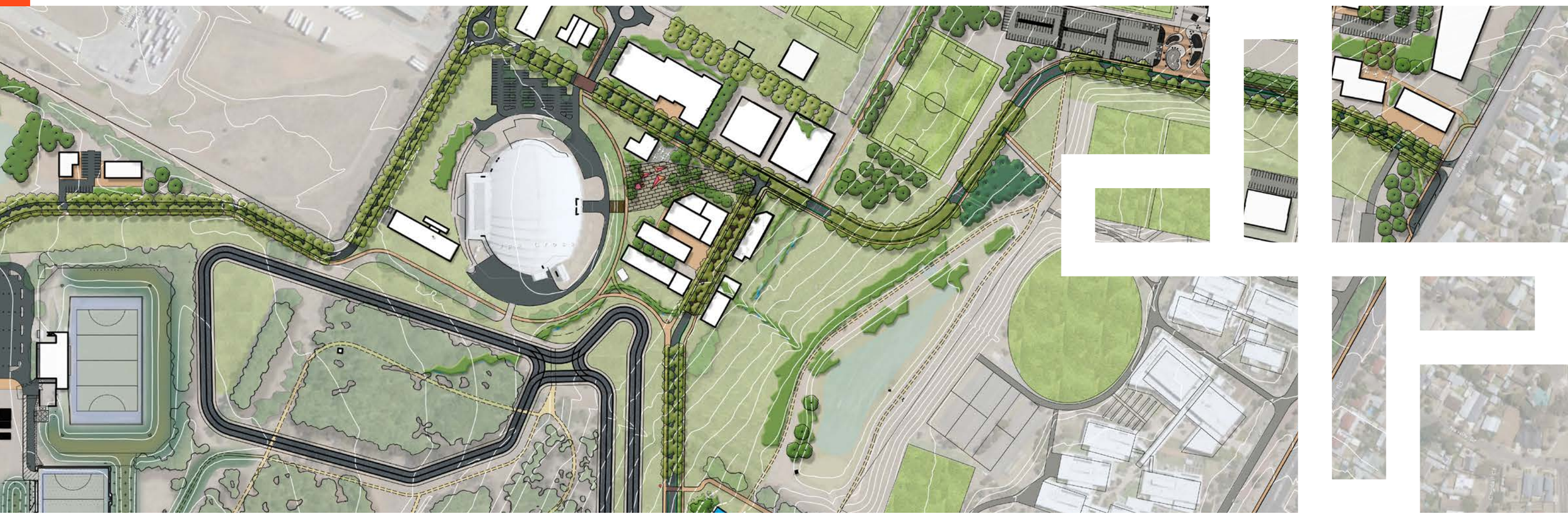
November 2021

State Sports Park Master Plan



Prepared for Office for Recreation, Sport and Racing

State Sports Park Master Plan was awarded best Strategic Planning Project in the 2021 PIA SA Planning Awards for Excellence

JENSEN PLUS

Planning
Landscape Architecture
Urban Design
Social Planning

The Adelaide Super-Drome is home to Australia's track cycling team and is already a bold architectural landmark at State Sports Park.

Revision number 9

19th November 2021

Produced by Jensen PLUS

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JENSEN PLUS
Planning
Landscape Architecture
Urban Design
Tourism

Message from the Minister

for Recreation, Sport and Racing



The State Sports Park Master Plan is a bold new vision for an accessible, green, connected sports, recreation and mixed-use Park, committed equally to sporting excellence and grassroots activity.

The Plan has been developed over the past 18 months with the key stakeholders and land owners referred to on page 5, and this collaboration has already achieved significant outcomes through partnerships and innovation. This includes sharing infrastructure and facilities, harvesting and reusing stormwater, and strategically co-locating new developments such as the State Centre of Football and the Roma Mitchell Girls' School.

We have already kick-started the implementation with $36 million going into the construction of the new State Centre of Football and extensions to the Super-Drome, both being undertaken in 2021.

The Park will become a vital asset for Adelaide and its northern suburbs, raise the city's profile on a global scale and cement our position as an international cycling capital.

The Plan unveils an integrated sport and recreation model that encompasses associated business opportunities, community events, and technological and educational extensions.

It celebrates the iconic Adelaide Super-Drome at its heart, welcomes in the 5,000-strong Roma Mitchell Secondary College community, revitalises the State Hockey Centre, bolsters the Croatian Sports Centre, and breathes life and meaning into the Foresters Forest.

With our key stakeholders, we are committed to completing developments across the entire Park within this decade and giving everyone an opportunity to get out there and get active, which is the aim of the State Government's Game On: Getting South Australia moving initiative.

I commend the Plan and State Sports Park, and look forward to seeing the vision set out in these pages come to life.

Kind regards,

Hon Corey Wingard MP

Minister for Recreation, Sport and Racing

Office for Recreation Sport and Racing

Key Stakeholder Statement

The vision developed with stakeholders is to further develop State Sports Park as a home for national, state and community sports and recreation.

The State Sports Park's key stakeholders, listed opposite, met together for 18 months to explore their respective interests, aspirations and resources and create this Plan. It was a journey involving trust and respect, understanding the nature of each other's activity, and ultimately how common interests can lead to greater benefit. Already, the Plan has included agreements for delivery of:

- locating the new State Centre of Football adjacent the home of the Adelaide Raiders and Roma Mitchell Secondary College to allow easy shared use of facilities
- siting the new Roma Mitchell Girl's Campus along the new road, opposite the State Centre of Football to create an additional road frontage for easy access to Football SA's new facilities
- using embankment soil from the old rail corridor for State Centre of Football earthworks, and opening this area up to expand Unity Park and its connection with the State Sports Park
- redirecting stormwater to take advantage of harvesting and reuse opportunities in Unity Park, and assist in alleviating flooding along Grand Junction Road
- introducing an Archery Hub to use stormwater detention land and share Hockey facilities
- sharing car parks, rather than each facility creating their own
- enhancing the status of Foresters Forest and providing resources for access and management through the introduction of the Criterium Track and recreational facilities
- a commitment to joint management and collaborative investment.

Government of South Australia
Office for Recreation, Sport and Racing

CROATIAN SPORTS CENTRE

Roma Mitchell Secondary College

Government of South Australia
Department for Education

Forester's Forest Management Committee

FOOTBALL SOUTH AUSTRALIA

AUSCYCLING

Hockey SA

SASI

CITY OF Port Adelaide Enfield

GREEN ADELAIDE

Government of South Australia
Department for Environment and Water

CITY OF Salisbury

Government of South Australia
Department for Infrastructure and Transport

Contents

How the report is organised



1. Master Plan Summary

1.1 Summary - The Master Plan at a Glance

1.2 A Contemporary Vision and Guiding Principles for State Sports Park

1.3 State Sports Park Master Plan Summary

1.4 Implementation

2. Master Plan and Concept Designs

2.1 Introduction

2.2 Strategic Context

2.3 The Site

2.4 Overall Master Plan

2.5 State Sports Park Master Plan Precincts

3. Design Framework

3.1 Welcoming and Safe Precincts

3.2 Streets for People

3.3 Environment and Stormwater

3.4 Materials and Treatments

How to Use This Report

Interactive report



This report is interactive and designed to be viewed on a screen. Look out for this icon on pages with interactive elements to explore.

Guiding Principles



Look for these icons throughout the document. Click the icon to find out more about information the guiding principles.

1. Master Plan Summary

1.1 Summary - The Master Plan at a Glance

1.2 A Contemporary Vision and Guiding Principles for State Sports Park

1.3 State Sports Park Master Plan Summary

1.4 Implementation

This section provides an overview of the master plan at a glance

1.1 Summary

The Master Plan at a Glance

The Master Plan builds upon the 2019 Structure Plan with design concepts for activity precincts, a framework to guide detailed designs, and an implementation plan.

Jensen PLUS was commissioned to assist the Office for Recreation, Sport and Racing and the Park's key stakeholders with the development of a master plan for the development of State Sports Park, Adelaide. The master plan includes concept designs for precincts, with a design framework and implementation plan.

Context

Strategic context including strategic sporting needs assessments by ORSR, an initial Structure Plan, and community and stakeholder engagement outcomes, are summarised. Engagement responses have informed the development of this master plan.

The contemporary vision and guiding principles for State Sports Park have also been updated.

Precinct Concepts

Concept designs for each precinct are presented and explained with emphasis on future developments especially:

- Foresters Forest and new cycling criterium circuit, as well as new environmental areas around State Sports Park
- Community Sport Recreation Precinct
- Sports Park Village (mixed use)
- Hockey and Archery Precinct
- Other mixed use nodes
- Connectivity between all precincts and the Adelaide Super-Drome, State Centre for Football, Roma Mitchell Secondary College, Croatian Sports Centre, Unity Park and Gepps Cross Park.

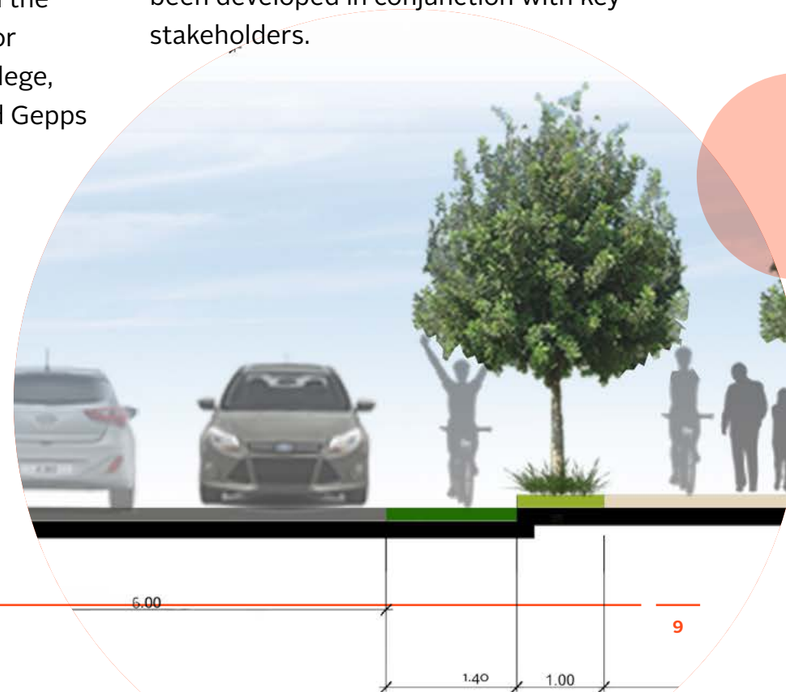
Design Framework

The master plan also includes a framework to guide elements of future projects including:

- typical street designs and cross sections
- lighting, fencing, safety elements
- hard and soft landscaping treatments
- stormwater strategies
- sustainability features.

Implementation

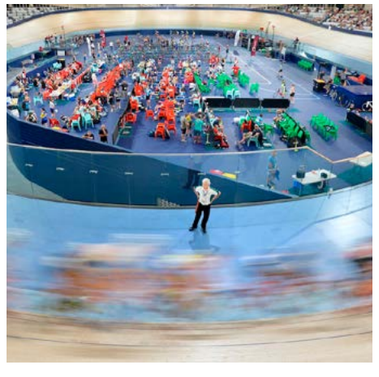
- A two phase implementation plan has been developed in conjunction with key stakeholders.



1.2 A contemporary vision and guiding principles for State Sports Park

Active | Green | Connected | Welcoming | Inspiring | Enterprising | Community

The vision developed with stakeholders is to further develop State Sports Park as a home for national, state and community sports, while adding new functions including a community recreation precinct and commercial mixed use areas. For a State Sports Park that is more accessible, more welcoming, more active with people, greener and more integrated.









Guiding Principles

These guiding principles flow from the vision statement, and have informed the concept designs and design framework in this master plan.

The guiding principles also exist to inform design teams, project implementation, and ongoing management of State Sports Park.



Guiding Principles

Sports plus!

Create quality functional spaces for:

1a. International, National and State level sports

1b. Grass roots and community sports

1c. High participation and niche sports

1d. Adaptive sport and recreation for people with disabilities

1e. Community events, high-tech sports, e-sports

1f. Active and healthy lifestyles

1g. Sports-related business

1h. Support facilities (e.g. healthcare, coaching, training, accommodation, offices, healthy eating)

1i. High tech sports

1j. Education and research links

This place

2a. Use topography, views, water, landscaping and trees to advantage

2b. Create quality, memorable, meaningful and diverse experiences for all

2c. Create a greener place including native trees species, integrated with activities

2d. Enhance the architectural presence of the Super-Drome, and use of Foresters Forest

2e. Sustainable energy systems

2f. Water sensitive urban design approach to stormwater, irrigation, water reuse and environmental amenities

2g. Owned and loved by the community

Guiding Principles

Open up, link up

3a. Easy access from all directions by walking, cycling, bus and car (including loading and servicing)

3b. Easy internal movement with minimal barriers (level changes, fences, etc)

3c. Links between facilities and activity spaces

3d. Create safe and welcoming spaces which encourage activity 7 days a week

3e. Cater for children, families, older people, groups, innovative play, and exercise spaces

3f. Clear and well located wayfinding signage

3g. Design people focused streets, spaces and links

3h. Open up Park's edges to residents, schools, and adjacent parks, with better views in and better access points

Innovation and Partnerships

4a. Encourage new and existing partnerships and collaboration

4b. Incorporate a modern, integrated governance approach

4c. Share facilities and resources

4d. Pursue innovative, efficient, flexible and sustainable design of all facilities and infrastructure

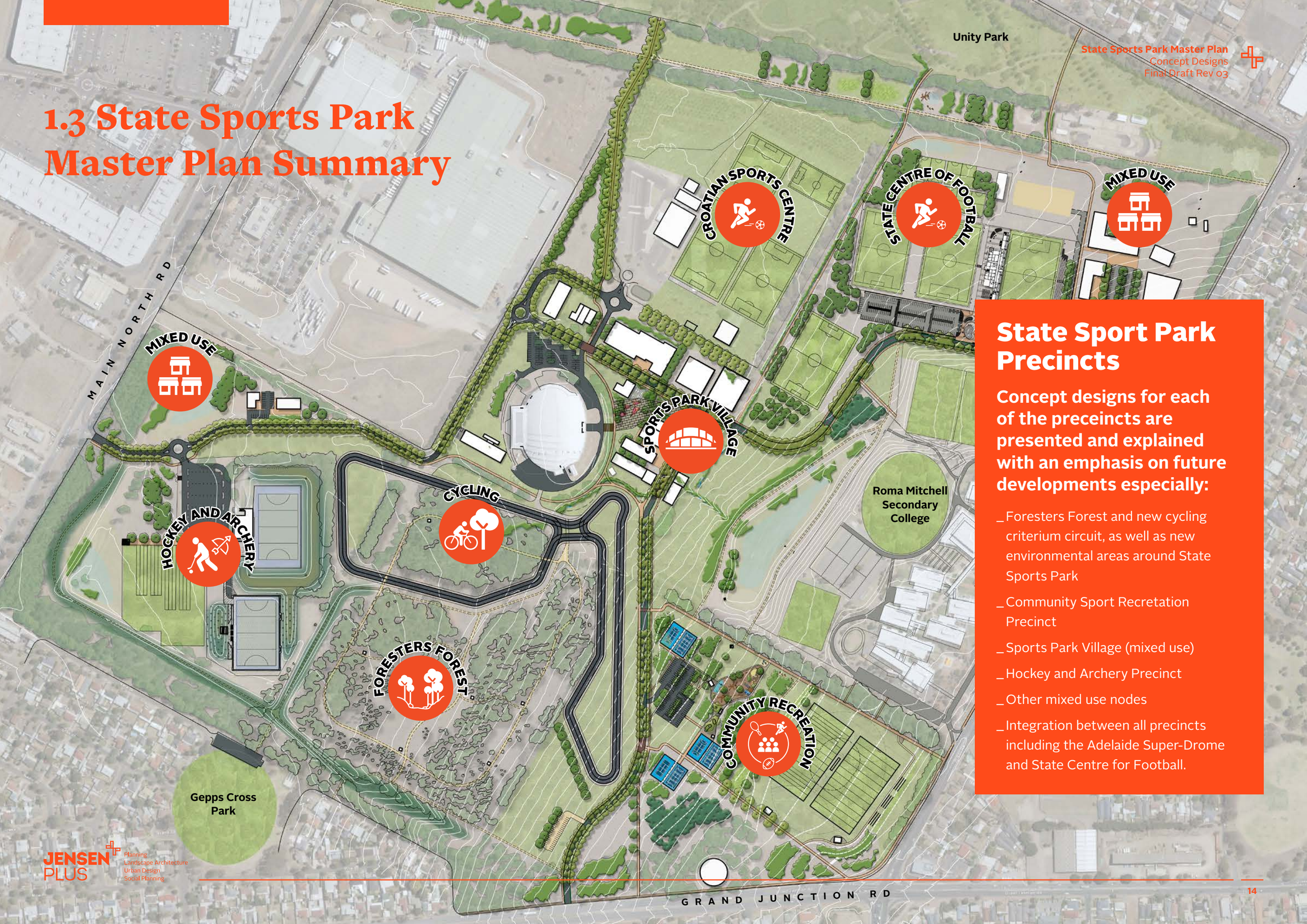
4e. Find new ways for land and facility multiple-use

4f. Provide leadership in use of energy, technology, greening, and active transport

4g. Encourage online and digital innovation across all spheres of activity

4h. Manage potential conflicts between organised and casual activities

1.3 State Sports Park Master Plan Summary



State Sport Park Precincts

Concept designs for each of the preceincts are presented and explained with an emphasis on future developments especially:

_ Foresters Forest and new cycling criterium circuit, as well as new environmental areas around State Sports Park

_ Community Sport Recretation Precinct

_ Sports Park Village (mixed use)

_ Hockey and Archery Precinct

_ Other mixed use nodes

_ Integration between all precincts including the Adelaide Super-Drome and State Centre for Football.

1.4 Implementation

The development of State Sports Park is a collaboration with key stakeholders such as City of Port Adelaide Enfield, City of Salisbury, Department for Education, and Green Adelaide. In addition, income will be derived from agreements for facility and commercial use. The Park's full development is envisaged to be completed within a decade, with two broad phases.

Funded projects

- State Centre of Football
- Super-Drome upgrades (including Wind Tunnel)
- Roma Mitchell Secondary School Girls' Campus
- Player/rider facilities upgrades at Cross Keys BMX
- Player facilities Gepps Cross Park (cricket, lacrosse)
- Re-vegetation Foresters Forest and stormwater detention basins, nature education
- Commercial market sounding and EOI for mixed-use areas
- Determine the merits of an Aquatic Centre and fourth pitch for State Centre of Football
- Establish governance and management entity with key stakeholders
- Strategically seek government and other funding for staged development
- Agreements for stormwater, roads, tenure, infrastructure sharing

Phase 1 - unfunded

- Improve access to and management of Foresters Forest, including trails and picnic facilities. Include southern buffer.
- Plan and develop the Criterium Track, including learn-to-ride, carpark and visitor facilities
- Plan and develop the Northern Archery Hub, to share Hockey car park and facilities
- Initiate commercial development of Village, including connection of Anna Meares Way through to Briens Road
- Improve access and integration with Unity Park, Gepps Cross Park, and Roma Mitchell Secondary College
- Complete Croatian Sports Centre indoor facility
- Implement Stormwater Management Plan, including further connections to Unity Ponds and potential Grand Junction Road systems
- Develop event and placemaking activities
- Greening activities, including revegetation

Phase 2 - unfunded

- Develop new intersection with, and road in from, Grand Junction Road
- Plan and develop Community Recreation Precinct
- Upgrade Cross keys BMX to regional-level, with roof
- Hockey Centre renewal
- Develop indoor Futsal Centre, State Centre Football
- Upgrade current Anna Meares Way with bike lanes, footpaths, and street trees
- Further commercial development, into other mixed-use areas too
- Greening activities, including revegetation

2. Master Plan and Concept Designs

2.1 Introduction - Master Planning, Engagement Summary and Project Timeline

2.2 Strategic Context

2.3 The Site

2.4 Overall Master Plan

2.5 State Sports Park Master Plan Precincts

A detailed breakdown of the Master Plan, precinct concepts and urban design framework

2.1 Introduction

Master Plan Methodology, Engagement Summary and Project Timeline

The Master Plan builds upon the 2019 Structure Plan with design concepts for activity precincts, a framework to guide detailed designs, and an implementation plan.

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

_ Develop a comprehensive Master Plan in two stages, in collaboration with key stakeholders.

_ Stage 1 (Structure Plan) included a new vision and structure plan which identified sports-based precincts within State Sports Park and road networks and development guidelines.

_ The Structure Plan also confirmed the location, access and key attributes of two short-term projects, the $24m 'State Centre of Football' development, and the $12.1m Adelaide Super-Drome upgrades, particularly its new sports-tech wind tunnel component.

_ Stage 2 further develops this work into a comprehensive master plan for the whole of State Sports Park and indeed the 'greater State Sports Park' with a medium and long term implementation time-frame.

_ The Master Plan will form the basis for investment for the Office of Recreation Sport and Racing and key stakeholders for the full development of the State Sports Park.



State Sports Park is located in the northern suburbs of Adelaide, bounded by the strategic transport connections of Main North, Briens, and Grand Junction Roads. A land area of approximately 117ha has been subject to the master plan investigations. This includes the neighbouring Roma Mitchell Secondary College, Croatian Sports Centre, Unity Park and Gepps Cross Park.

Master Plan Methodology

The methodology featured site and surrounding environment tours, stakeholder meetings and presentations, sporting club co-design workshops and input, on-line and in-person community engagement, and ground-truthing inspections, all of which provided valuable insights and suggestions.

Stage 1 Structure Plan

Following the initial site visit and background document review an engagement framework was established to confirm the key stakeholders and formats of the workshops. The following workshops and tasks were undertaken to develop the Structure Plan:

- Workshop 1: Co-Design workshop (Information sharing and visioning with the key stakeholders)
- Workshop 2: Co-Design (Structure Planning with key stakeholders)
- summary of workshop outcomes
- finalisation of Structure Plan document
- online community consultation of Structure Plan.

Stage 2 Master Plan

The comprehensive Master Plan was developed during the midst of COVID restrictions and many workshops with stakeholders were undertaken online. The following activities were undertaken to develop the Master Plan:

- comprehensive site investigations (with Tonkin and GTA Engineering) to interrogate the Structure Plan
- key stakeholder workshop: Review of the structure plan and identifying precinct projects
- Draft 30% Master Plan with initial precinct concepts. Online stakeholder workshops were undertaken to review the concepts
- Draft 70% Master Plan with updated overall Master Plan and confirmed document structure
- key stakeholder presentation workshop to review draft document and receive feedback
- community and stakeholder consultation on the 90% Master Plan
- Master Plan finalisation with key stakeholders (workshops).





'Hands on' workshops were use to collaboratively identify design options during Stage 1.

Project Timeline



Stage 1

September 2019

Stage 1 Master Plan (Structure Plan)

_ Site Visit

_ Background document review

_ Workshop preparation

October 2019

Stage 1 Master Plan_Co-Design Workshop #2

_ Structure planning with key stakeholders

September 2019

Stage 1 Master Plan_Co-Design Workshop #1

_ Information sharing and visioning with key stakeholders



October 2019

Stage 1 Master Plan_Draft Master Plan (Structure Plan)

_ Workshop outcomes summary

_ Defining the Structure Plan

_ Succinct Master Plan document

_ Key stakeholder review

Stage 2

February 2020

Stage 2 Master Plan_ Preliminary Concept Design

_ Confirm stakeholder engagement programme

_ Further technical investigations following Stage 1

_ Preliminary Draft Master Plan Concept Design

_ Key stakeholder workshops

April - May 2020

Stage 2 Master Plan_ Draft Concept Design Package

_ Key stakeholder workshop

June 2020

Public Consultation (4 weeks)

_ Final Master Plan document refined based on feedback



August 2020

Draft Stage 2 Master Plan_ Concept Design

Oct 2020 - June 2021

_ Key stakeholder review

_ Agreements with key stakeholders

_ Concept design costings

_ Implementation plan

_ Consultation outcomes

_ Finalised Plan

April/May 2021

Public Consultation (4 weeks)

Minister Recreation, Sport and Racing approval

Stage 1 (Structure Plan)

The first stage of master planning culminated in a draft Structure Plan in February 2020. This allowed planning for two funded projects, the 'State Centre of Football' development, and the Adelaide Super-Drome 'wind tunnel' to proceed.

Structure Plan features

_Vision for State Sports Park.

_Guiding principles for development.

_Identification of precincts:

- _State Hockey Centre
- _Cycling and Environmental
- _Community Recreation
- _State Centre of Football
- _Mixed Use including Sports Park Village.

_Access (vehicle, walking and cycling).

_Internal movement.

_Stormwater and environmental strategies.



Engagement Summary

Community and stakeholder consultation on the Stage 1 Structure Plan in June/July 2020 was followed by Draft Master Plan consultation over four weeks in April and May 2021. Feedback was sought via the YourSAy website, a Sunday morning and afternoon drop-in session, letterbox drop to 500 surrounding residents, emails to local sports clubs, associations and Key Stakeholders, and the ORSR website and social media avenues.

Responses were via YourSAy discussion board, ORSR on-line survey, drop-in visits, emails, and phone calls. There was significant support from the survey for the Master Plan (average rating 8.0/10 from 112 respondents) and for the Park as an attractor once developed (7.3/10 from 112).

233 specific comments were collated and grouped from YourSAy and the ORSR survey. 15 people attended the drop-in sessions and five emails were received from sporting associations or Key Stakeholders.

Responses with significant recurrence were classified as 'very strong', 'strong', or 'noticeable', and fell broadly into six categories:

- general support
- sporting activities
- recreational activities
- biodiversity and open space
- infrastructure and services
- partnerships and resourcing.

Outcomes are described overleaf.



State Sport Park Master Plan
Stage 2 Engagement Report

Office of Recreation Sport and Racing

Final report
August 2020

PLANNING FUTURES
planning and strategy

A detailed consultation and proposed Master Plan changes report was prepared.

Engagement Summary (cont)

	Consultation theme	Master plan response
1	Very strong support was received for the Park's biodiversity and open space values, including Foresters Forest. This included being in or near a natural, quiet, open environment. Protection of trees and vegetation buffers to houses, and planting more native species were prominent.	_ Strengthen Guiding Principles, including the preference for native trees and the balance required with exotic trees. _ Remove references to tree thinning along Main North Road, Briens Road and in Foresters Forest relating to the Criterium Track. _ Include the development of a vegetation management plan.
2	Strong support was received for the inclusion of an aquatic centre, noting that the southern suburbs seem better provided for than the northern suburbs.	_ Determine the merits of an Aquatic Centre, in conjunction with the City of Port Adelaide Enfield.
3	Strong support was received for the Criterium Track and the additional activities such as pedal prix, in-line skating, learn to ride, para-cycling, and generally being able to ride safely off road.	_ Include a car park and visitor facilities to serve the Criterium Track and (Foresters Forest) near the northern part of the track. _ Strengthen reference to the strategic national/international opportunities for the Cycling Precinct. Note in-line skating and learn-to-ride as opportunities.
4	Noticeable support was received for the Archery Hub co-locating with the Hockey Centre.	
5	Noticeable support was received for playgrounds for both adults and children, and for their location close to other recreational facilities such as cafes, picnic areas.	_ Strengthen references to Playgrounds, including exercise playgrounds.
6	Apart from the above, Key Stakeholders also mentioned: support for cricket, soccer, and AFL, need for quality facilities, additional change rooms, lighted playing fields, 3-on-3 basketball pads, nature-based education, stormwater and roads management, flexible event spaces.	_ In the Community Recreation Precinct, show AFL oval capacity on the playing fields, additional player facilities, lit laying fields, and 3-on-3 basketball activities. _ Determine the merits/options of a fourth pitch at the State Centre of Football. _ Better articulate shared parking intent, especially for events. _ Update the Strategic Context section for the ORSR Strategic Plan 2021-24.

2.2 Strategic Context



South Australian Sports and Recreation Infrastructure Plan_ community survey findings (ORSR 2020)

_ Outlines benefits for the economy and public health and establishes a strategic framework for investment .

_ Recognises trends such as health consciousness, adventure/nature, e-sports, improving access for cultural, gender, ability, social disadvantage; poor facility status, need for integrated multi-use facilities and precincts.

_ Priorities include international basketball, netball, soccer, rugby facilities; development of active green spaces, upgrade to State level facilities, and creating more sustainable local and regional indoor facilities.

_ Other needs include ice sports, equestrian, athletics, aquatics, and higher-level football and cricket.



Recreation, Sports and Racing Strategic Plan (ORSR 2021)

_ Sets the Vision for an Active State, Connected Communities, and to Inspire Performance.

_ Recognises poor activity trends resulting from family and work pressures, the need for instant gratification, ageing, need for meaning, population diversity, new technology opportunities and lifestyle, less active travel.

_ Sets goals around Active Lives, Places and Spaces, Sporting Excellence, Strategic partnerships and Business Performance.

_ The Places and Spaces goal includes ‘Deliver the State Sports Park Master Plan including stage development’.



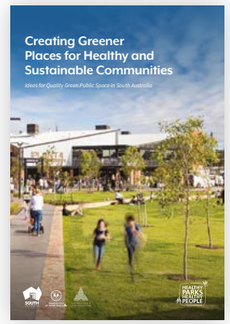
Game On_Getting South Australia Moving (ORSR 2020)

_ Shows an inadequate profile of physical activity, responds to positive and negative trends, and sets activity targets.

_ Outlines the benefits for physical and mental health, social connection, tourism and the economy.

_ Sets directions and actions based around lifelong activity, high quality open space and infrastructure, accessible and affordable opportunity, and support for the sport and recreation sector.

_ Recognises that success relies on integration between spheres of government, different agencies, and the industry sector.



Creating Greener Places for Healthy and Sustainable Communities (SA Government and AILA SA 2019)

_ A booklet report advocating for quality green public spaces in South Australia and providing inspiration and ideas for public space design in a changing urban profile.

_ Discusses the benefits of quality green open space, in relation to population growth, urban infill, cultural diversity, inclusivity and changing climate.

2.3 The Site

The Location, Land Ownership, Site History and Existing Conditions

State Sports Park is located in Gepps Cross, 13km north of the Adelaide CBD (25 min drive or 35 min bike ride via the Levels City Bikeway) and 16km from the Adelaide Airport (27 min drive).

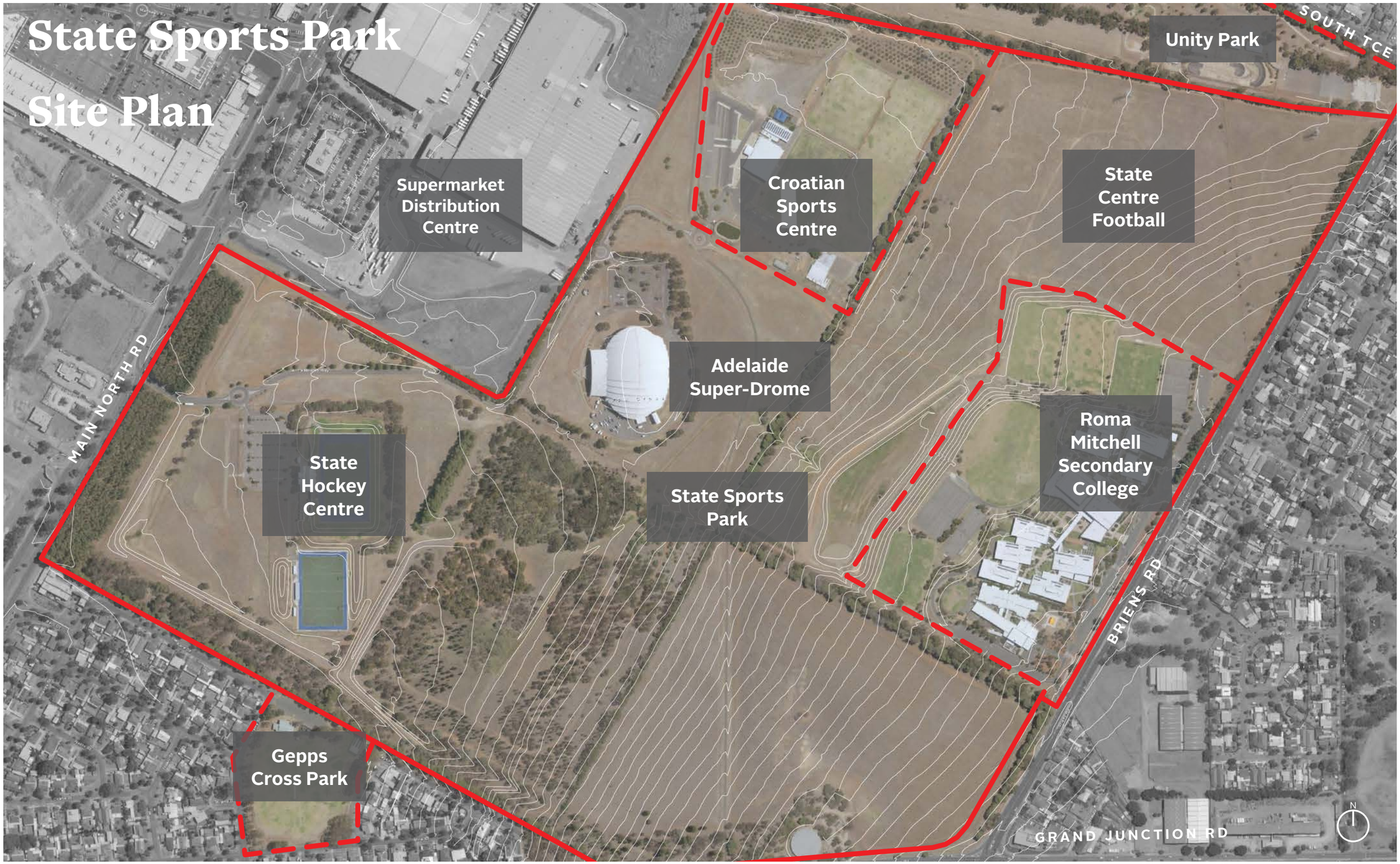


Legend

Levels - City Bikeway

State Sports Park

Site Plan



Note: Topography falls from the Briens Road to the West. All land within the red dotted and full borders is termed the 'Greater State Sports Park' and is considered an integrated whole for the purpose of this plan. All land except Roma Mitchell Secondary College, Croatian Sports Centre and Gepps Cross Park is owned by the Minister of Recreation, Sport and Racing.

Land Ownership and Site History

The land of the Adelaide Plains is the traditional lands of the Kaurna people. In colonial times from the 1840s the site was first developed as Montague Farms, and later as paddocks for the abattoir to appear between Main North Road and Port Wakefield Road.

A Chronology of Development and Land Ownership

_ Montague Farm was established in 1842 and comprised of 53 smaller blocks of land.

_ Between 1909 and 1928 blocks 1, 2, 3 and parts of 4 and 5 between Briens Road and Main North Road were purchased by the Abattoirs authority. The land was used for grazing and cropping for the new centralised meat-works and stock markets.

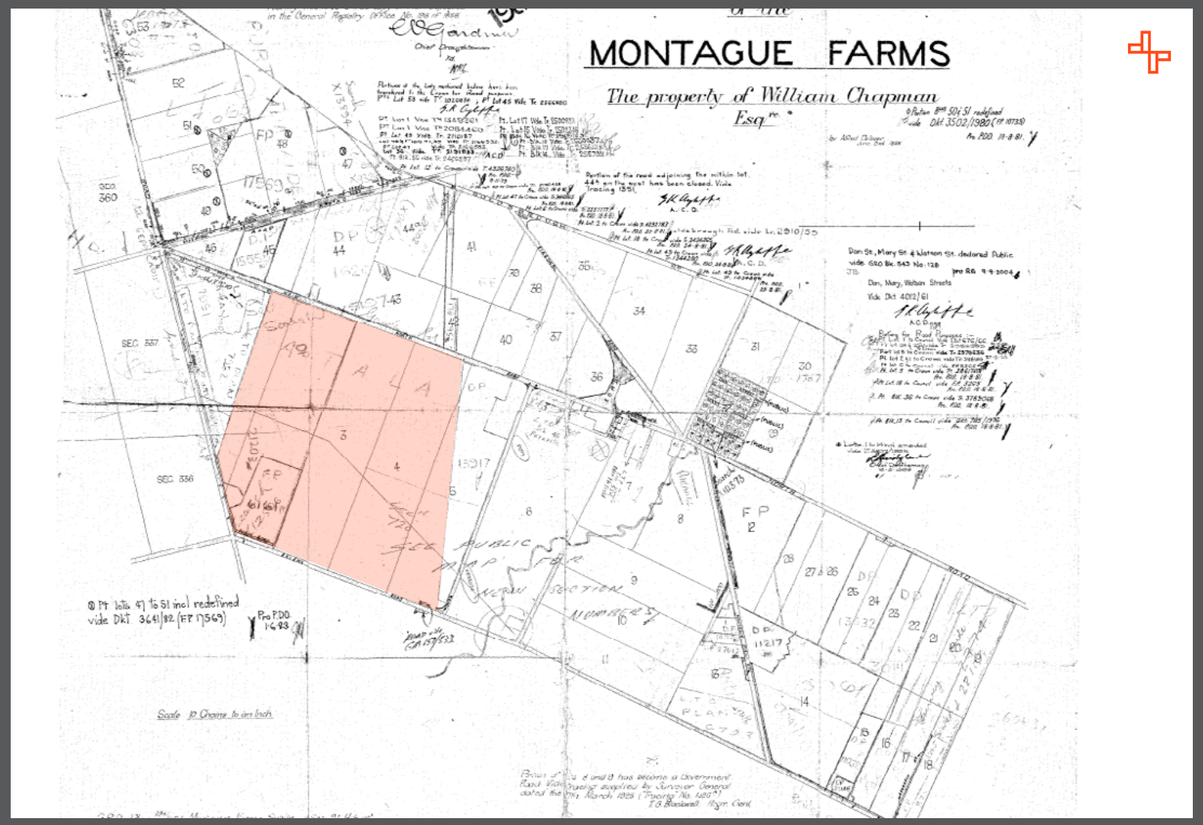
_ Foresters Forest began in 1993 with community groups planting 12 tree species that have relevance to Australian life.

_ The abattoir was opened in 1913 and closed in 1999 as Adetaider's meat-works were decentralised from 1981.

_ The land was progressively transferred to the State Government as part of Adelaide's second generation of parklands, a much earlier urban planning idea that was later legislated as the Metropolitan Open Space System (MOSS) in the 1990s.

_ In 1988 the State Hockey Centre was opened.

_ The Adelaide Super Drome was opened in 1993.



_ In 2000, land for roads and stormwater management and the City Levels Bikeway were transferred to the City of Port Adelaide Enfield. Land was also excised for the Woolworths distribution centre at this time.

_ Land for Roma Mitchell Secondary College was transferred in 2012 and another 500 Year 7 children will increase student numbers to 1800 in 2022.

Existing Conditions

State Sports Park and its neighbouring sites. Together, the greater State Sports Park has multiple uses and tenancies. Viewed holistically and working together, issues and opportunities can be realised.

Current Tenancies Activities and Uses

_ The Super-Drome and Wind Tunnel.

_ State Hockey Centre.

_ The State Centre of Football.

_ Croatian Sports Centre.

_ Foresters Forest is currently used mostly by dog walkers and presents some safety issues.

_ Roma Mitchell College is located on the Eastern edge of State Sports Park.

_ Unity Park is located to the north edge of State Sports Park and is home to the Cross Keys BMX Club, Dog Park and Unity Ponds.

_ Gepps Cross Park is located to the South of State Sports Park and include lacrosse and cricket facilities.

_ A supermarket distribution centre is located to the West of State Sports Park.

_ The Levels Bikeway dissects State Sports Park South to North.

_ Three interconnected stormwater detention basins exist on the site.

Issues and Opportunities

_ The Super-Drome provides a bold architectural landmark in the centre of the park creating an anchor for a central sports village.

_ Opportunities for partnerships to be formed between tenancies and facilities.

_ Improved internal road connections and access from Briens Road and Grand Junction Road.

_ Better cycling and pedestrian connections are needed within the site between tenancies and to neighbouring land to increase permeability and site activation.

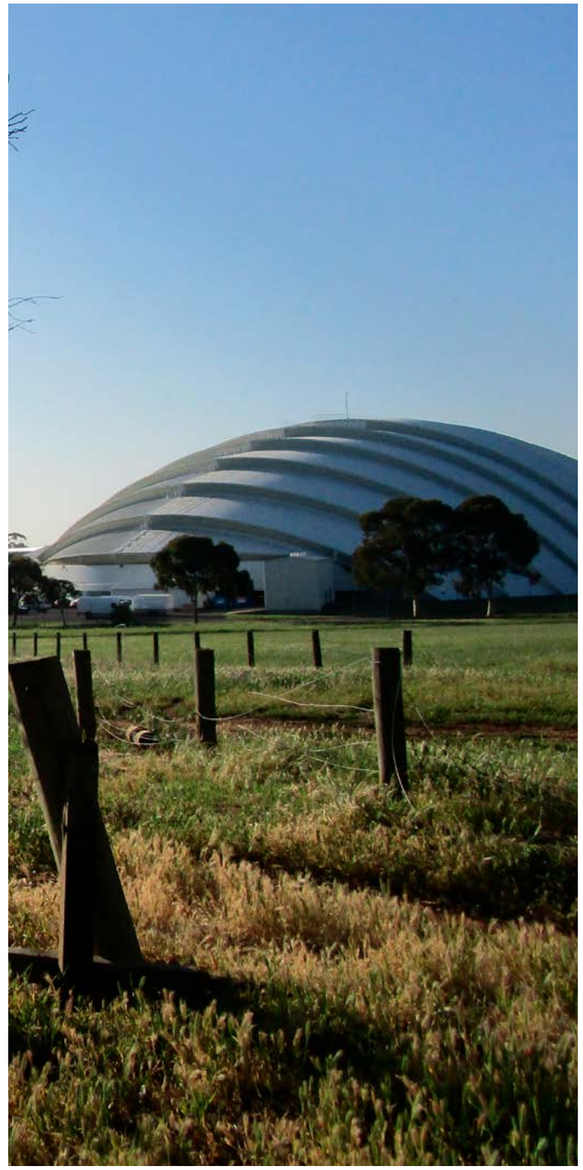
_ Improved safety throughout the park.

_ Create a cohesive wayfinding strategy throughout.

_ Increase greening, tree cover and revegetation for cooling and biodiversity across the site.

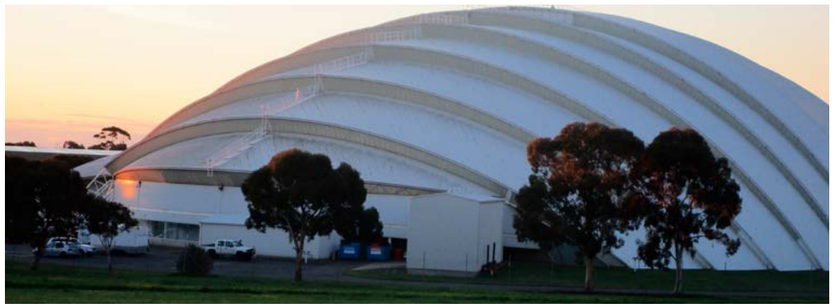
_ Investigate additional sports opportunities throughout the site and potential for shared facilities.

_ Investigating possible non-infrastructure uses of existing detention basin areas.



Existing Conditions

These images illustrate the existing features, infrastructure and surrounds of State Sports Park. The Adelaide Super-Drome is the most identifiable feature located in the heart of the Park.



The Adelaide Super-Drome at the heart of State Sports Park



Scenery looking west from Grand Junction Road



View of the Super-Drome heading north on the Levels City Bikeway



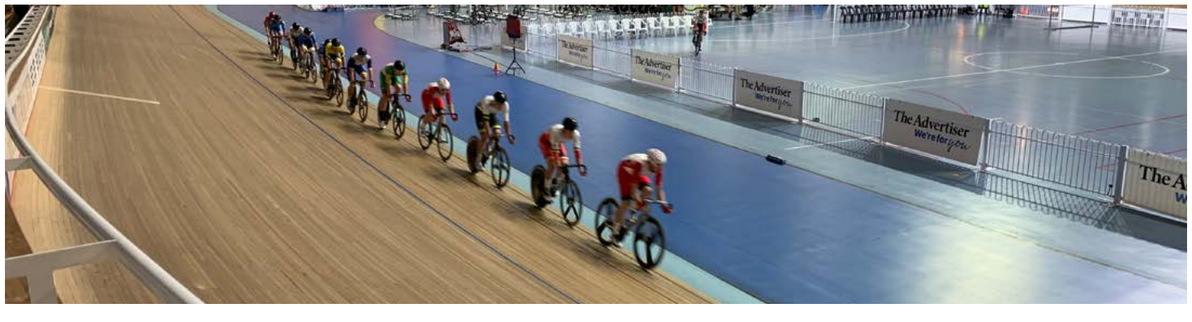
Unity Park



Roma Mitchell Secondary College



Foresters Forest - Ironbark plantings (E. Sideroxylon sp.)



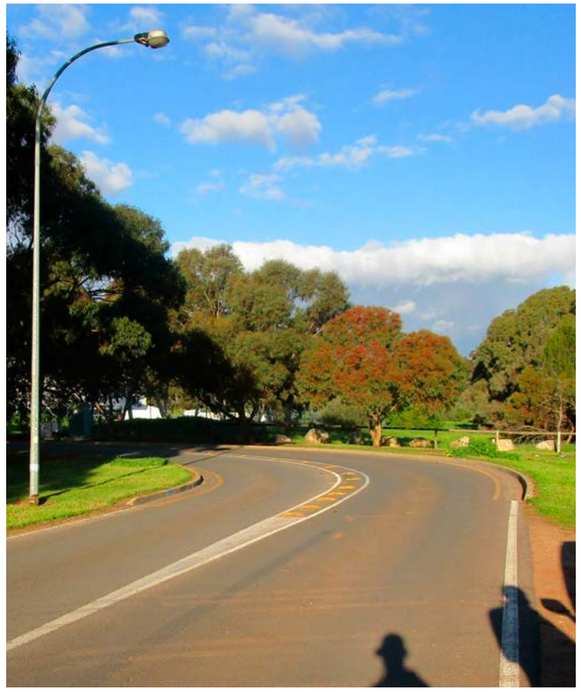
Cycling Event at the Super-Drome



Powerlines along northern edge of State Sports Park

Existing Conditions (cont.)

Existing Infrastructure and Car Parking



Anna Meares Way is the only current access road into State Sports Park from Main North Road



Overflow parking for during Super-Drome events



Formalised swale and stormwater infrastructure adjacent Croatian Sports Centre



Car parking at Croatian Sports Centre

Existing Urban Realm Elements



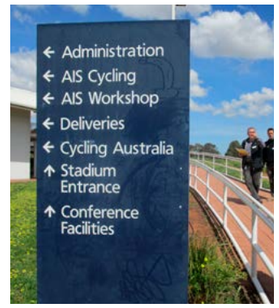
The Levels City Bikeway (3m wide bitumen path)



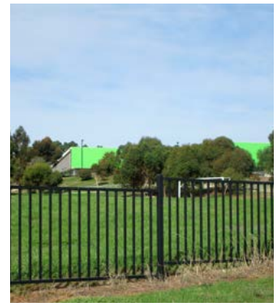
Existing overland swale leading stormwater into Foresters Forest catchment area



Walking track to the top of the stormwater bund to the south and western boundaries of Foresters Forest



Wayfinding signage at the Super-Drome



Fencing to Roma Mitchell Secondary College

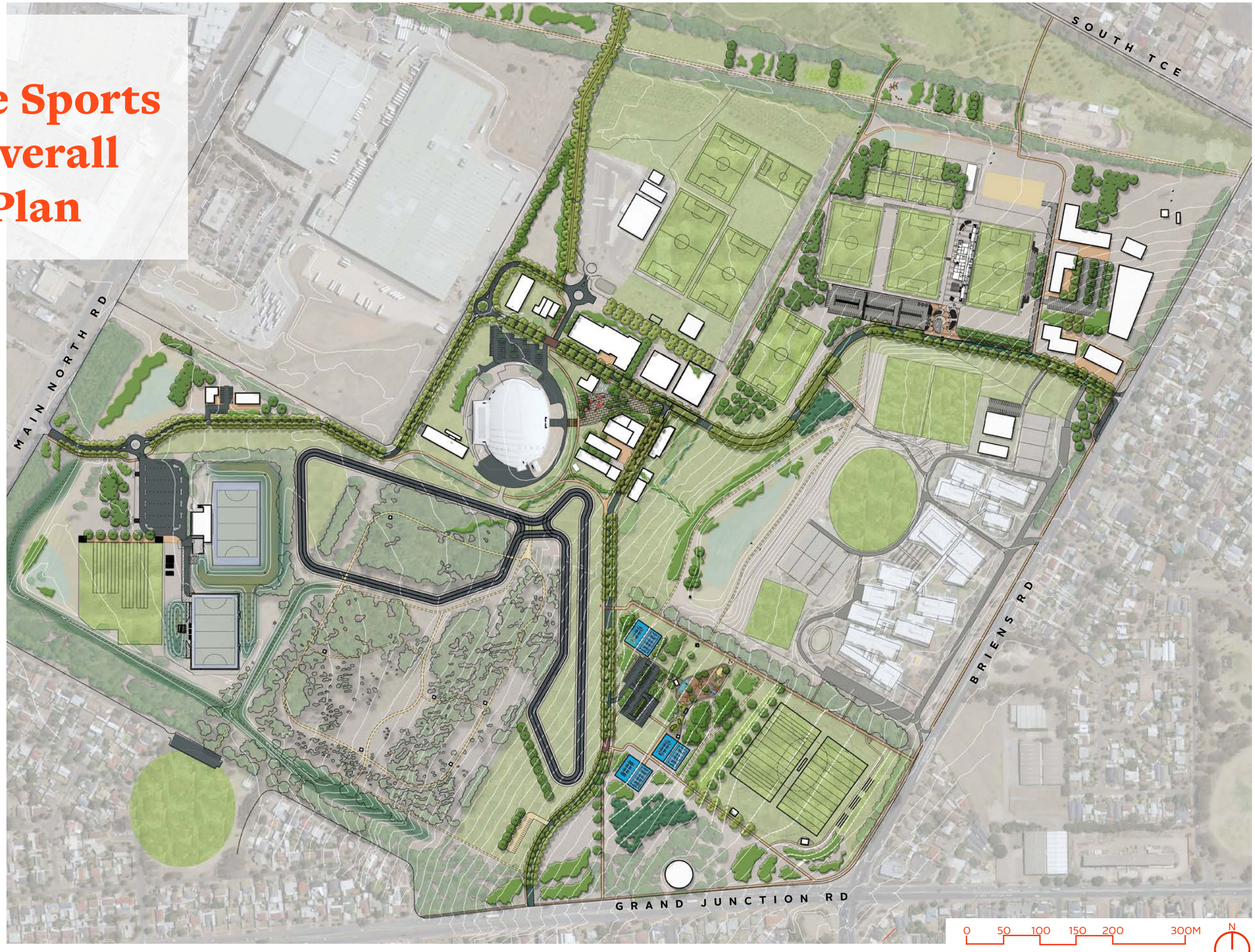


Rows of eucalyptus and pine trees delineate land parcels within State Sports Park



Existing footpaths to Grand Junction Road

2.4 State Sports Park - Overall Master Plan



0 50 100 150 200 300M

1:2500@A1 / 1:5000@A3

N

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2.5 State Sports Park - Master Plan Precincts



Click on the precinct icons to navigate to the precinct concept page

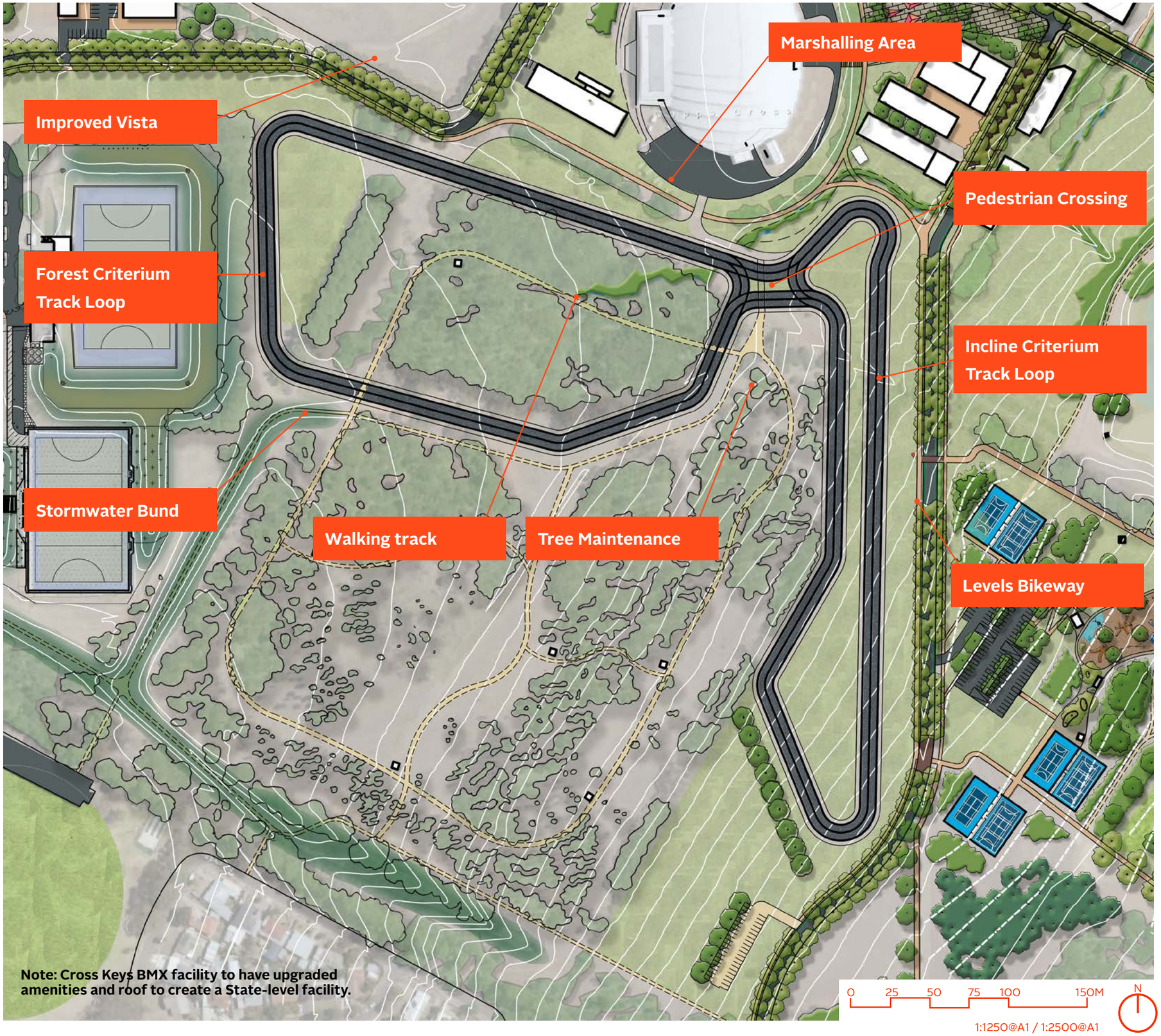
Some spaces let for community events and future uses.

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< Back to 2.5 Master Plan Precincts

Cycling Precinct

The precinct builds on the Adelaide Super-Drome and new 'wind tunnel', and links with the Levels to City Bikeway and Cross-Keys BMX in Unity Park. Proposed activities within this precinct include a 1.73km criterium track through the existing gaps in the Forest. Opportunities also for pedal prix, skating, para cycling, learn-to-ride, cyclocross and pump. The comprehensive range of cycling options is conducive for national events.



Click the guiding principle icons to navigate back to the principle description pages

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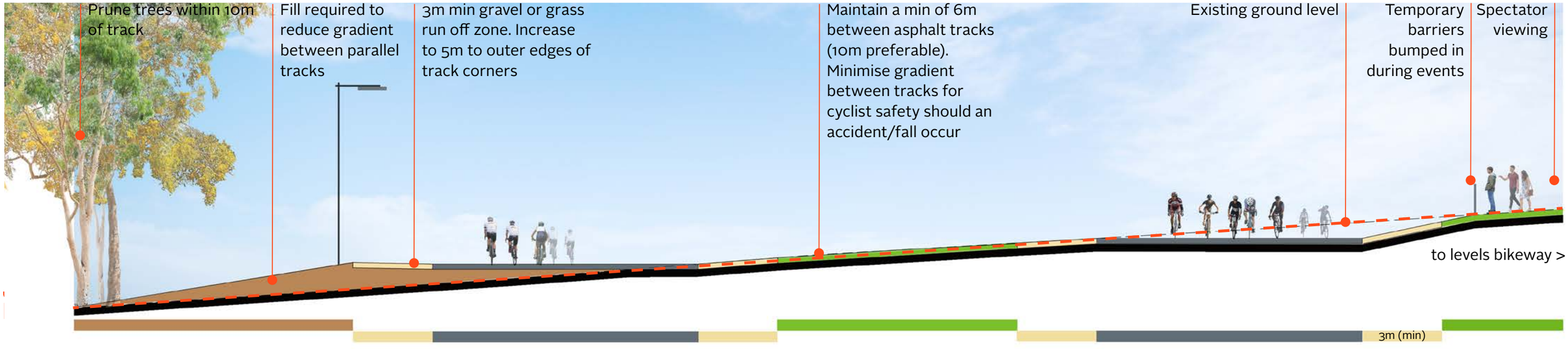
Criterium Track Concept

To establish what makes a successful criterium circuit, precedent examples were reviewed. Stakeholder consultation sessions tested the proposed track design and final concept through the forest was ground-truthed.

Criterium Track Specifications and Success Factors at State Sports Park

- A compelling cycling experience that draws people to and complements the forest
- Usable by public and multiple user groups including Pedal Prix, and para-cycling, schools
- 1.73km long criterium track with multiple smaller loops for differing challenge for interest and for multiple groups to train simultaneously
- Utilises the incline hill gradient in the open field to the east of the forest to provide a point of difference to the flat, open criterium track at Victoria Park
- 10m wide asphalt track profile with a 3m minimum run off space either side of the track
- Timed lighting for night time use
- Track location and layout minimises tree removal
- Reduce tree overhang and possibility for leaf litter to fall on the track
- A marshalling area located close to the Super-Drome with vehicle access and space for team tents to set up
- 150m length starting straight with little incline
- Minimise pedestrian crossing locations to reduce requirement for track marshals and event barriers





Australian Criterium Track Precedents

0 50 100 150 200 300M

1:2500@A1 / 1:5000@A3

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State Sports Park Criterium Track Concept



Victoria Park Criterium Track (SA)



Ipswitch Cycle Park Criterium Track (QLD)



Peter Watts Criterium Track (QLD)



Casey Fields Criterium Circuit (VIC



Toolsa Park Criterium Track (TAS)



Stephen Hodge Criterium Track (ACT)



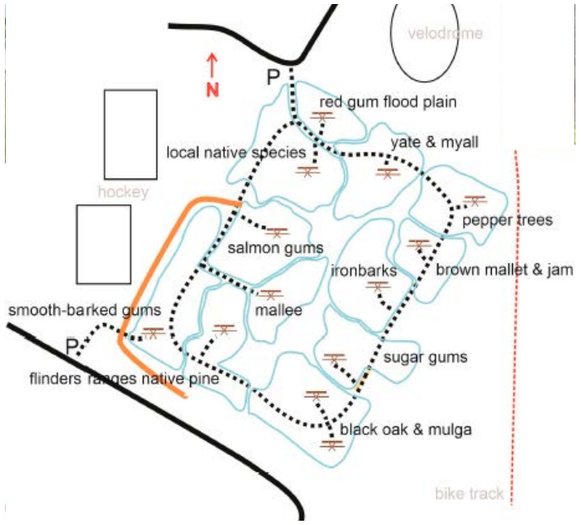
Gold Coast Cycle Centre Criterium Track (QLD)

< Back to 2.5 Master Plan Precincts

Foresters Forest

Celebrating Foresters Forest and State Sports Park as an Urban Forest

Foresters Forest was planted as a community arboretum in 1993, showcasing 12 different tree species relevant to Australian life and landscape. It has become an important natural open space for the area which can be extended across the park.

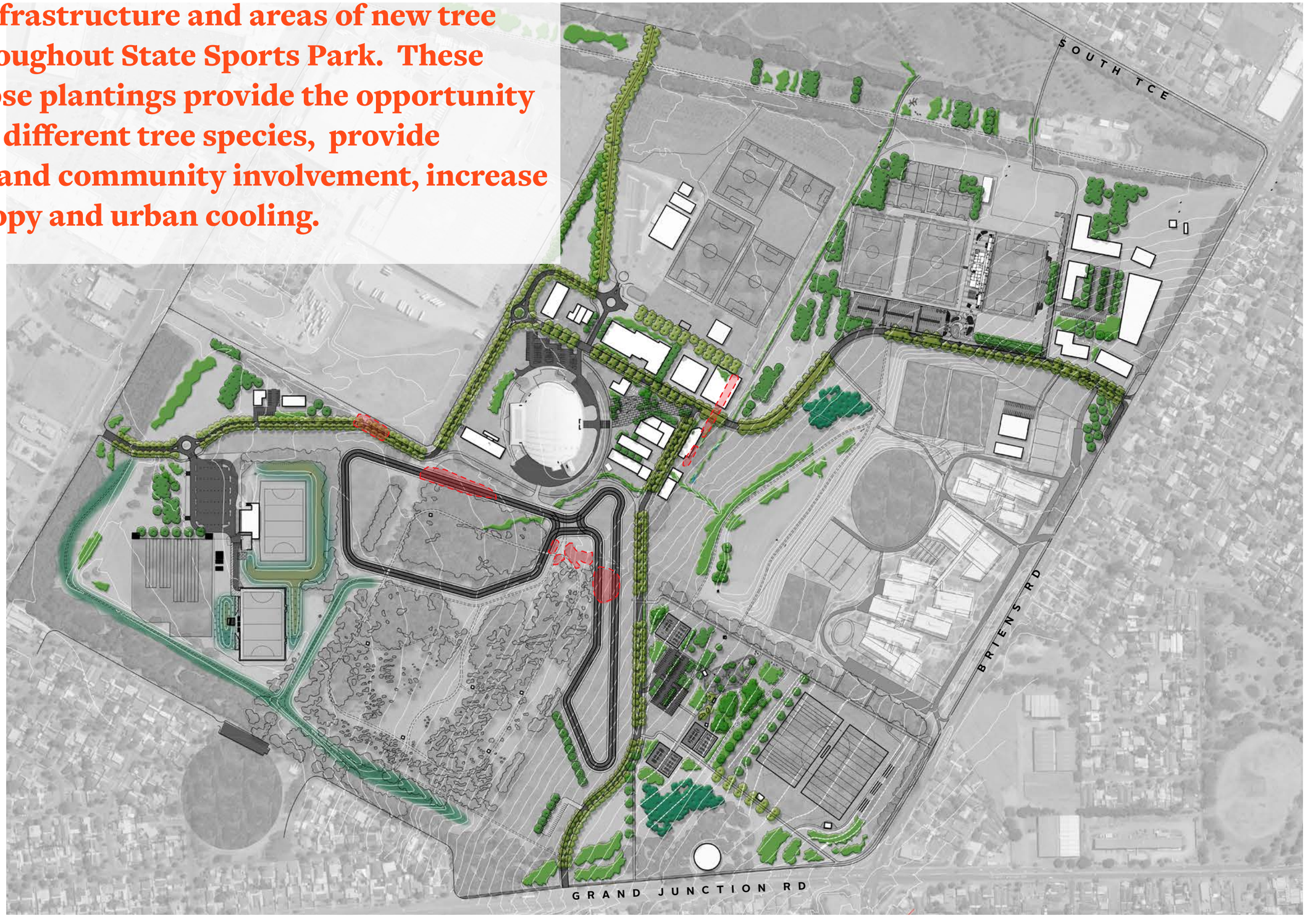


Original map of tree species in Foresters Forest



Click the guiding principle icons to navigate back to the principle description pages

This plan highlights areas of tree thinning for views and infrastructure and areas of new tree planting throughout State Sports Park. These new tree copse plantings provide the opportunity to celebrate different tree species, provide educational and community involvement, increase habitat, canopy and urban cooling.



Legend

Tree Thinning

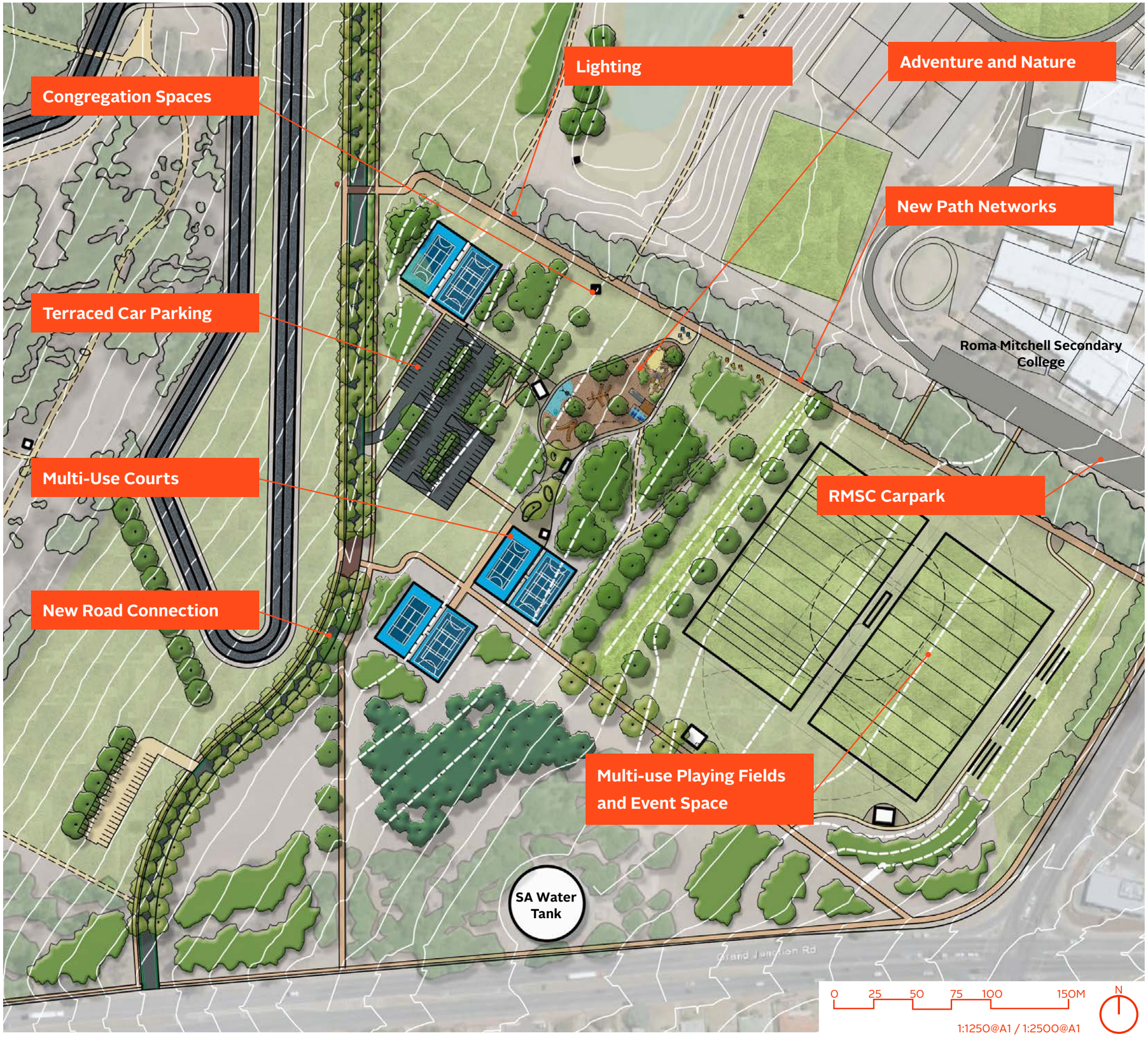
New Tree Planting/ Greening

All vegetated areas will be actively managed for clear sight, tree health and fire prevention.

< Back to 2.5 Master Plan Precincts

Community Recreation Precinct

Activities and facilities within this precinct include multi-use courts, playing fields, a nature/ adventure play zone, toilet and picnic facilities throughout. The concept aims to minimise cut and fill, and highlight views to the coast.



Click the guiding principle icons to navigate back to the principle description pages

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Community Recreation Precinct Land Uses and Examples



Multi use courts.



Multi-use playing fields suitable for rugby, touch football and community cricket



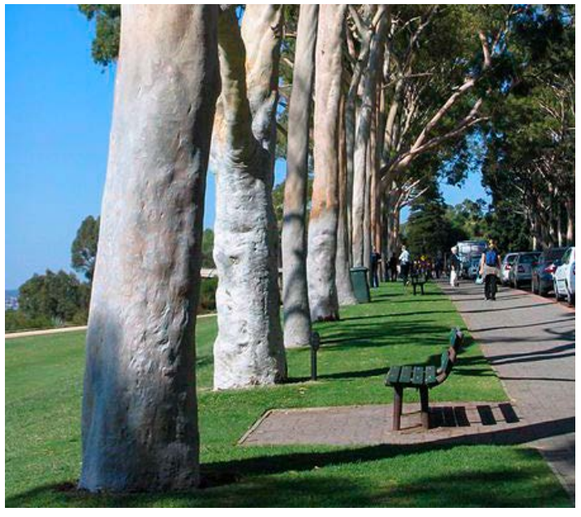
Turf spectator viewing terraces to playing fields



Inclusive exercise equipment



Terracing between multi-use courts.



Native tree avenues around playing fields.



Adventure and nature play.



Terraced car parking

Community Recreation Precinct Sections

Using topography, landscaping and trees to advantage.

The community recreation precinct capitalises on the open views to the coast and uses the existing site slope to reduce the earthworks required during construction and opportunity in informal play areas.

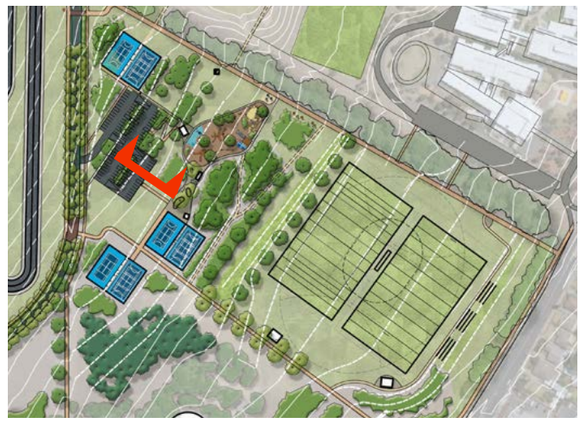
_ Playing fields located on the flattest part of slope with views to coast maintained.

_ New terraced car parking to minimise fill.

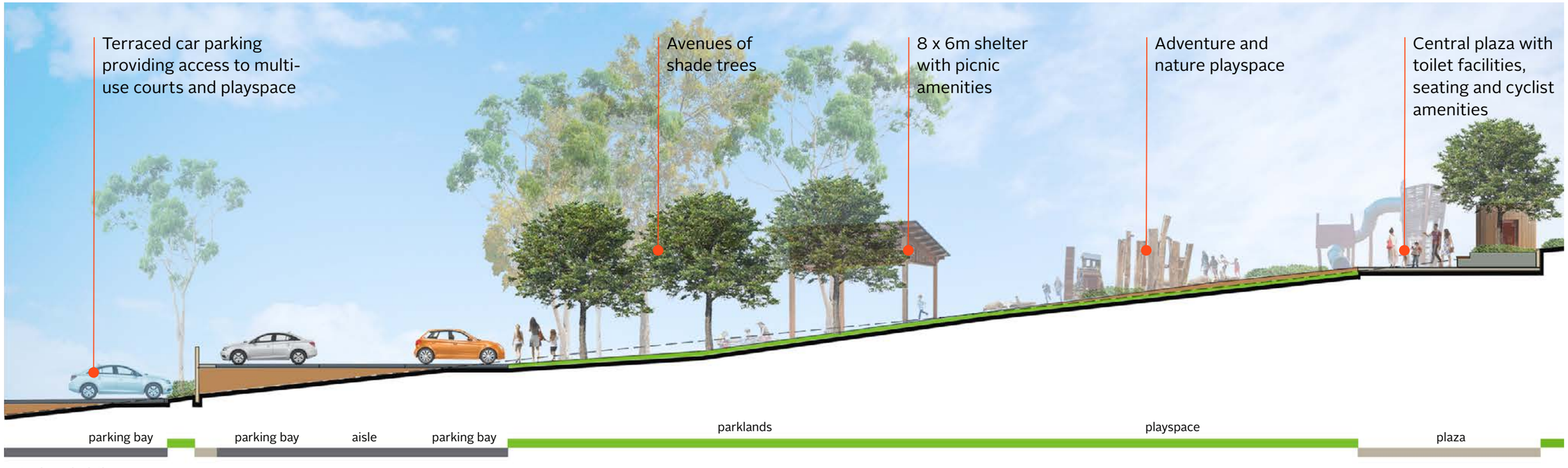
_ Nature/adventure play to use site slope to create opportunities (e.g. sliding/ climbing).



View to coast from above Levels to City Bikeway.



Section location plan



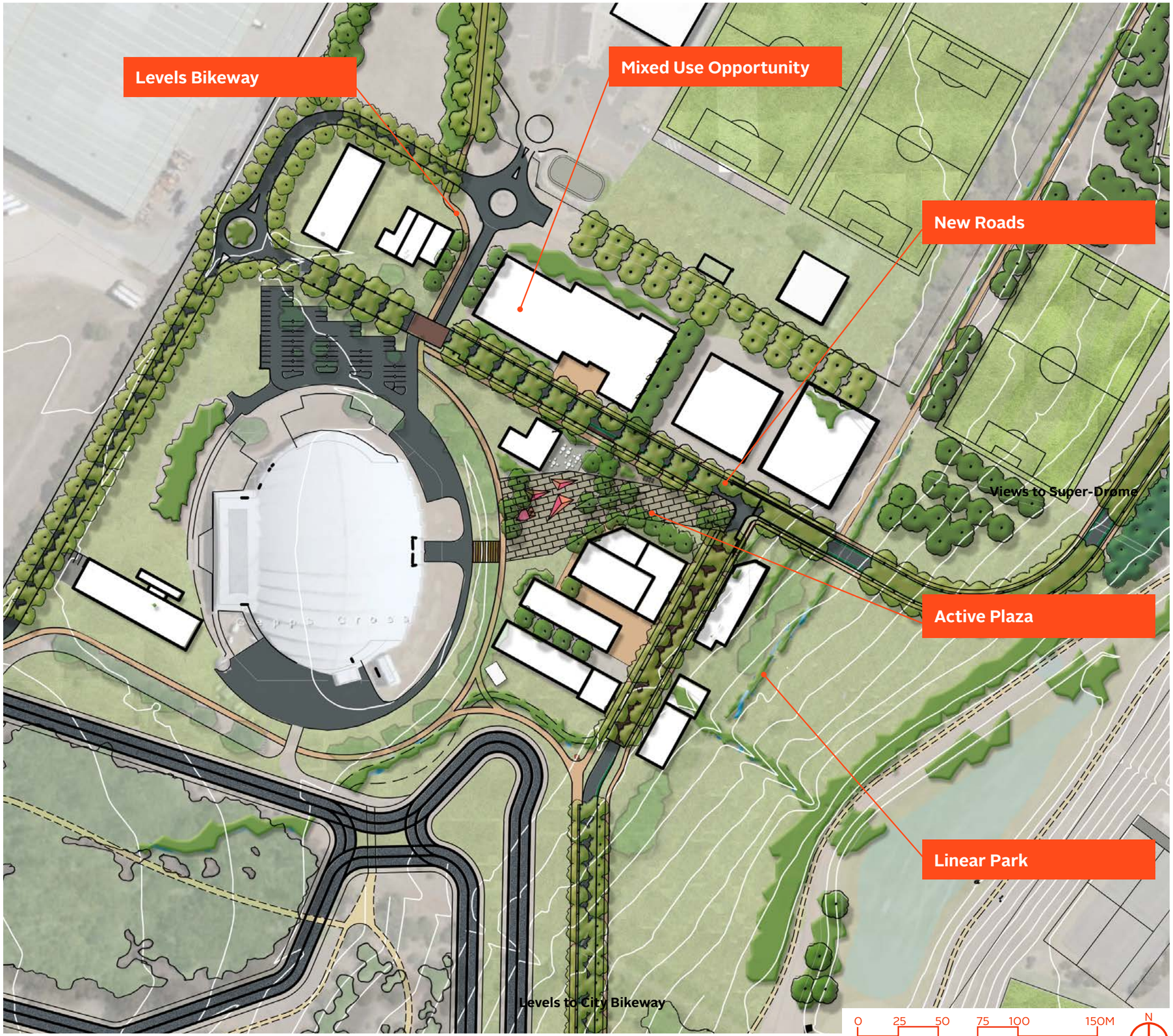
Horizontal Scale 1.150 @ A3
Vertical scale of topography exaggerated for clarity

< Back to 2.5 Master Plan Precincts

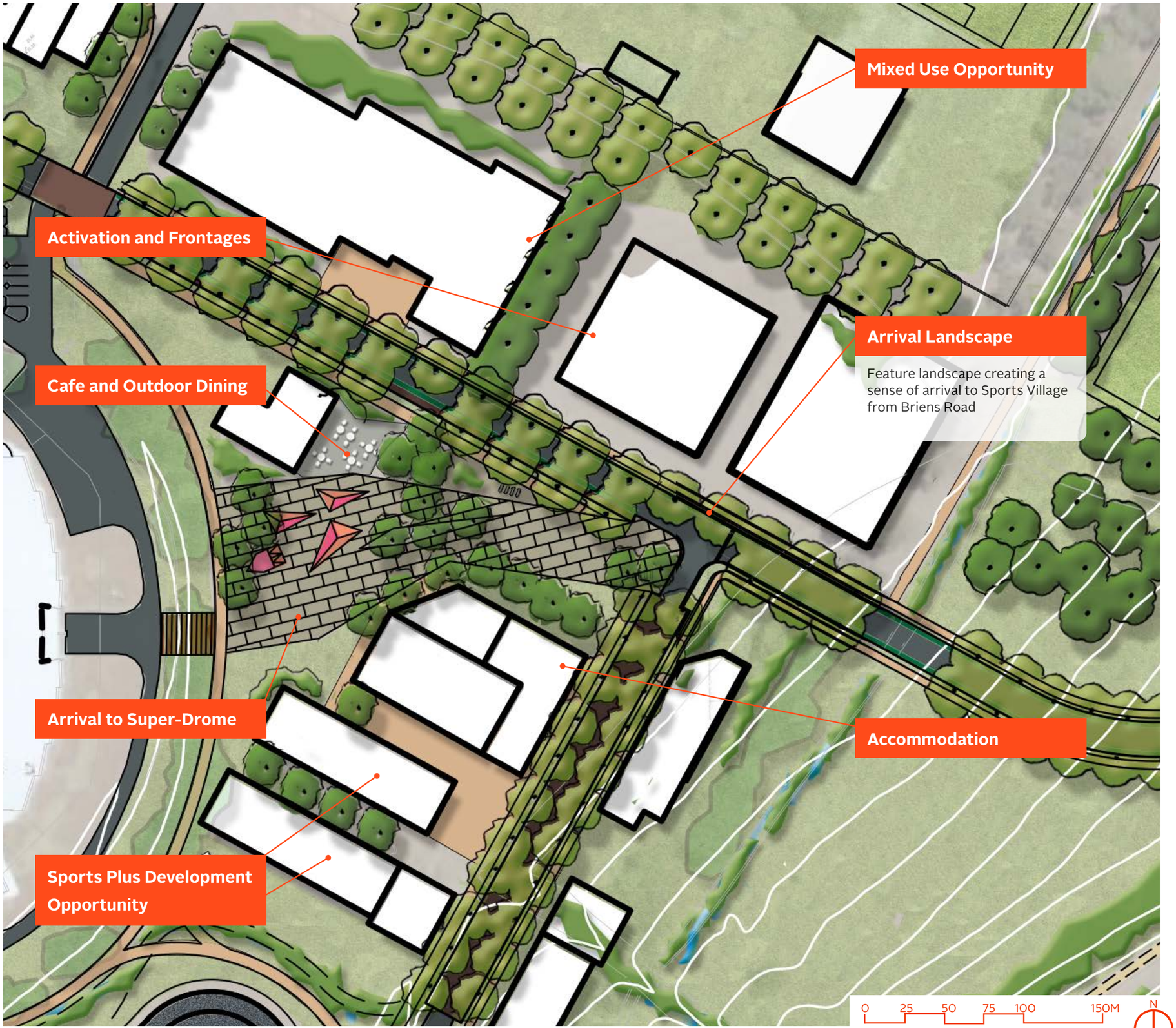
Sports Park Village (Mixed Use)

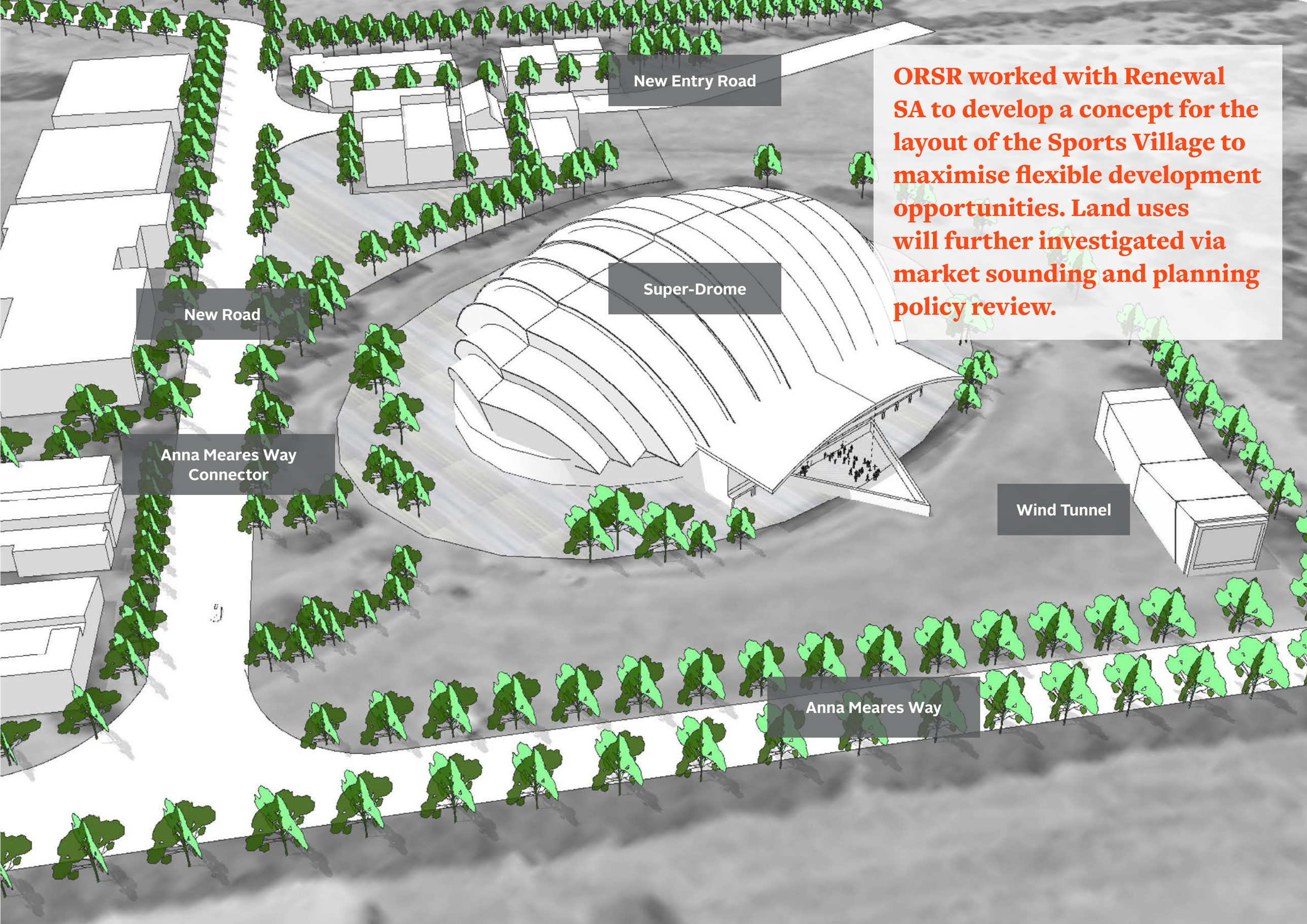
At the heart of State Sports Park, the Sports Park Village will be a hub of activity (7 days a week). The village includes a central plaza with active environment, large scale indoor sports venues and active supporting business activities such as health and wellbeing, cafe, sports tech, retail and sports accommodation.

Click the guiding principle icons to navigate back to the principle description pages



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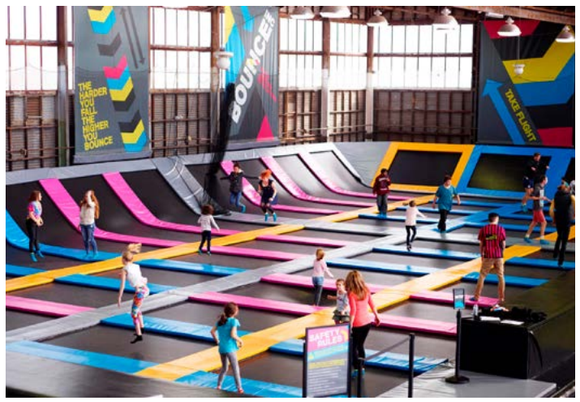

Mixed Use Opportunity
Activation and Frontages
Arrival Landscape
Feature landscape creating a sense of arrival to Sports Village from Briens Road
Cafe and Outdoor Dining
Arrival to Super-Drome
Accommodation
Sports Plus Development Opportunity
0 25 50 75 100 150M
N
1:1250@A1 / 1:2500@A1



ORSR worked with Renewal SA to develop a concept for the layout of the Sports Village to maximise flexible development opportunities. Land uses will further investigated via market sounding and planning policy review.

Sports Park Village Land uses and Precedents

Indoor play and experiences



Bounce indoor play centre with focus on trampolining. Many other possibilities.





Indoor skydiving example in Perth. Also indoor rock climbing and other opportunistic. Signature building on edge of State Sports Park

Business



Cafe with outdoor dining.



Sport technology businesses.



Sport healthcare centre, wellbeing, medical centre businesses - Sunshine Coast University Hospital.

Accommodation



Accommodation for athletes/visitors - The Cullen, Melbourne.

Community



The Lights Community Sports Centre - Lightsview, Adelaide.

Public realm



Urban water feature.



Shared use path.



Urban creek.

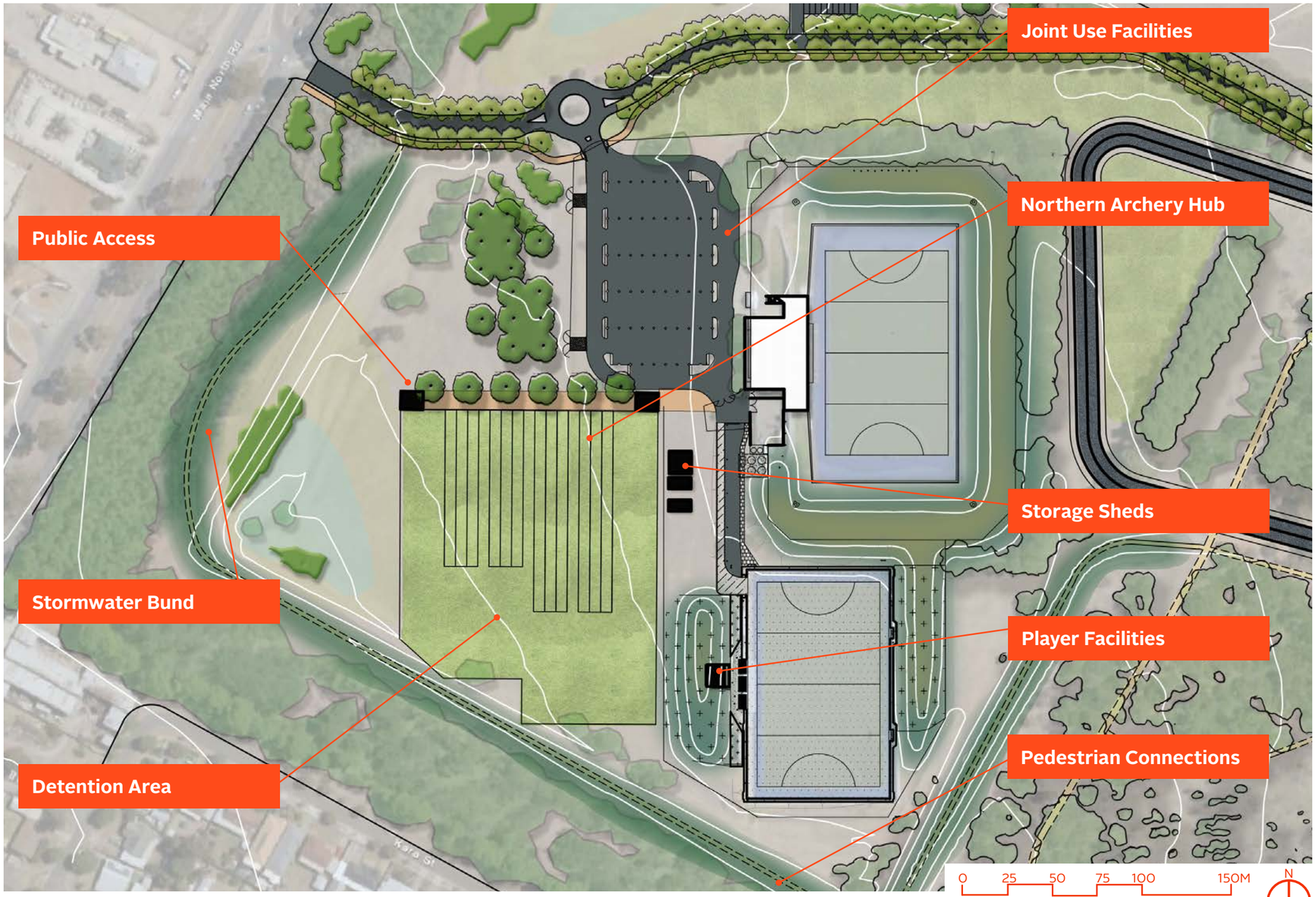


Active public square/plaza - Yagan Square, Perth.

< Back to 2.5 Master Plan Precincts

Hockey and Archery Precinct

The existing storm water detention area can also function as a new archery range, introducing a new sport to the park, sharing facilities with Hockey SA. Potential shared use of hockey facilities and pitches with grid iron, lacrosse and community use.





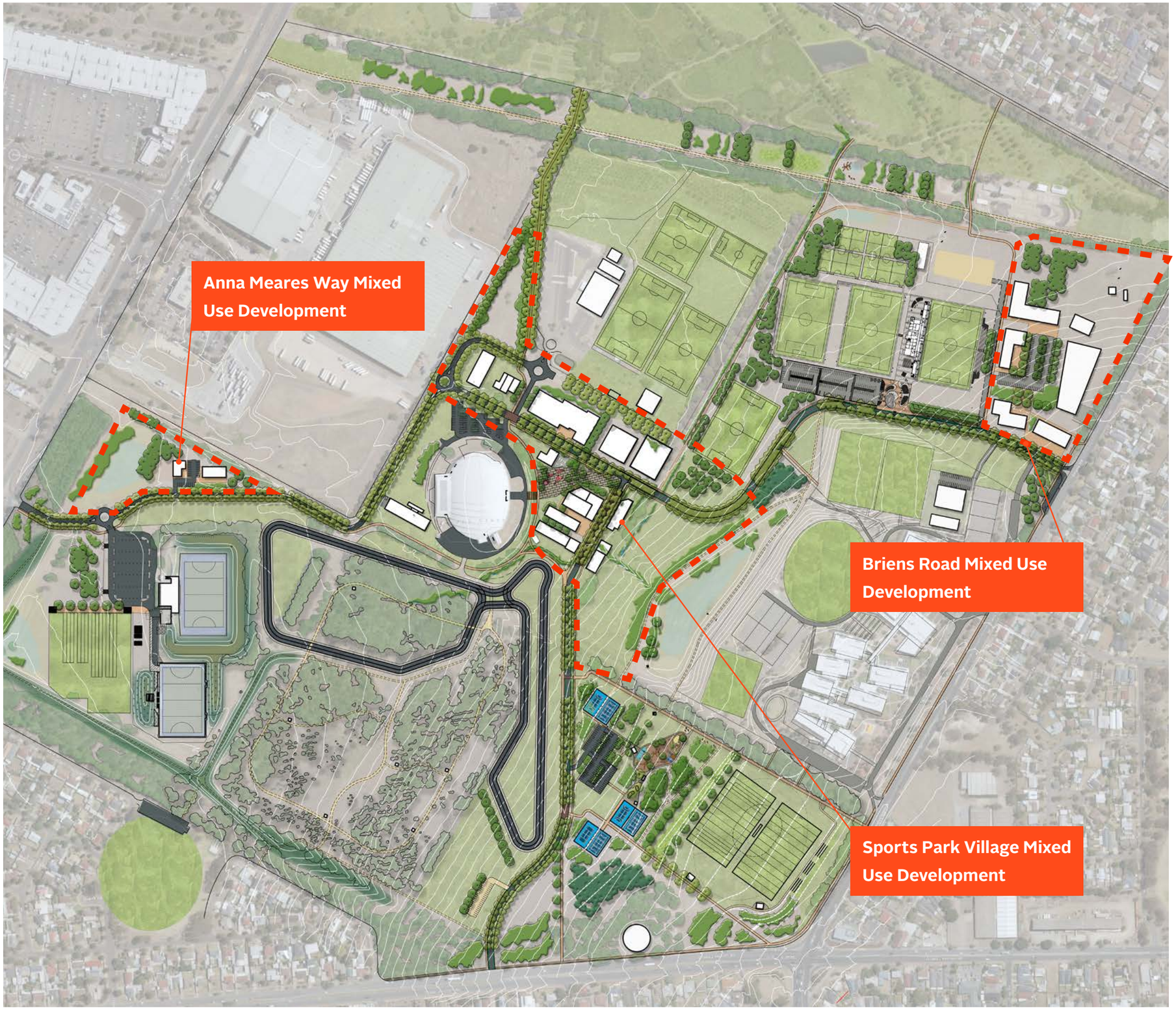
Click the guiding principle icons to navigate back to the principle description pages

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< Back to 2.5 Master Plan Precincts

Mixed Use Opportunities

An opportunity for further mixed use development exists along Briens Road, adjacent the new entry road. Another opportunity for a smaller scale mixed use development to the north of Hockey SA and adjacent the stormwater detention basin could activate this unused part of the Park. These spaces can be used flexibly as community gathering and event spaces until mixed use develops.



Click the guiding principle icons to navigate back to the principle description pages

Briens Road Mixed Use

Community recreation uses_not high performance sports, business-led opportunities. Potential for link to RMSC.



Indoor sports centres and gyms





The Lights Recreation Centre (City of Port Adelaide Enfield)

Education (recreation centre or specialist teaching centre)



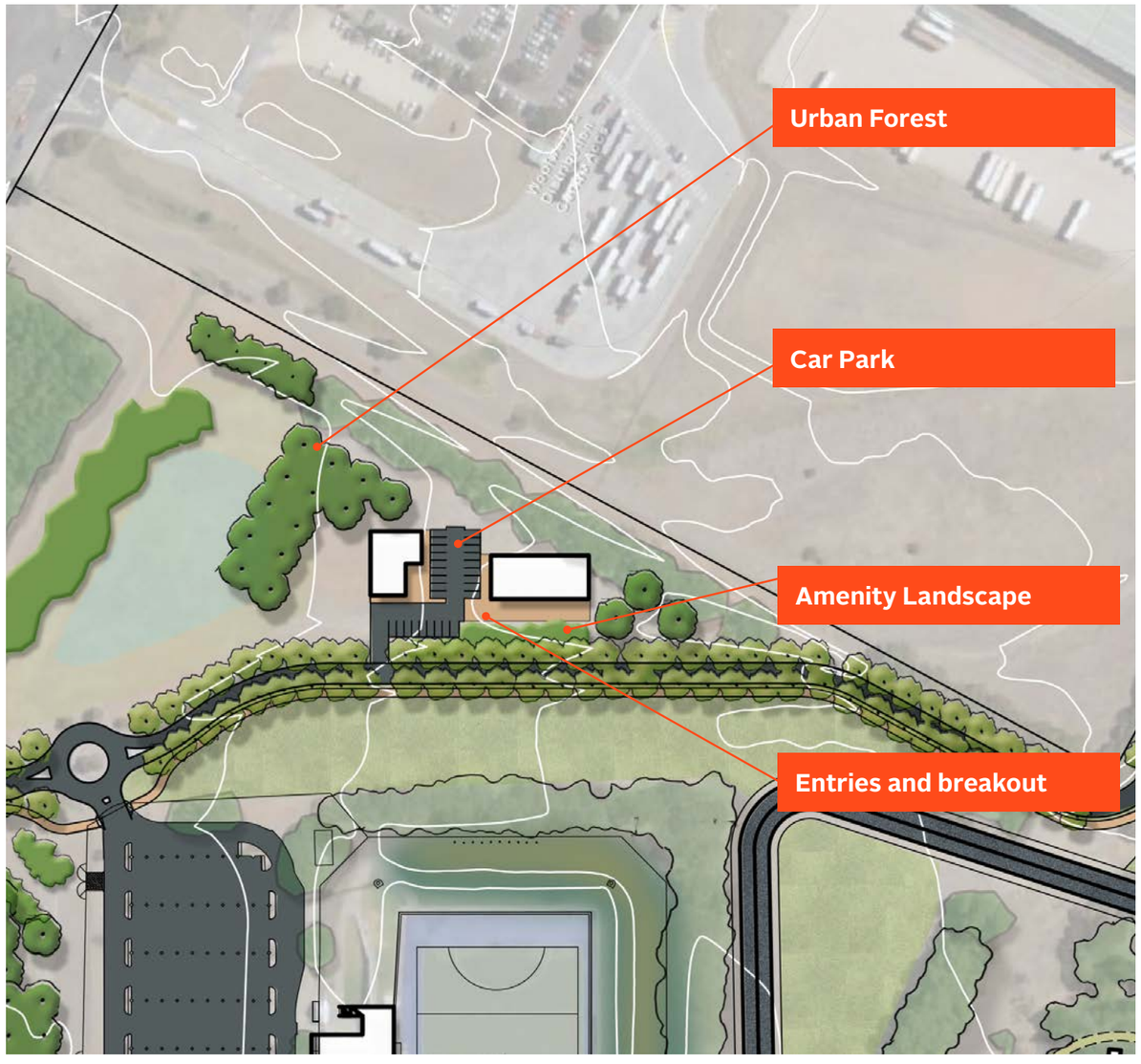
St Mary's College extension includes indoor sports centre. Entertainment centre possibility, etc.

Community education and services



Education, training and disability support services in new precinct at Minda, Brighton. Opportunities for government or not-for-profit community service providers.

Anna Meares Way Mixed Use



Education uses _ links to RMSC and surrounding communities

Education (child care)





Example _ AEIOU child care centre at Minda, Brighton, with focus on disabled children. Community and for-profit child care centre opportunities, benefiting from surrounding catchment, school proximity and good road access.

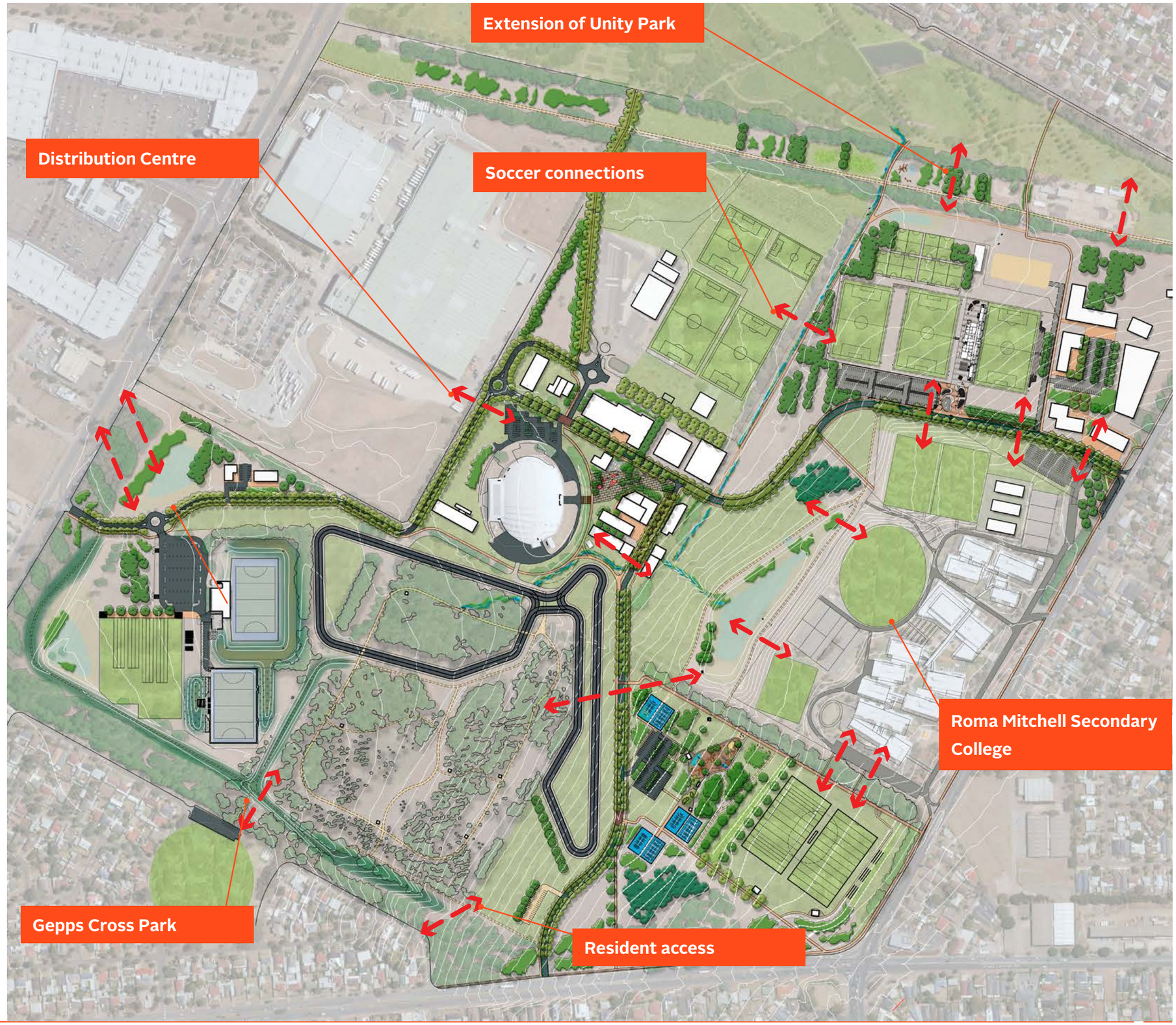
< Back to 2.5 Master Plan Precincts

Edges and Transitions

Improved transitions into State Sports Park will help to achieve the vision of opening and linking up as well as creating increased sporting, recreation, business and education opportunities. These transitions may include better paths and movement links, removal of physical obstacles, signage, tree clearance for better visual appreciation, linear activities between destinations.



Click the principle icons to navigate back to the principle description pages



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Unity Park Park Precedents

The old railway corridor between State Sports Park and Unity Park provides an opportunity to extend Unity Park, provide new and improved passive recreation opportunities and better connections into State Sports Park. This includes clear links between Cross Keys BMX and Skate Park and the Cycling Precinct.

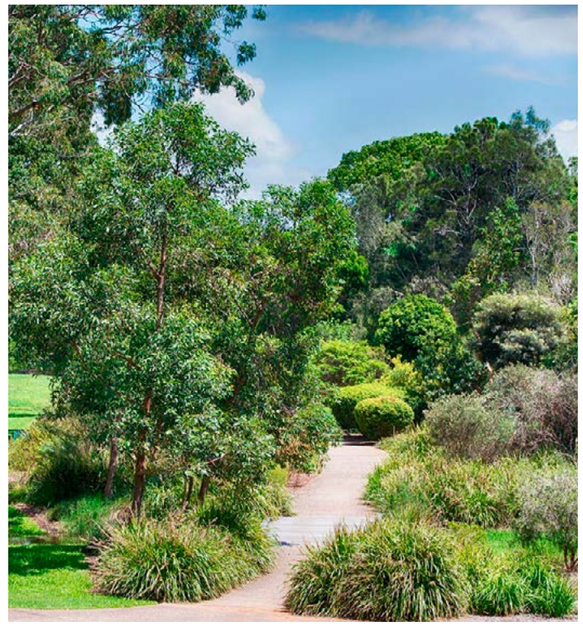
Passive recreation Opportunities



Integrated WSUD and informal play elements near Unity Ponds. Potential education opportunities



Expand and upgrade the existing dog park



Local native botanic gardens for community educations. Potential to integrate walking trails



Productive orchards or groves of trees as extension of the urban forest



Nature playspace



Sculpture gardens and trails

3. Design Framework

3.1 Welcoming and Safe Precincts

3.2 Streets for People

3.3 Environment and Stormwater

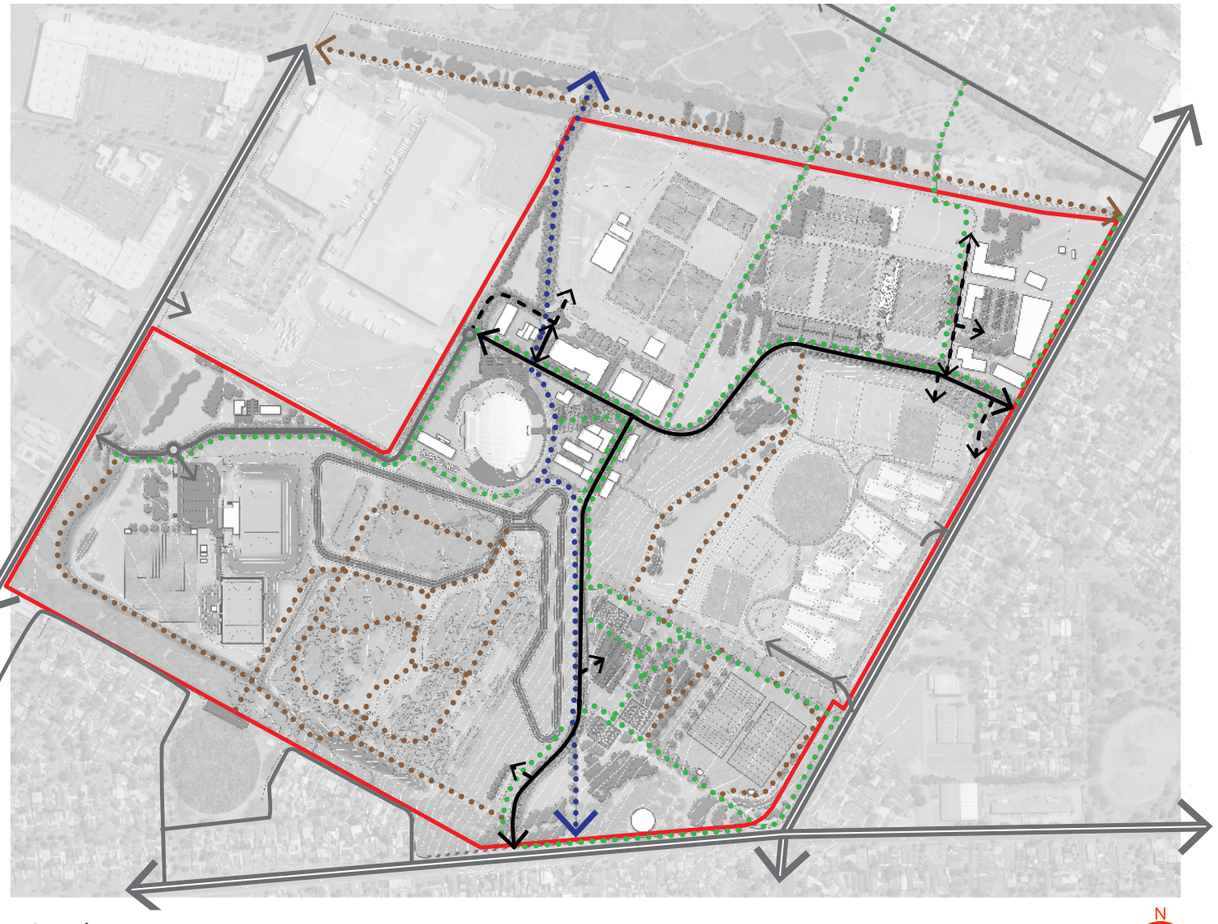
3.4 Materiality and Treatments

A framework for making State Sports Park more welcoming, safe, beautiful and sustainable.

3.1 Welcoming and Safe Precincts

Movement and Access

New, improved path and road networks will assist with opening up State Sports Park to the broader community, making it more accessible and welcoming. New shared use paths and trails link the different precincts together and assist with better wayfinding and increased safety. Like Anna Meares Way, all new roads will become part of City of Port Adelaide Enfield's local road network.





New shared use paths



Unsealed trail networks

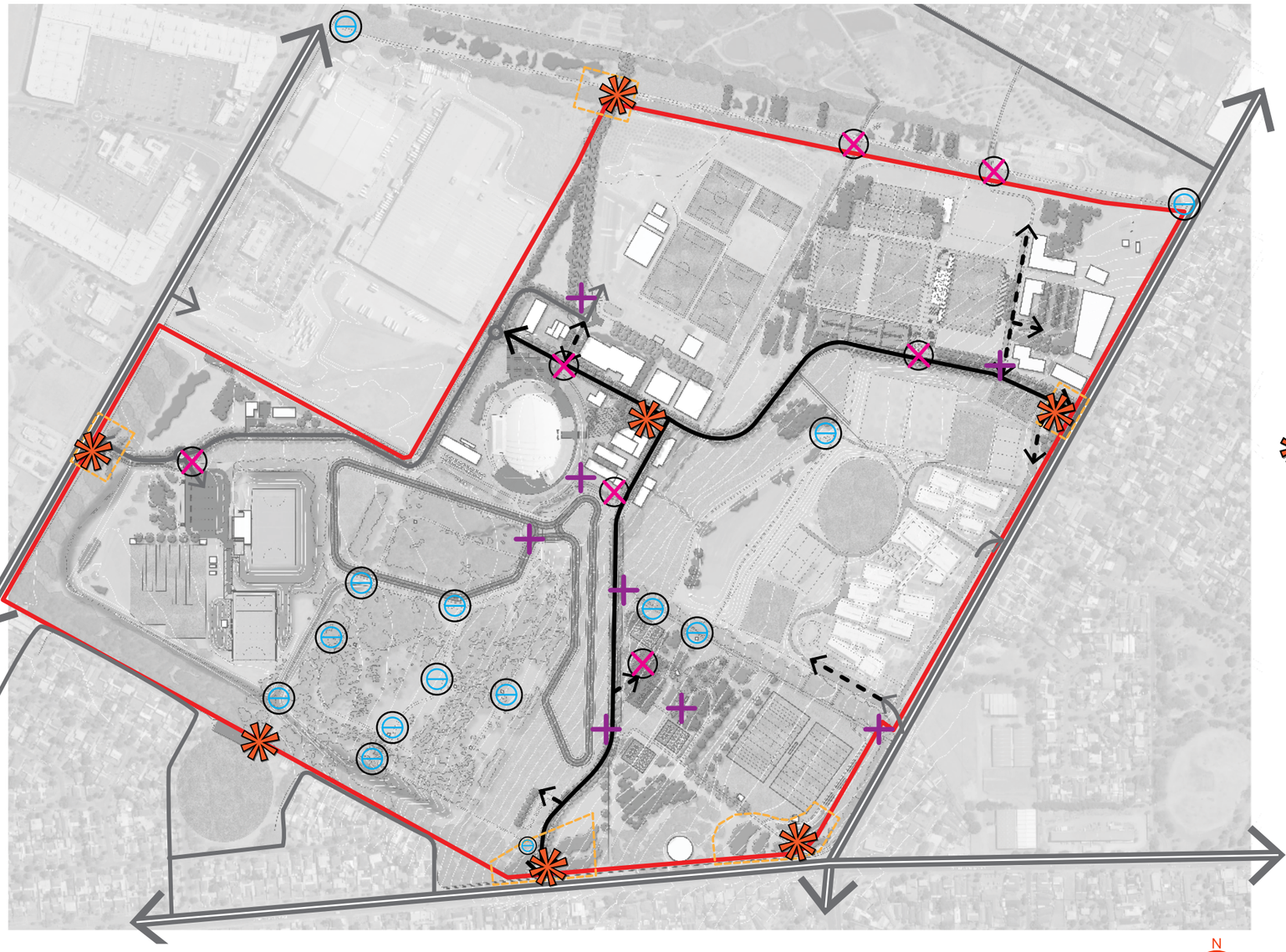


New shared use street connections

Arrival Nodes and Wayfinding

Legend

- Arrival Landscape
- Entrance Signage/Art
- Information Signage
- Directional Signage
- Directional Marker
- New Road
- Existing Road





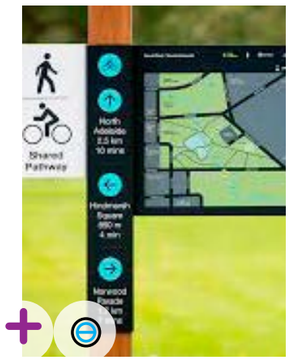
Oversized digital entrance signage, pop colour and branding for State Sports Park



Directional signage legible to both pedestrians and drivers



Pedestrian level informative signage, steel signage with pop coloured branding



Extensive directional signage and smaller wayfinding markers, steel box signage in pop colour

Consistent and legible wayfinding is integral to making State Sports Park more welcoming and safe. Arrival locations will have higher amenity and embellishment to create a sense of arrival to each precinct. Easy wayfinding will be created through a hierarchy of signage located throughout the park at key activity nodes, path junctions and trail-heads.

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Safety and Security

The following principles provide direction for safety and security measures throughout the Park:

_ As new roads, access points and facilities are added, the Park will become safer, more secure and need less fencing/barrier. In turn, in an ever-widening circle, this will increase attractiveness, create more activity, requiring less fencing/barriers, etc.

_ Fencing for current and new facilities will encourage connectivity, permeability and shared use, whilst sufficiently protecting assets.

_ Lighting, clear sightlines and cameras and technology will aid safety and security

_ Public roads and community spaces have associated ranger and policing support.

_ Lighting for Foresters Forest and all open natural areas and trails will meet current CPTED standards and be a cognisant of its affect on wildlife

_ Lighting for sports facilities will meet relevant sporting code specific standards.

_ Lighting for roads and car parks will meet State and Local government standards.

_ Lighting for community Recreation precinct will suit activities and current City of Port Adelaide guidelines.



Existing lighting to be refurbished


Feature lighting to furniture elements could provide interest and ambience to precinct arrival landscapes


New pedestrian and car park lighting


New pedestrian bollard lighting

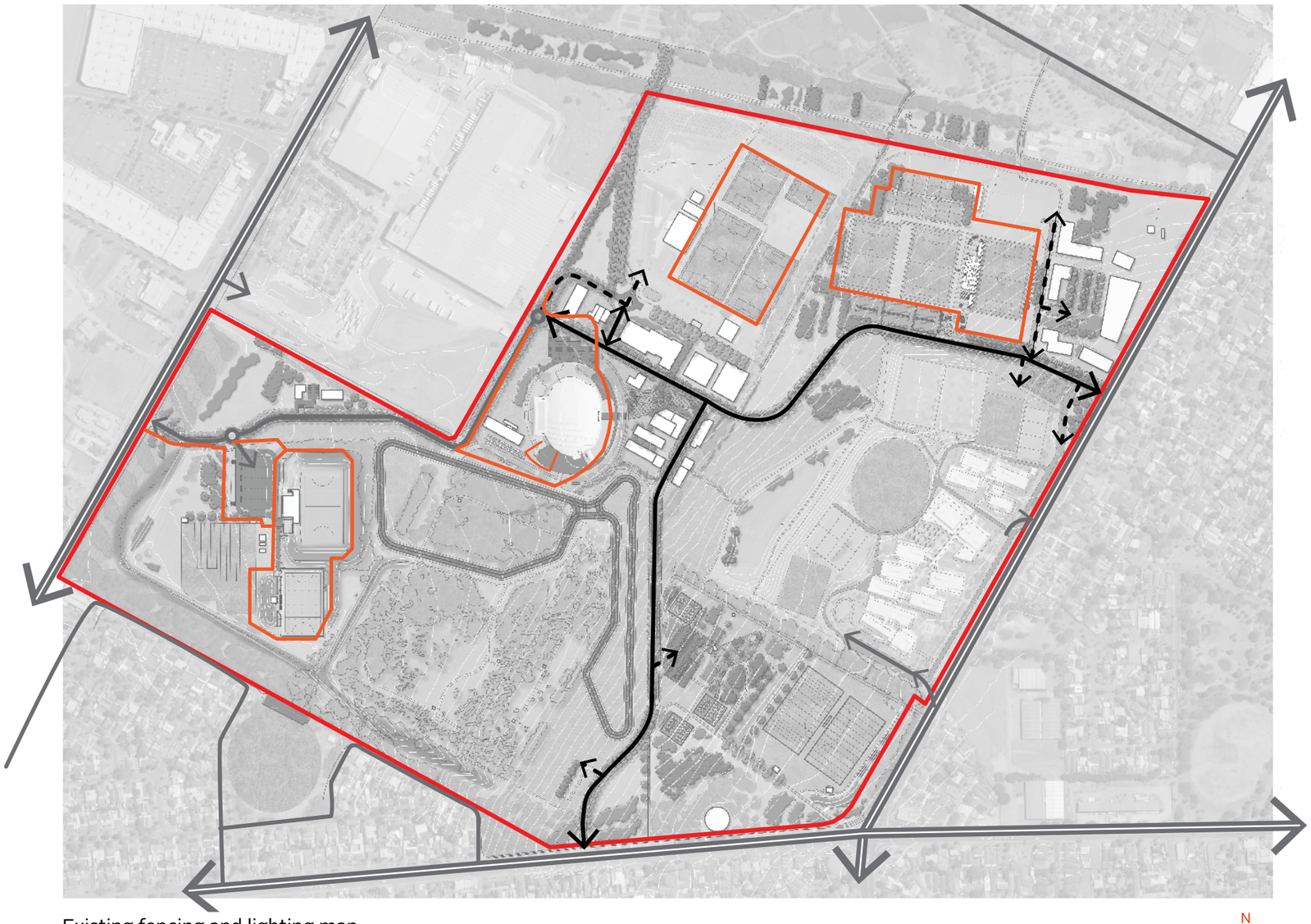
Safety and Security

Legend

Existing fence

Existing pole top lighting

Existing sports lighting



Existing fencing and lighting map.

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NTS

3.2 Streets for People

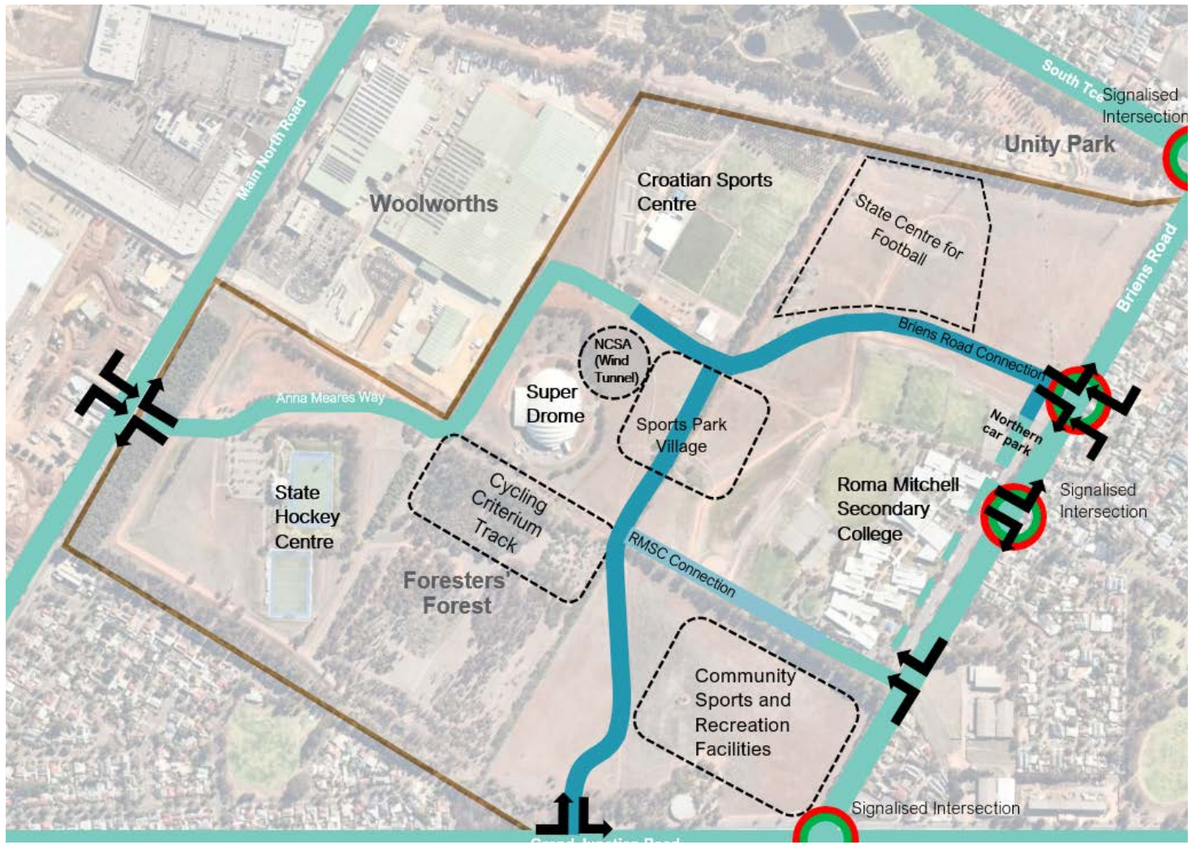
Designing new internal roads and paths as people focused streets, spaces and links

Part of the vision is for a more accessible and welcoming State Sports Park. We can achieve easy and safe access for all Park users by designing 'streets for people' that prioritise pedestrian and cyclist access and comfort, and not only vehicle access standards. In practice this means wider footpaths, direct connections, quality landscaping, and slower street designs.

Movement and Traffic Management Plan (GTA, 2020)

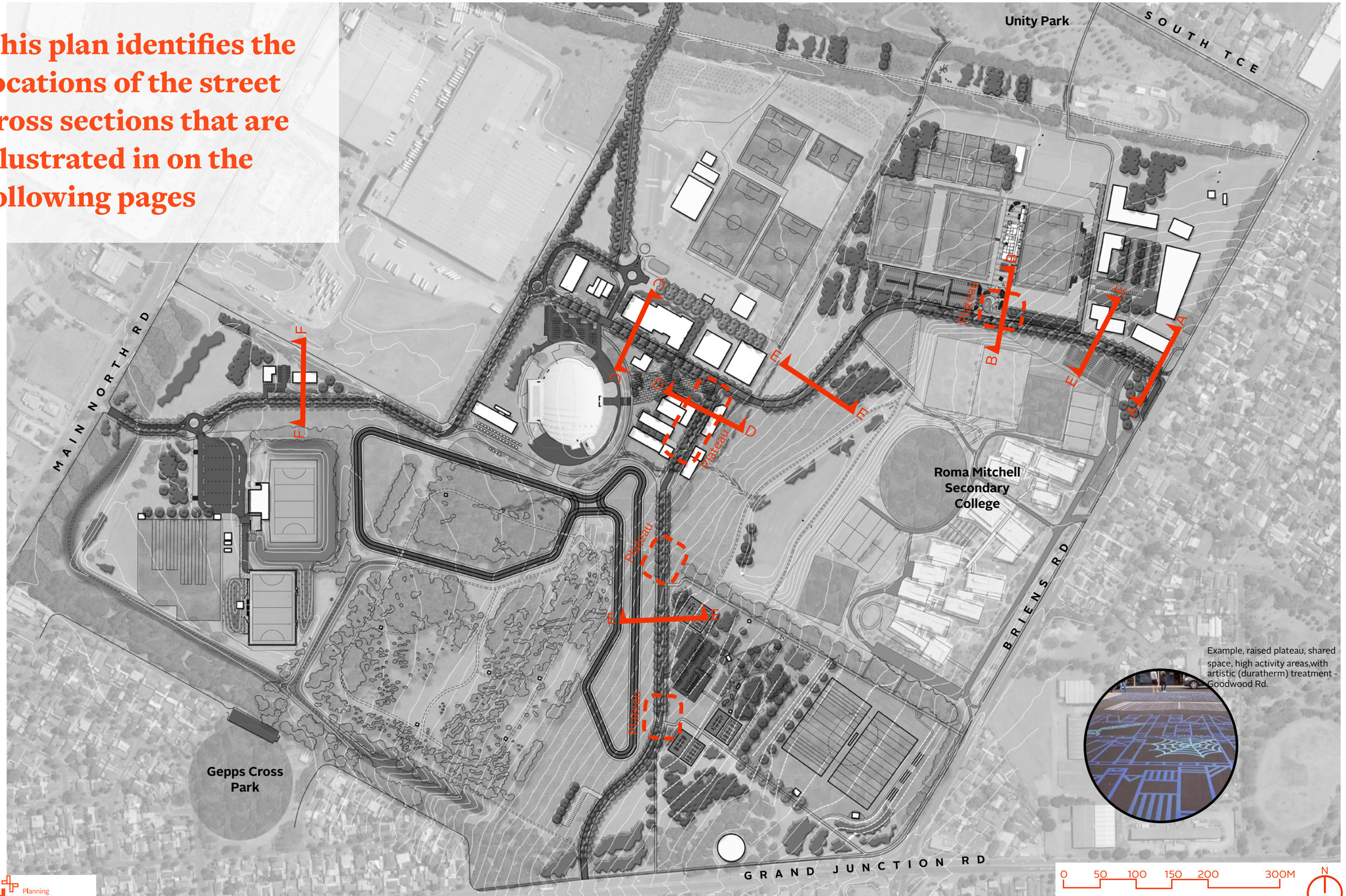
As part of the Master Plan, GTA prepared a *Movement and Traffic Management Plan* to facilitate long term access and transport needs for State Sports Park as well as neighbouring Roma Mitchell Secondary College. Key outcomes and recommendations include:

- Staged development of new streets, access points and internal connections.
- Briens Road intersection designs, first as a 'left-in, left-out', then later as a signalised intersection.
- Street connection immediately needed between Briens Road connection and Anna Meares Way to create a two way connection for the Park.
- Improved access and parking for Roma Mitchell Secondary College.
- Future street connection to Grand Junction Road, facilitating access to the Community Recreation Precinct.



GTA's 'ultimate development' movement plan highlights access via Briens Road and Grand Junction Road.

This plan identifies the locations of the street cross sections that are illustrated in on the following pages



Example, raised plateau, shared space, high activity areas,with artistic (duratherm) treatment - Goodwood Rd.

0 50 100 150 200 300M

1:2500@A1 / 1:5000@A3

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Street Sections

Briens Road Entry

Section A:A 20 m (Entry gateway from Briens Rd)

_ ‘Streets for people’ design with good quality pedestrian and cyclist provision, high standard landscaping, slow speed narrow carriageways

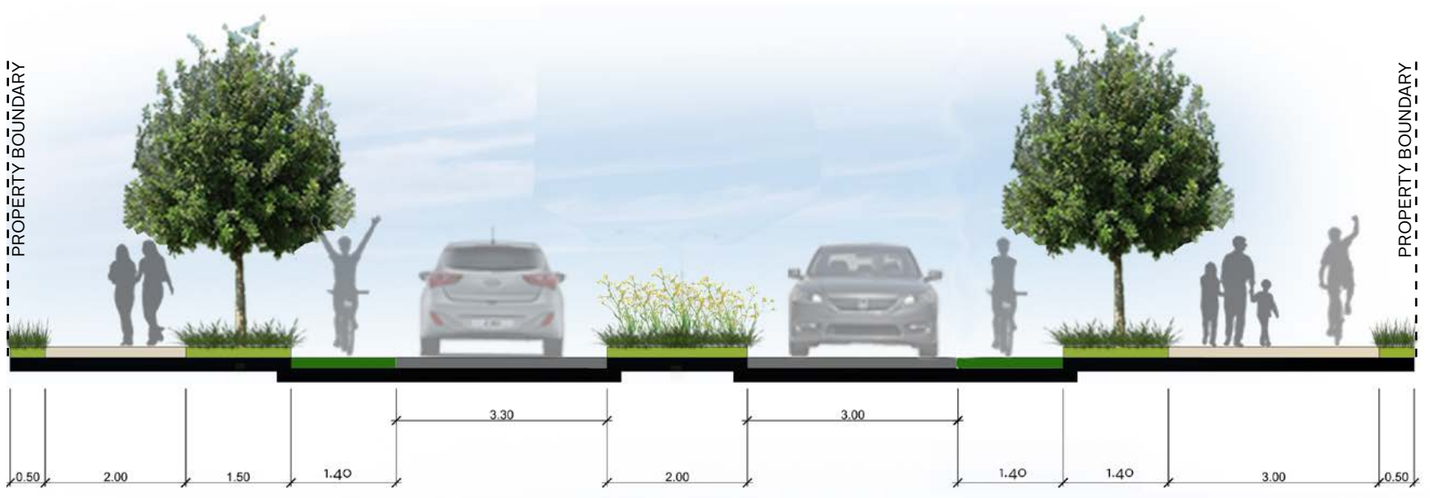
_ Provides a landscaped-median gateway treatment

_ One lane in each direction for initial stages, left-in-left-out (not shown)

_ Exit lanes to be increased to two lanes on approach to intersection for ultimate intersection design (with signals)

_ On-street bike lanes to provide highly visible and safe cycling access, and to accommodate anticipated longer term traffic volumes

_ Shared path on north side and footpath/shared path on south side (particularly to connect to RMSC).



Anna Meares Way Connector_ Entry to State Centre of Football
Section B:B 16.5m (Narrow point outside SCF)

_ ‘Streets for people’ design

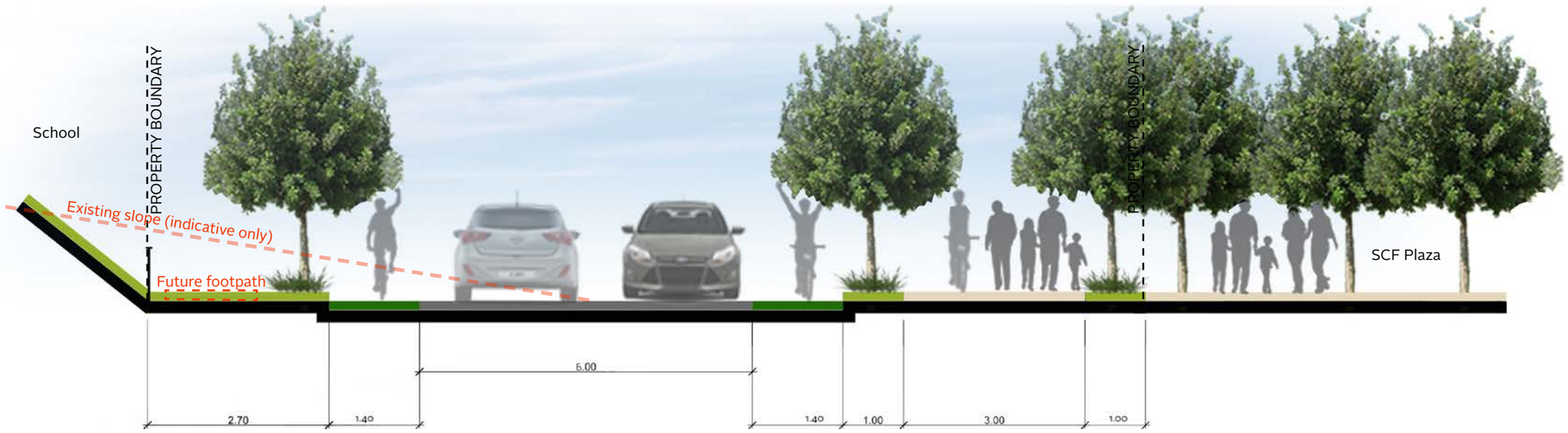
_ Standard cross-section for much of the park to provide consistency and legibility

_ Primary access road function from Briens Road, Grand Junction Road and connection to Anna Meares Way

_ Bike lanes to provide high profile and safe cycling access, and to accommodate anticipated longer term traffic volumes

_ Traffic management features as appropriate to manage vehicle speeds with the majority anticipated to be raised plateau treatments to support pedestrian and bicycle crossings and permeability (not shown)

_ Shared path on at least one-side to support local and less confident cyclist access, with future footpath as a minimum on the opposite side



Streetscape sections

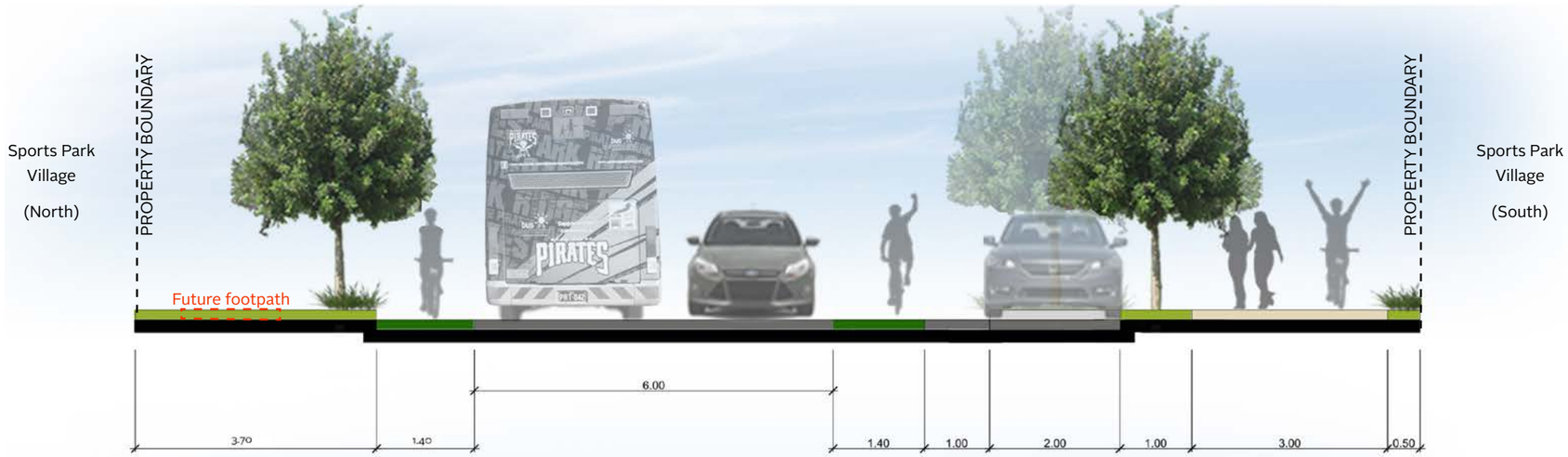
Anna Meares Way Connector (through Sports Village)

Section C:C 20m (Indented parking - one side)

_ ‘Streets for people’ design

_ Anna Meares Way connection past Sports Park Village on one side (active edge) and Croatian Sports Centre on other side (less active edge)

_ Showing indented parking one-side and widened bike lane adjacent



New Entry Road connection from Gand Junction Road (through Sports Village)

Section D:D 20m (Indented parking - two sides)

_ ‘Streets for people’ design

_ New street with Sports Park Village two sides

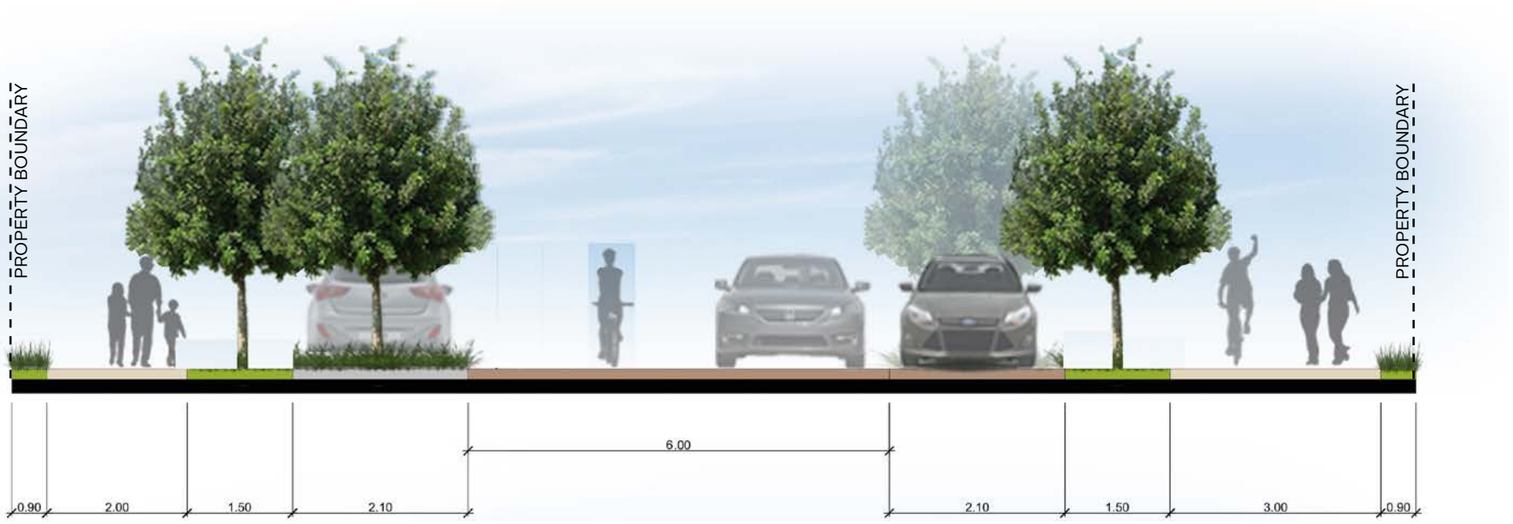
_ Shared street design with raised roadway surface to create lowest speed environment

_ Showing indented parking both sides

_ Bicycles encouraged to share/take the lane with road widths discouraging bicycle overtaking

_ Pockets of short term on-street parking to support activation and speed management

_ Bicycle lanes not provided due to lower speed environment and anticipated lower vehicles within Sports Park Village, managed by parking and facility access points.



Typical sections for new streets at State Sports Park

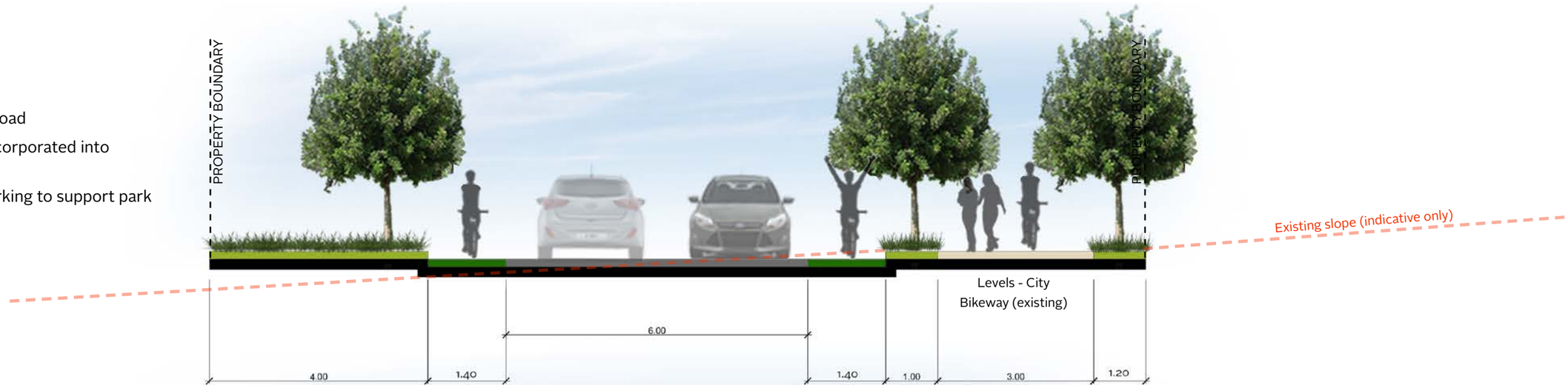
Typical Road Section
Section E:E 18m

_ ‘Streets for people’ design

_ Connection to Grand Junction Road

_ Showing City-Levels Bikeway incorporated into street design

_ Possible clusters of indented parking to support park activities (not shown)



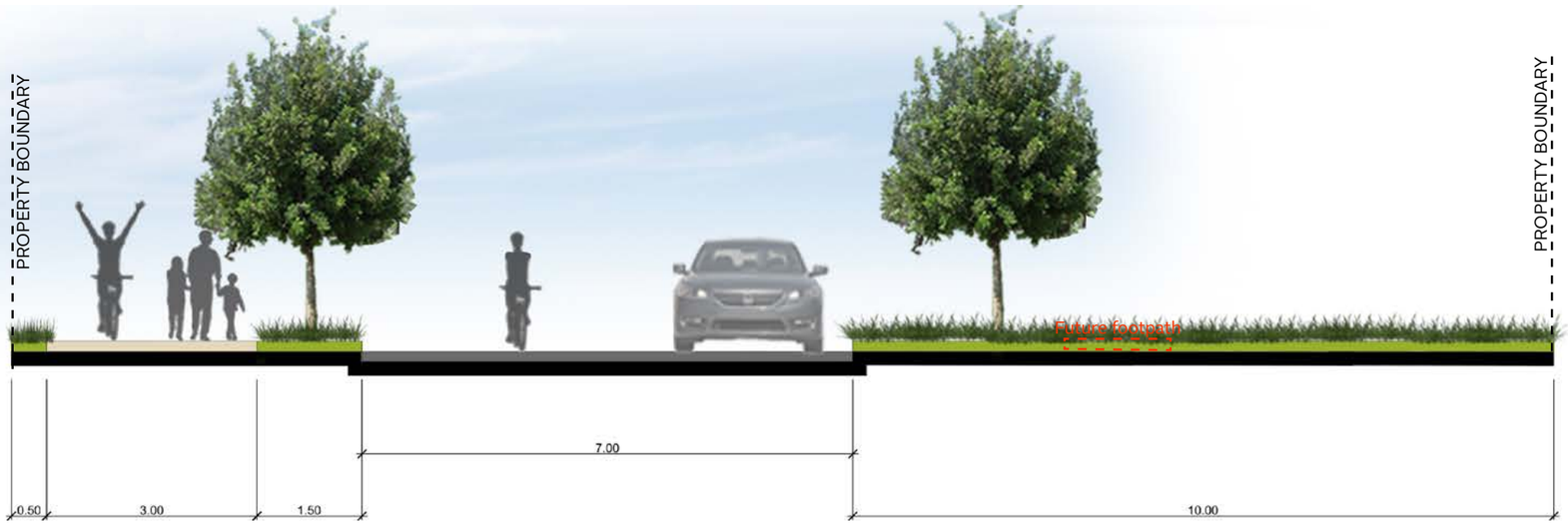
Anna Meares Way
Section F:F 22m

_ Anna Meares Way existing 22m road reserve typical

_ Shared path alongside road on at least one-side to support local and less confident cyclist access,

_ Footpath as a minimum on the opposite side (not shown)

_ Road to be upgraded to match to section B-B with bike lanes for consistency (not shown). Upgrade to be phased in line with planned maintenance and renewal where practical in relation to SSP development timing.



3.3 Stormwater and Environment

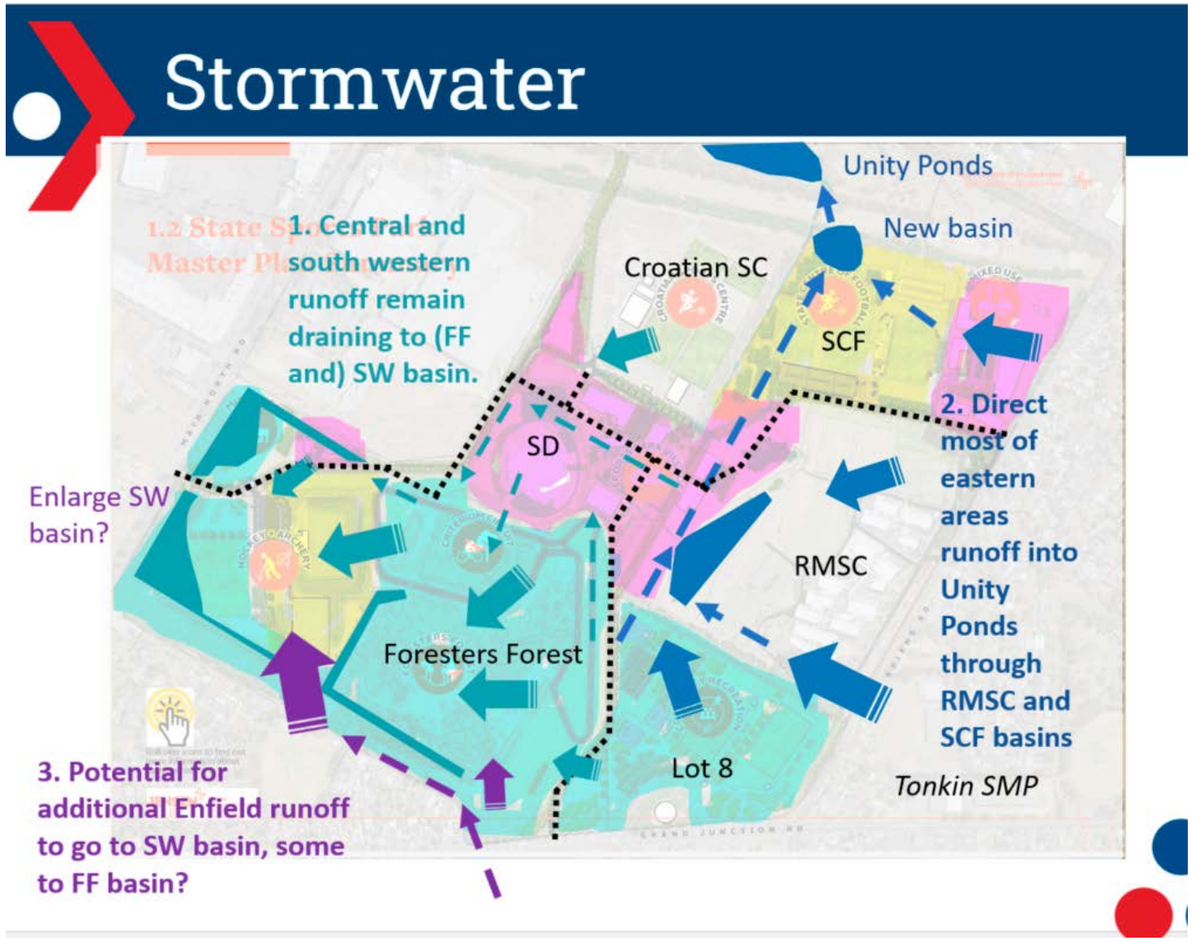
Stormwater Management Plan Summary and WSUD opportunities

Part of the vision for State Sports Park is to increase sustainable water. We can achieve this by redirecting the park's eastern stormwater catchment to the Unity Ponds for filtration and harvesting. The southern catchment will be contained in Foresters Forest and in the south western detention basin, with potential to take excess stormwater from Grand Junction Road.

Stormwater Management Plan (Tonkin, 2020)

As part of the Master Plan, Tonkin prepared a *Stormwater Management Plan* to facilitate the long term management of stormwater in State Sport Park and additional catchments from Enfield and Grand Junction Road. Key outcomes and recommendations include:

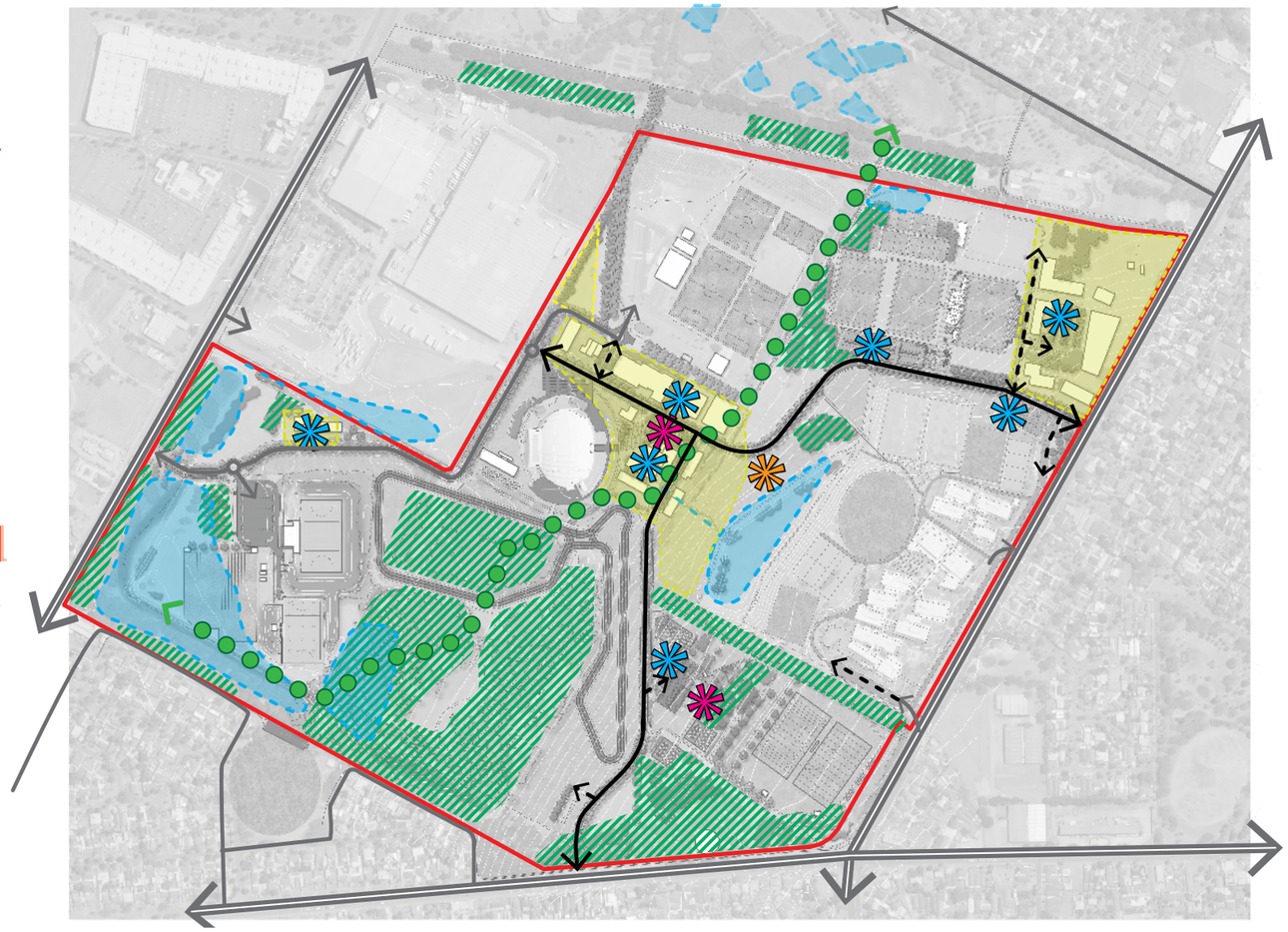
- Direct stormwater from the State Centre of Football, Community Recreation Precinct and Roma Mitchell College east to a new northern detention basin and into Unity Ponds for stormwater harvesting and reuse.
- Potential to divert additional Enfield/Grand Junction Road flows into Foresters Forest and an enlarged south western detention basin.
- The Park's central areas to drain into Foresters Forest with overflows to the South West detention basin.
- Incorporate WSUD measures into all precincts and development areas.



Conceptual stormwater flow diagram.

Environmentally Sustainable Design

The State Sports Park Master Plan provides a wonderful opportunity to implement environmental and social sustainability principles in a way that can be showcased to the rest of the state and provide a precedent for future developments. ESD opportunities focus on active lifestyles, wellness, inclusiveness, greening and healthy eating



Legend

ESD precincts / developments

WSUD corridor

WSUD opportunities

Stormwater detention

Greening + habitat creation

Social precincts

Renewable energy opportunties



Formalised WSUD opportunities within precincts.



Car parking with integrated WSUD for treatment of stormwater and increased greening.



Inclusive public spaces for social gathering and community events.



Integration of health focussed cafes and retail opportunities within developments.



Creation of a green WSUD corridor with riparian planting in stormwater movement corridors and detention basins.

3.4 Materials and Treatments

Guidelines for materials selections for active nodes and streetscapes

This section of the report outlines different activity node and streetscape typologies treatments across different areas of State Sports Parks.

Guidelines

Activity nodes, especially within the Sports Village, should be of high level quality and embellishment. Sections of streetscape that are transitional should complement active node treatments, however should be less embellished.

_ Use verge landscaping to complement seating/rest nodes which could include drink fountains, bike repair stations and sculpture.

_ Celebrate cycling and skating within State Sports Park by incorporating cycling elements, installations or interactive sculpture along main cycling/ pedestrian routes and within plaza spaces.

_ Integrate water sensitive urban design into the streetscape, especially along the existing swale through the Sports Village.

_ Use a consistent language of planting within active areas and transitional streetscapes.

_ Utilise local materials and suppliers to reduce carbon emissions and support the South Australian economy.

_ Consider the whole of life when selecting street furniture to ensure economic and sustainable selections are made.

Active Nodes and Streetscapes



On street car parking between planted protuberances. Paving thresholds to encourage slow speeds in active areas with high pedestrian use.



Utilise banding, and paving layouts to create interest in paving along gateways and key arrival points within the park. This higher level of paving treatment could be used in the Sports Village.



Integrate water sensitive urban design features into streetscape landscaping through Sports Village



Verges with irrigated garden beds aligned to create seating nooks and rest areas.

Active Nodes and Streetscapes



Plaza space with bike parking, dining, vehicle access (where required) and formal.



Off-form concrete seating walls and raised planter beds to integrate landscape and furniture. Potential for seating walls to be used as skating elements.



Interactive sculpture and skate elements incorporated into plaza spaces and along cycling/ pedestrian routes.



Use of irrigated native formal planting within plaza spaces

Transitional Streetscapes



Use feature paving banding and artwork to create a smooth transition between high quality and standard paving treatments.



Raised plateau and increased planting at key pedestrian crossing points



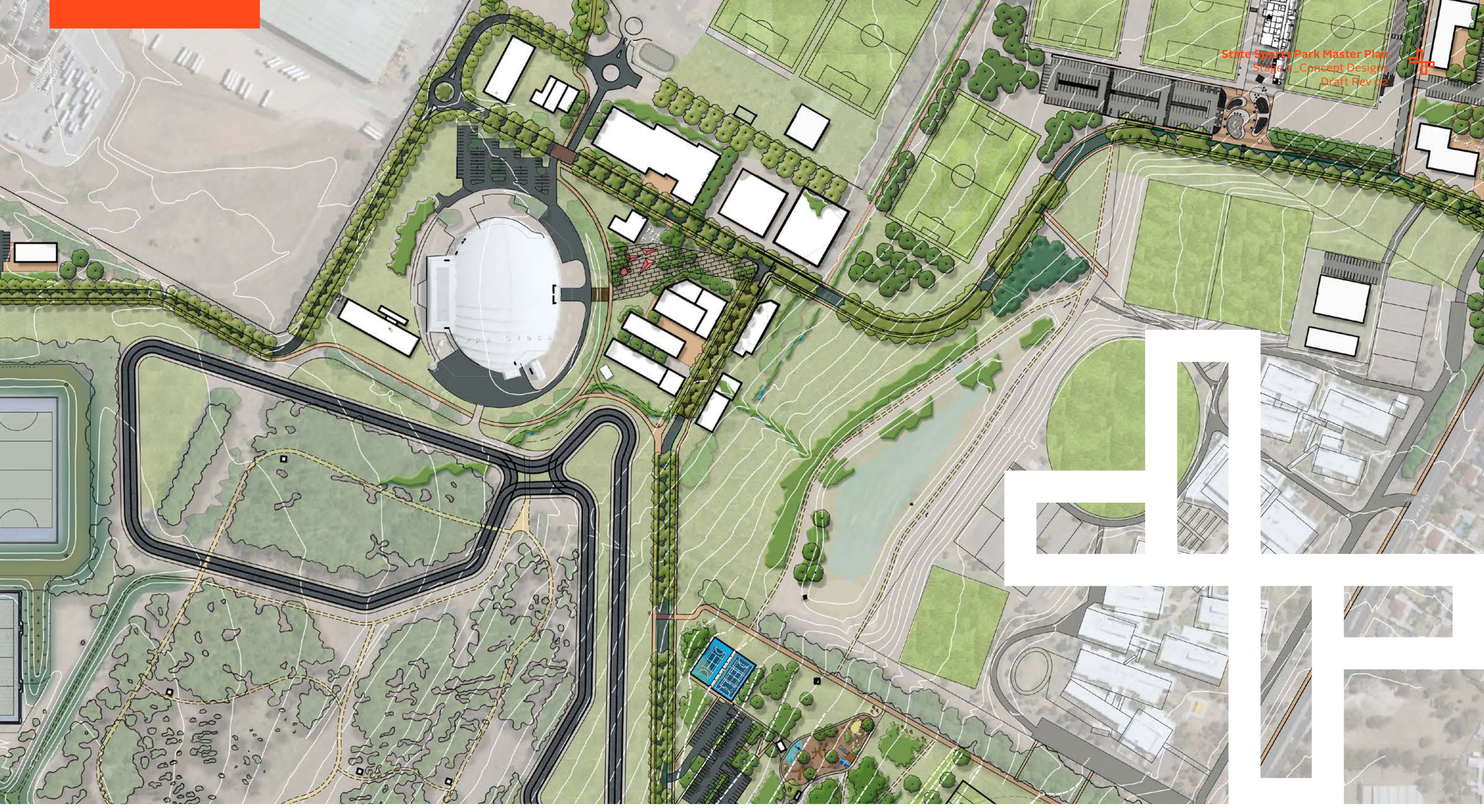
Opportunities for fast growing native tree avenue along streetscape to showcase local species.



Formal bands of drought tolerant native planting along paths, verges and batters.



Clearly marked bike lanes



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