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

Prepared for the Office for Recreation, Sport and Racing

February 2020

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 timeframe.
- 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

Forester’s Forest Management Committee

Government of South Australia
Office for Recreation, Sport and Racing

FFSA

Salisbury

SASI

City of Port Adelaide Enfield
Croatian Sports Centre

Cycling South Australia
Hockey South Australia
Roma Mitchell Secondary College

Government of South Australia
Department for Environment and Water

Government of South Australia
Department of Planning, Transport and Infrastructure
Workshop #1 _ context, understanding, visioning, development principles

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

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

Guiding principles for development

Sports plus
Create quality functional spaces for:
- Elite and national-level sports
- Grass roots and local sport
- Regional sporting networks
- Emerging and niche sports
- Community events and recreation

Guiding principles for development

This place
- Use topography, views, water, landscape and trees to advantage
- Create memorable experiences for players, spectators, staff and visitors
- Enhance the unique architectural presence of the Super-Drome

Guiding principles for development

Open up, link up
- Inductive access — all transport modes
- Easy pedestrian movement
- Links between venues and activity spaces
- Mixed Uses
- Safe, welcoming spaces
- Activity throughout the whole week
- Community ownership
- Native and indigenous species spread throughout the site

Guiding principles for development

Partnerships and resources
- Encourage partnerships and collaboration
- Innovate around water, energy, infrastructure
- Flexibility to share, retire, adjust, expand
- Efficient, shared use of infrastructure
- Create commercial opportunities
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
Existing facilities + topography

- State Hockey Centre
- Foresters Forest
- Adelaide Super-Drome
- Croatian Sports Centre
- Roma Mitchell Secondary College
Existing access + local government areas

City of Salisbury

The Levels - City Bikeway

City of Port Adelaide Enfield

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

State Hockey Centre
Potential link to North Adelaide Lacrosse Club

North Adelaide Lacrosse Club
Cycling + Environmental Precinct

- Track cycling
- BMX
- Criterium Circuit
- Cyclocross
- Forest appreciation
- Recreation

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

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 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
Stormwater

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
Visibility

- Improved visibility from Main North Road by selecting tree removal, retaining wind break function.
- Vista to Adelaide Super-Drome from entry road.
- Improved visibility from south west residential area.
- Visibility into Community Recreation Precinct from Grand Junction Road.
- Visibility into Community Recreation Precinct from Briens Road.
State Sports Park
Structure Plan

- State Hockey Centre
- Cycling + Environmental
- Community Sports + Recreation
- Football
- Mixed Use
- Stormwater
- Forsters Forest + Landscape Buffers
- Roads + Streetscape
- Walking + Cycling
- Vegetated Corridor/Swale

Legend

North Adelaide Lacrosse Club
Woolworths
Croatian Sports Centre
Adelaide Super Drome
Roma Mitchell Secondary College
Pooraka Triangle Park

Main North Rd
Grand Junction Rd
Briens Rd
Sth Tce

Legend

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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?

<table>
<thead>
<tr>
<th>Partnership opportunity</th>
<th>Partners</th>
<th>Notes</th>
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| 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.
- ‘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.