CAUSES BACK UP OF TRAFFIC ON GAME DAYS AND OVERLAP WITH MAIN STREET TRAFFIC CAUSING DISRUPTIONS AND DELAYS

BOWLING GREENS GOOD CONDITION

TANK

CRICKET NETS- REQUIRE RENEWAL

RESIDENTIAL

BIKE TRACK- POORLY LOCATED ADJACENT BOWLS AND INFORMAL CARPARK/ VEHICLE CIRCULATION AREA

CARPARKING INFORMAL LAYOUT WITH NO LINE MARKINGS. PRONE TO DAMAGE CAUSED BY LARGE VEHICLE TURNING

INFORMAL SHADED PARKING AREA- CHAOTIC ARRANGEMENT OF PARKED VEHICLES

NETBALL AND TENNIS COURTS- DISCONNECTED FROM MAIN PAVILIONS AND OTHER SPORTS

CARPARKING INFORMAL LAYOUT WITH NO LINE MARKINGS. DANGEROUS FOR SHARED USE WHICH IS REQUIRED DUE TO LOCATION OF FACILITIES

MAIN SPORTS PAVILLION SERVING FOOTBALL/ NETBALL/ CRICKET, SOFTBALL AND TENNIS. CHANGEROOMS ARE NOT ADEQUATE FOR CURRENT FOOTBALL STANDARDS- GENERAL CONDITION IS OK BUT DUE FOR AN UPGRADE TO ALIGN WITH FUTURE GROWTH AND ADDITIONAL PATRONAGE

GROVE OF TREES PROVIDE WIND BARRIER TO COURTS

OVAL- GOOD CONDITION AND WELL SITUATED WITH WINDBREAKS- OVAL COULD BE WIDER TO MEET SANFL/AFL GUIDELINES

CEMETERY LAND COULD BE USED FOR RECREATION PRECINCT

INFORMAL DUMPING AREA USED BY COUNCIL AND OTHERS. NO REGULATIONS AND CAUSE OFR AN EYESORE IN THE PRECINCT

SWALE/ CREEK FOR RETENSION POND SYSTEM

COMMUNITY HALL IN GOOD CONDITION BUT SOME FUNDAMENTAL CHANGES REQUIRED IN TERMS OF ORIENTATION AND SAFETY EXTERNALLY.

GROVE OF TREES PROVIDE WIND BARRIER TO OVAL

CEMETERY IN 2023, EXISTING CEMETERY HAS 425 UNOCCUPIED BURIAL SITES, WITH ON AVERAGE, 4 BURIALS PER ANNUM FOR THE LAST THREE YEARS

LOW LEVEL CONTAMINATION- REFER COUNCIL REPORT

PORT WAKEFIELD ROAD

PRIVATE HOUSING ALLOTMENTS

PRIVATE HOUSING ALLOTMENTS

NEW LARGE LOT LAND DIVISION PROPOSED

WIDE CONDON ROAD RESERVE PROVIDES POTENTIAL ACCESS FROM THE SOUTH

RIVERLEA NEW HOUSING DEVELOPMENT- 5 MIN DRIVE

EXISITNG CONTEXT PLAN
1:2000

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This drawing is intended for A3 papaer size. Do not scale drawings. This drawing is to be read in conjunction with all relevant contracts, specifications, reports and drawings. Check and verify levels & dimensions on site prior to commencement of any work, preparation of shop drawings or fabrication of components.
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Project	Drawing Title	Drawing Status	Date
TWO WELLS SPORTS PRECINCT MASTERPLAN	EXISTING SITE AND CONTEXT PLAN	CONSULTATION	04/10/2023
		Job No. AT!0064	Drawing No. SK03 Rev

THERE IS A MASTERPLAN FOR HART ST RESERVE WITH BIKE TRACK AND CONFIRM THAT COUNCIL HAVE INVITED DESIGNS FOR A SKATE PARK

THERE IS A MASTERPLAN TO UPGRADE THE CURRENT TOWNSHIN STREET, NO DOUBT SOME EXISTING BUSINESSES WILL SHIFT TO THE NEW TOWN CENTRE DEVELOPMENT

CULTURAL AND VISION PRECINCT POTENTIAL

POTENTIAL CARPARK TO REDUCE CONGESTION

SECONDARY STUDY AREA

CORE STUDY AREA

POTENTIAL TO CONTINUE CONDON ROAD TO CONNECT THROUGH THE SUBJECT SITE TO WELLS STREET AT THE REAR OF THE NEW TOWN CENTRE DEVELOPMENT

POTENTIAL PATH CONNECTION TO LEWISTON





Walking and cycling proposals for the Main Street and Recreation Precincts as they change associated with planned residential growth of Two Wells to some 10,000 by around 2040



Potential exists in the heart of Two Wells for a 5 kilometre out and back route suitable for recreation such as Park Run[21], without crossing a main road

ASPIRATIONS

COMMUNITY AND STAKEHOLDERS

- OVAL INCLUDING POSITION
- LAWN BOWLS (BUT UPGRADE CLUBROOMS)
- RETAIN EXISTING FOOTBALL AND NETBALL CLUBROOMS BUT ENLARGE.
- NEW TOILETS
- OLD SCOREBOARD
- PARKING AROUND THE OVAL PERIMETER
- COMMUNITY CENTRE
- CO-LOCATION OF MAJOR SPORTS
- COUNTRY FEEL AND SETTING

CREATE

- NEW MULTI-PURPOSE BUILDING INCLUDING TOILETS CLOSE TO COURTS AND OVAL
- NEW PLAYGROUND CLOSE TO CLUBROOMS AND OVAL/COURTS
- SAFE PATHWAYS
- IMPROVED ROADS AND TRAFFIC FLOW
- NEW CRICKET NETS
- NEW COURTS WITH A BETTER RELATIONSHIP TO THE CLUBROOMS
- POTENTIALLY INDOOR COURTS/GYM FACILITY
- STORMWATER PLAN FOR THE ENTIRE SITE
- UNDER COVER PARKING
- SWIMMING POOL
- MORE SEATING AND IMPROVED SPECTATOR AREAS AROUND THE OVAL AND COURTS
- FENCING AROUND THE SPORTING PRECINCT
- SECURITY LIGHTING PARTICULARLY WITHIN THE CAR PARKING AREAS
- RV PARK
- PICKET FENCE AROUND THE OVAL

PASSIVE RECREATION AREAS

PEAK SPORTING BODIES.

SACA

- POTENTIAL FOR A SECOND OVAL AT THE PRECINCT GIVEN THE POPULATION GROWTH AND THE GROWTH IN FEMALE PARTICIPATION. THIS SHOULD BE CONSTRUCTED TO CRICKET AUSTRALIA STANDARD (LOCAL/REGIONAL) INCLUDING LIGHTS (350 LUX) AND COULD BE THE PREMIER OVAL AT THE SITE, THE EXISTING OVAL COULD THEN STAY AS IS. POTENTIAL FOR A TURF WICKET TO BE INCORPORATED INTO THE NEW OVAL.
- THE CURRENT NETS REQUIRE UPGRADING, THE NEW NETS SHOULD INCLUDE THREE LANES

SANFL

- AFL FACILITY GUIDELINES ARE AVAILABLE AND SHOULD BE USED TO INFORM THE DEVELOPMENT OF NEW FACILITIES.
- THE SANFL PRIORITY DEVELOPMENTS ARE AUST. STANDARD LIGHTING, UNISEX CHANGEROOMS AND HIGH QUALITY PLAYING SURFACE.
- POTENTIAL FOR A SECOND OVAL AT THE PRECINCT GIVEN THE POPULATION GROWTH AND THE GROWTH IN FEMALE PARTICIPATION. THIS SHOULD BE CONSTRUCTED TO AFL STANDARD INCLUDING LIGHTS AND COULD BE THE PREMIER OVAL AT THE SITE, THE EXISTING OVAL COULD THEN STAY AS IS.
- SUPPORT FOR ENCLOSING TO ENABLE PAID AND CONTROLLED ENTRY
- SUPPORT FOR FORMALISED PARKING AND RETAINING PARKING AROUND THE OVAL PERIMETER

RV'S

- SITE REQUIREMENTS 1 HECTARE IDEALLY CAN BE SMALLER- ABLE TO CATER FOR 40 VEHICLES IDEALLY AND PROVISION FOR A CARETAKER
- SELF-CONTAINED VEHICLES ARE REQUIRED SO NO NEED FOR POWER, TOILETS ETC. ONLY A DUMP POINT
- CMCA WILL INSTALL A BBQ SHELTER (HAPPY HOUR SHELTER) - CARPORT ON A SLAB 9M X 6M
- ACCESS TO A ROAD AND SERVICES WITH EASY CONNECTION TO WATER/SEWER AND POWER FOR THE CARETAKER AND THE BBQ AREA ETC.
- CONTAMINATED SITE - IS SUITABLE FOR A RV PARK - LIMITED SITE DISTURBANCE IS REQUIRED AND OTHER RV PARKS HAVE BEEN ESTABLISHED ON SIMILAR SITES
- CLOSE PROXIMITY (WALKING DISTANCE) TO SHOPS AND SERVICES IS PREFERRED SO RV VEHICLES DO NOT BADMINTON

BADMINTON- IS A POPULAR SPORT FOR NEW ARRIVAL COMMUNITIES

AMATUER SOCCER

- THE ELIZABETH AND DISTRICTS JUNIOR SOCCER ASSOCIATION WOULD BE THE CLOSEST JUNIOR COMPETITION TO TWO WELLS AND A GOOD FIT FOR A NEW TEAM/S IN TWO WELLS
- IDEALLY A MINIMUM OF TWO SENIOR SOCCER PITCHES WOULD BE PROVIDED IN A NEW AREA
- IDEALLY LIGHTS TO 200 LUX, UNIVERSALLY ACCESSIBLE CHANGEROOMS AND CLUBROOM FACILITIES WOULD BE PROVIDED IN ANY NEW DEVELOPMENT
- WOULD SUPPORT THE ESTABLISHMENT OF A SPECIFIC PURPOSE SOCCER VENUE AT AN ALTERNATE LOCATION. NOTING ANGLE VALE SEEMS TO WORK OK WITH SOCCER AND AFL FOOTBALL LOCATED AT THE SAME SITE.

SOFTBALL SA

KEY POINTS DISCUSSED:

- MATCHES ARE CENTRALISED AND ALL PLAYED AT KARBEETHAN RESERVE, EVANSTON GARDENS
- TWO WELLS T-BIRDS CURRENTLY UTILISE TWO WELLS OVAL PRECINCT FOR TRAINING ONLY
- PROVISION OF HITTING NETS - IDEALLY ENCLOSED COULD BE RETRACTABLE
- SOCIAL AREAS - CLUBS TEND TO GO USE THEIR BASE/HOME VENUE FOR PRESENTATIONS, FUNCTIONS, COMMITTEE MEETINGS, SELECTION MEETINGS ETC.
- CAFÉ STYLE AREA FOR FOOD AND BEVERAGES WOULD BE BENEFICIAL TO RAISE REVENUE
- WHERE THEY HAVE ACCESS TO CLUBROOM/FUNCTION SPACE SOME CLUBS ARE PROVIDING DINNERS TO INVOLVE THE MEMBERS AND BROADER COMMUNITY

VOLLEYBALL

TWO WELLS WARRIORS FOR EXAMPLE WOULD BE A MASSIVE STEP FORWARD FOR THE SPORT.

HEIGHT REQUIREMENTS IN INDOOR STADIUM TO BE MET FOR FUTURE USE FOR VOLLEYBALL

BOWLS SA

- SUPPORT FOR UPGRADING CLUBROOMS IN LINE WITH BOWLS AUSTRALIA FACILITY GUIDELINES
- CLUB'S PRIORITIES INCLUDE IMPROVED STORMWATER MANAGEMENT AND SECURITY, SEALED CAR PARKING AREAS AND UPGRADED CLUBHOUSE AND TOILET FACILITIES.

NETBALL

- STRONG ADVOCATE OF INDOOR COURTS AND FACILITIES THAT HAVE A SHOW COURT AND ARE CAPABLE OF HOSTING HIGHER LEVEL COMPETITIONS (E.G. PRE-SEASON ADELAIDE THUNDERBIRDS), ANY NEW FACILITY NEEDS TO ACCOMMODATE SPECTATORS
- SOME OLDER FACILITIES DO NOT MEET RUN-OFF REQUIREMENTS DUE TO SPACE REQUIREMENTS

BASKETBALL

- ACCESS TO INDOOR COURT SPACE IS A CHALLENGE AND IS RESTRICTING GROWTH IN THE REGION
- NEED TO INCORPORATE CHANGING PLACES AREAS IN ANY NEW DEVELOPMENT
- OPPORTUNITY FOR 3 ON 3 SPACES TO BE DEVELOPED AT THE TWO WELLS PRECINCT, NEED TO BE MINDFUL OF NEARBY RESIDENTS

LOCAL INSTITUTIONS.

TWO WELLS PRIMARY SCHOOL

- THE SCHOOL WOULD IDEALLY LIKE ACCESS TO A SWIMMING POOL SUITABLE FOR SWIMMING LESSONS AND CARNIVALS
- THE SCHOOL HAS NEARLY 50% OF STUDENTS THAT DO NOT ENGAGE WITH ACTIVITIES OUTSIDE OF SCHOOL HOURS WHICH IS A CONCERN.
- THE SCHOOL HAS A GYM BUT IT DOESN'T HAVE TOILETS ACCESSIBLE TO THE PUBLIC. CURRENT USER GROUPS INCLUDE A KARATE GROUP AND EQUESTRIAN CLUB. CHURCHES WOULD LIKE TO USE THE SPACE BUT CAN'T AS THERE ARE NO TOILETS
- THE SCHOOL WOULD LIKE TO SEE ADDITIONAL ENTRY LEVEL COME'NTRY PROGRAMS INTRODUCED FOR SPORTS PARTICULARLY SPORTS THAT ARE NOT CURRENTLY PLAYED IN THE TOWN (SOCCER, BASKETBALL ETC.)

XAVIER COLLEGE

PLANNING TO PROVIDE NEW SENIOR SOCCER PITCH + 6 OUTDOOR SPORTS COURTS IN THEIR STAGE 2 DEVELOPMENT IN 2025. SENIOR OVAL FOR AFL/CRICKET IS PLANNED BUT NO FIRM TIMETABLE FOR DEVELOPMENT.

POTENTIAL FOR THE COLLEGE TO PROVIDE ADDITIONAL FACILITIES SUCH AS A POOL, SYNTHETIC HOCKEY PITCH, THEATRE

FUTURE TRENDS IN POPULATION GROWTH AND NEW COMMUNITIES

DAVID NASH– ORSR

- CONSIDER UNSTRUCTURED RECREATION SUCH AS WALKING AND CYCLING PATHS, PARK RUN AND NATURE PLAY
- SOME EDUCATION DEPARTMENT FACILITIES ARE BEING CONSTRUCTED NOW THAT DO NOT MEET SPORTING COMPLIANCE E.G. RUN-OFFS, ROOF HEIGHTS THIS IS IMPACTING ON THE FACILITY'S ABILITY TO CATER FOR COMMUNITY SPORT

EXISTING ASPIRATIONS PLAN
1:2000

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TWO WELLS SPORTS PRECINCT MASTERPLAN	EXISTING SITE AND CONTEXT PLAN	CONSULTATION	04/10/2023
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PLOT FILE TIME: 11:43 PM PLOT FILE DATE: 21/11/2023 PLOT FILE LOCATION: C:\Users\tzuda\Desktop\...\Architecture That!\Projects\AT!0064 Two Wells Sports Precinct Masterplan\2 Presentations\2 Drawings\1 Site Plan

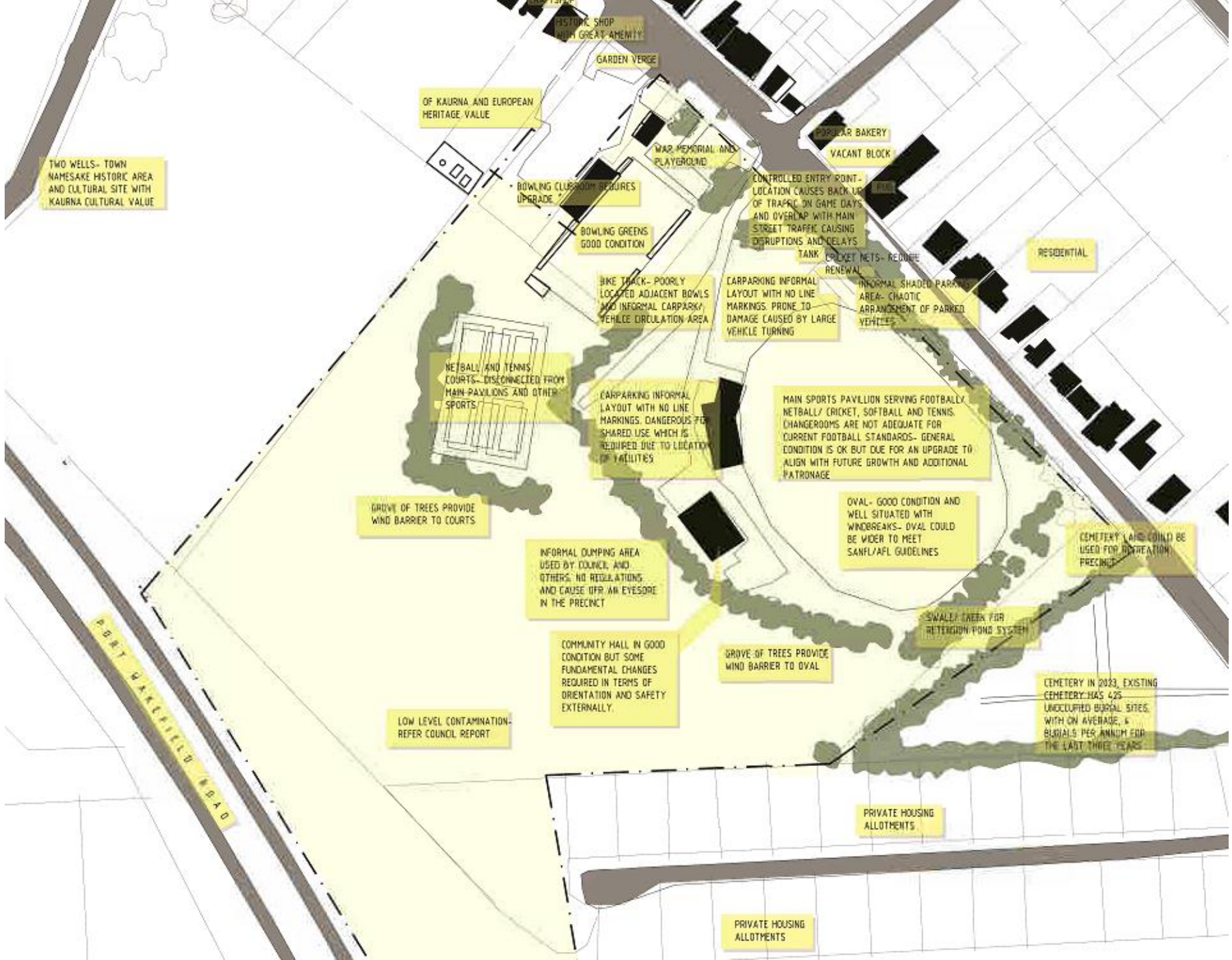
Appendix D - Concept Plan Options

Tredwell Management Services

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Issues and Opportunities

ALL Images in this Doc from February 2024 Draft Master Plan

Extract prepared by APC Staff

Aspirations



ASPIRATIONS

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KEY POINTS DISCUSSED:

- MATCHES ARE CENTRALISED AND ALL PLAYED AT KARBEETHAN RESERVE, EVANSTON GARDENS
- TWO WELLS T-BIRDS CURRENTLY UTILISE TWO WELLS OVAL PRECINCT FOR TRAINING ONLY
- PROVISION OF HITTING NETS - IDEALLY ENCLOSED COULD BE RETRACTABLE
- SOCIAL AREAS - CLUBS TEND TO GO USE THEIR BASE/HOME VENUE FOR PRESENTATIONS, FUNCTIONS, COMMITTEE MEETINGS, SELECTION MEETINGS ETC.
- CAFÉ STYLE AREA FOR FOOD AND BEVERAGES WOULD BE BENEFICIAL TO RAISE REVENUE
- WHERE THEY HAVE ACCESS TO CLUBROOM/FUNCTION SPACE SOME CLUBS ARE PROVIDING DINNERS TO INVOLVE THE MEMBERS AND BROADER COMMUNITY

VOLLEYBALL

TWO WELLS WARRIORS FOR EXAMPLE WOULD BE A MASSIVE STEP FORWARD FOR THE SPORT.

HEIGHT REQUIREMENTS IN INDOOR STADIUM TO BE MET FOR FUTURE USE FOR VOLLEYBALL

BOWLS SA

- SUPPORT FOR UPGRADING CLUBROOMS IN LINE WITH BOWLS AUSTRALIA FACILITY GUIDELINES
- CLUB'S PRIORITIES INCLUDE IMPROVED STORMWATER MANAGEMENT AND SECURITY, SEALED CAR PARKING AREAS AND UPGRADED CLUBHOUSE AND TOILET FACILITIES.

NETBALL

- STRONG ADVOCATE OF INDOOR COURTS AND FACILITIES THAT HAVE A SHOW COURT AND ARE CAPABLE OF HOSTING HIGHER LEVEL COMPETITIONS (E.G. PRE-SEASON ADELAIDE THUNDERBIRDS), ANY NEW FACILITY NEEDS TO ACCOMMODATE SPECTATORS
- SOME OLDER FACILITIES DO NOT MEET RUN-OFF REQUIREMENTS DUE TO SPACE REQUIREMENTS

BASKETBALL

- ACCESS TO INDOOR COURT SPACE IS A CHALLENGE AND IS RESTRICTING GROWTH IN THE REGION
- NEED TO INCORPORATE CHANGING PLACES AREAS IN ANY NEW DEVELOPMENT
- OPPORTUNITY FOR 3 ON 3 SPACES TO BE DEVELOPED AT THE TWO WELLS PRECINCT, NEED TO BE MINDFUL OF NEARBY RESIDENTS

LOCAL; INSTITUTIONS.

TWO WELLS PRIMARY SCHOOL

- THE SCHOOL WOULD IDEALLY LIKE ACCESS TO A SWIMMING POOL SUITABLE FOR SWIMMING LESSONS AND CARNIVALS
- THE SCHOOL HAS NEARLY 50% OF STUDENTS THAT DO NOT ENGAGE WITH ACTIVITIES OUTSIDE OF SCHOOL HOURS WHICH IS A CONCERN.
- THE SCHOOL HAS A GYM BUT IT DOESN'T HAVE TOILETS ACCESSIBLE TO THE PUBLIC. CURRENT USER GROUPS INCLUDE A KARATE GROUP AND EQUESTRIAN CLUB. CHURCHES WOULD LIKE TO USE THE SPACE BUT CAN'T AS THERE ARE NO TOILETS
- THE SCHOOL WOULD LIKE TO SEE ADDITIONAL ENTRY LEVEL COME'N'TRY PROGRAMS INTRODUCED FOR SPORTS PARTICULARLY SPORTS THAT ARE NOT CURRENTLY PLAYED IN THE TOWN (SOCCER, BASKETBALL ETC.)

XAVIER COLLEGE

PLANNING TO PROVIDE NEW SENIOR SOCCER PITCH + 6 OUTDOOR SPORTS COURTS IN THEIR STAGE 2 DEVELOPMENT IN 2025. SENIOR OVAL FOR AFL/CRICKET IS PLANNED BUT NO FIRM TIMETABLE FOR DEVELOPMENT.

POTENTIAL FOR THE COLLEGE TO PROVIDE ADDITIONAL FACILITIES SUCH AS A POOL, SYNTHETIC HOCKEY PITCH, THEATRE

Aspirations



Concept Design 1



Concept Design 2

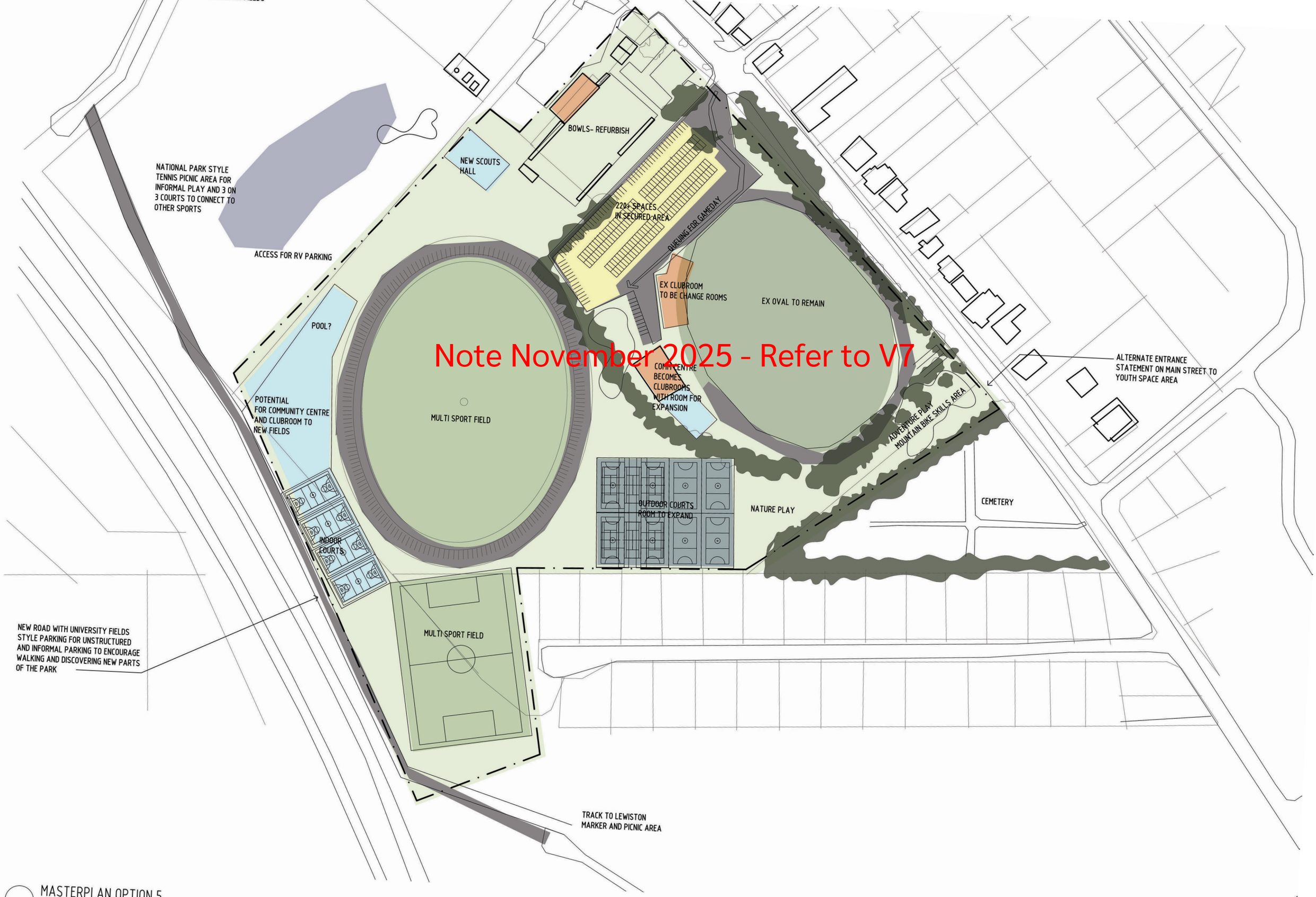


November 2025 - Refer to v7

Concept Design 3



Concept Design 4



Note November 2025 - Refer to V7

MASTERPLAN OPTION 5
1:2000

Version 5



Planning for the northern growth in the long term of Two Wells will involve further investigations about recreation and sport facilities and fields.

Version 6

STAGE 1

ARCHITECTURETHAT!



Planning for the northern growth in the long term of Two Wells will involve further investigations about recreation and sport facilities and fields.

Version 6

STAGE 2

ARCHITECTURETHAT!

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ARCHITECTURETHAT! TREDWELL MANAGEMENT



V7 October 2025

Endorsed for consultation at Council meeting 27 October 2025

Planning for the northern growth in the long term of Two Wells Korunye will involve further investigations about recreation and sport facilities and fields.

STAGE 1

ARCHITECTURE THAT!

ARCHITECTURE THAT! TREDWELL MANAGEMENT

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V7 October 2025

Endorsed for consultation at Council meeting 27 October 2025

STAGE 2

Planning for the northern growth in the long term of Two Wells Korunye will involve further investigations about recreation and sport facilities and fields.

ARCHITECTURE THAT!

TREDWELL MANAGEMENT

ARCHITECTURE THAT!

AT!0064-SK17 TWO WELLS RECREATION PRECINCT DRAFT OPTION STAGE 2