ALDINGA SPORTS PARK:
MASTER PLAN REPORT

Document Set ID: 6387532
Version: 3, Version Date: 29/01/2021

JPE Design Studio Pty Ltd

Level 4
19 Gilles Street
Adelaide 5000
South Australia
Australia

Tel 08 8406 4000
Fax 08 8406 4007
design@jpe.com.au
www.jpe.com.au

Prepared for
The City of Onkaparinga
December 2020

Rev.	Issue	Date	By
A	Draft for Review	29.07.20	AP
B	Draft for Review	04.08.20	AP
C	Draft for Review	13.08.20	AP
D	Draft for Review	08.10.20	AP
E	For Council Review	10.10.20	AP
F	For Council Review	14.10.20	AP
G	For Council Review	20.10.20	AP
H	For Council Review	18.12.20	AP
I	For Council	21.12.20	AP

Document Set ID: 5387532
Version: 3, Version Date: 29/01/2021

Contents

Executive Summary

01 Introduction

02 Context Analysis
- Sports and Open Space Context
- Planning Perameters
- Site Context

03 Site Analysis
- Site Programming and Features
- Site Movement
- Site Infrastructure
- Sports Compliance
- Needs and Demand Analysis

04 Stakeholder Engagement

05 Key Issues, Strengths and Opportunities

06 Design Principles

07 Master Plan
- Skate & Play
- Sport Infrastructure
- Landscape Amenity
- Swales & WSUD
- Access & Movement

08 Engineering Infrastructure
- Stormwater approach
- Services infrastructure

09 Implementation
- Funding Opportunities
- Cost Estimates

Document Set ID: 5387532
Version: 3, Version Date: 29/01/2021

Executive Summary

The Aldinga Sports Park Master Plan (Master Plan) has been prepared to guide the ongoing development of sport and recreation facilities in response to current and projected growth in the population and participation in sport in the region. Preparation of the Master Plan has been informed by ongoing engagement with all nine existing Aldinga Clubs, the Southern and Southern Hills Districts Outdoor Sports Needs Analysis (Ross Planning, 2019), Skate Facilities Management Plan 2016-2021 and other research as part of Sport and Active Recreation Strategy.

The Master Plan proposes:

- the development of facilities which will support the successful integration of the Aldinga School and Aldinga Sport Park (ASP)
- a mix of investment (buildings, playing surfaces and supporting infrastructure) for organised sport
- a regional playspace and satellite skate facility.

A total of $4.71 million has been secured in 2020/21 for delivery of stage 1, made up of $2.45 million in Council funding and $2.26 million in federal government funding. An additional $800,000 of Council funding has been earmarked to complete these works in 2021/22.

These works will deliver:

- Shared soccer and hockey building (Federal funding)
- Soccer pitch (Federal funding)
- Site services upgrade (Mix of Federal and Council funding)
- Sport lighting for bowls, hockey and croquet (Council funding)
- Fully enclosed cricket nets (Council funding)
- Reconstructed and resurfaced courts (Council funding)
- Upgrades to road access, car parks and landscaping (Council funding)
- Equestrian relocation (Council funding)
- Investment in school sports facilities for community use (Council funding).

The Aldinga equestrian facilities require relocation due to the pressures associated with growth and development in Aldinga and to enable development of the new soccer pitch and soccer / hockey building within the Aldinga Sports Park.

Investigation of suitable alternative location for relocation of the equestrian clubs is continuing. The potential site at Wilfred Taylor Reserve (WTR) alongside the existing equestrian facilities for the Morphett Vale Riding Club has been found to be unsuitable. Council is committed to working closely with the Southern Vales Dresage Club and Aldinga Bay Riding Club to determine the best outcome.

Document Set ID: 5387532
Version: 3, Version Date: 29/01/2021

Document Set ID: 5387532
Version: 3, Version Date: 29/01/2021

INTRODUCTION

Document Set ID: 5387532
Version: 3, Version Date: 29/01/2021

PROJECT BACKGROUND

The Aldinga Sports Park (ASP) is a large recreation facility that services the growing communities of Aldinga, Aldinga Beach, Port Willunga and Sellicks Beach. The ASP is currently home to nine sporting clubs accommodating bowls, croquet, soccer, equestrian, netball, hockey, football and cricket.

ASP is located adjacent the Aldinga township, and is classed as a Regional Active Park within Council's endorsed Open Space Strategic Management Plan 2018-23 (OSMP), and as a Regional Sporting Facility in Council's endorsed Sport and Active Recreation Strategic Management Plan 2014-2019.

The Aldinga Region is undergoing a period of significant change with significant state government initiatives underway directly impacting the Aldinga Sports Park including:

- a new birth to year 12 school directly adjoining west boundary of ASP
- a Structure Plan and Development Plan Amendment process to rezone Renewal SA land adjoining the southern boundary of ASP
- Main South Road duplication.

Further information and background on these initiatives and relationship with the planning processes at Aldinga Sports Park can be found in Attachment 1.

Although the facilities and amenities are in varying condition, there is opportunity to revitalise and future-proof this facility as a sports hub for the City of Onkaparinga.

STRATEGIC CONTEXT

This study sits within the context of other council strategic plans, and greater Adelaide and South Australian strategic documents, including:

- City of Onkaparinga: Draft Aldinga Sport Park Concept Plan (2013)
- City of Onkaparinga: Sport and Active Recreation Strategic Management Plan 2014-2019 (Under Review)
- City of Onkaparinga: Open Space Strategic Management Plan 2018-2023
- City of Onkaparinga: Aldinga Framework Plan
- City of Onkaparinga: Onkaparinga 2035
- City of Onkaparinga: Trails and Cycling 2016-2021
- City of Onkaparinga: Southern Districts Sports Needs Analysis
- City of Onkaparinga: Skate Facilities Management Plan
- Renewal SA: Draft Aldinga Structure Plan
- SA Government: 30-Year Plan for Greater Adelaide
- Office for Recreation, Sport and Racing: Game On: Getting South Australia moving
- Office for Recreation, Sport and Racing: Stae Sport and Recreation Infrastructure Plan 2020 - 2040

SPORT AND ACTIVE RECREATION STRATEGIC MANAGEMENT PLAN

2014-2019

The Sport and Active Recreation Management Plan 2014-2019, highlights the Aldinga Sports Park as one of only four regional sporting facilities within the Onkaparinga Council catchment. It is also noted that;

The south (this includes the Aldinga Region) *will experience a shortage of sporting and recreation facilities as development continues.*

This puts greater emphasis on the need for investment into the Aldinga sporting precinct and for the outcome to ensure a level of future proofing, long term commitment and a high quality community and council asset which allows for future population growth and meets the need for a sports facility to cater for this growth.

Key actions and strategic directions coming from the Sports and Active Recreation Strategic Management Plan 2014 – 2019, relevant to the upgrade of the Aldinga Sports Park, are as follows;

- Increase the quality, function and multi-use value of sports facilities
- Establish regional and district sports hubs
- Explore opportunities to establish a number of 'school and community sports hubs'
- Consolidate buildings and infrastructure and increase multi-functional and shared assets
- Support improvements to regional and district lawn bowls facilities
- Improve the quality, appeal, safety and scope of BMX, dirt jump and skate facilities
- Design active recreation assets (built and natural) to reflect energy efficiency and water sensitive planning and urban design best practice principles

OPEN SPACE STRATEGIC MANAGEMENT PLAN 2018-2023

Within the completed Open Space Plan 2018-2023, Aldinga Sports Park is recognised as a regional active park facility and as such is defined within the Open Space Catchment Hierarchy as a space that will –

'provide a large range of services that attract visitors from across the City and beyond'.

This plan also notes;

'Regional Parks will be designed in a way that ensures users who have travelled to and intend to stay for a long period of time are supported by appropriate facilities.'

There is also a desire from the Open Space Strategy for a park to be 'fit for purpose', allowing a more equitable provision to reflect community need across the city.

Additional to this, Aldinga Sports Park is an 'active' park and as such;

Active open spaces provide for regional and multi-use sporting facilities, recreation centres, surf lifesaving clubs, BMX, cricket, tennis and skate activities.

Preparation of the Master Plan has been informed by ongoing engagement with all nine existing Aldinga Clubs, the Southern and Southern Hills Districts Outdoor Sports Needs Analysis (Ross Planning, 2019), Skate Facilities Management Plan 2016-2021 and other research as part of Sport and Active Recreation Strategy.

In summary, not only is there an emphasis on improved sports infrastructure and overall facility quality to a regional service level, but a future desire for the Aldinga Sports Park to be a destination for the active community, integrating skate, play and other forms of passive recreation, as well as the current programmed sports usage.

Document Set ID: 5387532
Version: 3, Version Date: 29/01/2021

CONTEXT ANALYSIS

Document Set ID: 5387532
Version: 3, Version Date: 29/01/2021

SPORTS & OPEN SPACE CONTEXT

The adjacent plan highlights the location of Aldinga Sports Park within the context of other areas of public open space, including recreation centres and nature parks. This map does illustrate the scale of Aldinga Sports Park in relation to surrounding parks as well as a general shortage of large sport facilities and regional reserves.

LEGEND

- ALDINGA SPORTS PARK
- GREEN/OPEN SPACE
- WATERWAY
- COASTAL RECREATION AREA
- SCHOOL OVAL (EXISTING)
- SCHOOL OVAL (PROPOSED)
- PLAYGROUND
- RECREATION CENTRE
- BIKE DIRECT NETWORK LINKS

0 200 400 600 800 1KM

Document Set ID: 5387532
Version: 3, Version Date: 29/01/2021

Planning Parameters

FUTURE PLANNING PARAMETERS

The fabric of Aldinga is changing. With a predicted increase in population within this region and a shift in land use from rural to residential within the next 10 years, these future planning considerations for this region will alter the design thinking for the Aldinga Sports Park (ASP) Master Plan.

The following future planning parameters will be considered within the development of the master plan;

- The new Aldinga B-12 school is planned to the western edge of the ASP, with the opportunity to provide connections between the sites.
- The integration of a new rail corridor and supporting station/links.
- New high density housing zones, encouraging further population growth.
- New dwellings proposed to face onto the southern edge of the ASP grounds.
- Improved future walkable connections surrounding ASP ie from Aldinga Village, existing residential zones/eco village, future train station and future bus interchange.
- Stormwater management within and connecting to a broader stormwater scheme.
- The broader Aldinga Framework Plan

A 20 YEAR ALDINGA SPORTS PARK PLAN

The development of a master plan for Aldinga Sports Park (ASP) needs to be future proofed and relevant within a 20 year context. With the changing population demographic, increase in need for sports provision and surrounding changing land use, the ASP will be a highly valuable large portion of open space. This portion of open space, although now has primarily a sporting focus, needs to allow, in future, for connection to broader community uses, not just programmed sports but informal recreation. The above future planning considerations focus on the context surrounding ASP, however key aspects within the sports park to be reviewed with the desire to future proof the park usage are as follows;

- Increasing function, quality and multi-use opportunities
- Shared facilities for the existing sport clubs
- Improved community offering such as
    - satellite size skate park
    - regional size play space
    - informal sports open space
- Facilities that cater for high-level competitions
- Key connections to surrounding future land uses
- Key connections to existing township

A STAGED APPROACH

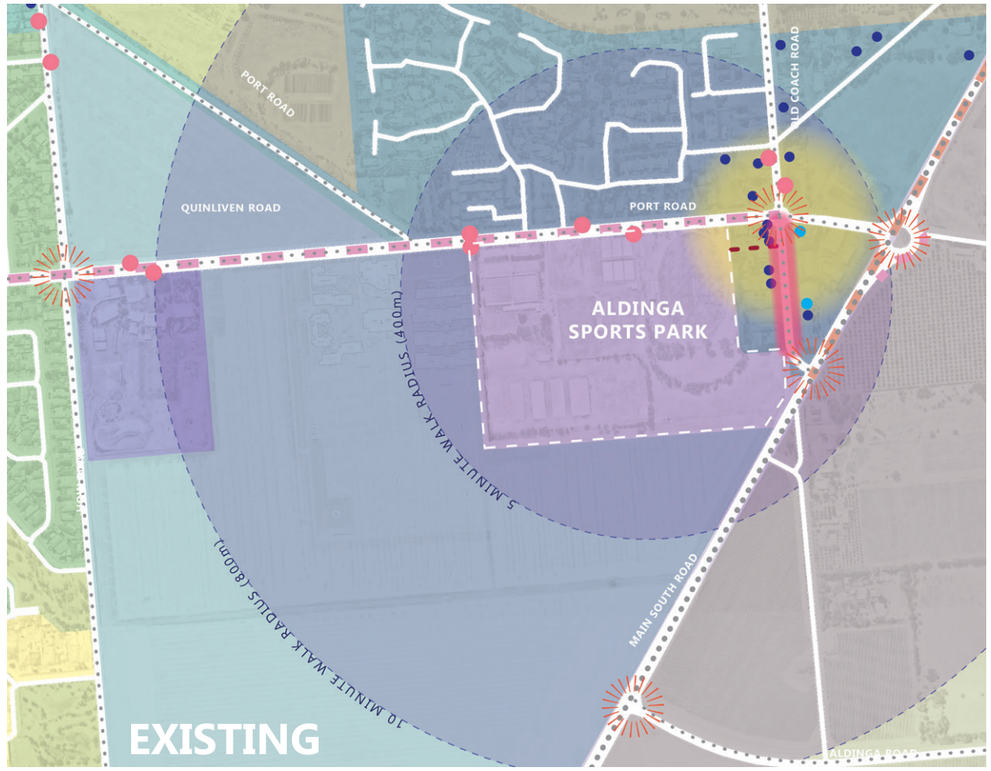
Funding opportunities have required a staged review of the master plan with consideration of soccer playfields and clubroom location. The funding allocation will mean Stage 1 is programmed for implementation in 2021.

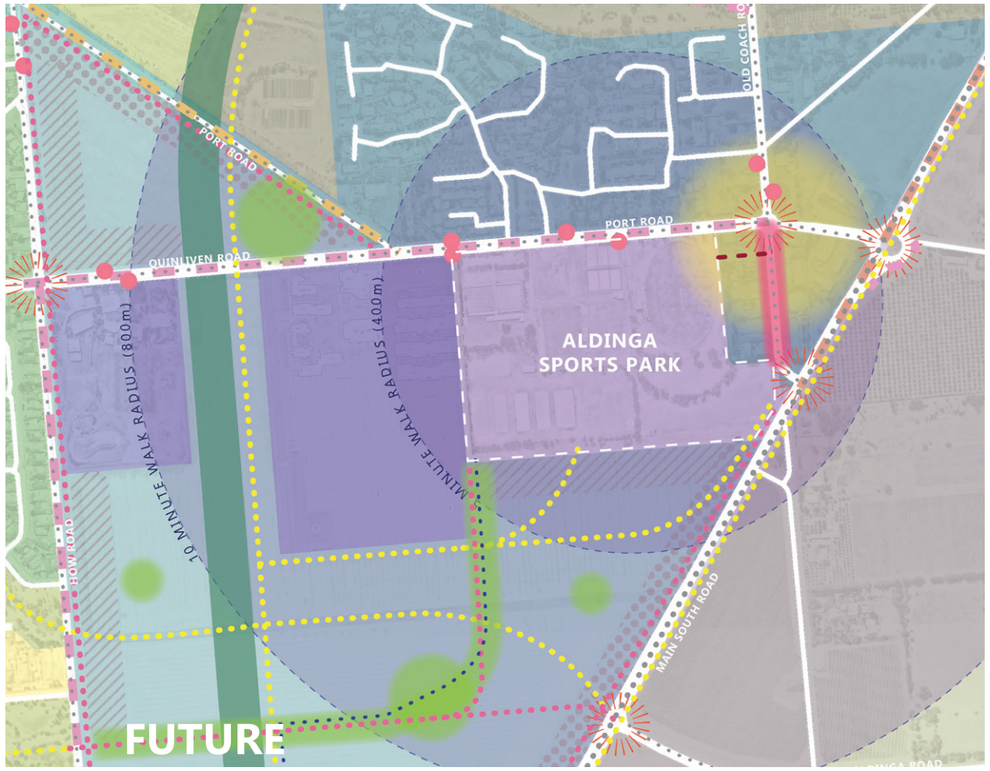
Document Set ID: 5387532
Version: 3, Version Date: 29/01/2021

INFRASTRUCTURE AND DEVELOPMENT CONTEXT

The adjacent plans show a predicted 'before and after' in context of the future development and infrastructure growth surrounding Aldinga Sport Park. Key items which will impact our master plan thinking are as follows;

- Adjacent B-12 school site
- Future rail corridor
- Future pedestrian and cycle linkage
- Future open space considerations
- Future dwellings to face on to ASP
- Connections to 'Town Centre'
- Future South Road duplication





LEGEND

- URBAN EMPLOYMENT ZONE
- RESIDENTIAL
- OPEN SPACE
- TOWNSHIP
- DEFERRED URBAN/FUTURE RESIDENTIAL
- MCLAREN VALE CHARACTER PRESERVATION DISTRICT
- TOWN CENTRE
- ALDINGA MAIN STREET (OLD COACH RD)
- BUS STOP
- HERITAGE LISTED PROPERTY (STATE/LOCAL)
- SHARED USE PATH
- ON ROAD BIKE PATH
- ROAD CONNECTION
- CONNECTION TO OLD COACH ROAD
- MAJOR INTERSECTION

- FUTURE RAIL
- SHARED USE PATH
- ON ROAD BIKE LANE
- ON ROAD BIKE ROUTE
- DESIRABLE PEDESTRIAN/CYCLIST LINK
- ROAD CONNECTION
- CONNECTION TO OLD COACH ROAD
- MAJOR INTERSECTION
- RENEWAL SA: DESIRABLE PEDESTRIAN/ CYCLIST LINK
- RENEWAL SA: RESIDENTIAL TO FRONT PARK
- RENEWAL SA: LANDSCAPE BUFFER
- RENEWAL SA: OPEN SPACE
- RENEWAL SA: STORMWATER NETWORK

0 100 200 300 400 500

Document Set ID: 5387532
Version: 3, Version Date: 29/01/2021

SITE ANALYSIS

Document Set ID: 5387532
Version: 3, Version Date: 29/01/2021

The following section provides a detailed site analysis of the Master Plan study area. The analysis is broken down into the following sections;

- strategic context
- site context
- site function
- site movement
- site infrastructure

A summary of the findings and site compliance issues concludes the analysis informing design planning direction and outcomes.

Document Set ID: 5387532
Version: 3, Version Date: 29/01/2021

Current Site Programming & Features

The adjacent map captures current site function and usage as well as prominent site features to consider in the future master plan. The map illustrates the dominance of sporting club use across the site, as well as the isolated and silo affect each club has created within their own developed spaces. Like many sports parks which have developed over time, additions usually occur by the clubs as required, with not much consideration to the overall site, connections and shared-use opportunities. The remaining space not utilised by sport is largley underutilised, informal connections. In addition to this, there is a large portion of land within the site boundary which currently has no land use and with the proximity to the future Main South Road duplication, may alter in size to allow for this road duplication.

The dot points adjacent captures general site programming issues and opportunities to be considered during the development of the master plan.

Issues

- Lack of shared facilities
- Clubs are operating in isolation
- Hockey have poor club building facilities, using a shipping container for storage and shelter
- Bowls/croquet clubrooms and facility turns their back on the rest of the site with high impermeable fencing surrounding their facilities
- Football and cricket have an outdated facility with poor quality change rooms.
- Ramps and mounding up to the football clubrooms don’t meet current DDA standards
- Some existing trees require removal and currently don’t add any value to the site character
- Hockey field is often used as an informal dog park. This creates some concerns for the Hockey club.
- Underutilized land around sporting facilities
- Open swale to the north of hockey fields is a potential hazard

Strengths

- Impressive views to the southern hills
- Memorial Aleppo pines give ASP a distinct character
- Spectator mound to front of football/cricket clubrooms are a great asset
- Bowling and croquet club gardens are beautifully cared for and maintained
- Bowling and croquet greens are to a good standard
- Allocasurina copse provide wind break and natural shade
- Large areas of underutilised space
- Integration with new school facilities
- Relocation of Soldiers War memorial

Opportunities

- Large areas of underutilised space can be enhance to increase use
- Integration with new school facilities
- Relocation of Soldiers War memorial to a more accessible and inviting space

Document Set ID: 5387532
Version: 3, Version Date: 29/01/2021

EXISTING SITE USE & FEATURES

01

02

03

04

05

LEGEND

- NETBALL
- EQUESTRIAN
- HOCKEY + SOCCER
- BOWLS
- PLAYGROUND
- FOOTBALL + CRICKET
- CROQUET
- CLUBROOM - MULTI-USE
- CLUBROOM - BOWLS + CROQUET
- CLUBROOM - EQUESTRIAN
- CLUBROOM - HOCKEY
- SHELTER
- PUBLIC TOILETS
- VIEWS TO HILLS
- FEATURE GATEWAY ENTRY
- SIGNIFICANT VEGETATION

Document Set ID: 5387532
Version: 3, Version Date: 29/01/2021

Site Movement

The adjacent map captures the current network of vehicular, cycle and pedestrian movement within the Aldinga Sports Park (ASP), including car parking, primary entrances, and opportunities for future connections. Within areas not utilised for programmed sports is primarily roadbase/gravel fill and lawn with currently no formalised pedestrian pathways within the site. Similarly, vehicular movement is predominately informal, with gravel roads determining vehicular movement, however no line marked spaces for a more formalised parking arrangement.

In saying this, access into the site is very clear with a separate turn in lane and clear entry statement. An off-street shared use cycle way runs along the northern frontage and promotes easy cycle access to the site, as well as vehicular access.

With proximity to the township and Old Coach Road, there is opportunity to strengthen this connection with ASP as well as offer further parking opportunities that will assist both ASP and the main street with parking need.

In addition to this, the future Aldinga B-12 school site sits adjacent ASP presenting opportunities to provide pedestrian connections to ASP from the school as well as future residential land planned to the southern portion of the site.

The dot points adjacent capture general site movement issues and opportunities to be considered during the development of the concept plan.

Issues

- No formalised car parking
- No formalised vehicular movement
- No formalised pedestrian movement
- No formalised cycle links
- Site dominated by informal car parking areas and vehicular movement
- No primary pedestrian spaces
- Access to playground is through a car park and vehicular link

Opportunities

- Connections to existing shared use path to the northern site boundary
- Pedestrian connections to future Aldinga B-12 school
- Pedestrian connections to Old Coach Road
- Shared vehicle parking opportunities to Old Coach Road and ASP
- Connections to future residential land

Document Set ID: 5387532
Version: 3, Version Date: 29/01/2021

01

02

03

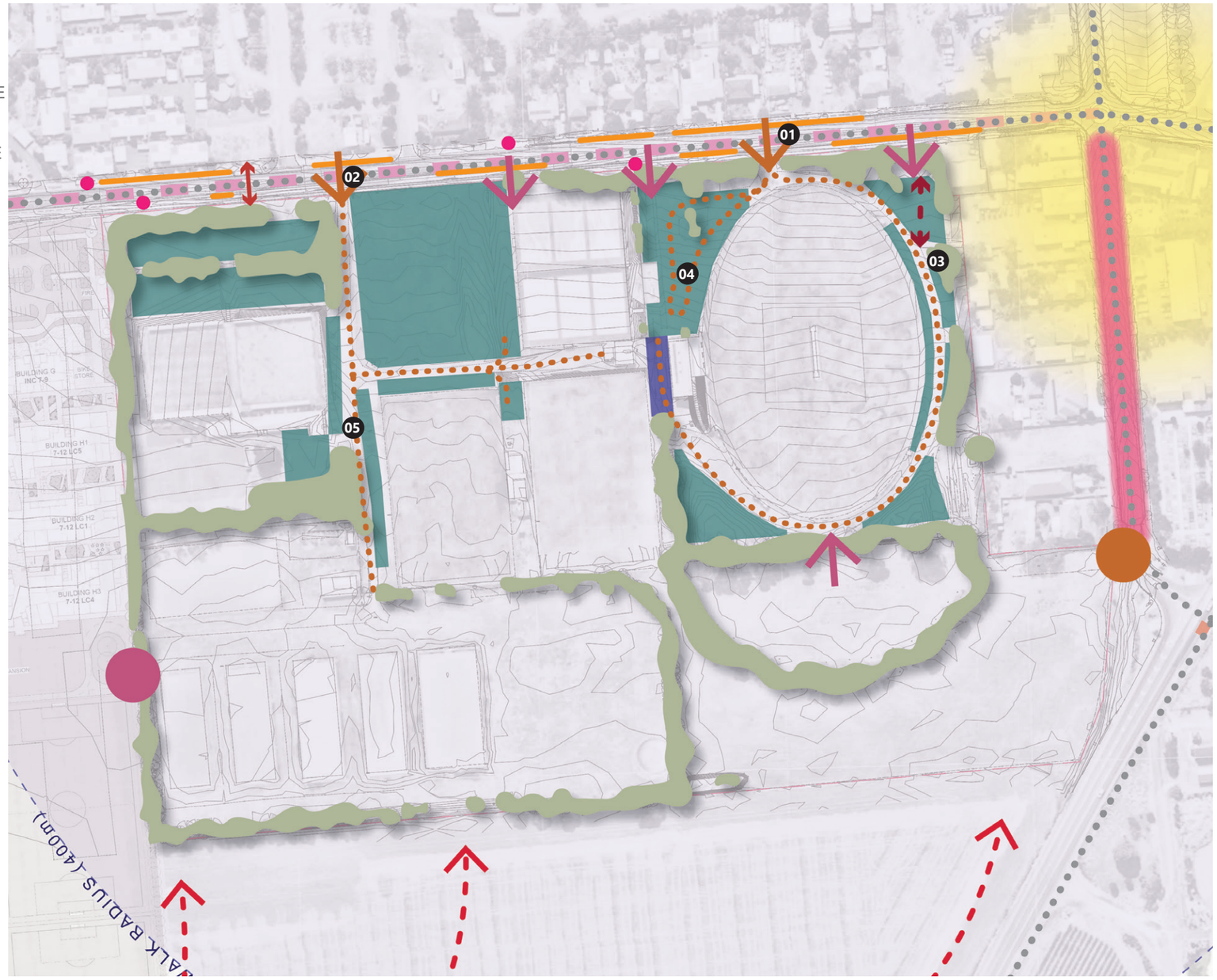
04

05

LEGEND

- SITE ENTRY POINT - VEHICLE
- PROPOSED SITE ENTRY POINT - VEHICLE (2013 CONCEPT)
- SITE ENTRY POINT - PEDESTRIAN/CYCLE
- PROPOSED CONNECTION - PEDESTRIAN/CYCLE
- SITE VEHICLE MOVEMENT
- SITE INFORMAL PARKING
- SITE SERVICES ACCESS
- STREET CROSSING POINT
- ONSTREET PARKING
- BUS STOP
- MAIN ROAD
- FUTURE PEDESTRIAN/CYCLE CONNECTION (FRAMEWORK PLAN)
- CONNECTION TO MAIN STREET
- TOWN CENTRE
- ALDINGA MAIN STREET (OLD COACH RD)
- SHARED USE PATH

SITE MOVEMENT



Document Set ID: 5387532
Version: 3, Version Date: 29/01/2021

Site Infrastructure

The adjacent map provides an overview of site infrastructure such as;

- lighting
- fencing
- sports infrastructure

The map illustrates a cluttered site, segmented by aging fences. The site is cut in half with a southern half containing equestrian facilities and vacant land and the northern half containing the remaining infrastructure for the remaining seven sport clubs. The hockey fields are currently completely fenced, which have made then a popular spot for dog exercise, however are very visually dominant within the site. The 'Colourbond' fencing to the bowls visually separates this club from the remaining site, is aging and could be improved. However a strength is the entry gates to the ASP site which are a great feature and help distinguish the main entry and site lines through to the main football/cricket facility.

The dot points adjacent capture site infrastructure issues and opportunities to be considered during the development of the master plan.

Issues

- Current fencing arrangement provide a cluttered appearance to the site
- Some fencing appears as visual barriers, separating themselves from the rest of the site
- Equestrian fencing, although low level, splits the site in half
- Lighting is currently non-compliant to netball courts
- Fencing to hockey fields have meant they have also become an off-leash dog park
- Playground is fenced and appears isolated from both football and netball due to proximity and fencing
- Septic tanks nearing end of life

Opportunities

- Entry gates provide a clear marker into the site
- Lighting locations to be retained where possible
- Connect and upgrade site to sewer
- New playspaces
- Connected walking and exercise trails
- New sports lighting
- New spectator seating areas

Document Set ID: 5387532
Version: 3, Version Date: 29/01/2021

01

02

03

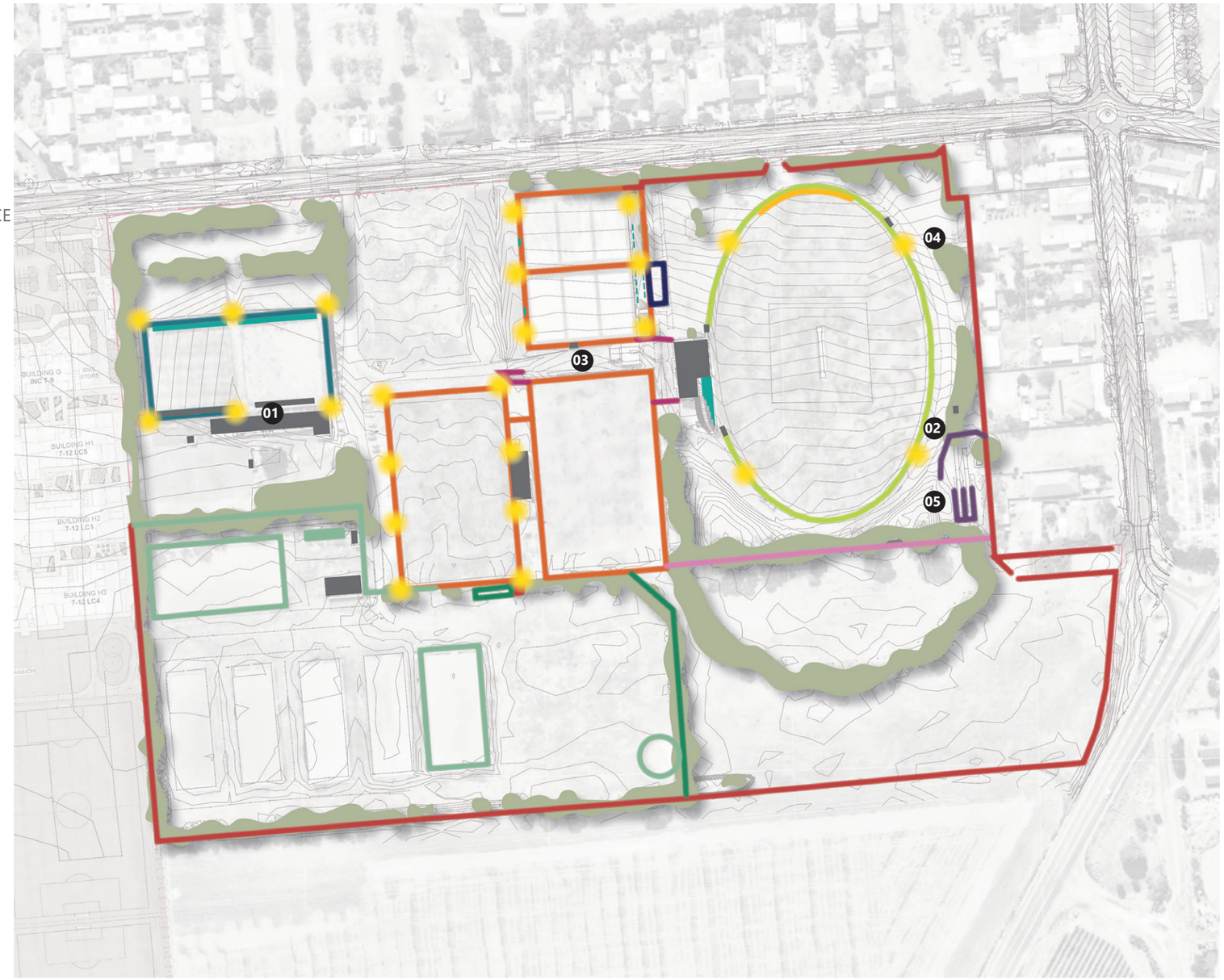
04

05

LEGEND

- SPECTATOR SEATING
- SITE BOUNDARY FENCE
- SPORTS FENCE
- 6M SPORTS FENCE
- POST AND RAIL OVAL BOUNDARY FENCE
- TIMBER POST AND RAIL FENCE
- COLORBOND FENCE
- 1200MM PLAYGROUND FENCE
- SPORTS NETTING
- POST AND RAIL FENCE
- WIRE MESH FENCE
- BUILDING/SHELTER
- LIGHT

EXISTING SITE INFRASTRUCTURE



Document Set ID: 5387532
Version: 3, Version Date: 29/01/2021

Sports Compliance

Undertaking a review of current sports facilities, the below schedule and adjacent map illustrate the current site compliance issues against current sports standards. These compliance issues will require resolution within the development of the concept plan.

Compliance resolution is captured in the far right map, showing the required size of compliant sporting facilities. This layout illustrates that, with some amendments, all current sports will fit into the existing site in their current locations, with no need to move or share their grounds, even with the addition of soccer pitches. These areas represent the non-negotiables within the concept development, areas that will be altered to meet standards but will retain their location and programming.

The existing football and cricket clubroom building is in a serviceable condition, despite some general maintenance requirements and wear and tear due to age and location of the building. There are a few items that relate to building compliance that will need to be reviewed, as well as provision of change rooms that meet the current unisex and size requirements.

	Existing Size			Compliant Size			
	Field	Runoff	Total	Field	Runoff	Total	Source
Lawn Bowls	39 x 39m			Sq 31m - 40m. 6 rinks ideal 5m each	n/a		Sports Dimensions Guide For Playing Areas Sport and recreation facilities (2016)
Croquet	26 x 32(x2)m			25.6m x 32m	na		Sports Dimensions Guide For Playing Areas Sport and recreation facilities (2016)
Hockey	55x91.4m	3.1m base 2.5m side	97.6x60m	91.4x55m	3m base (5m) 2m side (3m)	97.4x59m minimum 101.4x61m preferred	Sports Dimensions Guide For Playing Areas Sport and recreation facilities (2016)
Netball	30.5x15.25m	2.3m side 4.2m base	38.9x19.85m	30.5x15.25m	3.05m 3.65m between	36.6x21.35m mini-mum	Sports Dimensions Guide For Playing Areas Sport and recreation facilities (2016)
Change & Clubrooms			574m2			400m2 minimum	Minimum standard for a local level AFL change & Clubroom is 405-480m2 AFL Preferred Facility Guidelines (2019)
AFL	106x161m	4m	114x169m	135-185x110-155m (165x135m preferred)	3m minimum 5m preferred	141x116m minimum 175x145m preferred	AFL Preferred Facility Guidelines (2019)
Oval (Cricket Requirements)	106x161m	3m/4m	112x169m	50m minimum 60m preferred	5m	138x124m minimum	Community Cricket Facility Guidelines
Cricket Pitch	less than 2.4m			synthetic 2.4-2.8 x 25-28m (1no.) turf 22.5m x 3.05m (5-6no.)		12x28m	Community Cricket Facility Guidelines
Cricket Training Nets	only 2 less than 1.83m			synthetic 3.6 x 27m (3-4no.) turf 3.6 x 27m (4-6no.)		10.8x27m minimum	Community Cricket Facility Guidelines

LEGEND

- COMPLIANT
- PARTIALLY COMPLIANT
- NON-COMPLIANT
- RETAINED COMPLIANT FACILITIES

01 Both bowling greens are compliant in size

02 Both croquet courts are compliant in size

03 Both hockey fields are compliant in size, but the required runoff is not met

04 Netball courts are non-compliant: sidelines, baseline and runoff areas are inadequate

05 Change rooms and amenities are not compliant: inadequate area, open showers, poor quality, umpire room not unisex, lacking storage

06 Cricket wicket is non-compliant: too narrow

07 Oval width non-compliant: runoff inadequate for afl requirements

08 Cricket practice facility non-compliant: width of pitch too narrow, uneven pitch surface, lip present on batting pad

01 Compliant Netball Courts (6no.)

02 Compliant Hockey Fields (2no.)

03 Compliant Cricket Practice Nets (4no.)

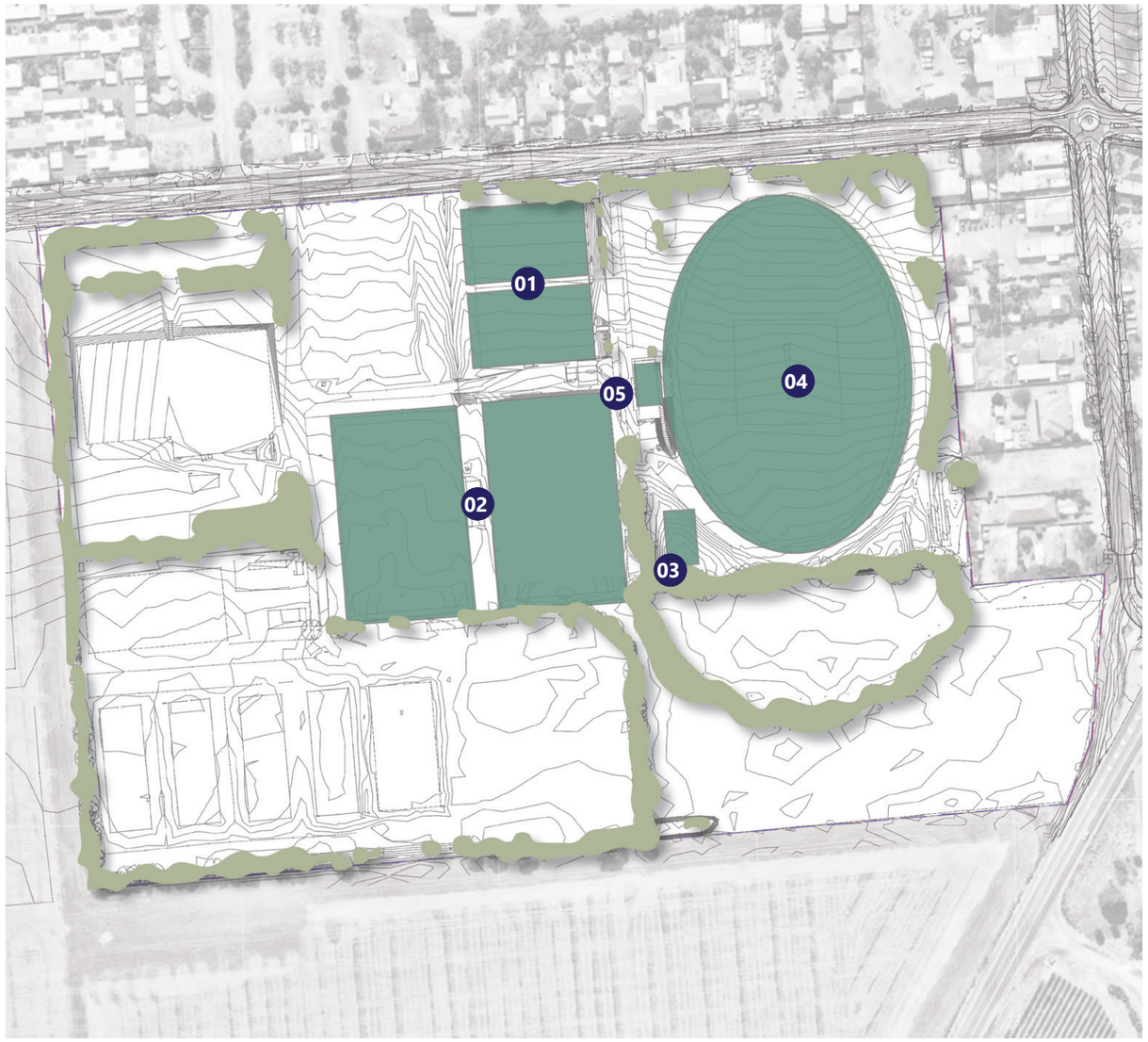
04 Compliant AFL & Cricket Oval

05 Suitable Changerooms
Design to SACA + AFL Requirements

Document Set ID: 5387532
Version: 3, Version Date: 29/01/2021

EXISTING

FUTURE



0 20 40 60 80 100

Document Set ID: 5387532
Version: 3, Version Date: 29/01/2021

Needs and Demand Analysis

The Southern and Southern Hills Districts Outdoor Sports Needs Analysis prepared by Ross planning in 2019, identified that increased demand for soccer, cricket and football exceeds the capacity at the existing oval and investment in sports infrastructure is required to meet the needs driven by population growth and increases in participation in sports in the southern area. A summary of the findings is outlined below which impacts on the development of the Aldinga Sports Park Master Plan:

- Within the Southern and Southern Hills Districts, the provision standards utilised have highlighted a current shortfall of facilities in AFL, Cricket and Soccer. They also highlight an over-supply in facilities for Lawn Bowls, Netball and Tennis. Field capacity modelling has shown that the Oval at the Aldinga sports Park is currently over-subscribed (AFL, Cricket and Soccer).
- The population living in the Southern District of Onkaparinga is projected to grow by an astonishing 46.2% between 2018 and 2035. Almost 50% of the population is currently under 34 years of age - those most likely to participate in structured sport and recreation pursuits. Youth unemployment is high in the Southern District at 17.3% and 20.3% of the community are considered low income households. The rising cost of participating in organised sport is a growing barrier to participation. Future planning for multicultural inclusiveness will be a priority.

Council has successfully secured community use of the main oval and soccer pitches (x2) on the Aldinga School site, and investment in sports lighting for these playing surfaces will extend the hours of use and provide increased capacity for those sports currently experiencing space pressure.

The community use of these facilities outside of education core hours will be managed through a Community Use Committee, on which Council will have a seat.

$2.26 million in federal government funding announced by Rebekha Sharkie Member for Mayo in 2019, will provide a dedicated playing field for soccer, meeting the current shortfall in the region.

ROSS PLANNING NEEDS ANALYSIS FINDINGS

Sport	Ross Planning Recommendation by 2035	Aldinga Sports Park Master Plan Outcome
AFL	1 new shared oval (AFL & Cricket)	Additional oval provided on the school site for AFL and Cricket
Cricket	1 new shared oval (AFL & Cricket)	Additional oval provided on the school site for AFL and Cricket
Croquet	1 new croquet court	1 new croquet court provided
Hockey	1 new hockey field	2 new multi purpose fields are provided along with the existing 2 fields.
Lawn Bowls	1 new bowling green	1 new bowling green provided
Netball	Retain access to 6 lit netball courts	All 6 courts retained. 6 Tennis/ Netball courts also provided on the school site.
Soccer	4 new soccer fields	2 new pitches provided on the school site, 1 new pitch and 2 new multi-purpose fields provided on ASP
Tennis	No additional tennis courts required	Retained access to the 3 tennis courts. 6 Tennis/Netball courts also provided on the school site.

DEMOGRAPHICS AND GROWTH

The Aldinga region is anticipated to experience significant population growth to 2032 and consequently increase demand for both organised sport and informal recreation. In addition to more sporting fields, the development of a new skate and play facility in the Aldinga area is required to meet future demand.

The need for a satellite skate facility in Aldinga is identified in the Skate Facilities Management Plan (2016-2021). This Plan outlines the following in Aldinga (Planning area 5):

- High youth residential population with 5,140 individuals aged 5 –24 years as of the 2011 census.
- It has Medium school enrollments (1,254) however, this is predicted to grow substantially by 2032.
- Two existing skate facilities at Symonds Reserve, Aldinga (flat transition facility in a reserve) and Hastings Avenue reserve, Sellicks Beach (deep bowl) are rated three by skateboard.com.au

Satellite facilities support the user to improve and develop their skills through practice (participation) and events, competitions and/or demonstrations. Satellite facilities have the capacity to host events, competitions or demonstrations.

Council's Open Space Strategic Management Plan 2018-2023 has identified that a Regional play space is required for every 50,000 people, with an increasing need in the Aldinga Region given the projected population growth.

Document Set ID: 5387532
Version: 3, Version Date: 29/01/2021

STAKEHOLDER ENGAGEMENT

Document Set ID: 5387532
Version: 3, Version Date: 29/01/2021

PRELIMINARY CONSULTATION

Ongoing communication and discussions with the Aldinga clubs as key stakeholders have informed development of the draft ASP Master Plan. This has included:

- Discussions with Clubs regarding participation levels and club facility needs/ requirements as part of the Ross Planning study in late 2019
- Individual meetings with club representatives
- Group meetings with all ASP clubs in attendance.

These ongoing discussions with club representatives have assisted us in understanding their needs and highlight opportunities for improvement to their sports and community facilities.

Ongoing and detailed discussion have been held with:

- The Aldinga equestrian clubs due to the need to replace their facilities at an alternate site
- The soccer and hockey clubs due to the new infrastructure being planned at the ASP with the federal funding.

Communication with other key stakeholders included the Football Federation of SA, Horse SA and TESA Education with regards to the shared use agreement.

Information captured during meetings with the clubs in November 2019 and updated in early 2020, identified membership numbers, key issues and needs.

These discussions are outlined further below.

ALDINGA FOOTBALL CLUB

Plays in the Southern Football League | 80 senior players | 280 junior players

Issues:
- Corellas
- Soccer using pitch on alternate weekends which is causing overuse
- Symonds Reserve sometimes used for overflow – but ground is too hard

Needs:
- Storage
- Storage for ride on mower
- Unisex change rooms required

ALDINGA BAY HOCKEY CLUB

Plays in the South Coast Hockey Association | 150 junior and senior players

Issues:
- Car parking at capacity when Netball and Hockey games are both on
- Dog owners – poorly trained, safety issues – dig up turf / dog poo
- No warm up area if both fields are running
- Lighting has deteriorated

Needs:
- Unisex change rooms required
- Toilets
- L shaped building shared with soccer
- Player dug-outs

ALDINGA CRICKET CLUB

Plays in the Great Southern Cricket Association | 40 senior players | 25 junior players

Issues:
Training nets – condemned – all maintenance by Club (as within lease agreement)

Needs:
Want own club rooms for honour boards

ALDINGA CROQUET CLUB

30 senior players

Issues:
- Lack of lights inhabiting membership growth
- Would use the club more if kitchen was available (used by Bowls)
- Issue with trees along southern edge – sucking water off courts – root damage
- Arsonists / security lights needed

Needs:
- No visibility from club to courts – want indoor / sheltered sitting area
- Desire another court – can't grow club /list 'gala' days (inviting other clubs)

ALDINGA BAY BOWLING CLUB

60 senior players | 80 Night Owl players

Issues:
- Synthetic is too expensive
- Limitations of kitchen for catering for 120+ people
- Toilets don't comply

Needs:
- Need storage shed on southern side of building
- Extension required
- lighting to the 2nd green

ALDINGA NETBALL CLUB

Plays in the Southern Hills Netball Association | 58 senior | 100 junior players

Issues:
- Can only use 4 of the 6 courts (major cracks)
- Limitations on what can be sold at canteen
- Remote club room
- no vehicle access to courts
- Council lack of response re maintenance issues
- Netball / football club relationship improving since fire

Needs:
- Shelter required for scorers and timers
- Bigger facility desired – more courts (8-12). Club could then host finals and carnivals

ALDINGA SOCCER CLUB

Plays in the South Australian Amateur Soccer League
2 senior male teams | 3 junior teams

Issues:
- Have to work around football
- Women's training clashes with women's footy training
- Access to change rooms and canteen
- No facilities for canteen – have to bring eskys, BBQ
- Cant grow without facilities

Needs:
- Dedicated facilities
- Pitch, changerooms and canteen

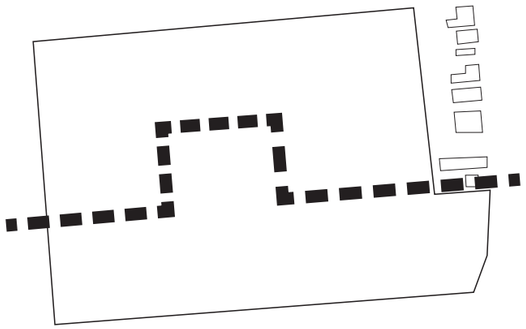
Document Set ID: 5387532
Version: 3, Version Date: 29/01/2021

KEY ISSUES, STRENGTHS & OPPORTUNITIES

Document Set ID: 5387532
Version: 3, Version Date: 29/01/2021

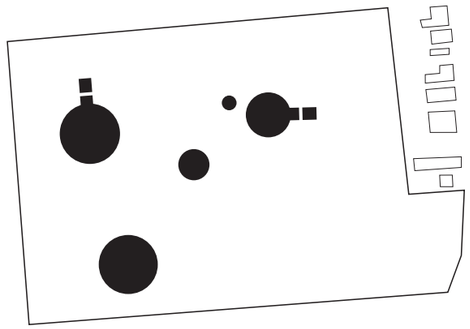
Based on the analysis, consultation and information gathered to date, the below diagrams represent a summary of Aldinga Sports Park key issues and opportunities. The Master Plan has been developed to respond these diagrams.

Key Issues



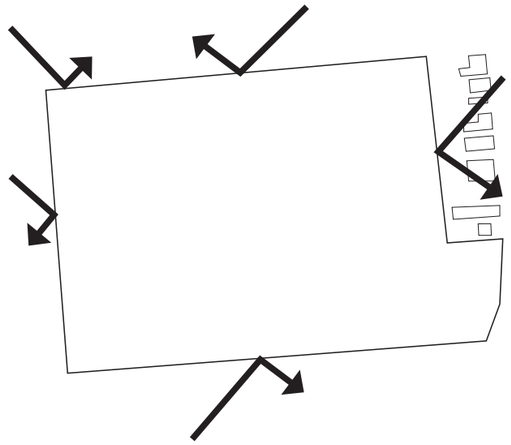
A DISSECTED SITE

Not only does the plethora of fencing styles clutter and dissect the site legibility, the clubs appear to work in isolation, with some clubs completely cut off from the rest of the site.



A NEED FOR SPORTS COMPLIANCE

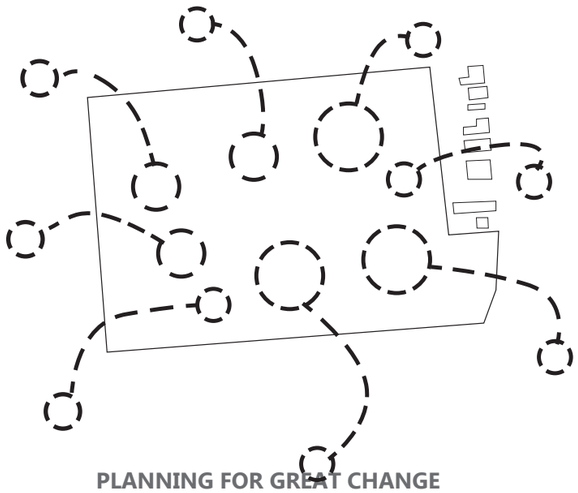
Due to the growth in sports, but a lack in previous investment to support this growth, the sports are now in dire need for improved club facilities and supporting amenities.



LACK OF COMMUNITY CONNECTION

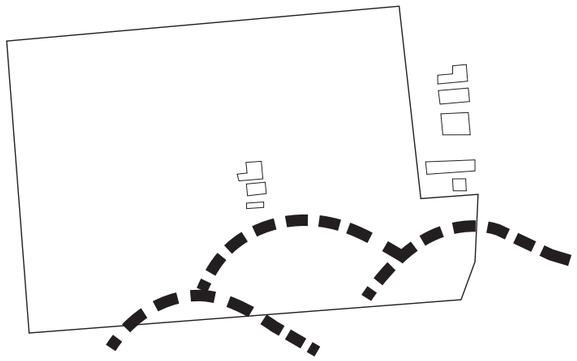
The Aldinga Sports Park is a sport focused open space with little to no community offering as well as no formalised pedestrian movement within the site linking to connections beyond the site boundary.

Key Opportunities



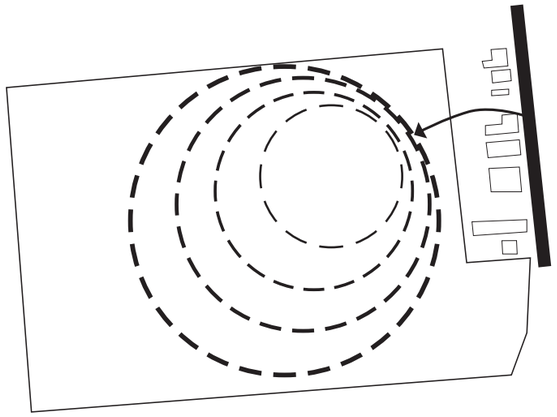
PLANNING FOR GREAT CHANGE

With the new Aldinga B-12 School currently in construction, as well as future planning changes bringing greater population, future pedestrian and cycle links, and connect pockets of community open space, the Aldinga Sports Park has the opportunity to be a destination for everyone



IMPRESSIVE VIEWS WORTH CELEBRATING

The southern views to the Willunga Hills are impressive and provide a unique character to the site which should be celebrated within the concept design thinking.



TOWNSHIP CONNECTIONS

Being located adjacent Old Coach Road and with the township proper, the Aldinga Sports Park concept plan can provide stronger pedestrian and cycle links and connections to Old Coach Road, as well as opportunity for a shared parking arrangement.

Document Set ID: 5387532
Version: 3, Version Date: 29/01/2021

DESIGN PRINCIPLES

Document Set ID: 5387532
Version: 3, Version Date: 29/01/2021

Three key design principles have been defined to guide the development of the master plan toward a cohesive design outcome. These design principles not only ensure the right outcome for the sports users, but also emphasise the relationship between passive and organised sports and ensure an equality of usage across the sites.

A COMMUNITY SPORTS PARK FOR EVERYONE

- Design a space for community function and activity as well as sports activity
- Design for passive and active sports
- Design for a range of demographic types
- Design for a regional park destination
- Design a space which integrates and works cohesively with the adjacent school sport facilities

UNIFIED CLUBS AND MULTI-USE FACILITIES

- Design a space which brings clubs together
- Design in opportunities for multiple uses and flexibility
- Design for a future proofed 20 year plan which ensures equestrian relocation to a new long term location

COMFORTABLE SPACES MAKE ENJOYABLE PLACES

- Design for sports and non-sporting community to stop and stay
- Design legible safe shared pathways connecting to broader future linkages
- Design for comfortable spectator viewing and sporting club use

Document Set ID: 5387532
Version: 3, Version Date: 29/01/2021

MASTER PLAN

Document Set ID: 5387532
Version: 3, Version Date: 29/01/2021

The adjacent master plan represents the long term vision for the Aldinga Sports Park (ASP). This vision is proposed to be developed over a number of years with a proposed implementation plan.

The vision for ASP captures the needs from both a sporting and current site user perspective as well as recognise the need to support a growing community and promotion of an active and healthy community. Open space is becoming more and more valuable within Aldinga and this plan embraces the open space offering ASP provides.

The following section provides a breakdown of space types and associated precedent imagery to illustrate a proposed feel, materiality and direction for the Aldinga Sport Park:

- Skate & Play
- Sports Infrastructure
- Landscape Amenity
- Movement & Parking
- Services
- Stormwater
- WSUD

Document Set ID: 5387532
Version: 3, Version Date: 29/01/2021

Master Plan

Document Set ID: 5387532
Version: 3, Version Date: 29/01/2021

LEGEND

SPORTS & CLUBS

- A AFL
- C CRICKET
- H HOCKEY
- S SOCCER
- N NETBALL
- T TENNIS
- LB LAWN BOWLS
- CQ CROQUET
- CH CHANGEROOM
- CL CLUBROOM

COMMUNITY

- RP REGIONAL PLAY
- SK SATELLITE SKATE
- WM POTENTIAL WAR MEMORIAL
- P PLAY
- F FITNESS
- B BASKETBALL HALF COURT

SITE INFRASTRUCTURE

- CP CARPARK
- W WSUD BASIN
- L LIGHTING
- T TOILET

0 20 40 60 80 100

Document Set ID: 5387532
Version: 3, Version Date: 29/01/2021

Council has successfully secured a shared-use agreement at the new B-12 Aldinga School to enable community use of some facilities outside of school hours.

This includes the school's main oval and soccer pitches (x2) and indoor gymnasium. Council investment in sports lighting for these playing surfaces will extend the hours of use and provide increased capacity for those sports requiring additional space.

The community use of these facilities outside of education core hours will be managed through a Community Use Committee, on which Council will have a seat.

Shared Assets Plan

LEGEND

- SITE BOUNDARY
- COUNCIL ENHANCEMENT DEED AREAS AVAILABLE FOR SHARED USE WITH THE SCHOOL, SUBJECT TO CONDITIONS
- ADDITIONAL AREAS AVAILABLE FOR USE WITH THE SCHOOL SUBJECT TO CONDITIONS

SPORTS & CLUBS

- A AFL
- C CRICKET
- H HOCKEY
- S SOCCER
- N NETBALL
- T TENNIS
- LB LAWN BOWLS
- CQ CROQUET
- CH CHANGEROOM
- CL CLUBROOM
- RC INDOOR RECREATION CENTRE

COMMUNITY

- RP REGIONAL PLAY
- SK SATELLITE SKATE
- WM POTENTIAL WAR MEMORIAL
- P PLAY
- F FITNESS
- B BASKETBALL HALF COURT

SITE INFRASTRUCTURE

- CP CARPARK
- W WSUD BASIN
- L LIGHTING
- T TOILET

Document Set ID: 5387532
Version: 3, Version Date: 29/01/2021

ALDINGA SPORTS PARK MASTER PLAN

Document Set ID: 5387532
Version: 3, Version Date: 29/01/2021

Satellite Skate Park

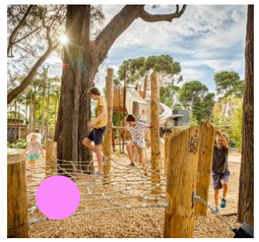
The above images give examples of the type of finishes, materiality, objects and arrangement that you might find at the ASP Skate Park. The blend of skate, scooter, parkour, and bouldering as a combined 'active youth' precinct starts to determine a point of difference from other satellite skate parks within the region. This active youth zone also starts to blur the line between skate and play, and sits collectively with the regional playspace.

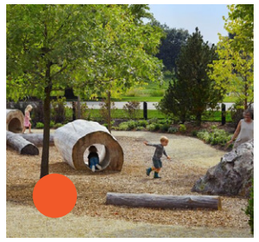
Other amenities to include:

- shade structures
- Sealed pathways in and around the skate park
- High quality landscaping
- Seating
- Public art

Document Set ID: 5387532
Version: 3, Version Date: 29/01/2021

Regional Play





A range of bespoke play elements and unique challenges for a range of demographics and ages have been captured within the above precedent images, reflective of a regional play ground. The images represent key large play pieces which will aim to draw passers by from South Road into the park. Play elements such as a flying fox, net climbing structures, large sculptural slide structures and smaller water play elements will allow for a diverse play experience, such as;

- group play
- inclusive play
- nature play
- adventure play

Smaller play zones are also dotted around ASP which bring colour and activation throughout the reserve. Outdoor fitness equipment is also at various locations around the site to encourage visitors to make their own fitness loop. Shelter, seating, drink fountains and bbq facilities are also provided.

Document Set ID: 5387532
Version: 3, Version Date: 29/01/2021

Sports Infrastructure

The above images provide built form examples of the new buildings proposed at ASP. A variety of construction methods could be used for the buildings including modular and transportable solutions that provide a neat and cost effective solutions whilst meeting sports standards. Other images includes precedent imagery of spectator seating ideas, integration into sports courts and ovals, as well as informal running tracks and pathways to cater for a range of community fitness.

Document Set ID: 5387532
Version: 3, Version Date: 29/01/2021

Site Movement, Connections & Wayfinding

- Vehicle Entry
- Pedestrian Entry
- Vehicle Movement
- Primary Pedestrian Path
- Secondary Pedestrian Path
- Pedestrian & Running Path
- Shared Path

The above images provide wayfinding and signage examples proposed at ASP. A variety of styles could be used for the wayfinding to highlight community, recreation and sporting uses, corresponding with councils citywide signage guidelines. Signage and wayfinding can also provide educational aspects throughout the site, including interpretive signage at WSUD elements, and links to the wider Aldinga precinct.

Document Set ID: 5387532
Version: 3, Version Date: 29/01/2021

Landscape Amenity

The above images depict shelter types, seating and fitness nodes, seating types and planting themes as examples of what could be achieved at ASP. A pathway hierarchy from informal rubble paths to wider boulevards, capture movement types and prominence within the reserve. Shelter design could also be bespoke to the reserve and reflect a more organic form.

Document Set ID: 5387532
Version: 3, Version Date: 29/01/2021

Document Set ID: 5387532
Version: 3, Version Date: 29/01/2021

ENGINEERING INFRASTRUCTURE

Document Set ID: 5387532
Version: 3, Version Date: 29/01/2021

The following section provides an overview of both stormwater and services engineering. The section is divided into two parts;

- Stormwater Approach
- Services Infrastructure

Further detail regarding the stormwater application is provided below.

Document Set ID: 5387532
Version: 3, Version Date: 29/01/2021

Stormwater Approach

LEGEND

- NEW PIT
- UNDERGROUND PIPE
- SWALE
- OVERLAND FLOW
- DETENTION BASIN
- WSUD TREATMENT
- RAINWATER TANK FOR REUSE
- UNDERGROUND TANK STORAGE
- EXISTING SEP
- EXISTING FGP

Document Set ID: 5387532
Version: 3, Version Date: 29/01/2021

Swales, Detention Basins & WSUD

Swales, detention basins and WSUD integration to car parks are essential techniques for the treatment of stormwater across ASP. The adjacent stormwater plan indicates locations of stormwater treatment types and the above images illustrate what these swales and basin may look like within ASP.

Document Set ID: 5387532
Version: 3, Version Date: 29/01/2021

Services Infrastructure

Service runs are from Port Road, so the further the new building is from Port Road, the more expensive are the service connections.

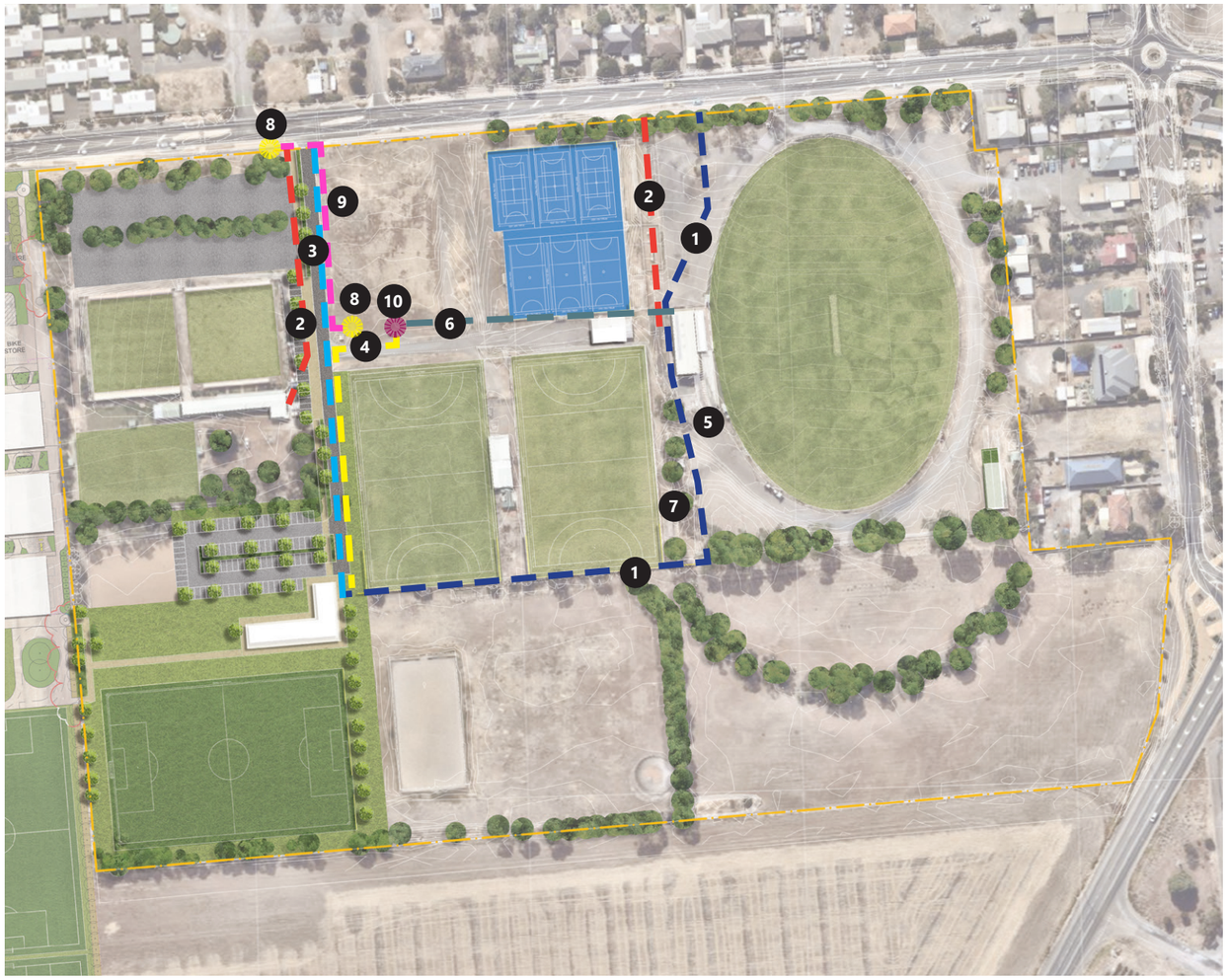
Other notes to consider:

- Electrical supply comes from existing site main switchboard
- Telecommunications comes for Port Road, with existing conduits to oval clubrooms and bowling club, but NBN will most likely require new conduits installed to current NBN standards, all the way from Port Road.
- Water supply available, across the site, but the further to the rear, the longer the runs.
- Gas supply will most likely require a new meter and supply from Port Road.
- Sewer will need to be pumped to the connection point opposite the oval clubrooms, as sewer is not available any further west along Port Road.

LEGEND

1. NEW SEWER RISING MAIN
2. EXISTING TELSTRA CONDUIT
3. NEW CONNECTION
   GAS
   WATER
   COMMS
4. NEW ELECTRICAL SUPPLY
5. RETAIN EXISTING SEWER PUMPING CHAMBER FOR CLUBROOMS
6. EXISTING ELECTRICAL SUPPLY TO CLUBROOMS
7. REMOVE EXISTING SEWER DISPOSAL REED BED
8. RETAIN EXISTING TRANSFORMER
9. EXISTING SAPN HV LINE
10. REPLACE EXISTING SITE MAIN SWITCHBOARD WITH NEW

Stage 1



Document Set ID: 5387532
Version: 3, Version Date: 29/01/2021

LEGEND

- NEW SEWER RISING MAIN
- EXISTING TELSTRA CONDUIT
- NEW CONNECTION
  GAS
  WATER
  COMMS
- NEW ELECTRICAL SUPPLY
- ELECTRICAL SUPPLY TO CLUBROOMS
- EXISTING TRANSFORMER
- SAPN HV LINE
- REPLACE EXISTING SITE MAIN SWITCHBOARD WITH NEW

Master Plan

Document Set ID: 5387532
Version: 3, Version Date: 29/01/2021

IMPLEMENTATION

Document Set ID: 5387532
Version: 3, Version Date: 29/01/2021

The following section outlines Stage 1 works and the timing inwhich these works may occur, with the first stage of works due to commence 2021. An implementation table has also been provided giving a indication of an approximate delivery timeframe for the remaining master plan works.

EQUESTRIAN RELOCATION

Aldinga Sports Park (ASP) is currently the home of the Southern Vales Dressage Club and Aldinga Bay Riding Club, and the site has been progressively improved over the years with arenas (6 in total), sheds, fencing and other infrastructure to support horse riding in various forms.

The Aldinga equestrian facilities require relocation due to the pressures associated with growth and development in Aldinga and to provide a home for the new soccer pitch and soccer / hockey building. The siting of soccer facilities adjacent the school playing fields provides a unique opportunity for connection with these facilities.

Whilst options to relocate the equestrian facilities at ASP have been considered by both council staff and the clubs, it is recognised that

equestrian activities at ASP will be increasingly challenged over time due to growth pressures resulting from:

- Residential development immediately to the south of the site
- Ongoing development of Aldinga Sports Park intensifying the use of the site.

It has been acknowledged by the Aldinga equestrian clubs that relocation offsite provides an opportunity for the club to build facilities that meet the long term needs, and at a location without the development pressures and interface conflicts from an increasingly suburban Aldinga.

Relocation of equestrian facilities within ASP would require a total rebuild of all existing facilities, removing any cost saving when compared to relocation away from ASP. Relocation to another site, whilst challenging is considered the best long-term decision. A move from the site to a long-term home is preferred to minimise disruption to the clubs and to reduce duplication of relocation costs – that is the cost of moving now (short-term) and then again in the medium term.

Detailed discussion and workshops have been held with the Aldinga equestrian clubs (Southern Vales Dressage and Aldinga Bay Riding Club) to understand club operations and the specific needs for replacement of existing facilities and to identify a suitable alternate location. Using this information several potential sites were identified and assessed.

Further investigation of a proposed site at Wilfred Taylor Reserve alongside the existing equestrian facilities for the Morphett Vale Riding Club has been found to be unsuitable. Council is continuing to investigate potential sites and is committed to working closely with the clubs to determine the best outcome.

Document Set ID: 5387532
Version: 3, Version Date: 29/01/2021

Stage 1: 0-2 years

ALDINGA SOCCER FACILITIES AND FEDERAL FUNDING

The Aldinga Sharks Soccer Club is the only club in the Aldinga Sports Park without a dedicated facility, with the football oval and nearby Aldinga Primary School facilities being used for training and games.

In 2019, Rebekha Sharkie Member for Mayo, announced $2.26 million in Federal government funding for investment in new facilities at the Aldinga Sports Park. This major project will deliver much-needed sport and recreation facilities to support growth of the region.

The Federal funding deed has been finalised for construction of:

- A senior soccer pitch
- New changeroom/clubroom building to be shared by the soccer and hockey
- Other supporting infrastructure.

Meetings and communication with the soccer club have been ongoing since the funding announcement in 2019. From early discussions, it was clear that the soccer and hockey club have successfully shared facilities in recent times and they wish to continue this in the future.

In order to optimise the shared use opportunities with the new shared changeroom/clubroom building, and in order to optimise player and spectator comfort and maintain the condition of the playing surface the soccer club communicated a preference for a non-standard east/west orientation for the senior soccer pitch and siting of the clubroom building between the new pitch and existing hockey fields. The building location has been guided by both the soccer and hockey clubs.

Various soccer guides and rules of the sport produced by the various State Sporting Associations, Australian and Soccer administrators all confirm that "North/South" is the ideal configuration for football playability. Professional advice provided by Inside Edge Sport and Recreation Planners found that Audit analysis of 2641 soccer venues in Victoria, NSW and Tasmania confirm that 30% (798) of football fields were orientated in a East/West configuration.

The draft Stage 1 Master Plan presents the preferred location of the new shared soccer/hockey building and siting of an east/west senior soccer pitch.

Document Set ID: 5387532
Version: 3, Version Date: 29/01/2021

ALDINGA SPORTS PARK MASTER PLAN

LEGEND

1. SENIOR SOCCER PITCH
   68X105M
2. SPECTATOR AND COMMUNITY OPEN SPACE
3. LINK TO SCHOOL
4. STAGE 1 CAR PARK (GRAVEL OPTION)
   MINIMUM 80 CARS
   WSUD
5. SOCCER & HOCKEY FACILITIES
   CHANGEROOMS & PLAYER AMENITIES
   OFFICIAL CHANGEROOMS
   PUBLIC AMENITIES
   CANTEEN
   CLUBROOM
   OFFICE
   MEDIC
6. SPECTATOR SHELTERS / SEATING
7. SPORTS LIGHTING
8. SHARED ACCESS PATHWAY
9. FORMALISED ROAD ACCESS
10. GRAVEL CAR PARK
11. FUTURE PEDESTRIAN AND CYCLE LINK
12. NETBALL FACILITIES
    CANTEEN
    STORAGE
    OFFICE
13. NEW FULLY ENCLOSED CRICKET NETS (3)
14. COMPLIANT NETBALL COURTS (3)
15. TENNIS LINEMARKING TO NETBALL COURTS

0 20 40 60 80 100

Document Set ID: 5387532
Version: 3, Version Date: 29/01/2021

The Master Plan

THE LONG TERM VISION

The long term vision for Aldinga Sports Park includes site wide sporting, recreation and community improvements.

These proposed changes include upgrading all sporting facilities to meet compliance guidelines, inclusion of a regional playspace, skate park, community parks, play and fitness nodes, and potential for a community garden.

The overall site strategy takes into account the stormwater needs of the site, including two detention basins with associated community recreation.

The draft Aldinga Sports Park Master Plan sets out a vision for delivery of the infrastructure in the short, medium, and long-term timeframes. The short-term items projects that are budgeted for delivery in 2020/2, including soccer facilities (pitch and shared soccer/hockey building) with funding provided by the Federal government.

DRAFT MASTER PLAN IMPLEMENTATION

A summary of the initiatives identified in the Master Plan is as follows:

Timeframe	Proposed investment
Short Term (within 2 years)	• Senior soccer pitch (Federally funded) • Shared soccer / hockey club building (Federally funded) • Relocation of equestrian facilities to Wilfred Taylor Reserve to make way for the new soccer pitch and soccer / hockey building • Reconstructed + resurfaced netball courts including tennis line marking • Fully enclosed cricket nets • Sports lighting for hockey, bowls and croquet • Site planning and upgrades for electrical and sewer to new buildings • New car park and upgraded access road • Minor landscaping
Medium - Long Term (3-10+ years)	• Third hockey field • Unisex change facilities for football and cricket • Regional play space • Satellite skate park • Formalised car parking and lighting at various locations across the site • Third bowling green • Third croquet court • Additional soccer/hockey pitch (demand driven) • Refurbish existing football clubrooms • Completed car parks • Completed landscaping • Interface treatment / shared use paths with residential development to south

All investment beyond the short term will be subject to confirmation/realisation of projected needs and the securing of Council and/or external funding.

Document Set ID: 5387532
Version: 3, Version Date: 29/01/2021

ALDINGA SPORTS PARK MASTER PLAN

LEGEND

1. PEDESTRIAN PLAZA
2. FORMALISED ROAD & CAR PARK
3. SATELLITE SKATE PARK
4. REGIONAL PLAYSPACE
   PLAY, SHELTERS, OPEN SPACE, RECREATION, SMALL WHEELS TRACK, PUBLIC AMENITIES
5. COMMUNITY PARK
   PLAY, WSUD, RECREATION, PUBLIC AMENITIES
6. PLAYSPACE NODE
7. FITNESS NODE
8. ENTRY STATEMENT
9. RECREATION / LINEAR PATHWAY
10. OFFSITE LINEAR PATHWAY (INDICATIVE)
11. WSUD DETENTION BASINS
    RECREATION PATHWAYS, SHELTERS, SEATING, AMENITIES
12. POTENTIAL WAR MEMORIAL
13. LANDSCAPE BUFFER
14. SPORTS NETTING/FENCING
15. UPGRADED CLUBROOM FACILITY
    2 ADDITIONAL CHANGEROOMS
16. COMPLIANT AFL + CRICKET OVAL
    110X160M
17. NEW CROQUET LAWN
18. NEW LAWN BOWLS GREEN (SUBJECT TO DEMAND)
19. HOCKEY DUGOUTS
20. NEW HOCKEY OR SOCCER PITCH
    55X91.4M
21. SHELTERS & SPECTATOR SEATING
    GRASS MOUNDS, STANDS
22. UPGRADED SHARED CROQUET & BOWLS BUILDING & STORAGE SHED
23. COUNCIL LAND FOR FUTURE USE
24. UPGRADED COMPLIANT MULTIPURPOSE CLUBROOM (15+ YEARS)
25. AFL STORAGE SHED
26. TREE REMOVAL & REPLACEMENT LANDSCAPE/TREES & WSUD TO CAR PARK
27. PUBLIC TOILETS
28. OVERFLOW CAR PARKING
29. COMPLIANT HOCKEY PITCH

0 20 40 60 80 100

Document Set ID: 5387532
Version: 3, Version Date: 29/01/2021

Funding Opportunities

To enable the implementation of the Aldinga Sports Park Master Plan, a collaborative approach to investment and project delivery is required.

A hybrid approach to funding is recommended through various streams including local, state and federal initiatives. Some grant funding programs will require council and club contributions, either via in-kind or cash, to maximise project benefits. The following investment opportunities below are current at the time of writing this report.

OFFICE FOR RECREATION, SPORT AND RACING

Community Recreation And Sport Facilities Program 2020/21 Funding Dates Yet To Be Announced

The objective of the Community Recreation and Sport Facilities Program 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.
The program will assist eligible organisations to develop core infrastructure that directly impacts participation through rational development of good quality, well designed and utilised facilities.

Eligible applicants may apply under the following categories.

Minor Facility Development Facility development projects where the request for funding is from $25,000 up to $200,000 (GST exclusive).

Major Facility Development Facility Development Projects where the request for funding is between $200,000 - $1,000,000 (GST exclusive).

To be eligible for consideration in Major Facility Development:
- The landowner must be contributing significant financial resources to the project.
- The project must have been identified and prioritised through a planning process (e.g. facility feasibility study, master plan or like document).

Grassroots Football, Cricket, and Netball Facility Program Funding dates are yet to be confirmed for 2020/21

The Grassroots Football, Cricket, and Netball Facility Program is aimed at increasing participation and improving gender equity in Australian Rules Football, Cricket and Netball to support healthier, happier, and safer communities.
The program will assist eligible organisations to develop core infrastructure that directly impacts participation through rational development of good quality, well designed and utilised facilities.

Eligible applicants may apply under the following categories:
- Standard development - Dollar for dollar funding from $25,000 up to $500,000 (50%).
- Major development Projects valued over $1.5 million may apply for a third of the project up to $1,000,000. (i.e. a Council undertaking a large new facility; If the total project value is $3 million, then $1 million can be applied for)

Eligible Projects
A Football (Australian Rules), Cricket, or Netball Club that is affiliated to the SANFL, SACA or Netball SA must benefit from the project. The following projects will be considered for funding: Construct new unisex change room facilities (including modular).
- Redevelop or refurbish current change facilities.
- Develop new or redevelop/refurbish existing change rooms for officials.
- Construct parent and child change space.
- Develop or redevelop playing surfaces (new surfaces, cricket pitches or practice nets, drainage, irrigation etc.).
- Install new or replace and improve on existing lighting for training or playing areas.

Additional amenities (i.e. storage or medical treatment rooms) may be considered if they complement the overall facility and are not the primary reason for the project. All projects must meet the minimum relevant Football, Cricket, and/or Netball facility guidelines and Australian Standards (e.g. change room dimensions).

There are currently no ongoing grant programmes to support sport and recreation facility projects through the Federal Government.

A strong partnership between the City of Onkaparinga, site users, State Sporting Organisations, the government needs to continue and ongoing discussions with funding partners are vital for the redevelopment to occur. Continued partnerships with the local school and other community groups are critical to maximising the use of the site and ensuring it remains sustainable.

Attorney General Dept (formerly DPTI) - Open Space Grants Program (2020/21 Dates Yest to be Announced)

Providing quality public open spaces which can provide a range of activities and support safe, healthy connected communities is becoming increasingly important. The Planning and Development Fund provides investment into the planning and improvement of open space and public realm in South Australia through two grant programs (Open Space and Places for People).

Department of Veterans Affairs (federal) - Saluting Their Service Commemorations Program - Community Commemorative Grants

This program seeks to preserve Australia's wartime heritage and to involve people throughout the nation that highlight the service and sacrifice of Australia's servicemen and women in wars, conflicts and peace operations, and promote appreciation and understanding of the role that those who served have played in shaping the nation.

Veterans SA (state) - ANZAC Day Commemoration Fund (2020-21 October 2020, February 2021)

The Anzac Day Commemoration Fund has operated in South Australia since 2005, providing grant funds toward projects that commemorate Anzac Day.
https://veteranssa.sa.gov.au/community/stategrants/

Funding may be granted for a number of purposes but with a focus on projects which commemorate South Australia's men and women who have served in wars, conflicts and peacekeeping operations and the role they have played in shaping our nation.

Document Set ID: 5387532
Version: 3, Version Date: 29/01/2021

Cost Estimation Summary

The following estimated costing provides an itemised cost breakdown of Stage 1 works and the Draft Master Plan works.
Stage 1 Total Cost Estimate: $4,510,471
Master Plan Total Cost Estimate: $21,075,503

A full cost estimate breakdown follows:

STAGE 1 WORKS (2020 – 2022)	
Item Description	**Cost Estimate**
Civil Works: Site Clearance, Earthworks & Stormwater	$450,976
Carparks, Pavements & Landscaping	$685,093
Soccer Pitch (including lights)	$874,944
Netball Courts	$393,473
Cricket Nets	$134,288
Wayfinding, Signage, Structures & Furniture	$40,000
Shared Hockey and Soccer Building	$812,500
Services: Water and Sewer	$360,000
Services: Electrical Upgrade + Building Connection	$288,000
Lighting: Car Park and Entrance	$177,910
Lighting: Sports (Hockey, Bowls, Croquet, Bowls & Soccer)	$210,000
Estimated Net Costs	**$4,510,471**

MASTER PLAN WORKS	
Item Description	**Cost Estimate**
Demolition and Site Clearance	$638,311
Earthworks	$878,844
Carparks	$1,291,494
Site Pavements	$2,500,295
Soft Landscaping	$2,505,757
Oval Upgrade	$277,220
Soccer Pitches (including lights)	$976,142
Hockey Pitches	$1,256,381
Netball Courts	$192,715
Lawn Bowls Green	$496,100
Croquet Lawn	$130,530
Play Space + Fitness Nodes	$985,910
Regional Play Space	$1,537,780
Satellite Skate Park	$1,000,000
Wayfinding, Signage, Structures & Furniture	$535,500
Stormwater	$820,425
Bowls and Croquet Clubrooms	$2,381,500
Football + Cricket Clubrooms Upgrade	$1,312,100
Football + Cricket Changerooms	$1,358,500
Estimated Net Costs	**$21,075,503**

Document Set ID: 5387532
Version: 3, Version Date: 29/01/2021