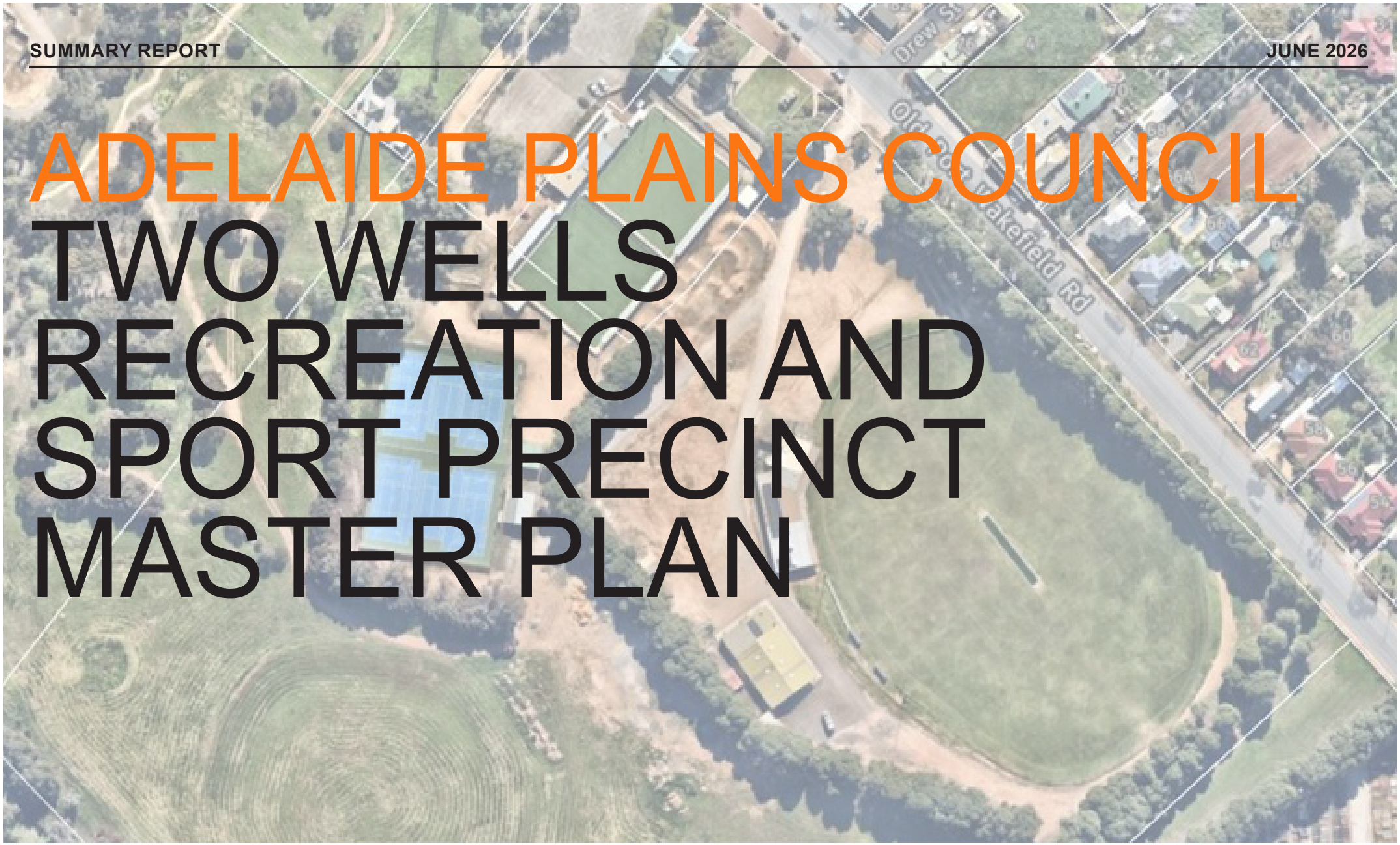
ADELAIDE PLAINS COUNCIL

TWO WELLS RECREATION AND SPORT PRECINCT MASTER PLAN



Adelaide Plains Council

TREDWELL ARCHITECTURE THAT! ekistics

Acknowledgements

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
- Sue Dugan, Community Development Officer, Adelaide Plains Council

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For further information:

Tredwell Management Services

TREDWELL

T: (08) 82346387
E: admin@tredwell.com.au
W: www.tredwell.com.au

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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 available within the project brief.

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.

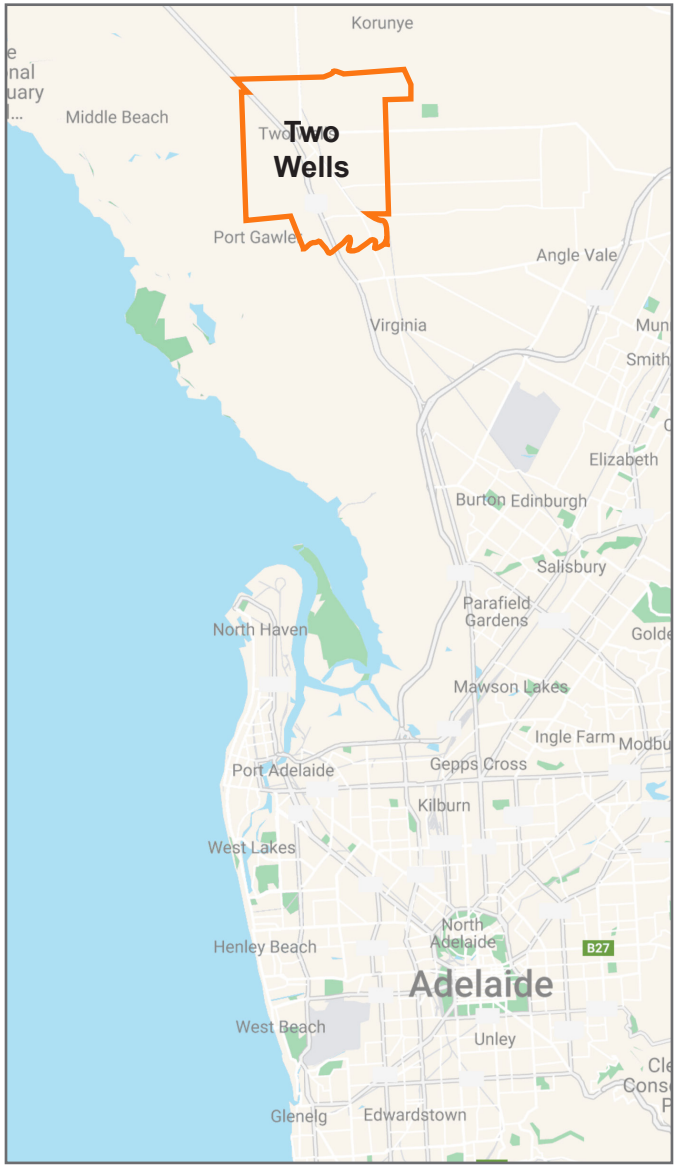


Figure: Location Map

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.
- 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.'

Two Wells Demographic Analysis

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 is underway. Riverlea 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 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') identifies how and where Greater Adelaide will grow over the next 30 years. The GARP identifies land within Two Wells and immediately north in Korunye 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, informing GARP, 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.

Introduction to Trends

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.

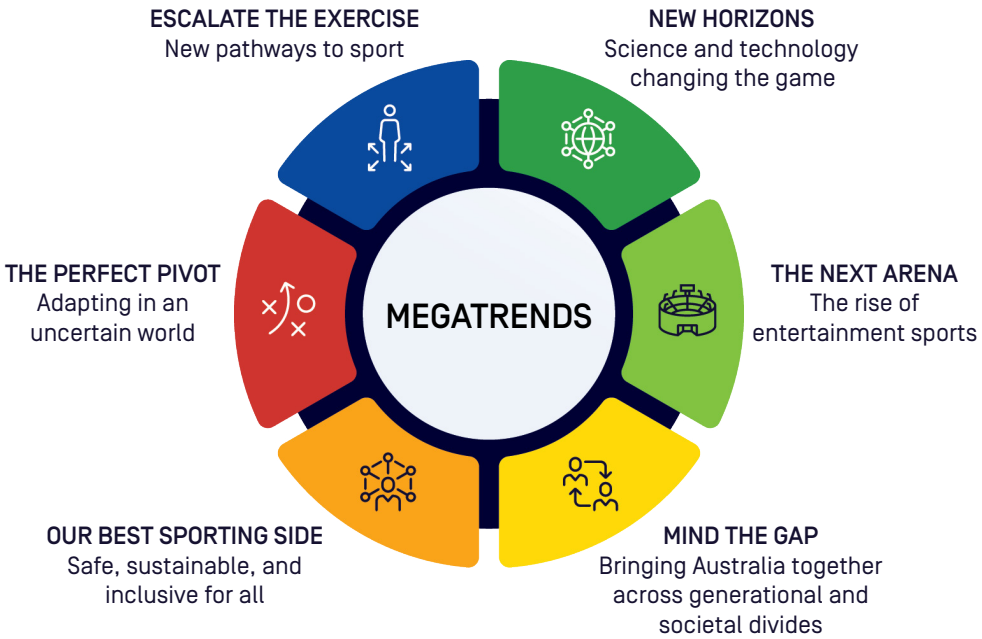


Figure: The Future Of Australian Sport The second report: Megatrends shaping the sport sector over coming decades, 2022

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.



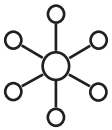
Activities are becoming more geared towards the ageing and more culturally diverse Australian population, changing both the types of sports we play and how we play them.



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.



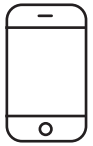
Potential impacts of climate change include the risk of increased summer temperatures, prolonged periods of extreme/high temperatures and droughts, increased rainfall intensity and damaged infrastructure through extreme heat and flooding. All these factors will impact upon the delivery of facilities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



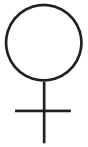
Broadly speaking, **participation rates in traditional organised sports are declining**, with preferences trending towards activities such as walking and cycling/mountain biking and other informal recreation activities that can be undertaken as and when the participant desires, offering them greater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



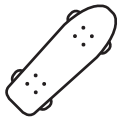
The emergence of female participation in traditionally male dominated sports has exploded in recent years. This is placing pressure on facilities both from a capacity (grounds/courts/pavilions) and functionality perspective (e.g. change room design and access). Ensuring existing and newly developed facilities 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

Introduction to Consultation

Early engagement for the Master Plan drew on a mix of online surveys, interviews and direct conversations with residents, user groups and clubs. This process informed the development of Master Plan Options 1–4, which were subsequently workshopped with club representatives in 2024.

Further one on one discussions with clubs across 2024 and into 2025 shaped Options 5–7. Club leaders expressed in principle support for Version 7, enabling it to progress to formal consultation over the summer of 2025–26. During this period, additional discussions were held with clubs and peak sporting bodies to refine priorities and confirm areas of alignment.

Insights from this engagement are supported by the February 2024 initial Master Plan report and the 2026 Engagement Report.

Existing Clubs and User Groups

The long standing sporting and community organisations based at the precinct have played a central role in shaping the Master Plan. Their participation, submissions and willingness to collaborate are acknowledged. As captured in the consultation notes, clubs are “proud and long established and seek to work together to enable their respective futures”. Common themes include the need for contemporary clubrooms, compliant changerooms, improved playing surfaces, better storage, safer movement networks and adequate parking.

Key Club and User Group Needs

Two Wells Bowling Club

Experiencing growth and seeking space for expansion, including a potential third green and covered facilities. Stormwater management remains a priority.

Two Wells Scouts

Seeking a permanent, fit for purpose base within Two Wells. Locating within the precinct is being explored to support program delivery.

Two Wells Football & Netball Club

Strongly values the “country football feel” and seeks facilities that reflect this identity. The Club emphasises the need for long term certainty through formal agreements such as ground leases and has stated it “will not relinquish ownership of existing or future clubrooms”.

Two Wells Cricket Club

Growing participation is driving the need for modern cricket facilities, including upgraded clubrooms and improved training infrastructure.

Two Wells Tennis Club

Currently sharing courts with netball. While the courts were renewed in 2023, their remaining life is limited. The Club seeks additional courts, improved club facilities, spectator cover and storage. Locating new courts near a playground and away from vehicle movements is preferred.

Two Wells Softball Club

Seeking appropriate field markings, training space and recognition within shared clubroom environments.

Two Wells Community Centre & Melodrama Group

Both groups seek clarity regarding the future of the Community Centre Hall and associated storage. Co location with sporting clubrooms was not preferred due to various risks of conflict. An aspiration for a contemporary performing arts facility elsewhere in Two Wells was also raised.

Two Wells Regional Action Team

Supportive of strengthening all sport and community clubs and expressed interest in facilities for recreation vehicles, including a potential campground.

Across all groups, safety, particularly for children moving between facilities was emphasised. Traffic calming, safe pedestrian routes and separation from vehicles were consistently raised.

Peak Body Feedback

Peak sporting bodies expressed strong support for the Master Plan process, noting the importance of providing certainty for clubs as the population grows. Both SANFL and SACA highlighted the need to plan for a second multi use field within 5–10 years.

SANFL's support is contingent on the Master Plan delivering:

- Modern, inclusive, fit-for-purpose clubrooms and changerooms that are designed to meet future demand.
- Improves parking capacity, safety, and accessibility.
- Establishes a multi-sport precinct capable of year-round activation and stronger community utilisation.
- Clubroom upgrades to be gender inclusive, adequate storage and meeting spaces.
- The Two Wells Football and Netball Club receive full access to clubroom facilities during leasing period.

SACA seek to replace the existing ageing and non-compliant cricket nets with a new three lane facility that meets Cricket Australia facility guidelines. Clubroom upgrades need to be gender inclusive, have adequate storage and meeting spaces. Also the Two Wells Cricket Club to receive full access to clubroom facilities during leasing periods.

Indoor sport aspirations including basketball, volleyball, netball and indoor bowls were also raised during consultation.

The precinct's role in emergencies and community events was reinforced, aligning with broader planning considerations.

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. • Make use of the former landfill land which expert environmental assessment in 2025 confirms is suitable for sport and recreation purposes. Soil management will be required if any substantial excavation is planned. • 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. • 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

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. Following additional key stakeholder consultation a preferred option was determined.

Approach to the Master Plan

The Master Plan is structured around two stages that can be progressed flexibly depending on funding, design development and emerging needs. The works identified in Stages 1 and 2 are interchangeable pending need, design and funding.

Stage 1 responds to the limited remaining life of the 2023 tennis/netball court surface upgrade (estimated 5–7 years lifespan). Once the surface reaches end of life, activities would transition to new courts to the south, freeing land to the west for future recreation and sport uses.

The sports that need to find permanent and contemporary homes and facilities in the redeveloped precinct are football, netball, tennis, cricket and softball. Topics of discussion will need to be about playing field sharing, club room use/ sharing, trophy and memorabilia space, club signage and storage.

Key Stage 1 actions include:

- Detailed design of new clubroom facilities co located with the Community Hall, incorporating acoustic treatments to meet EPA standards. This siting enables direct views to the oval, direct access to the future playground and courts, and supports construction while existing clubrooms remain operational.
- Detailed design, funding and delivery of new courts and clubrooms (in close proximity to the new clubrooms and associated facilities as shown on Stage 2)
- Creation of a new playground immediately adjacent the new clubroom and sports court facilities.
- Pending funding and agreements, these above works could be developed as shown in Stage 2.
- Ongoing Community Hall alterations as required.
- Investigation of storage needs for all clubs, including Melodrama.
- Installation of new cricket training nets with backstop.
- Minor Bowling Club upgrades, including potential weather protected dome.
- Establishment of Scouts west of the lawn bowls car parking area.

- Investigation of an RV campground with appropriate access arrangements (including on game days).
- Design and construction (including consultation with key stakeholders) of a new car park west of the Drew Street entrance.
- Construction of a new access road off Old Port Wakefield Road, north of the cemetery to support parking near new courts and increase available land for precinct activities.
- Explore making use of road on south side of the trees for interments. Land bank elsewhere for cemetery growth for very long term.

Stage 2 consolidates the new club facilities and multi-use community sized field clubrooms. Land to the west is reserved for future recreation and sport activities.

Key Stage 2 developments include:

- Repurposing the area of the existing clubrooms, if they are removed.
- Early investigation of a multi-use community sized field to determine the types of sports it will cater for, including suitability for football, cricket, softball and athletics, including suitable sporting lighting requirements (up to 300 lux) and cricket nets.
- Potential emergency and peak day access to Condon Road, if needed.

Detailed design will be required, addressing the precinct's role for non-sporting events and disaster operations, along with vehicle calming, lighting, stormwater, storage and tree retention.

The Master Plan acknowledges the long term planning for Two Wells–Korunye's projected growth to 40,000 residents (as per the directions of the Greater Adelaide Regional Plan), including future indoor recreation needs (basketball, volleyball, netball, bowls).

Land banking needs to be considered for a future performing arts centre outside the precinct, acknowledging ideally the Community Centre Hall would not be located in the precinct and the long-term planning for Two Wells-Korunye's population eventually being 40,000 people.

Council supports the organisations in the precinct, acknowledges they are at capacity, and considers that future land acquisitions elsewhere may be required for alternative sporting options.

This includes landbanking elsewhere for indoor recreation facilities (basketball, volleyball, netball bowls) and new performing arts centre as part of long-term planning for Two Wells Korunye eventually being 40,000. Planning for the northern growth in the long term of Two Wells Korunye will involve further investigations about additional recreation and sport facilities and fields.

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.

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.

Visible

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

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.

Master Plan - Stage 1



ARCHITECTURE THAT!

TREDWELL MANAGEMENT

Master Plan - Stage 2



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

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

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

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
- Australian Sports Foundation
- Trusts and Foundations
- Commercial and Private Sector Funding
- Peak Bodies, Associations and Clubs
- Australian Football Facilities Fund
- Australian Cricket Infrastructure Fund