

State Sports Park Master Plan (Stage 1 _ Structure Plan)

February 2020

Prepared for the Office for Recreation, Sport and Racing



Restricted distribution for the internal use of contributing stakeholders listed on Page 2. A release for public comment will occur at the finalisation of Stage 2, being the completed Master Plan, mid 2020.

“State Sports Park is located at Gepps Cross in Adelaide’s north. It is the home of Australia’s track cycling team, and SA’s State Hockey Centre, and has fantastic potential to further develop into a multi-purpose sports and community precinct.”

Acknowledgements

We acknowledge the following stakeholders whose inputs and participation informed this work.

- Office for Recreation, Sport and Racing
- South Australian Sports Institute
- Football SA
- City of Salisbury
- Foresters Forest Management Committee
- City of Port Adelaide Enfield
- Croatian Sports Centre
- Cycling Australia
- Hockey SA
- Roma Mitchell Secondary College
- Cycling SA
- Department for Environment and Water
- Department of Planning, Transport and Infrastructure

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1. Message from the Chief Executive

Office for Recreation Sport and Racing



This first stage of the State Sports Park Master Plan forms the basis for all development at the State Sports Park, in conjunction with policy within the City of Port Adelaide Enfield Development Plan.

The finalised Master Plan, which builds upon Stage 1 to add Stage 2-Concept Design, together with its associated State Sports Park Traffic and Movement Management Plan and State Sports Park Stormwater Management Plan, will then assume this role once completed in the first half of 2020.

My congratulations to all who have contributed to developing the vision, structure and development guidelines for the State Sports Park so far, and continue to bring forward such a fresh and exciting concept for an integrated and green sports, recreation, community and mixed use regional precinct.

Kind regards

Kylie Taylor

Chief Executive

Office for Recreation Sport and Racing

February 2020



2. Introduction

Aim + objectives of this structure plan

“The first stage of master planning is a Structure Plan for State Sports Park, to agree an overall vision with stakeholders, and with the additional aim of confirming the location, access and key attributes of two short-term projects, the ‘State Centre of Football’ development, and Adelaide Super-Drome upgrades.”

Jensen PLUS was commissioned to assist Office for Recreation, Sport and Racing with the further development of a master plan for State Sports Park.

The objectives of the project are to:

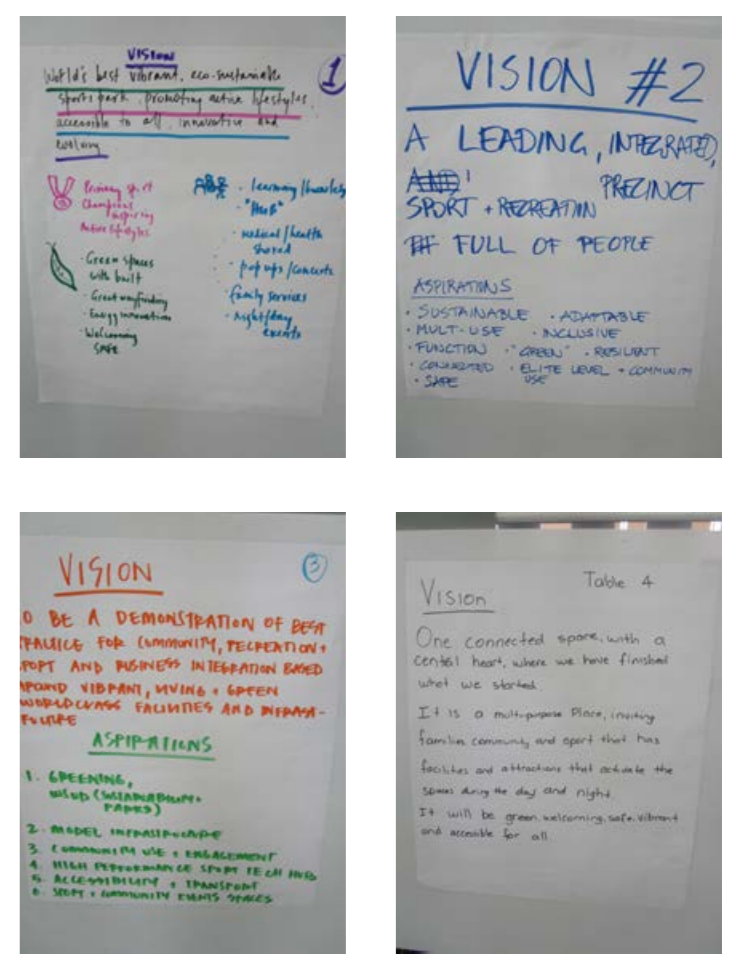
- _ Develop a concise master plan in two stages, in collaboration with key stakeholders.
- _ Stage 1 (Structure Plan) is necessary to agree an overall vision and structure plan, but with the additional aim of confirming the location, access and key attributes of two short-term projects, the \$19m ‘State Centre of Football’ development, and the \$9.8m Adelaide Super-Drome upgrades, including a new sports-tech wind tunnel. The Stage 1 structure plan will enable these projects to progress while Stage 2 master planning continues.
- _ Stage 2 is a comprehensive master plan for the whole of State Sports Park, with a medium and long term implementation time-frame.
- _ Identifying mutually beneficial collaborations and partnerships has been an important objective of the master planning process.
- _ The Master Plan is intended to inform a Business Case in 2020 for the full development of the State Sports Park.

This document summarises the outcomes of Stage 1 (Structure Plan) only, with Stage 2 yet to commence.



3. A contemporary vision for State Sports Park

“The vision developed with stakeholders is to further develop State Sports Park as a home for national, state + community sports, while adding new functions including as a community recreation precinct. The vision is for a State Sports Park that is more accessible, more welcoming, more active with people, greener and more integrated than today.”



Sports and community stakeholders worked together to inform the vision for State Sports Park.





4. Integrated planning workshops

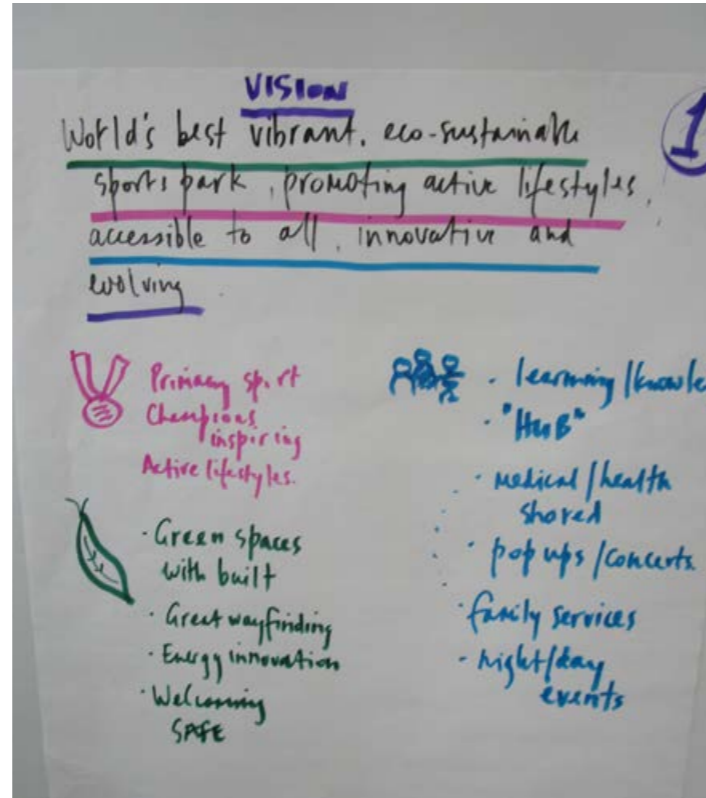
Stakeholder workshops on 25th September, 2nd October and 14th November 2019

“Two co-design workshops were held to inform this plan, with a strong emphasis on collaboration and building partnerships. The first session focussed on information sharing, understanding context, and visioning. The second workshop explored design options for State Sports Park. The workshops were successful in getting diverse groups working together, and in identifying new (and old) ideas for consideration in the master plan. A final workshop was held to review the draft plan.”

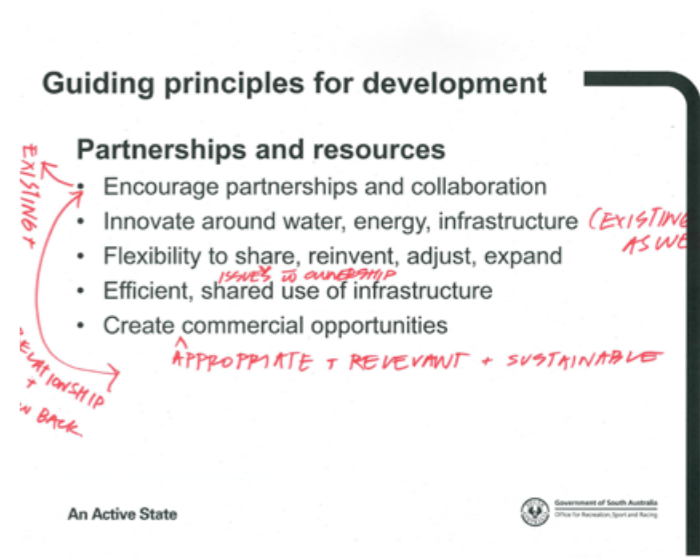
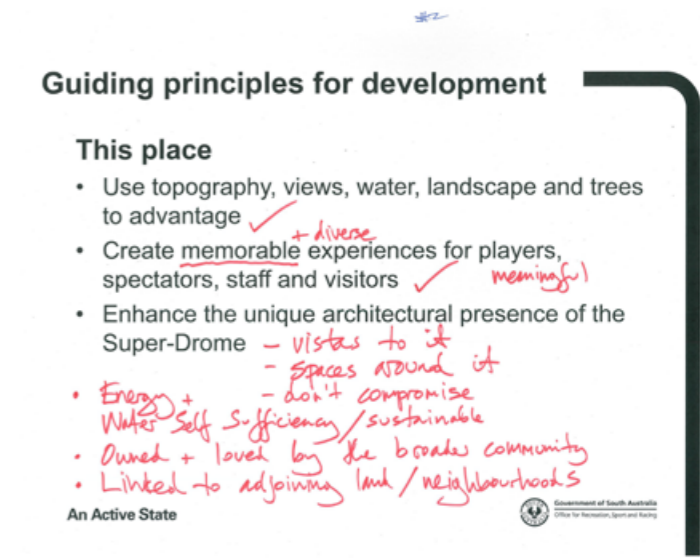
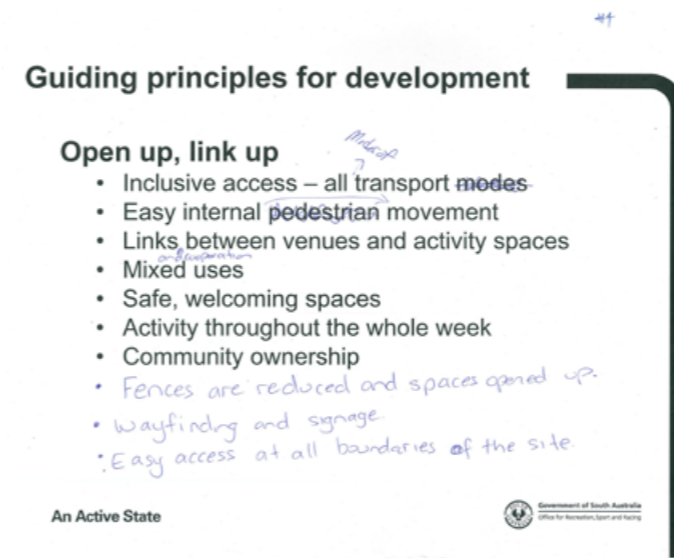
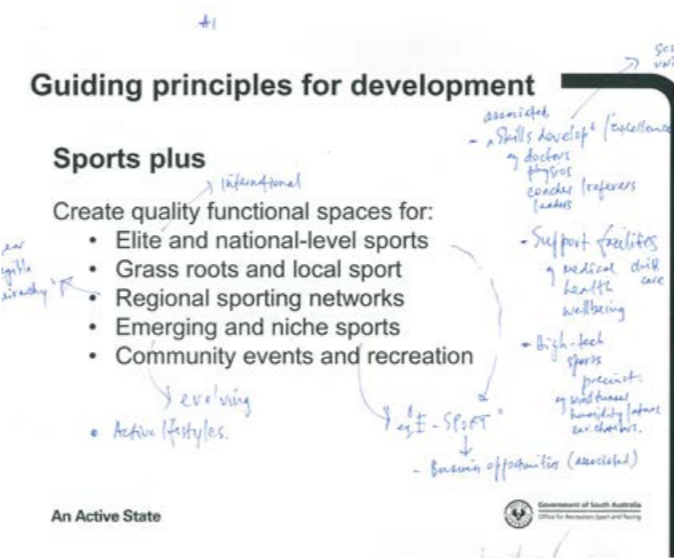
Stakeholders



Workshop #1 _ context, understanding, visioning, development principles



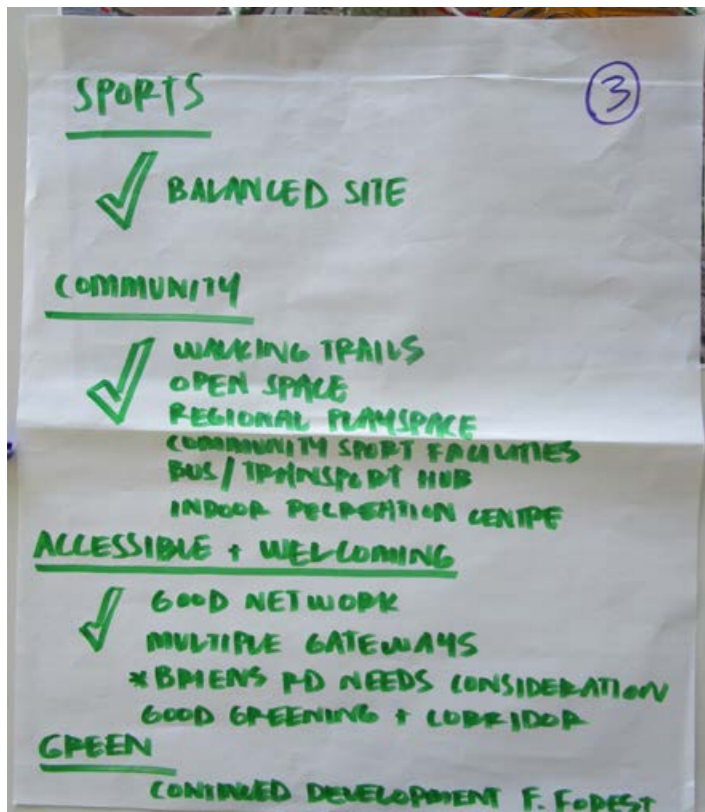
Visioning, and issues + opportunities analysis, formed a large part of the Workshop #1 agenda



The group also reviewed preliminary guiding principles to inform the development of State Sports Park. This review confirmed strong alignment between the preliminary work of ORSR, and the stakeholder vision, and have resulted in development guidelines for the State Sports Park (see pg 27).

Site tour of existing facilities at State Sports Park, and undeveloped land

Workshop #2 _ design options, partnerships



Workshop #2 used a 'hands on' master planning approach to develop design ideas collaboratively. Four strategic master plan options were identified. An assessment against the vision and guiding principles of Workshop #1 was also undertaken. The options analysis was successful in documenting possible locations for key precincts. It assisted in understanding better and ruling out some aspects in developing the structure plan. Workshop #3 (no photographs) reviewed the draft Structure Plan.

5. Structure Plan

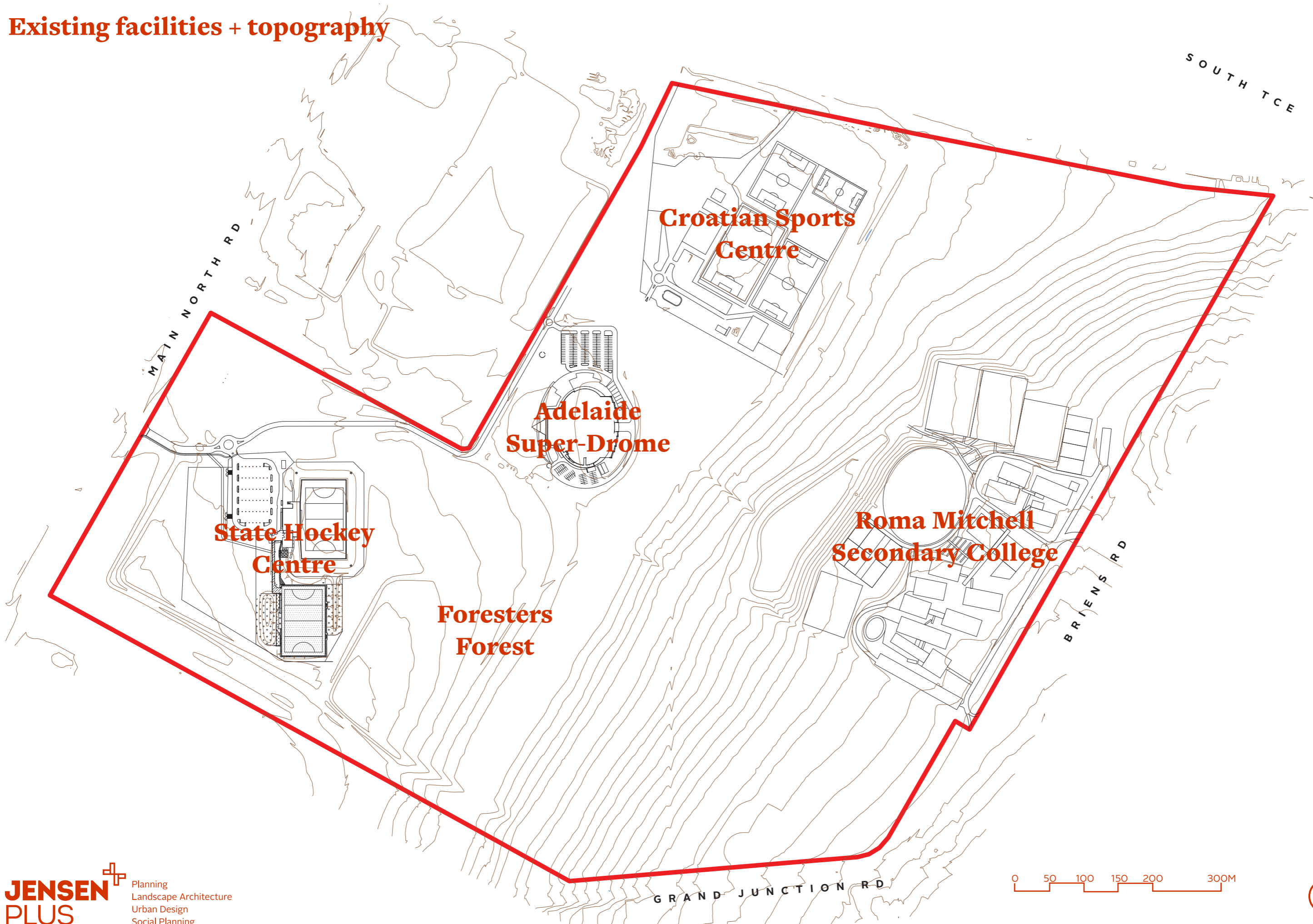
Schematic Development



Location plan



Existing facilities + topography



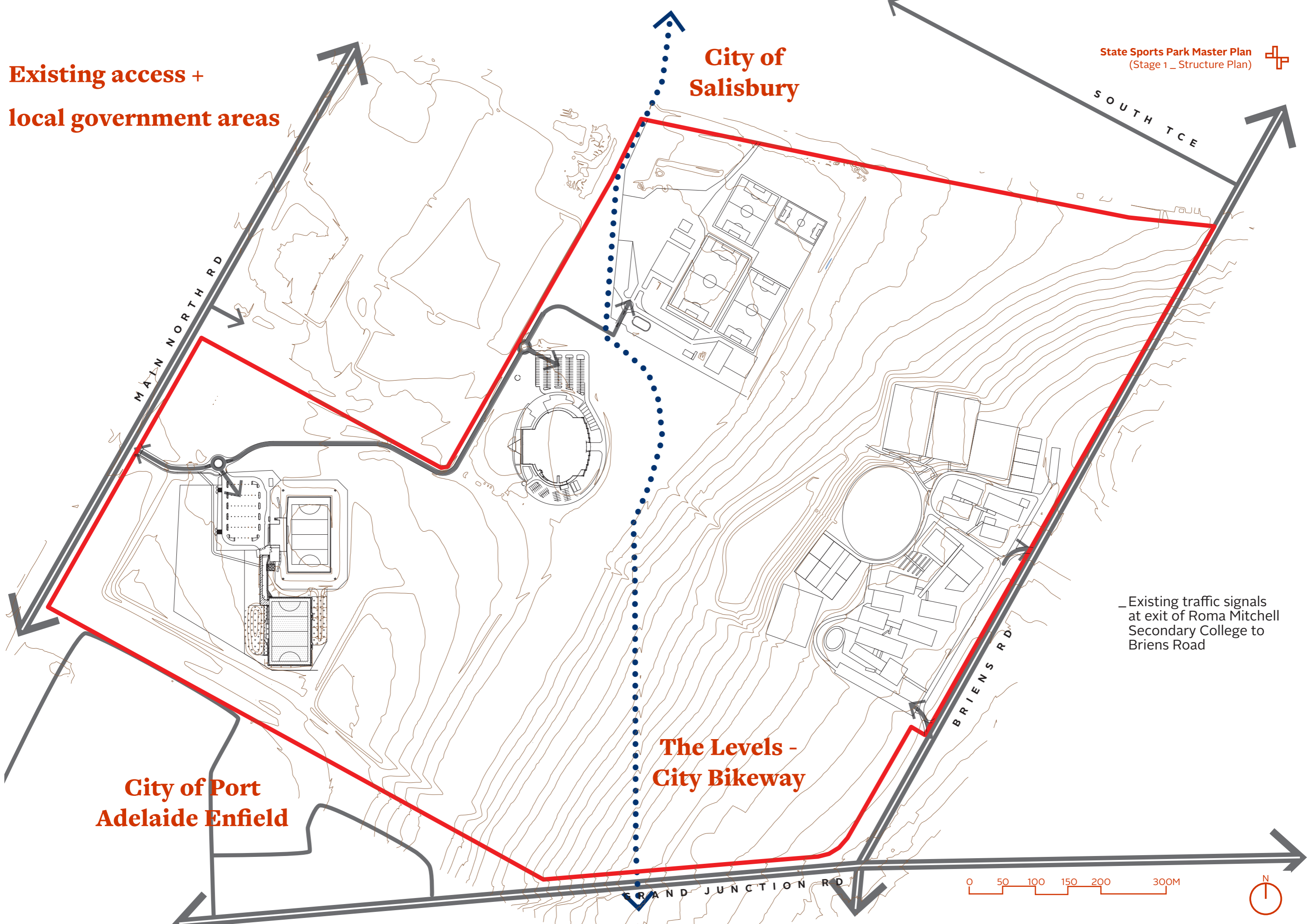
Existing access +
local government areas

City of
Salisbury

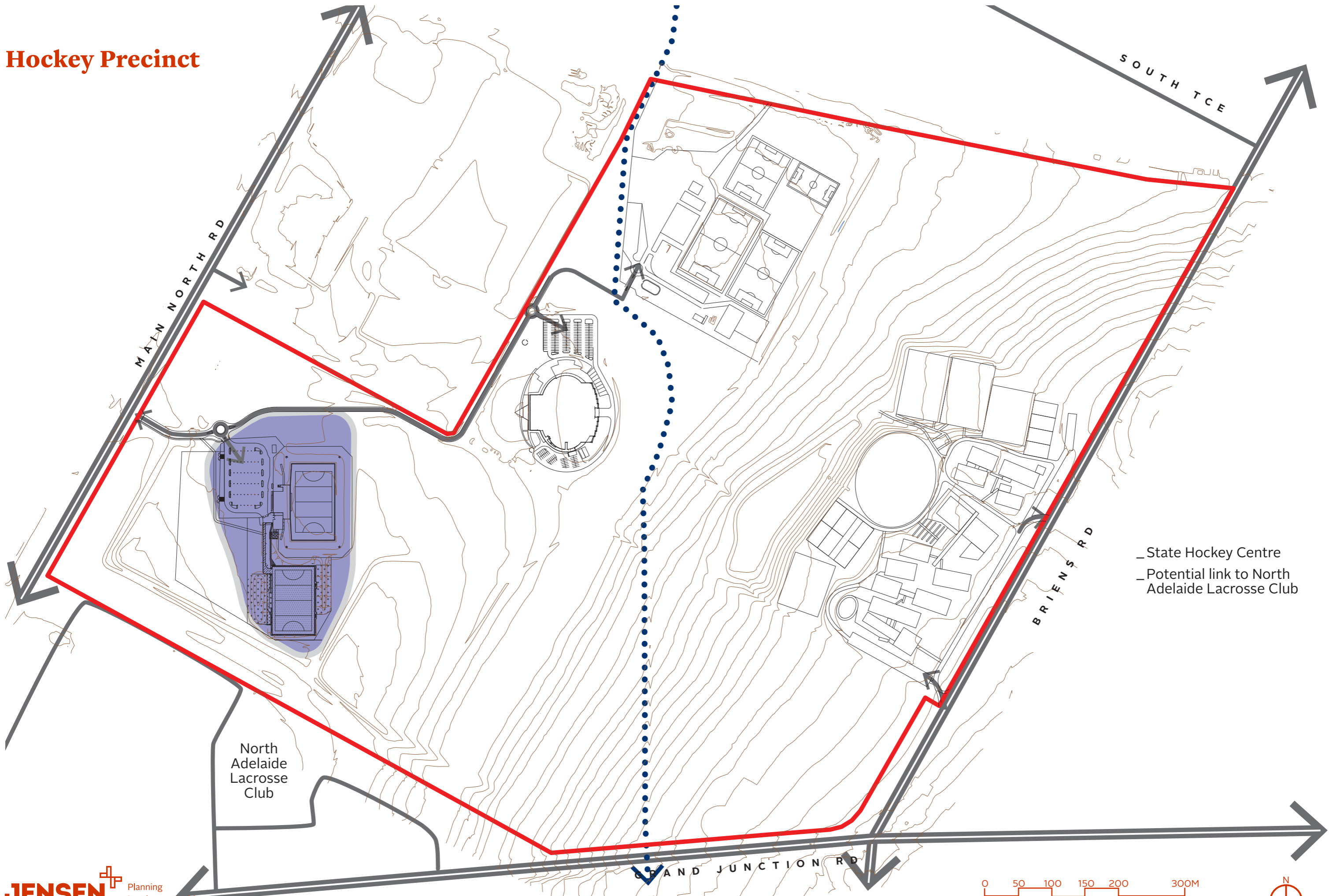
City of Port
Adelaide Enfield

The Levels -
City Bikeway

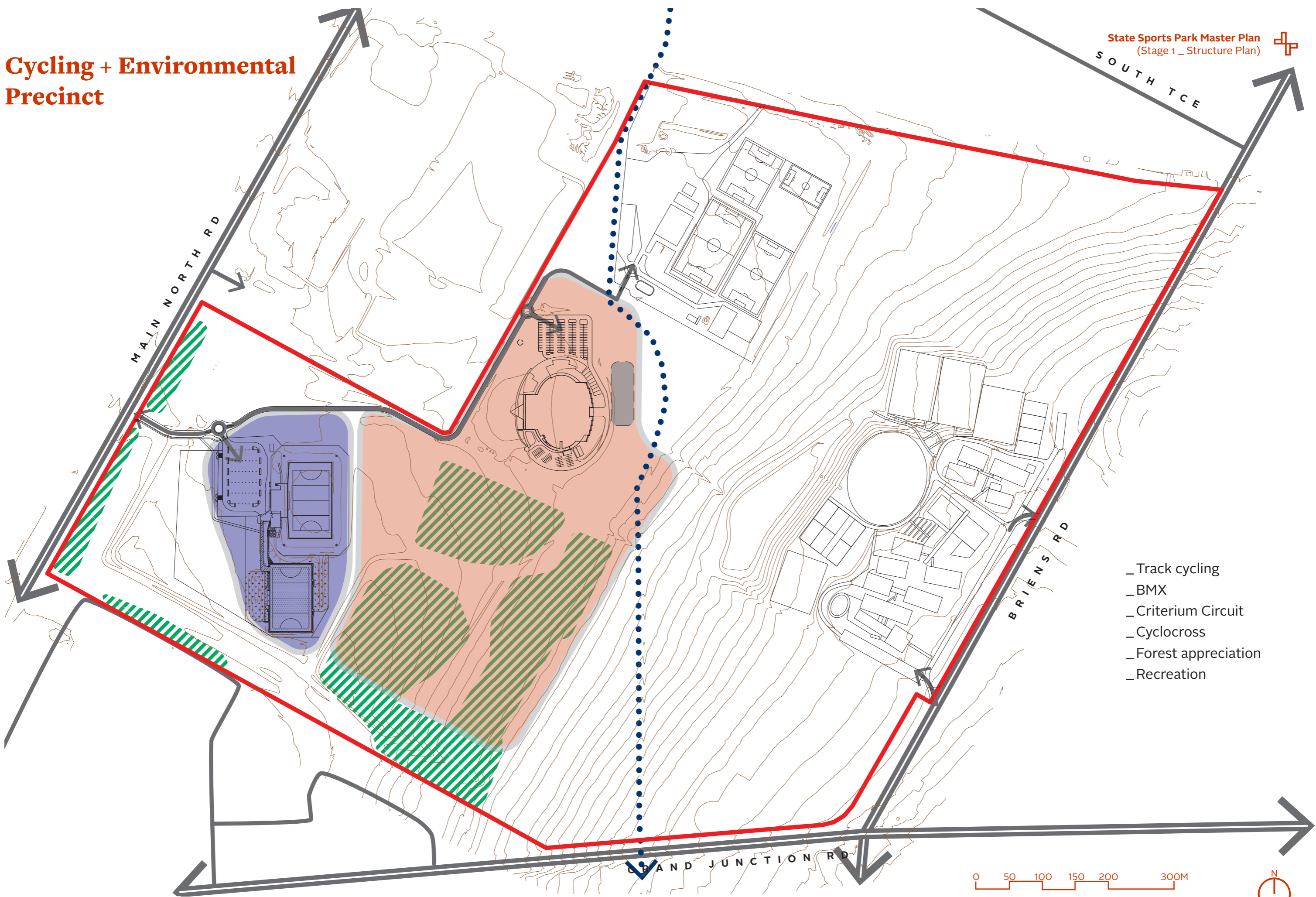
_ Existing traffic signals
at exit of Roma Mitchell
Secondary College to
Briens Road



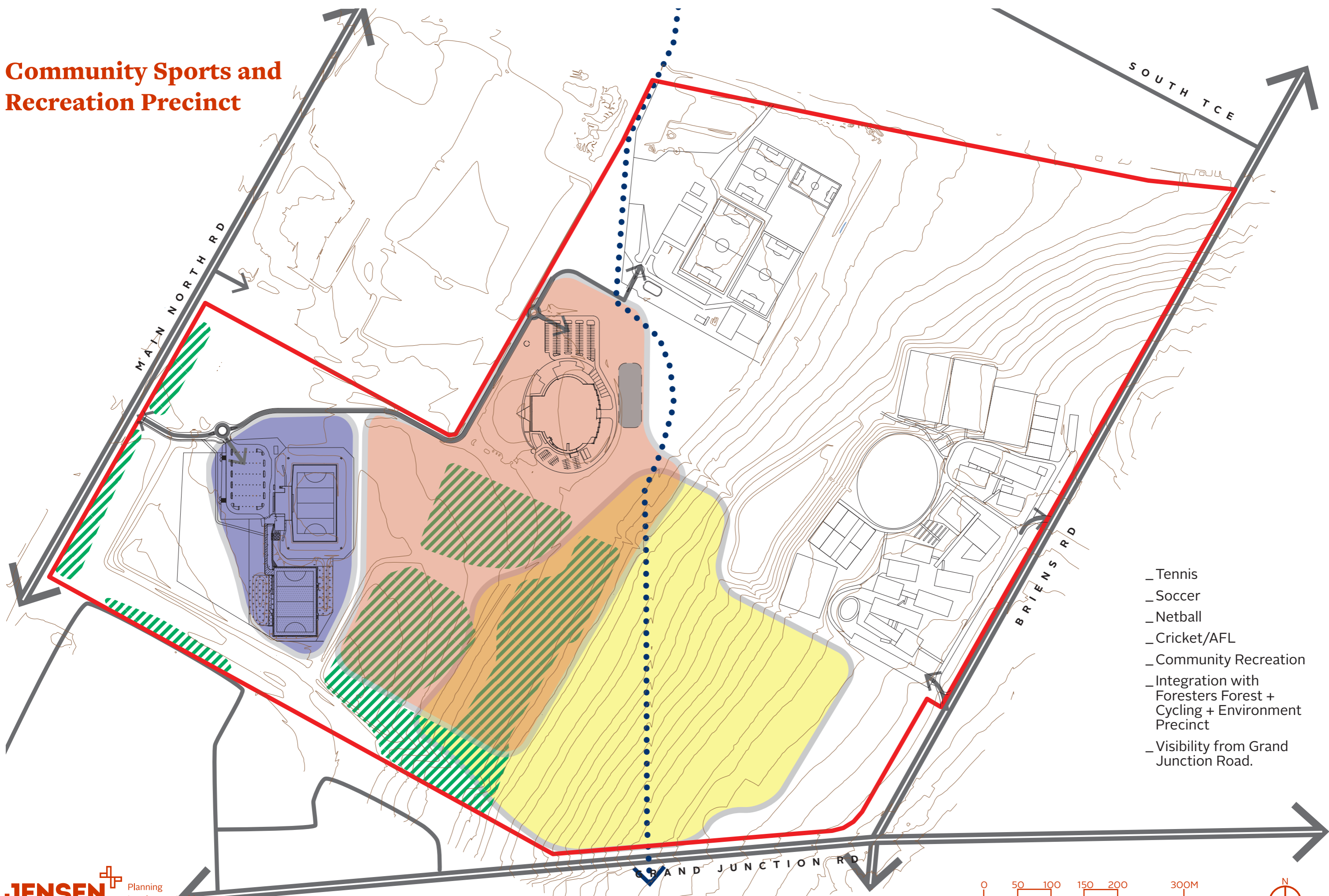
Hockey Precinct



Cycling + Environmental Precinct

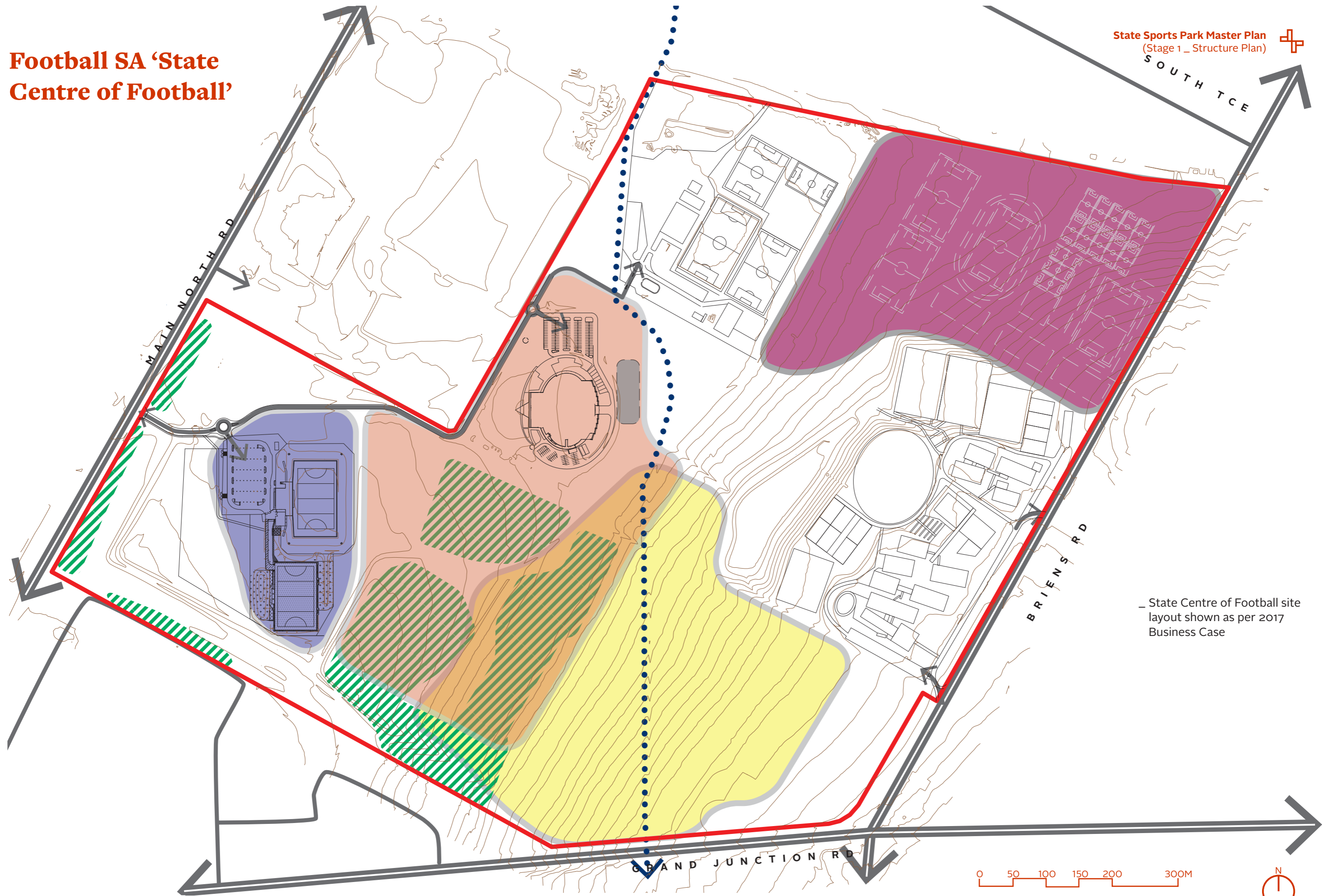


Community Sports and Recreation Precinct



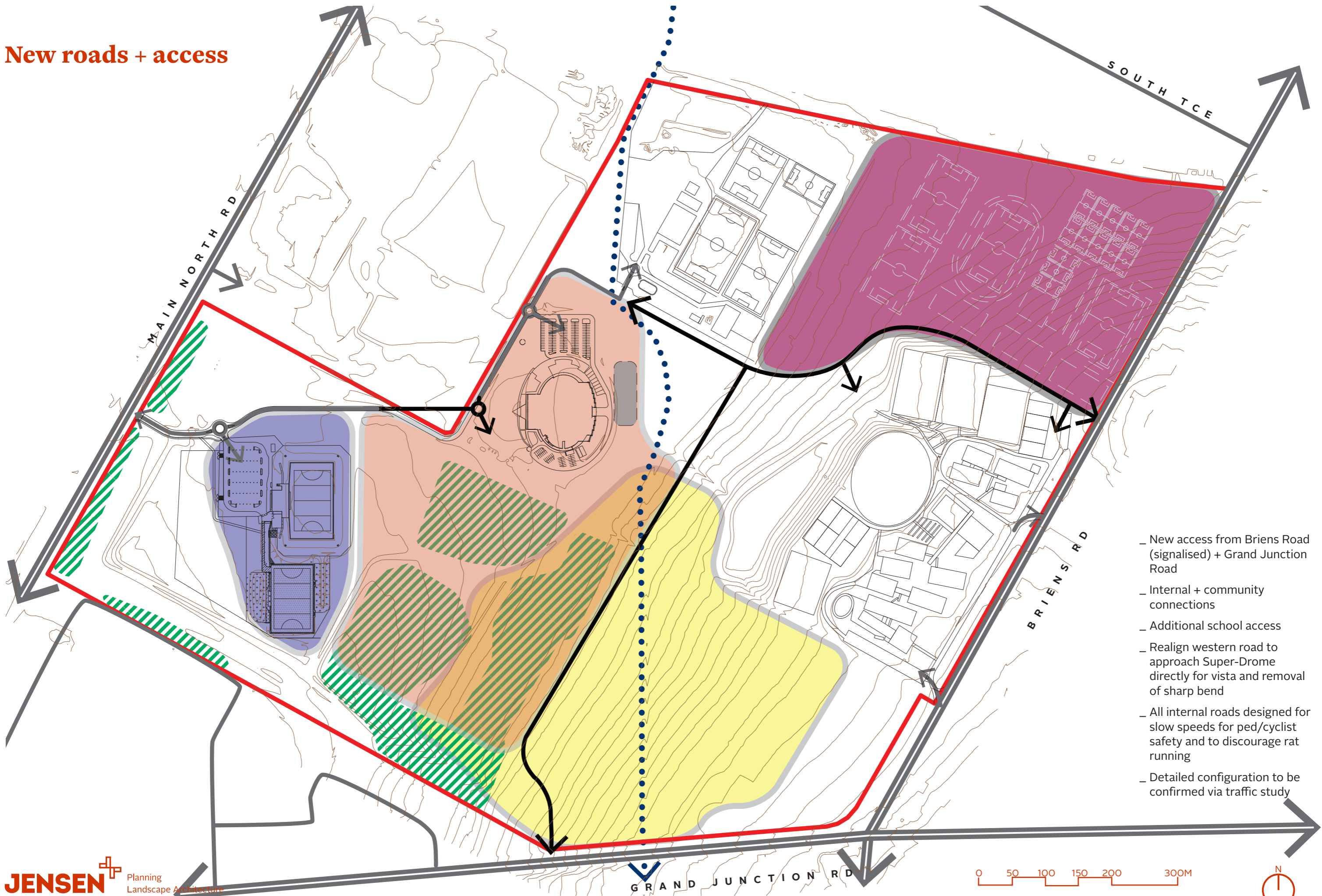
- _ Tennis
- _ Soccer
- _ Netball
- _ Cricket/AFL
- _ Community Recreation
- _ Integration with Foresters Forest + Cycling + Environment Precinct
- _ Visibility from Grand Junction Road.

Football SA 'State Centre of Football'



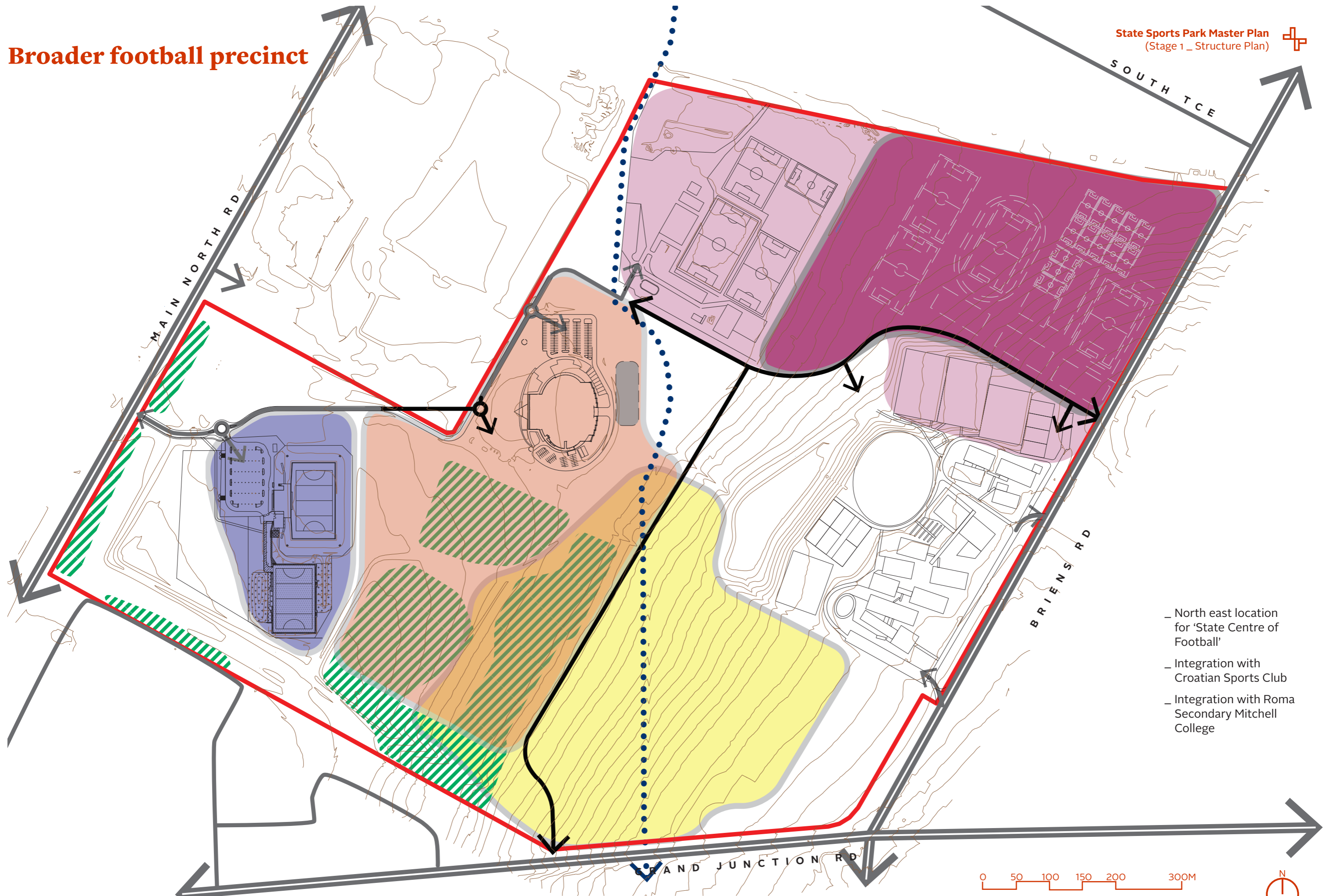
State Centre of Football site layout shown as per 2017 Business Case

New roads + access



- _ New access from Briens Road (signalised) + Grand Junction Road
- _ Internal + community connections
- _ Additional school access
- _ Realign western road to approach Super-Drome directly for vista and removal of sharp bend
- _ All internal roads designed for slow speeds for ped/cyclist safety and to discourage rat running
- _ Detailed configuration to be confirmed via traffic study

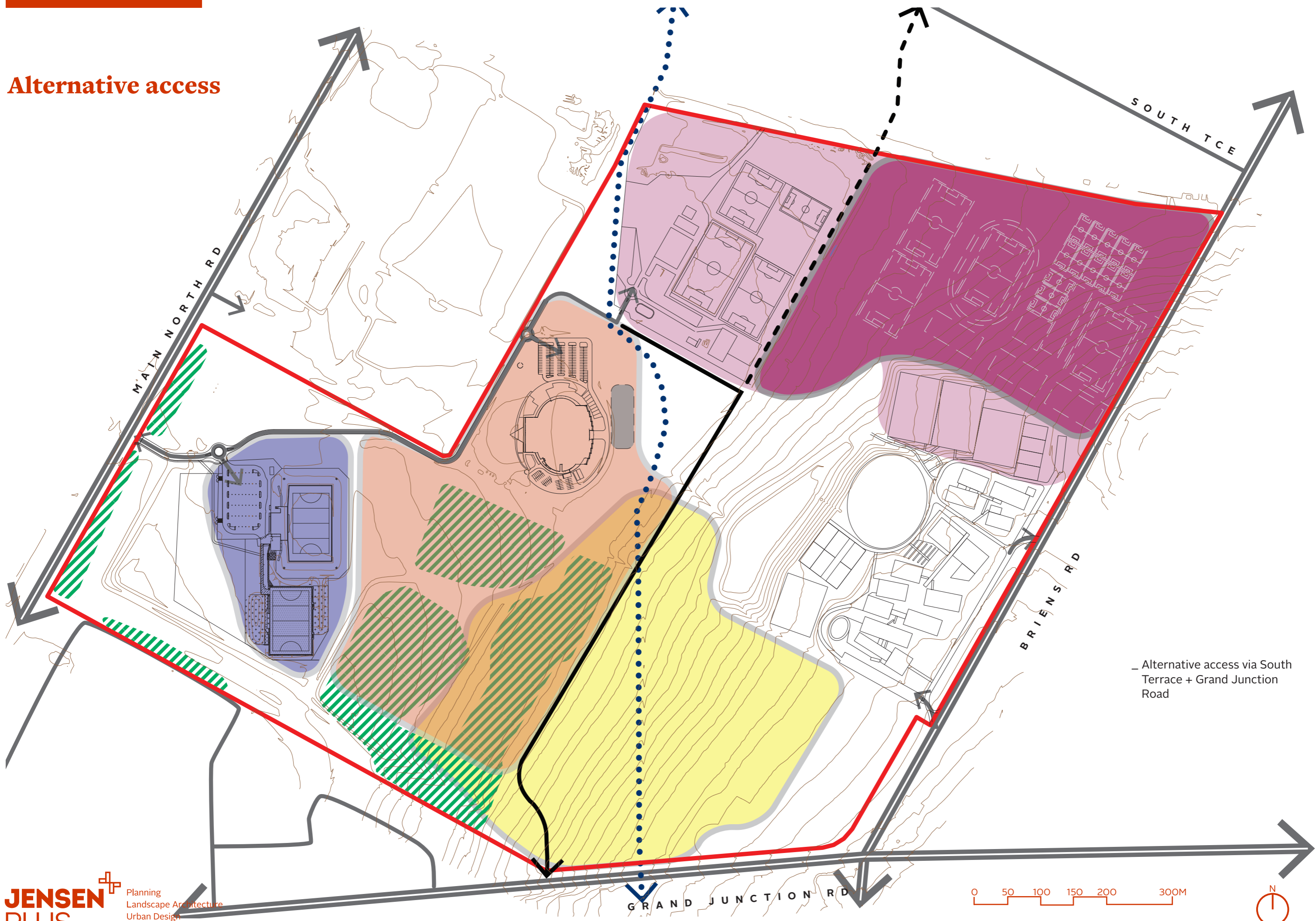
Broader football precinct



- _ North east location for 'State Centre of Football'
- _ Integration with Croatian Sports Club
- _ Integration with Roma Secondary Mitchell College



Alternative access



Alternative access via South Terrace + Grand Junction Road

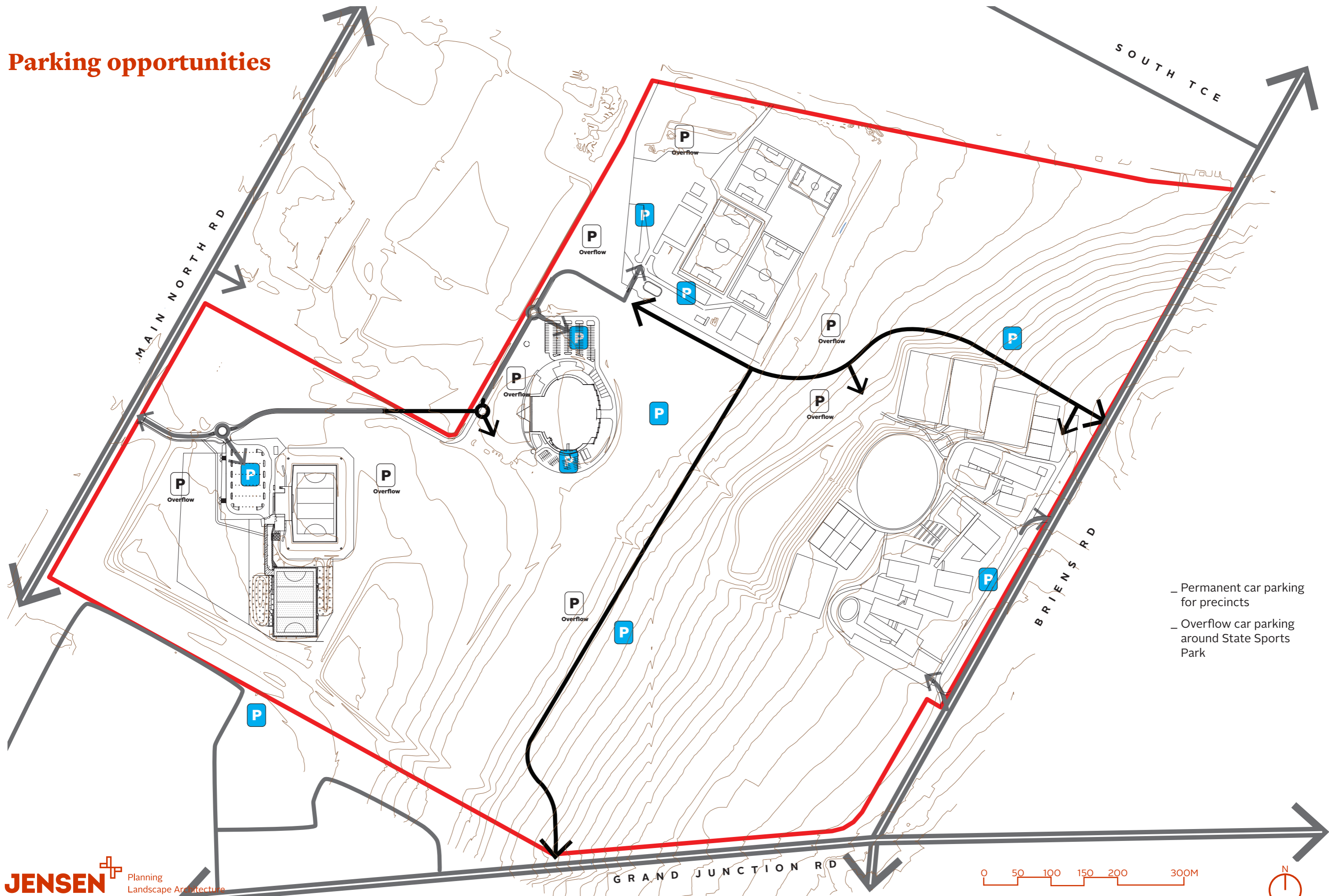
Mixed use opportunities



- _ **'Sports Park Village'**
- _ central location for Sports administration, cafés + meeting places
- _ South Australian Sports Institute
- _ Integration with new wind tunnel, and Adelaide Super-Drome
- _ Shared services for State Sports Park users
- _ Community Centre
- _ Public transport access
- _ Events + recreation spaces
- _ Additional mixed use opportunities at Briens Road and Main North Road frontages



Parking opportunities

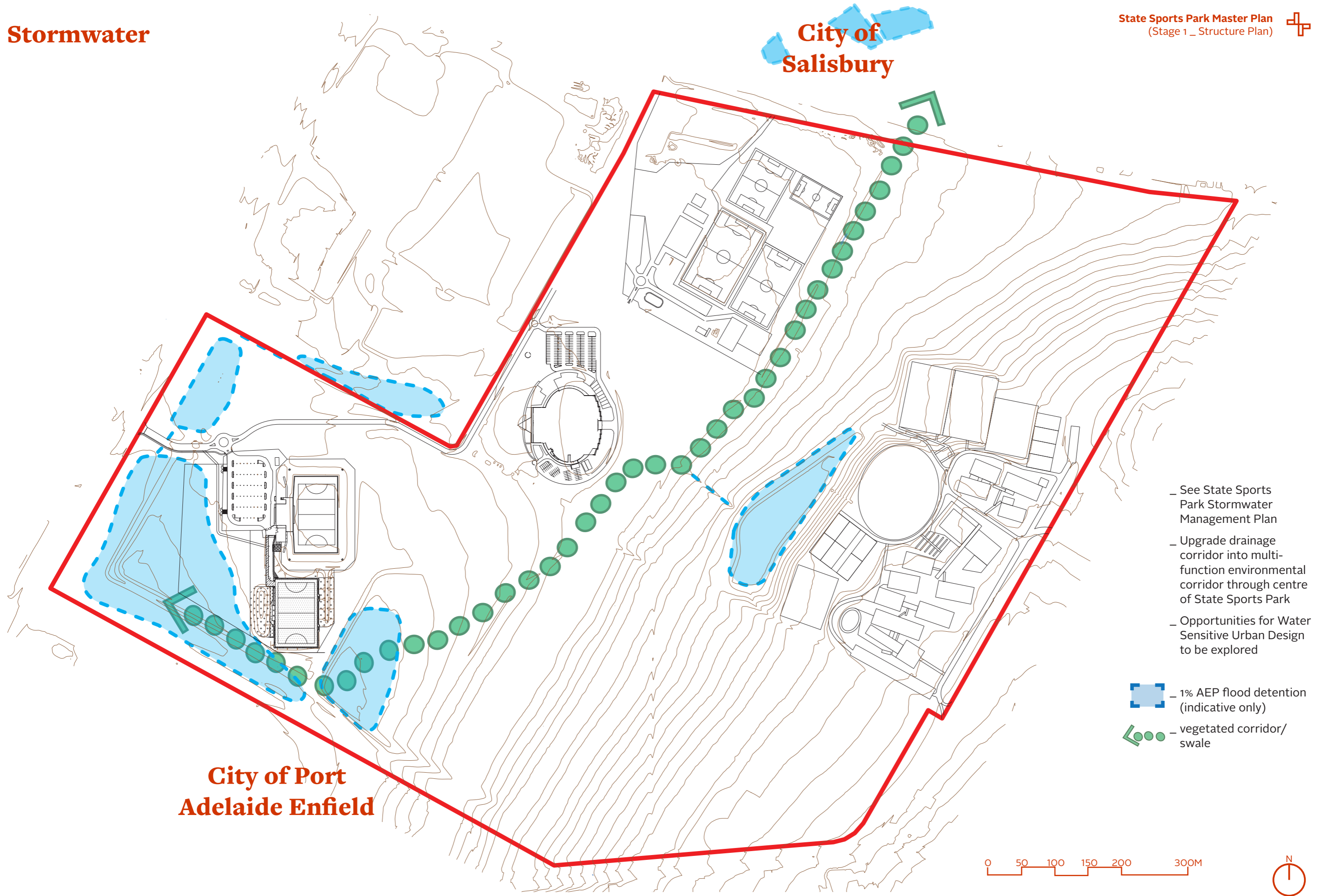


- Permanent car parking for precincts
- Overflow car parking around State Sports Park





City of
Salisbury

City of Port
Adelaide Enfield

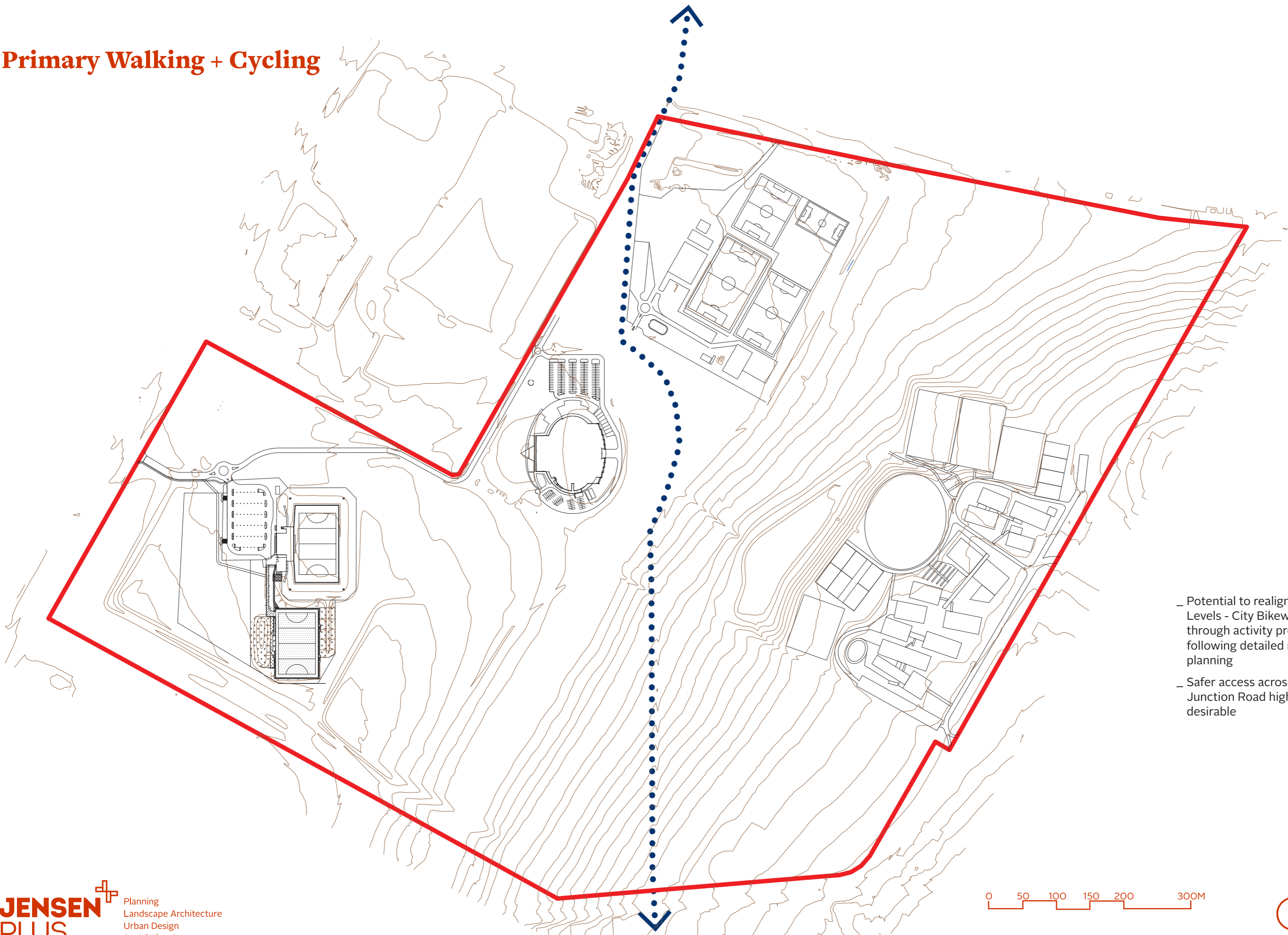


- _ See State Sports Park Stormwater Management Plan
- _ Upgrade drainage corridor into multi-function environmental corridor through centre of State Sports Park
- _ Opportunities for Water Sensitive Urban Design to be explored

-  _ 1% AEP flood detention (indicative only)
-  _ vegetated corridor/ swale

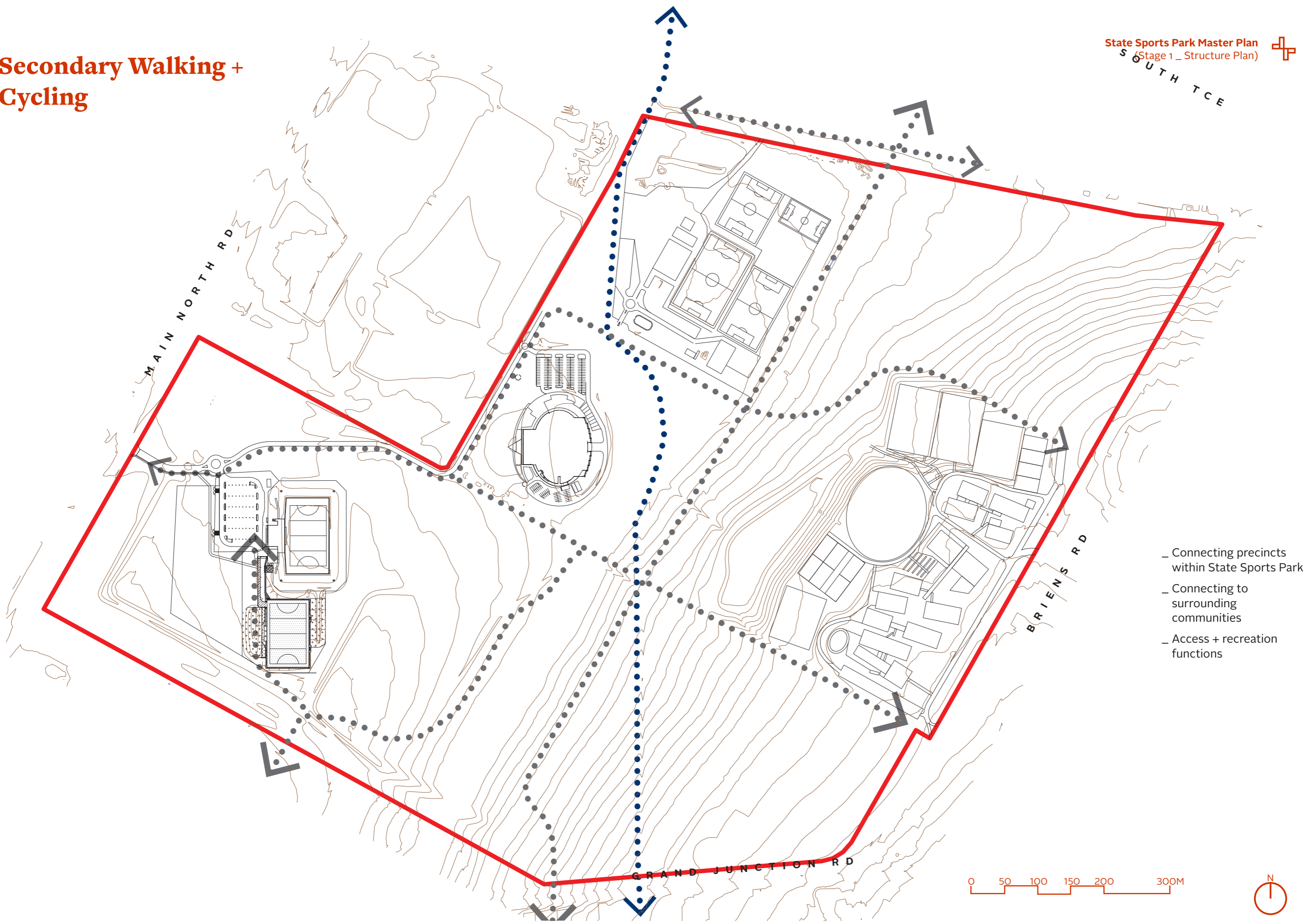


Primary Walking + Cycling



- Potential to realign The Levels - City Bikeway through activity precincts following detailed master planning
- Safer access across Grand Junction Road highly desirable

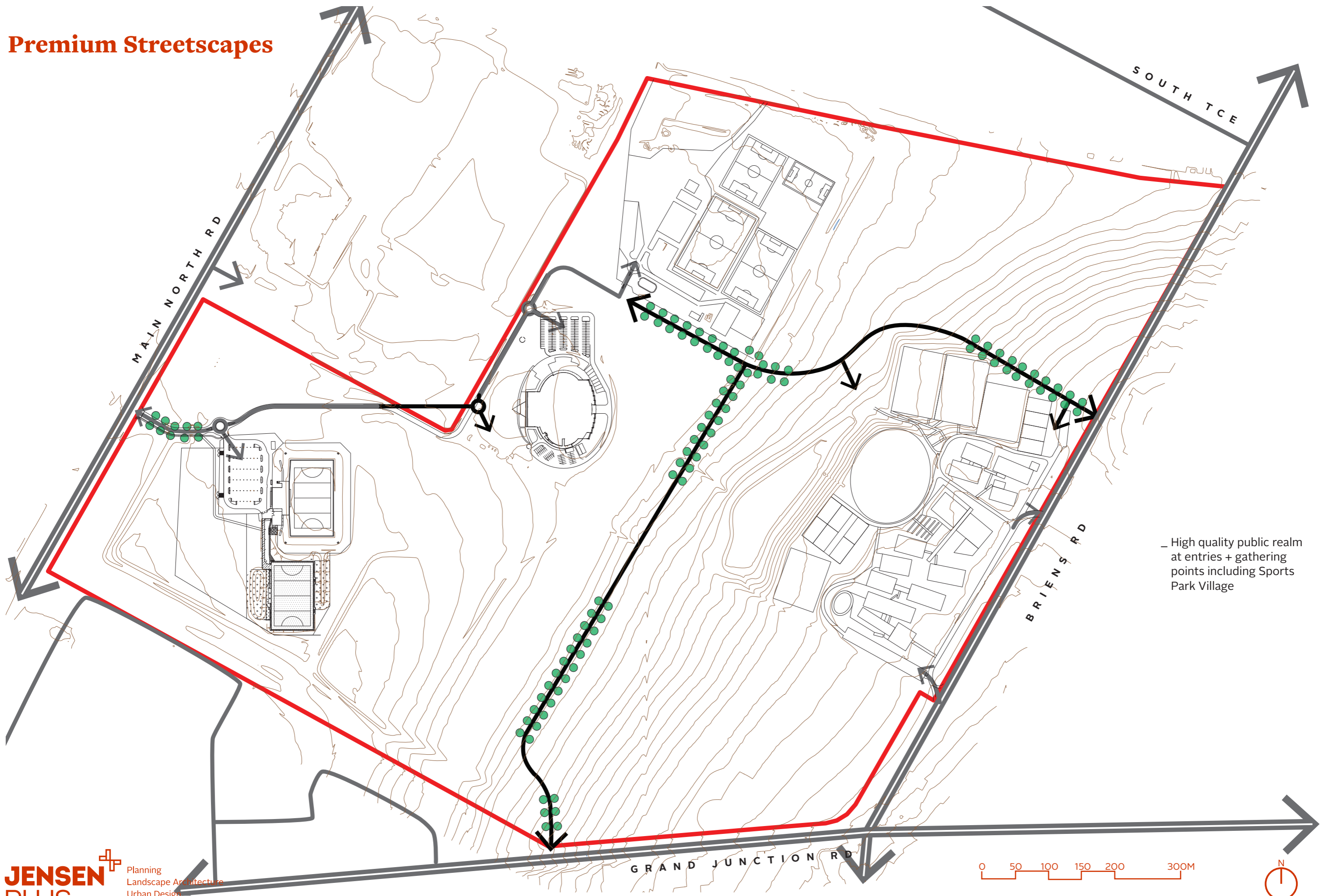
Secondary Walking + Cycling



- _ Connecting precincts within State Sports Park
- _ Connecting to surrounding communities
- _ Access + recreation functions



Premium Streetscapes



– High quality public realm at entries + gathering points including Sports Park Village

Visibility



State Sports Park Structure Plan



6. Guiding principles for the development of State Sport Park

These principles are intended to inform design teams, project implementation, and ongoing management of State Sports Park

1. Sports plus!

Create quality functional spaces for:

- _1a. National + state level sports
- _1b. Grass roots + community sports networks
- _1c. High participation + niche sports
- _1d. Community events + recreation
- _1e. Active + healthy lifestyles
- _1f. Sports business opportunities
- _1g. Support facilities (healthcare, coaching, training, accommodation, offices, healthy eating)
- _1h. High tech sports precinct
- _1i. Secondary + tertiary education links

2. This place

- _2a. Use topography, views, water, landscaping and trees as an advantage
- _2b. Create memorable, meaningful + diverse experiences for all users (players, spectators, staff + visitors)
- _2c. Create a greener place integrated with activities
- _2d. Enhance the architectural presence of the Super-Drome by celebrating vistas + context
- _2e. Sustainable energy systems + water cycle
- _2f. Water sensitive urban design approach to stormwater, irrigation, water reuse + environmental amenities
- _2g. Owned + loved by the broader community

3. Open up, link up

- _3a. Easy access from all directions by walking, cycling, bus + car (including loading + servicing)
- _3b. Easy internal movement with minimum barriers (level changes, fences, etc)
- _3c. Links between venues + activity spaces
- _3d. Create safe + welcoming spaces which encourage activity 7 days a week
- _3e. Clear + well located wayfinding signage
- _3f. Design people focused streets, spaces + links
- _3g. Open up site edges with more views in + more access points
- _3h. Maintain connectivity of stormwater networks through State Sports Park

4. Partnerships and resources

- _4a. Encourage new + existing partnerships and collaboration
- _4b. Plan for commercially viable activities
- _4c. Encourage sharing of facilities + resources
- _4d. Innovative, efficient, flexible + sustainable design of all facilities + infrastructure

7. Partnerships

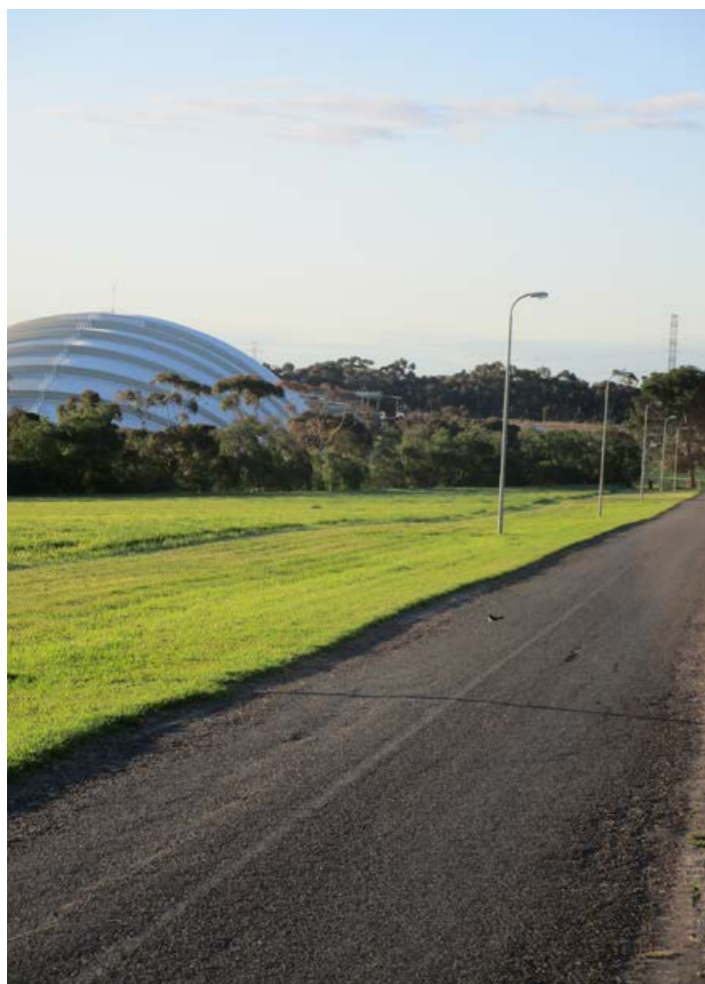
What partnership opportunities might this Structure Plan help enable?



Partnership opportunity	Partners	Notes
Football precinct	Football SA Croatian Sports Centre Roma Mitchell Secondary College	Proximity between the new Football SA 'State Centre of Football', Croatian Sports Centre and Roma Mitchell Secondary College allowing integrated sports and education activities, and shared facilities (e.g. soccer pitches, indoor venues).
Education	Roma Mitchell Secondary College Cycling SA Hockey SA Football SA	Relationship between Roma Mitchell Secondary College and the cycling, hockey and football precincts allows increased use by students for education and recreation. STEM linkages with sports technology opportunities.
Community use, community sports + recreation	City of Port Adelaide Enfield City of Salisbury All	Improved access to State Sports Park, and new precincts, encourage community access and use. Connection between Roma Mitchell Secondary College and Sports Park Village precinct for recreation. Integration of cycling precinct and Foresters Forest establishes passive surveillance and activation of natural environment
Sports Village	ORSR SASI Cycling SA All	Linkage between cycling precinct and 'Sports Village' which can be a home for high performance activity and a day to day meeting place. Universities.
Sports technology	SASI Universities Roma Mitchell Secondary College	Improved and more legible precinct access with vista to Super-Drome. Fresh food and sports and community recreation partnership. Sports Village location for mixed use development.
Roads, public transport + traffic management	City of Port Adelaide Enfield City of Salisbury Roma Mitchell Secondary College DPTI	Including improved school access to main roads and management of local roads.
Entry road realignment + fresh foods	ORSR Woolworths	Improved and more open access with vista to Super-Drome. Fresh food and sports and community recreation partnership.
Stormwater management + reuse	City of Port Adelaide Enfield City of Salisbury	Including additional stormwater detention and management. Connection to existing City of Salisbury stormwater reuse scheme.
Review governance and networking arrangements at State Sports Park	All	Ongoing engagement and coordination of master planning, implementation and operations.



8. Next Steps



Immediate priorities

- _Progress immediate partnership opportunities.
- _Technical testing of key assumptions
 - _ development of Stormwater Management Plan, Traffic Management Plan, Wayfinding and Signage Plan, Landscape Strategy etc.
- _‘State Centre of Football’ and Adelaide Super-Drome upgrades progress to detailed design stages.

Stage 2 master planning

- _Update brief + scope for Stage 2
- _Technical testing of key assumptions
 - _ access + transport, stormwater etc.
- _Design development + testing of other precincts
 - _ cycling precinct, integration to Foresters Forest, Sports Park Village, community sports + recreation precinct, mixed-use precincts.
- _Investigation of sustainability opportunities including renewable energy (e.g. solar on new buildings).
- _Development of physical and visual connections between precincts.
- _Further stakeholder + community engagement.
- _Progress medium-term partnership opportunities.
- _By mid 2020

State Sports Park Business Case

- _The Master Plan is intended to inform a Business Case in 2020 for the full development of the State Sports Park.

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