

# Consultancy Brief – Two Wells Recreation and Sport Precinct Master Plan



For Procurement - May 2023



*Two Wells Oval Precinct Saturday 3 September 2016*

Council acknowledges that we are on the traditional country of the Kurna people of the Adelaide Plains and pays respect to elders past, present and emerging. We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to the Kurna people living today.

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| Version    | Comment   |
|------------|---|
| May 2023   | For Tender. Includes fact check refinements after Lessee review |
| April 2023 | For Council Report  |

## Background

### About Adelaide Plains

Adelaide Plains Council 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 a rapidly growing urban areas in and around Two Wells, Lewiston, and Mallala.

Covering an area of 935 square kilometres and containing the Light River and Gawler Rivers, along with almost 6000 rateable properties, the Adelaide Plains Council provides a diverse economic base with a strong community focus. It is a place where people can choose to live and work locally, with quality services, facilities and open space that support community wellbeing and resilience.

Two Wells is the Council area's fastest growing town, growing at 5% per annum between 2016 and 2021, and planned to eventually be around 10,500 residents. To support this planned growth, the established Oval Precinct needs to be planned to provide for future sport and recreation needs.

Adelaide Plains Council promotes the growth of businesses and tourism, and encourages a place that provides local opportunities.

### About the Two Wells Oval Precinct

Council has care and control of the land that forms the precinct, noting all land is 'community land' under the *Local Government Act 1999*, and some land is Crown Land under Council's care and control (see **Attachment A**).

In its current form, the Oval Precinct comprises six existing sporting and community uses (**Attachment A**). Leases with Council are as follows:

- Two Wells Football and Netball Club Ground Lease of 2019 expires in 2040.
  - Two Wells Football and Netball Club and the Two Wells and Districts Tennis Club Inc have historically made informal arrangements for the shared use of the courts. Both clubs are considering a formal sub-lease agreement which would need Council approval.
  - The Two Wells Football and Netball Club entered a sub-lease to Two Wells Cricket Club in 2016. This expires in 2036.
- The Two Wells and Districts Tennis Club Inc Ground Lease was awaiting development approval by Crown Lands before proceeding. Approval was granted on 13 December 2022. The Two Wells and Districts Tennis Club Inc Ground Lease is being prepared to send to the club for consideration.
- Two Wells Community Centre Inc lease till 2030.
- Two Wells Bowling Club lease commenced 2018 and expires 2039.

- Two Wells Bowling Club car park lease commenced 2018 and expires 2039.
- Two Wells Scouts are relocating south of the Bowling Club. This involves establishing a lease with Scouts in 2022 which expires in 2037.

Two Wells Softball Club uses the oval for training during summer season.

The 2016 Master Plan Concept (**Attachment B**) is of insufficient detail to provide the necessary master plan for both Council and existing sporting clubs and with respect to different sports and emerging recreation options that a Two Wells of 10,500 needs to offer, such as Parkrun.

Council has a 10-year asset plan linked with a long-term financial plan. Council has budgeted ahead for certain major capital investments, but needs an up to date Master Plan for the Oval Precinct.

### Study Area



Image – Core and Secondary Study Areas

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 vehicle, walking or cycling, integrating the Core Study Area and the future town centre development on the north side of Wells Road.

## Key Drivers

It is critical that there is a master plan so that Council, 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 Two Wells population growth.

Key drivers that influence the Oval Precinct are within Two Wells itself and regionally, as well as about the site itself.

Two Wells and regional drivers include:

- A growing population needing a wider range of sport and recreation facilities.
  - Two Wells comprised 3256 residents in 2021, and is forecast to grow to around 10,500 in 2041
  - Adelaide Plains population is likely to grow from 9,977 in 2021 to 18,500 by 2041 (20 years). 80% of planned growth is at Two Wells
  - Two Wells has grown 5% per annum since 2016. By comparison, Greater Adelaide's growth rate is between 0.5% and 1.5%<sup>1</sup>
  - Two Wells demographics is broadening, with increasing younger people and families, as well as ageing and various health challenges, including disability
  - A growing and changing population needs a wider range of sporting and recreation facilities
  - Summary information is in **Attachment C**.
- **Other Sporting Ovals** includes the Two Wells Primary School Oval and Xavier College within the Liberty housing estate.

Xavier at Two Wells was established in 2020 and in 2023, has around 600 students. Long term, Xavier is anticipated to grow to over 1000. The 2012 Development Deed between Hickenbotham Group (Liberty developer) and Council envisage the Xavier precinct being developed to include:

- One playing field that can be used for Australian Rules Football in the winter season and cricket in the summer season.
- One soccer pitch.
- Two courts that can each be used for tennis in the summer season and netball in the winter season.

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<sup>1</sup> [profile.id.com.au/adelaide-plains/population-estimate?WebID=120](https://profile.id.com.au/adelaide-plains/population-estimate?WebID=120)

The Two Wells Primary School Oval is principally used for school purposes and has been used for informal training in the past for hockey, soccer and football.

- **Regional growth** with potential recreation and sport facilities associated with growth at Riverlea, Virginia and Angle Vale. Summary information is in **Attachment D**.
- 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. A draft Two Wells Walking Cycling Plan is ready for consultation.

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). Note that State sporting bodies can assist. Lighting and the quality of surfaces is important to increasing the hours of usage and flexibility. Existing tennis/netball courts are being resurfaced in 2023 with a 'short term' surface to address particular risks and to not overinvest understanding that a master plan may/may not identify a different location for investment in 'long term' courts.
- The role of the precinct in **disaster 'incident' operations** needs consideration, be it for disaster operation hubs e.g. SES, CFS, areas of refuge, or of 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 Club Rooms, Tennis Club Rooms, Community Centre, and Bowling Clubrooms.
- **Existing leases** to a variety of associations entail these leaseholders have a key stake in the Oval Precinct's future.
- **Retaining and growing volunteers** for the various associations who have leases. The State wide trend of reducing volunteering is also being experienced by existing lessees.
- Applying **Universal and Child safety design principles**. This assists progress Council's Disability Access and Inclusion Plan.

- Establishing **water and energy saving** initiatives including water harvesting, installation of new or upgrades to existing irrigation infrastructure, or connection to existing water infrastructure. Irrigation was installed in the Oval in 2022. Funding was also allocated in 2022 from the Two Wells Community Fund to replace bulbs in the lights on the western side of the Oval.
- 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 Club rooms.
- Regard about **former landfill** to the west of the existing Oval (**Attachment E**). The State Planning Commission Practice Direction 14 Site Contamination Assessment 2021 identifies development of land for ‘Open space /recreation area’, such as ‘Parks, playgrounds, playing ovals and other recreational areas in the open’ is a sensitive use for which the Practice Direction is relevant. Development for sports fields and associated buildings, roads and paths need to be sited with regard to the risk and challenges associated with the former landfill. The facts around what is known about the landfill is to inform the master plan. Further work in implementing the master plan is anticipated in order to meet relevant statutory obligations.
- The **Creek triangle** to the east of the Oval is within scope for consideration for activity associated with the Precinct. The report to Council about the 2021 Cemetery Capacity study advised ‘The ‘Creek Triangle’ would provide 1500 interments, being 75 years capacity at 20 burials/annum. However, its location adjacent the oval and main street of a growing township suggests the triangle be considered for purposes more aligned to the oval and main street. Given the intent to undertake oval master planning in the next few years as budget becomes available, it is suggested the triangle be considered within that scope. That master planning will best determine the triangles future, noting that it may conclude the triangle does not suit oval or main street related purposes.’
- Reviewing ‘**How to Plan for a Community Recreation and Sports Hub – Guide**’ by the Office of Recreation, Sport and Racing<sup>2</sup>. This includes integrating a variety of activities in one location and facilities being shared by different sports bringing economic benefits.

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<sup>2</sup> [PowerPoint Presentation \(orsr.sa.gov.au\)](https://orsr.sa.gov.au)

- 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.’

## Available Investigations

- Adelaide Plains Strategic Plan<sup>3</sup>
- Growth Strategy and Background 2022<sup>4</sup>
- Demographic data from idconsulting<sup>5</sup>. An assessment of forecast population growth prepared by Council staff is available
- Resident Survey Results 2018 and 2022<sup>6</sup>
- Tourism and Economic Development Strategy and Background 2022<sup>7</sup>
- Equine Strategy and Background 2022<sup>8</sup>
- Council Accommodation and Service Review 2022<sup>9</sup>
- A Plan for Open Space Directions Report 2016<sup>10</sup>
- Community Land Management Plans 2016<sup>11</sup>
- Various Two Wells urban design strategies
  - KBR Urban Design Framework 2008
  - WAX Main Street Design Guidelines 2011<sup>12</sup>
  - Jensen Old Port Wakefield Road Two Wells Master Plan 2020<sup>13</sup>
- Two Wells Traffic Assessment 2023 BE Engineering<sup>14</sup>
- SMEC Preliminary Site Investigation 61 Old Port Wakefield Road 2016
- Regional Public Health Plan 2022<sup>15</sup>
- Disability Access and Inclusion Plan 2020<sup>16</sup>
- Dog and Cat Management Plan 2022<sup>17</sup>
- Cemetery Capacity Review 2021<sup>18</sup>

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<sup>3</sup> [apc.sa.gov.au/our-council/council-documents/councilplans](https://www.apc.sa.gov.au/our-council/council-documents/councilplans)

<sup>4</sup> See Agenda Council Meeting 24 April 2023 <https://www.apc.sa.gov.au/our-council/meetings-of-council/council>

<sup>5</sup> [apc.sa.gov.au/our-council/community-profile](https://www.apc.sa.gov.au/our-council/community-profile)

<sup>6</sup> [apc.sa.gov.au/our-council/communitysurvey](https://www.apc.sa.gov.au/our-council/communitysurvey)

<sup>7</sup> [apc.sa.gov.au/our-council/council-documents/councilplans](https://www.apc.sa.gov.au/our-council/council-documents/councilplans)

<sup>8</sup> See Agenda Council Meeting 27 March 2023 [apc.sa.gov.au/our-council/meetings-of-council/council](https://www.apc.sa.gov.au/our-council/meetings-of-council/council)

<sup>9</sup> See more information under <https://www.apc.sa.gov.au/our-council/major-projects/community-and-civic-hub>

<sup>10</sup> [apc.sa.gov.au/council-services/development/strategicprojects](https://www.apc.sa.gov.au/council-services/development/strategicprojects)

<sup>11</sup> Under <https://www.apc.sa.gov.au/our-council/council-documents/councilplans>

<sup>12</sup> Under 2011 via <https://www.apc.sa.gov.au/our-council/major-projects/two-wells-main-street>

<sup>13</sup> Under Other inks via [apc.sa.gov.au/our-council/major-projects/two-wells-main-street](https://www.apc.sa.gov.au/our-council/major-projects/two-wells-main-street)

<sup>14</sup> See ‘Transport Investigations’ Item 8.3 in [apc.sa.gov.au/our-council/meetings-of-council/committeesofcouncil/infrastructure-and-environment-committee](https://www.apc.sa.gov.au/our-council/meetings-of-council/committeesofcouncil/infrastructure-and-environment-committee)

<sup>15</sup> Via <https://www.gawler.sa.gov.au/your-voice/consultations/barossa-light-and-lower-northern-region-regional-public-health-plan>

<sup>16</sup> Via [apc.sa.gov.au/our-council/council-documents/councilplans](https://www.apc.sa.gov.au/our-council/council-documents/councilplans)

<sup>17</sup> Via [apc.sa.gov.au/our-council/council-documents/councilplans](https://www.apc.sa.gov.au/our-council/council-documents/councilplans)

<sup>18</sup> See 28 June 2021 Agenda via [apc.sa.gov.au/our-council/meetings-of-council/council](https://www.apc.sa.gov.au/our-council/meetings-of-council/council)



- Emergency Management Plan 2021 and background<sup>19</sup>

Note that investigations underway include:

- Two Wells Walking and Cycling Plan<sup>20</sup>
- Hart Reserve Master Plan implementation<sup>21</sup>
- Delivering commercial, retail and community facilities on 8 HA of Crown Land<sup>22</sup> as part of the Two Wells town centre
- New civic and community facilities<sup>23</sup>
- Two Wells Golf Club further visioning<sup>24</sup>.

In 2022/23, a proposed 'Open Space and Recreation Strategy' and 'Social and Community Infrastructure Plan' are yet to commence by Council.

## Proposed Master Plan

### Scope

The scope of the project is about delivering a detailed Two Wells Recreation and Sport Precinct master plan with suitable community participation by the end of 2023.

### Goals

1. Create a Two Wells Recreation and Sport Precinct Master Plan envisaging how the precinct 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 Oval precinct seven days a week, including evenings.

This includes identifying sporting codes not currently present in the precinct but likely to need space, or more space, at the Two Wells Oval Precinct and to plan for them to be accommodated.

2. Enable the Two Wells growing number and diversity of stakeholders and community to influence the future vision for the Oval Precinct.
3. Work with the Oval's existing sporting and community groups to enable them to influence and understand the master plan vision and their groups role in its future.

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<sup>19</sup> Via [apc.sa.gov.au/council-services/emergenciesanddisasters](https://apc.sa.gov.au/council-services/emergenciesanddisasters)

<sup>20</sup> See 22 August 2022 Agenda via [apc.sa.gov.au/our-council/meetings-of-council/council](https://apc.sa.gov.au/our-council/meetings-of-council/council)

<sup>21</sup> [apc.sa.gov.au/our-council/major-projects/hart-reserve-masterplan](https://apc.sa.gov.au/our-council/major-projects/hart-reserve-masterplan)

<sup>22</sup> [Investing in Our Community's Future | Adelaide Plains Council \(apc.sa.gov.au\)](https://apc.sa.gov.au/investing-in-our-communitys-future)

<sup>23</sup> [apc.sa.gov.au/our-council/major-projects/community-and-civic-hub](https://apc.sa.gov.au/our-council/major-projects/community-and-civic-hub)

<sup>24</sup> See 28 February 2022 Agenda via [apc.sa.gov.au/our-council/meetings-of-council/council](https://apc.sa.gov.au/our-council/meetings-of-council/council)

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.

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.

## **Engagement**

Within Two Wells, Council officers have established relationships with respect to community, sport and recreation groups. It is expected the consultant will work with Council staff in mapping stakeholders and community, preparing a targeted engagement plan, and in delivering that plan.

## **Outputs**

Two Wells Recreation and Sport Precinct Master Plan document.

It is expected the document will contain, as a minimum, summary level information and imagery and maps showing overall vision, specific locations, and staging of improvements.

## Methodology

The below method is one way of progressing the master plan. Council is open to innovative and different methodologies.

We seek proposals that outline methodologies with Gantt charts of key milestones that achieve the project outputs.

| Stage                                     | Outcome   | Output  |
|---|---|---|
| Start Up                                  | Expectations Clarity  |   |
| Background Review and Specialist Analysis | <ol style="list-style-type: none"> <li>1. Understand demographic trends and forecast at Two Wells and in region.</li> <li>2. Identify sport code trends, including sporting codes not present currently in Two Wells</li> <li>3. Understand site and town context, including Main Street, The Wells historic area and the vision for centre development north of Wells Road</li> <li>4. Assess condition of onsite physical assets. Assess current facility compliance to approved standards               <ol style="list-style-type: none"> <li>a. Football</li> <li>b. Cricket</li> <li>c. Tennis</li> <li>d. Netball</li> <li>e. Lawn Bowls</li> <li>f. BMX Track</li> </ol> </li> <li>5. Two Wells Primary School and Xavier College engaged regarding what they currently have on offer and what is planned for the future</li> <li>6. Discussions with key State peak sport bodies</li> <li>7. Identify up to three comparable sport precinct upgrades and summarise the outcome, and what was involved.</li> <li>8. Complete initial analysis to identify strengths,</li> </ol> | Background and Observation Paper identifying Oval precinct opportunities and challenges |

|                               |   |                            |
|-------------------------------|---|----------------------------|
|                               | constraints, opportunities, and priorities based on best practice and ORSR Guidelines.  |                            |
| Preparing Plan for Engagement | <p>A cost-effective plan to involve relevant community and stakeholders prepared in collaboration with Council officers.</p> <p>The engagement plan is to be prepared based on Guidelines of the International Association for Public Participation.</p> <p>Precinct users, lessees, residents of various ages (children, youth, family, ageing, disability) are to be part of engagement.</p> <p>Council officers will review this plan regarding Council's Consultation Policy.</p> <p>Consider role of various engagement tools such as public notices, face to face meetings, surveys, workshops.</p> | Engagement Plan            |
| Initial Engagement            | <p>Stakeholders and community engaged around opportunities and challenges.</p> <p>This stage should also involve the consultant's initial analysis being discussed with existing groups at the Oval Precinct early on so they understand the rationale underpinning the proposed master plan and the groups are at the table about the long-term changes at the precinct.</p>   | Revised Observations Paper |
| Draft Master Plan prepared    | <p>Draft Master Plan with Council administration input.</p> <p>Master Plan to include:</p> <ul style="list-style-type: none"> <li>• Facilities</li> </ul>   | Draft Master Plan          |

|  |  |   |
|--|--|---|
|  | <ul style="list-style-type: none"> <li>• Accessibility and site connectivity</li> <li>• Community infrastructure and social amenity</li> <li>• Sports field provisions and suitability</li> <li>• Approach to implement including: <ul style="list-style-type: none"> <li>○ suggested staging</li> <li>○ priority of actions</li> <li>○ indicative cost estimates.</li> </ul> </li> </ul> <p>Master Plan presented to Council for endorsement for next stage</p> |   |
| Draft Master Plan Stakeholder/Community Engagement | Engagement with Two Wells Recreation and Sport Precinct stakeholders and from wider township.  | Engagement delivered and Engagement Report prepared |
| Refined Master Plan prepared                       | <p>Master Plan refined with Council administration input.</p> <p>Staging, priority and indicative cost estimates to be refined</p> <p>Refined Master Plan discussed with existing groups so they understand the rationale.</p> <p>Master Plan presented to Council for endorsement.</p>  | Revised Master Plan                                 |

## Project Management

### Reporting

Day to day reporting is via Council's Strategic Project Officer. The Officer will manage information flow with other Council officers, and in regards to formal reporting to the Elected Council.

The Officer will refer to an Internal Project Control Group comprising Director Growth and Investment, Manager Library and Community Services, and Manager, Infrastructure and Assets. At appropriate project stages, the internal Two Wells Invest and Grow (TWIG) advisory group will be engaged with. The intent of TWIG is to ensure communication about and integration

between different projects changing Two Wells. Project sponsor is the Director Growth and Investment.

### Council Support

Council will provide marketing and engagement logistics, such as venue hire, food, and Council’s website. Consultants will need to provide digital engagement tools.

### Budget

Competitive proposals are sought.

### Expertise

It is expected a range of specialists will form collaborative teams.

It is expected specialists will inform themselves about relevant background and learnings from engagement/the process to inform their advice. Relevant background for each area of expertise includes current and emerging trends as well as Adelaide Plains specific and regional context.

Preliminary indicative cost estimates are sought. Separate future detailed design stages will provide increasing clarity on costs. We are open to quantity surveyors being part of teams. Alternately, it may be that analysis of comparable precinct upgrades in other locations combined with the teams expertise is sufficient for preliminary indicative cost estimates, or range of costs.

Expertise is expected to include:

| Expertise                                | Overview of Intended Purpose in Master Plan  |
|--|--|
| Central Roles                            |  |
| Sport and Recreation/<br>Social Planning | Inform understanding of needed recreation and sporting uses and infrastructure, and directly associated commercial uses.   |
| Stakeholder and Community Engagement     | Ensure a planned approach to engagement enables local and peak stakeholders and community to participate in a way that is orderly, that informs the outcomes, and that builds stakeholder and community understanding about the outcomes and rationale.<br><br>It is expected practitioners are qualified in IAP2. |
| Urban Planning                           | Review growth projections and planned urban growth for Two Wells as it impacts on the demand for services and facilities within the Two Wells Oval Precinct.   |

|                                     |  |
|-------------------------------------|--|
| Landscape Architecture/Urban Design | Ensuring an integrated, coordinated, and wholistic master plan.  |
| <b>Supporting Roles</b>             |  |
| Architecture                        | Building needs and sustainable building approaches. Advice about contemporary approaches to buildings in recreation and sport precincts. |
| Civil Engineering                   | Civil infrastructure, including traffic, walking, cycling, stormwater, and water sensitive urban design.                                 |
| Team and Project Management         | Ensure collaborative approach between specialists and with Council and key stakeholders  |

### **Evaluation Criteria**

1. Relevant experience of the Team
2. Technical skills & qualifications of the Team
3. Methodology
4. Value for money
5. Capacity to undertake the project in a reasonable timeframe.

### **Information Expected in Proposals**

Information that responds to the evaluation criteria and Council's procurement policy

Work, Health and Safety policy.

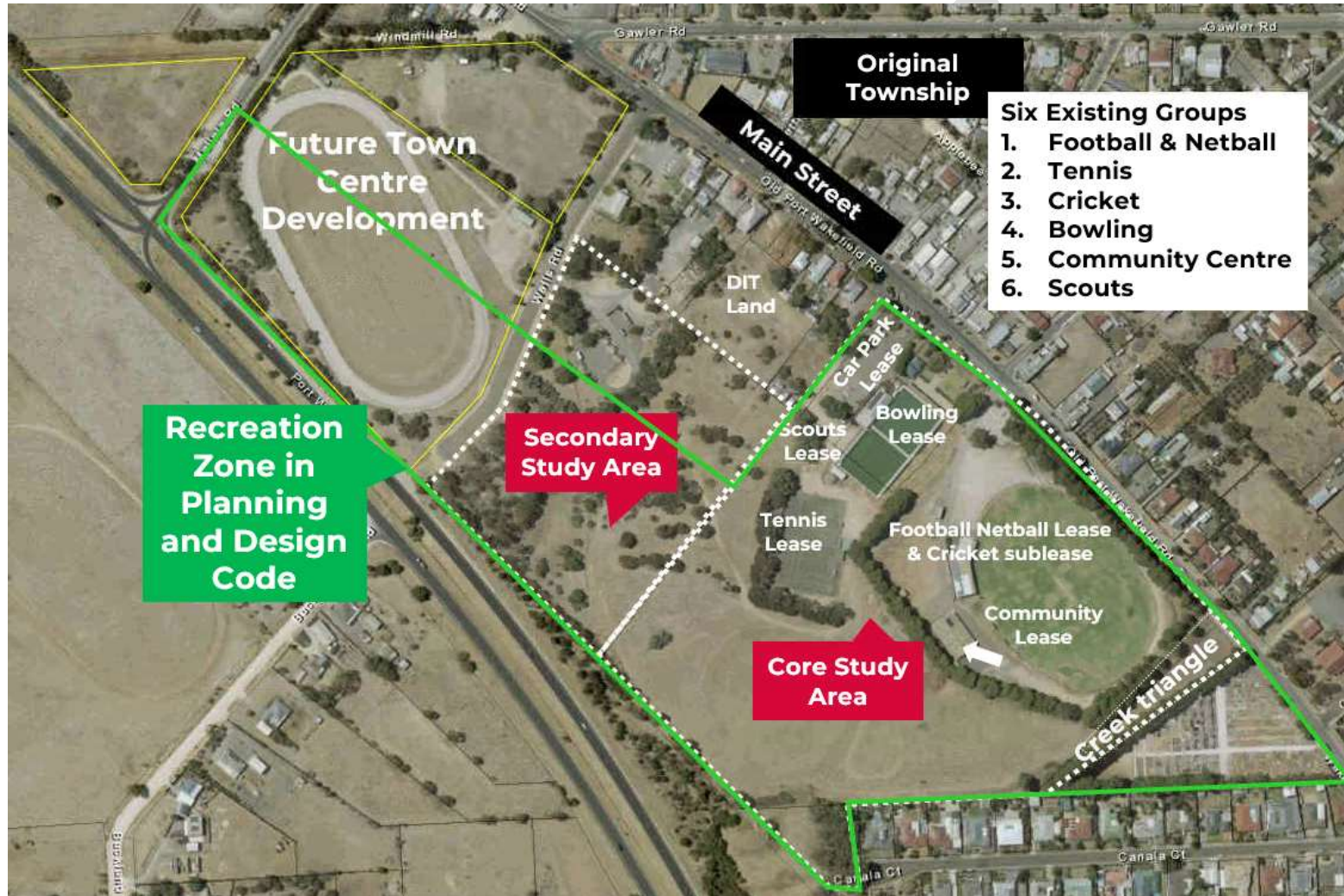
Information about the consultant team, including each consultants:

- Key value they add to the project
- Qualifications, relevant experience and accreditations
- Charge out rate/hour
- Hours planned for this project.

Three referees for similar projects.

## Attachments

### A Overview of Two Wells Recreation and Sport Precinct & Environs



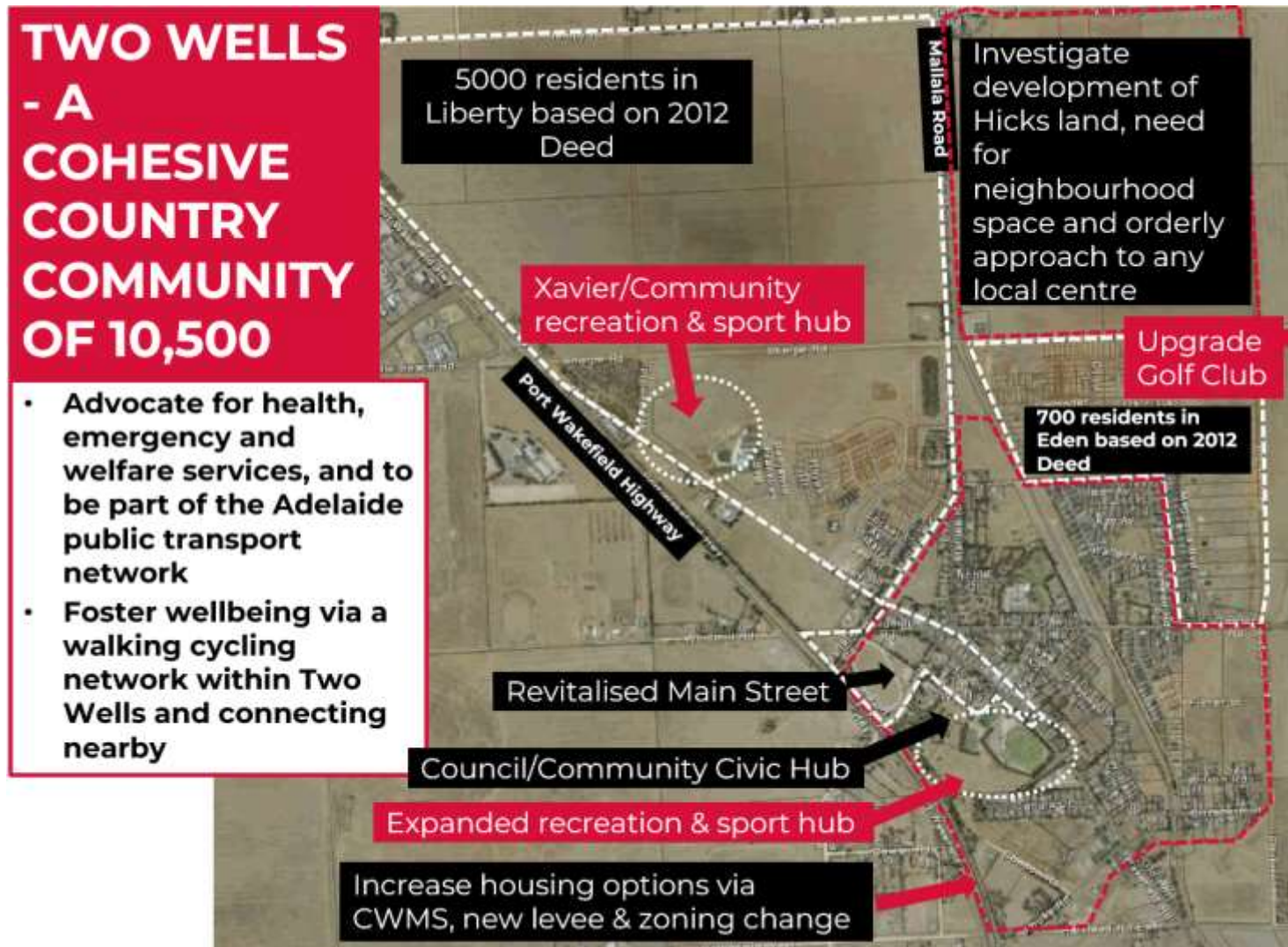




## B 2016 Master Plan Concept



## C Two Wells Population Growth



*An upgraded recreation and sport precinct is a key part of Two Well's future growth*

## What is Needed and When

This table summarises what is needed and when at Two Wells.

|   | 21  | 22             | 23       | 24       | 25       | 26                | 27       | 28       | 29       | 30       | 31       | 32       | 33       | 34       | 35       | 36       | 37   | 38       | 39    | 40    | 41    |  |
|---|---|----------------|----------|----------|----------|-------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|------|----------|-------|-------|-------|--|
| Population                                  | 3256  | 363<br>6       | 401<br>6 | 439<br>6 | 477<br>6 | 515<br>6          | 553<br>6 | 591<br>6 | 629<br>6 | 667<br>6 | 705<br>6 | 743<br>6 | 781<br>6 | 819<br>6 | 857<br>6 | 895<br>6 | 9336 | 971<br>6 | 10096 | 10476 | 10856 |  |
| Town Centre                                 | Facilitate growth of Two Wells Main Street through development of contemporary retail offering  |                |          |          |          |                   |          |          |          |          |          |          |          |          |          |          |      |          |       |       |       |  |
| Community Civic Hub                         | Plan and deliver community civic hub  |                |          |          |          |                   |          |          |          |          |          |          |          |          |          |          |      |          |       |       |       |  |
| Xavier Recreation Precinct                  | Work with Xavier on vision, noting Deed requiring oval, soccer field, and two courts for netball/tennis and shared school/community use   |                |          |          |          |                   |          |          |          |          |          |          |          |          |          |          |      |          |       |       |       |  |
| 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.   |                |          |          |          |                   |          |          |          |          |          |          |          |          |          |          |      |          |       |       |       |  |
| Local Northern Centre & Recreation Precinct | Noting potential 2,500 in Hicks, investigate and advocate for a local centre to provide convenience goods and services in the northern part of Two Wells. Consider colocation with recreation and sport uses, and a community/shared hall or space. Consider range of locations, including adjacent Mallala Road. |                |          |          |          |                   |          |          |          |          |          |          |          |          |          |          |      |          |       |       |       |  |
| Increased Housing Choice                    | Rezone land inside levee. Consider options for large sites  |                |          |          |          |                   |          |          |          |          |          |          |          |          |          |          |      |          |       |       |       |  |
| Walking Cycling Network                     | Prepare Plan  | start delivery |          |          | Update   | continue delivery |          |          |          |          |          |          |          |          |          |          |      |          |       |       |       |  |
| Public Transport incl interchange and EV's  | Ongoing advocacy and planning   |                |          |          |          |                   |          |          |          |          |          |          |          |          |          |          |      |          |       |       |       |  |
| Town CWMS                                   | Plan and install. Note this opens up housing choice   |                |          |          |          |                   |          |          |          |          |          |          |          |          |          |          |      |          |       |       |       |  |
| Hicks                                       | Scope Hicks potential for 2,500 residents to inform a position in 2026 EFPA review.   |                |          |          |          |                   |          |          |          |          |          |          |          |          |          |          |      |          |       |       |       |  |

*An upgraded recreation and sport precinct is a key part of Two Well's future growth*

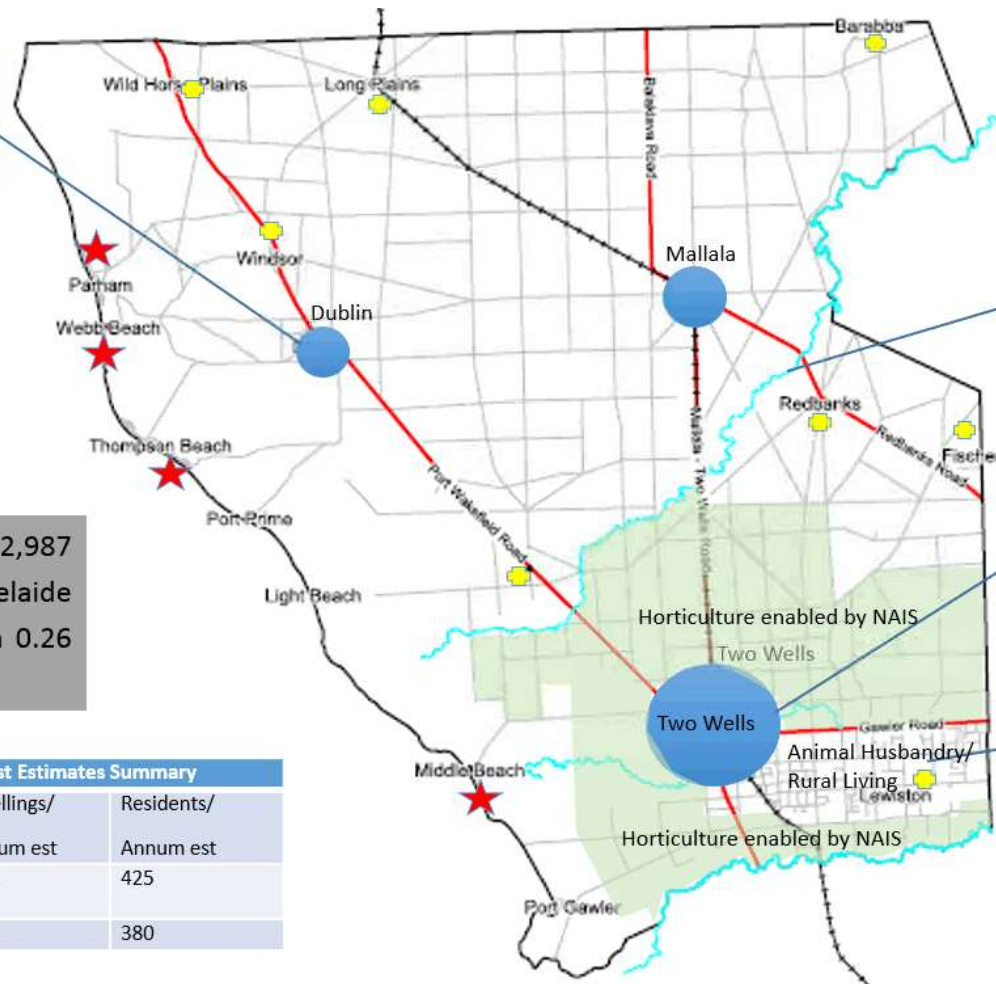
## D Regional Population Growth

403 in 2016  
405 in 2021  
(1400 in 2041 rezoning)

# Envisaged Growth

Jobs increased from 2,102 to 2,987 between 2016 and 2021. Adelaide Plains % of jobs increased from 0.26 to 0.35% of all jobs in SA

| APC and Two Wells Population Forecast Estimates Summary |      |          |              |                     |                     |
|---|------|----------|--------------|---------------------|---------------------|
|   | 2021 | 2041 est | Increase est | Dwellings/Annum est | Residents/Annum est |
| Adelaide Plains   | 9977 | 18,477   | 8,500        | 160                 | 425                 |
| Two Wells   | 2743 | 10,856   | 8,113        | 143                 | 380                 |



2022

80% of Adelaide Plains long term population growth is envisaged at Two Wells



*Significant growth is occurring to the south in Playford, and CC Playford working on similar open space challenges*

**E 1967 Aerial of Former Landfill**

