

About the Master Plan for Consultation Two Wells Recreation and Sport Precinct

November 2025



The Master Plan itself

The master plan comprises a **Stage 1** and a **Stage 2**. Stage 1 acknowledges the tennis netball courts new surface and life of some 5-7 years. In general terms, when the surface life is worn out, activities would relocate to new and more courts to the south.

During **Stage 1**, the following could occur:

1. Expert assisted investigations could do the detail design of new facilities for clubs collocated with alterations to the community centre for a variety of activities. This siting enables:
 - Direct outlook to the existing oval and in due course, new courts directly south.
 - Creation of an immediately adjacent new playground
 - Constructing new club facilities whilst continuing operations in the existing clubrooms.
 - Easier and more effective use of the Community Centre from various alterations.

Pending funding and agreements, these works could be undertaken during Stage 1.

We heard from both Community Centre and Football / Netball, ideally, the Community Centre would not be in the precinct. This is acknowledged, and the master plan names land banking elsewhere for a new performing arts centre as part of long term planning for Two Wells Korunye eventually being 40,000. As a new centre is many years away, the master plan envisages the community centre function continuing for the foreseeable future whilst Council land banks elsewhere for a new performing arts centre as part of long term planning for Two Wells Korunye.

2. New car park west of Drew Street entrance could be detail designed with more consultation, and once agreed, constructed.

The concept car park shown between Drew Street entrance and new playground includes around 200 car parks (The concept car park for Stage 2 shown south of the new clubrooms shows about 30 parks). Both are concepts only and detail design with traffic experts would result in a different design, numbers, layout, greening and so on. Safety or what can be called traffic calming for people of all ages – including children – would be achieved.

3. Install new cricket nets with backstop.
4. Minor upgrades at the existing Bowling Club
5. Scouts establish west of the Bowls carpark on land nominated in legal agreement.

6. Investigate establishing RV camping in the western area and with suitable vehicle access arrangements (including on game days). This may involve enabling vehicle access from near the Bowls car park to the western area.

The opportunity for RV camping will require an Expression of Interest process to identify a preferred proponent, negotiations around a suitable legal agreement, consultation under the *Local Government Act 1999*, expert advice to support RV use of land that comprises the former landfill, and the proponent securing planning consent. To progress this outcome, funds were allocated at the August Ordinary Council meeting to enable expert investigations about establishing RV use on land that comprises a former landfill. These landfill investigations are underway.

Noting investigations about establishing RV camping in Stage 1, relocating the courts in Stage 2 opens up space to the west for other uses to be developed in the longer term (possibly Stage 2) such as playing fields and/or indoor court facility (basketball, volleyball, badminton, table tennis etc), as well as parking spaces and suitable access. Exactly what mix of uses/sports to the west is to be investigated further over the next few years in light of ongoing population growth.

Stage 2 involves establishing 8 tennis/6 netball new courts, as well as Tennis Clubrooms, south of the Football Netball Clubrooms/Community Centre buildings.

During **Stage 2**, the following could occur

1. On the triangle land north of the cemetery, construct a second road access from Old Port Wakefield (with gate or other technology for game day) leading to a car park to service the new court facilities.
Locate new road on the north side of the trees and with a drain crossing. This access increases available land for precinct related activity, such as adventure playground, parking or something else. The existing cemetery has many years capacity for interments, including making use of the existing road on the south side of the trees for interments. Land bank elsewhere for cemetery growth for very long term is work acknowledged as to be done.
2. Pending construction of new facilities for clubs, if existing clubrooms removed, consider opportunities for a variety of different uses or activities.

Stage 1 and 2 acknowledge planning for the northern growth of Two Wells Korunye in the long term will involve further investigations about recreation and sport facilities and fields.

This northern growth is north of Eden, and north of Temby Road, extending all the way to Simpkin and Navvy Hill Roads. This northern growth is flagged by the State Government in the Greater Adelaide Regional Plan for 10,800 dwellings, which is around 28,000 residents.

When added to planned growth such as Eden and Liberty, Two Wells Korunye in the long term is anticipated to be 40,000.¹ This will influence the western area of the precinct.

Shifting the existing courts south provides the ‘potential’ for a variety of uses/sports including an oval. However, to reiterate, more investigations are needed over the next 3 – 5 years.

Implementation and Funding

Once community input is considered and there is consensus about the master plan by Clubs, peak bodies, and Council, then more detailed plans can be prepared. These can be called concept plans which lead to detailed design and then construction.

Consensus enables the master plan to be used to seek funding from peak sport bodies, State and Australian Governments. Without consensus, this is more difficult.

The image in Council’s 2016 Open Space Strategy shows the implementation steps.²

4.0 SPORT AND RECREATION PRECINCT MASTERPLANS

Master Plans have been developed in consultation with Council and the community for the three main sportsgrounds in the District Council of Mallala. This includes the sportsgrounds located in:

- Two Wells
- Mallala
- Dublin

The Master Plans are provided on the following pages.

In relation to actioning the master plans, the Two Wells Sport and Recreation Precinct should be the first priority followed by the Mallala Sportsground and the Dublin Sportsground.

The Sport and Recreation Precinct Plans aim to present opportunities and provide a guide for further planning and consultation. Detailed planning will be required for specific items in consultation with communities and this could result in modifications to actions and directions.

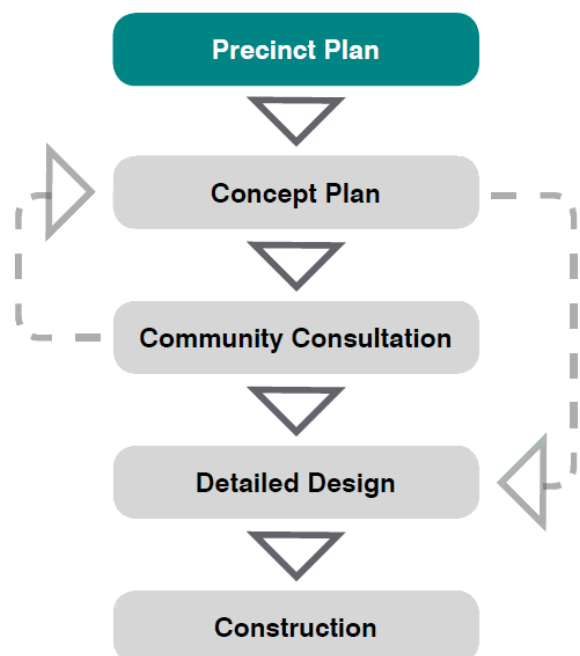


Figure 1 Steps from master plan to construction

¹ Growth planning info apc.sa.gov.au/council-services/development/growth-planning

² Source 2016 Open Space Plan Directions Report accessed via apc.sa.gov.au/council-services/development/growth-planning

Implementation relies on people championing the benefits of the master plan. To that end, Council can lead certain improvements, principally access, parking and stormwater. This includes looking for funding directly and assisting Clubs looking for funding.

Other improvements are best lead by the respective clubs, such as alterations, additions, new buildings, sports facilities. This includes looking for funding. Club leaders and Council are in ongoing discussions about the best roles and responsibilities to progress implementation. Irrespective of whether lead by Council or clubs, open communication and discussion will be important to lead from master plan to concept, detail design, and implementation.

Funding Opportunities

The Australian Government, SA Government, Council, peak bodies and other organisations provide funding opportunities.³ Grants and programs change overtime. Part of Council's Community Development Officer role is to work with community groups across Adelaide Plains – including at Two Wells Recreation and Sport Precinct - about grant opportunities. Tailored support to Clubs reflecting the nature of Clubs interests and the proposed project is available.

Council Roles Influencing Implementation

Council itself has various roles that influence implementation:

- A key role is ongoing communication and collaboration with the Clubs. Noting the clubs are community groups passionate about sport and community outcomes, Council's Community Development Officer is the key contact.
- Administering legal agreements in their various forms and negotiating new agreements. These will be informed by the Lease and License for Community Land and Building Policy.⁴ Council's Property Officer is the key contact.
- A key role is working with each club or clubs on how to approach both detail design and funding physical works. Council's Community Development Officer is the key contact to coordinate discussion involving Council officers with growth and investment, infrastructure and environment, and legal agreement interests.
- Certain changes require approvals under planning, building and environmental health regulations.

³ See pg. 63 in the February 2024 Master Plan document for more information available via apc.sa.gov.au/our-council/major-projects/two-wells-recreation-and-sport-precinct

⁴ Available via apc.sa.gov.au/our-council/documents/policies-procedures-by-laws