



# OPEN SPACE PLAN

## BACKGROUND REPORT

SEPTEMBER 2016



## ACKNOWLEDGEMENTS

The District Council of Mallala has made a commitment to planning for open space and reserves through this Open Space Plan and a review of its Community Land Management Plans.

The planning has been supported through grant funding by the Office for Recreation and Sport.

The development of the plans has been managed by Council's Strategic Projects Team.

Councils Elected Members have contributed to the study and community members have also contributed through their participation in planning sessions in Dublin, Mallala and Two Wells and through a community survey.

The project has been led by Warwick Keates of WAX Design and Suzanne Suter of Suter Planners has also played a lead role. The master planning of the sportsgrounds, mapping and liaison on GIS data has been undertaken by WAX Design.

## CONTENTS

- 1.0 THE PLANNING CONTEXT
- 1.1 Purpose of the Background Report
- 1.1 Links to Other Planning
- 1.2 Character of the District
- 1.3 Character of the Towns and Areas

- 2.0 UNDERSTANDING DEMAND
- 2.1 Demand Considerations
- 2.2 Expressed Community Needs
- 2.3 Demographics and the Implications
- 2.4 Benchmark Considerations

- 3.0 SUPPLY FINDINGS
- 3.1 Open Space Provision
- 3.2 Sportsgrounds
- 3.3 Recreation Parks
- 3.4 Linear Open Space
- 3.5 Natural Areas
- 3.6 Dedicated Spaces and Facilities

- 4.0 SPORTSGROUND KEY FINDINGS
- 4.1 In General
- 4.2 Two Wells Oval
- 4.3 Mallala Oval
- 4.4 Dublin Oval

Appendix A: Document Review Summary

Appendix B: Detailed Demographic Data





# 1.0 THE PLANNING CONTEXT

## 1.0 THE PLANNING CONTEXT

### 1.1 Purpose of the Background Report

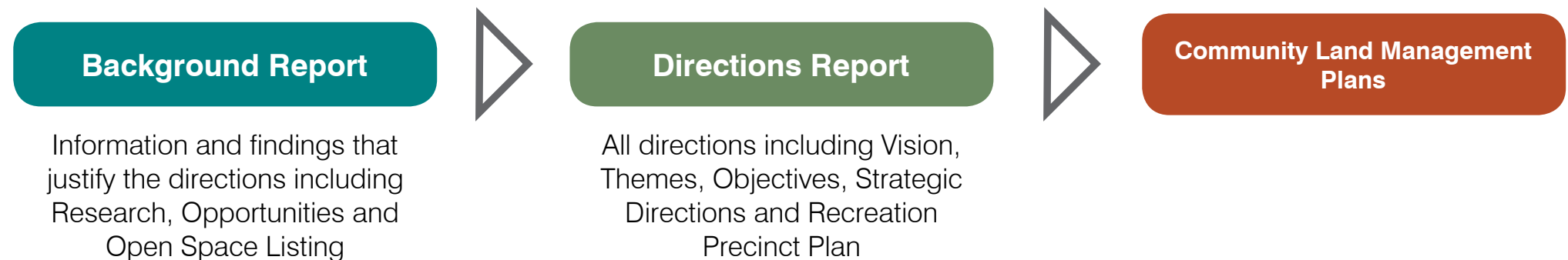
The Open Space Plan includes two report volumes as shown in the diagram on this page.

The Background Report provides detailed information on the findings relating to the demand, supply and sportsground analysis undertaken as part of the Open Space Plan study.

The main purpose of the Background Report is to outline the findings of the planning and provide a further basis for the strategies and projects in the Directions Report if required.

The Background Report will generally be used by Council to:

1. Obtain additional information on community needs and open space and facility provision.
2. Justify directions in the Open Space Plan and the Community Land Management Plans.
3. Assist Council with its related future planning and decision making as appropriate.



## 1.2 Links to Other Planning

The Open Space Plan and the Community Land Management Plans contribute to the broader planning for the District Council of Mallala.

Both the Open Space Plan and the Community Land Management Plans aim to achieve the goals in Council's Strategic Plan and are consistent with other planning such as the Strategic Directions Report, Regional Public Health Plan, Gawler River Open Space Strategy, Climate Change Vulnerability Report and Coastal Settlements Adaptation Study.

The directions in the Open Space Plan are also relevant to and consider the Mallala Council Development Plan (Consolidated version 21 April 2016) and key policies such as Council's Asset Management Policy and the Reserve Development Policy.

Key information and directions in the past planning have been considered and drawn on when developing the Open Space Plan and the Community Land Management Plans. A summary of the relevant information and directions is provided in Appendix A.

In addition to responding to past planning, the Open Space Plan, the Community Land Management Plans and the Recreation Precinct Plans will influence future planning and policies as the directions and projects are adopted, and also influence the approach to providing for the future needs of communities.





## 1.2 Character of the District

### The District as a Whole

The character of the District Council of Mallala will influence the directions relating to open space. It is therefore appropriate to give a brief overview of the District character and consider the implications for open space planning.

The District Council of Mallala is located around 40 kilometres to the north of the Adelaide CBD and it adjoins the City of Playford, Light Regional Council and Wakefield Regional Council.

The District is geographically large, covering an area of 926 km<sup>2</sup>. It is predominantly a rural area although the District also includes a large section of the tidal coastal region along the Gulf of St Vincent including the Samphire Coast. The Gawler River defines the southern boundary of the District and overall the topography of the District is relatively flat.

The District Council of Mallala has three main towns including Mallala, Two Wells and Dublin. In addition to these townships, the District incorporates a defined rural living area at Lewiston, the four coastal settlements of Middle Beach, Thompson Beach, Parham and Webb Beach, and small settlements such as Redbanks and Long Plains.

The towns are spread across the District with considerable distances to travel. However, the road connections are good and communities utilise sportsgrounds and other facilities and open space across the District.

In 2011, the District had a population of 8,343 and this is anticipated by Council to increase to around 18,000 over the next 10-20 years, mainly due to a planned housing development in Two Wells.





Hamley  
Bridge

Dublin

Mallala

Freeling

Two  
Wells

Gawler

The projected growth of the District, the spread of townships and the unique character of the District has the following broad implications for open space:

- There will be a need for appropriate open space and facilities in each main township to support community activity and strengthen the sense of community that can exist in small towns and settlements.
- The growth area of Two Wells will require an adequate provision of open space and associated sport and recreation facilities to cater for the future community.
- Opportunities for retaining the unique rural and natural character of the District through open space should be considered.
- A commitment to protecting the coastline and natural features within the District will be required

The following features in the District are particularly relevant to consider regarding open space provision and management:

- The Samphire Coast is highly valuable as an area for shorebirds due to the habitat and unique coastal environment (e.g. beaches, tidal saltmarshes, mudflats, seasonal freshwater lakes). Protecting this area and the surrounding coastal vegetation should be a priority as the coastal environment has economic as well as social and environmental value, including opportunities for eco-tourism. The Adelaide International Bird Sanctuary is a proposed protected area that will be established by the South Australian Government over 2014 to 2018 for the purpose of rehabilitating land previously used as salt pans, protecting habitats for international migratory birds, managing water quality in the adjoining parts of the Gulf St Vincent and creating a 'green' space.
- The Gawler River located on the southern boundary creates opportunities for linear connections, including to the City of Playford and Light Regional Council.
- The small size and relative isolation of the towns (particularly Dublin, Mallala and the coastal settlements) increases the importance of sport and community open spaces that provide a gathering point for local communities.
- Lewiston supports rural living and animal husbandry and this could increase the demand for horse riding trails and facilities.





## 1.3 Character of Towns and Areas

The character of each main town in the District Council of Mallee and the implications for open space are considered on the following pages.

The character analysis is provided for:

- Two Wells
- Mallee
- Dublin
- Rural Living Areas (such as Lewiston).
- Coastal Settlements



# Two Wells

Two Wells is strategically located with a close connection to Greater Adelaide and the surrounding towns and localities in the District. The town will experience the greatest growth within the District and require a particular commitment to improving and providing open space and recreation and sport facilities. Two Wells is an appealing town with unique heritage features. The main characteristics of the town and the open space implications are summarised below.

Key Characteristics	Implications for open space
<ul style="list-style-type: none"><li>• 2,293 people as at 2011.</li><li>• Growth town with proposed new urban development of around 8,000 people.</li><li>• Urban housing allotments but low density.</li><li>• Strong focus on the main street (which includes the sportsground and other open space).</li><li>• Existing good sized sportsground and related community and sports buildings.</li><li>• The school is separate to the sportsground.</li><li>• Major road connections (Port Wakefield, Gawler Road, Mallala Road) and close links to Buckland Park and Virginia.</li><li>• Closest town to Adelaide (around 40km from the CBD).</li></ul>	<ul style="list-style-type: none"><li>• Main Street open space justifies a focus.</li><li>• Potential to expand the existing sports ground to a higher level sportsground to support activities and events for the surrounding region (including the growth area of Buckland Park and Lewiston community).</li><li>• There will be a need for additional sport and recreation open space to cater for the additional population (refer Demand Analysis).</li></ul>



## Mallala

The town of Mallala is located within the north of the District and surrounded by farming communities. It is a rural township with a strong commitment to community participation including in sport and recreation. The sportsground is an important focus for the communities within and around the town. The main characteristics of the town and the open space implications are outlined below.

Key Characteristics	Implications for open space
<ul style="list-style-type: none"><li>• 1,047 people as at 2011.</li><li>• Central to the surrounding rural area.</li><li>• Connecting roads with good links to other towns.</li><li>• Existing large sportsground which caters for a number of sports and activities and provides a camping focus.</li><li>• Smaller urban allotments.</li><li>• Roads divide the town and impact on walkability (town is divided into segments).</li><li>• Railway line incorporates a wide land corridor.</li><li>• Located around 58 Km from the Adelaide CBD.</li></ul>	<ul style="list-style-type: none"><li>• Connections across the roads through open space and streetscapes will be vital.</li><li>• The sportsground is likely to be a key focus for the surrounding and town community.</li><li>• The land along the railway line could create an opportunity for a linear trail connection.</li></ul>





# Dublin

Whilst Dublin is a small town, it provides a focus for the surrounding coastal and farming communities and is a stop off point for travellers and transport along the Port Wakefield Highway (Highway 1). The town is defined by Heritage Listed Parklands which are adjacent to a sportsground and other natural settings. The people within and around the town have a strong sense of community and commitment to the natural environment. The main characteristics of the town and the open space implications are outlined below.

Key Characteristics	Implications for open space
<ul style="list-style-type: none"><li>• 195 people as at 2011 (very small community).</li><li>• Isolation factor due to furthest distance from other towns and Adelaide (although located on Port Wakefield Road).</li><li>• Gateway to the Mallala coastline</li><li>• Small town in grid pattern.</li><li>• Smaller urban allotments.</li><li>• Surrounded by Heritage Listed Parklands.</li><li>• Strong connection to the coastal settlements and coast.</li><li>• Relatively undeveloped sportsground and facilities.</li><li>• Ageing facilities and resource limitations impact on facility quality.</li></ul>	<ul style="list-style-type: none"><li>• The small population size does not justify a high level sportsground and improvements should be moderate (although the sportsground will cater for the wider area).</li><li>• A large part of the Parklands should be natural area to utilise the land, manage maintenance and strengthen the habitat and environmental value of the open space.</li></ul>



## Rural Living Areas

The main rural living area in the District is Lewiston, which is located between Two Wells and the Gawler River. Lewiston has a good population size for a rural living area and it supports animal husbandry and hobby farming.

### *Lewiston Characteristics*

Key Characteristics	Implications for open space
<ul style="list-style-type: none"><li>• 2,947 people as at 2011.</li><li>• Flood prone area.</li><li>• Large amounts of open space mainly with drainage role (refer Demand and Supply Analysis).</li><li>• Larger rural allotments.</li><li>• Substantially treed area.</li><li>• Good connections to Gawler and Two Wells through Gawler Road.</li><li>• Gawler River is near Lewiston and informal pedestrian connections exist along the river (dirt track).</li><li>• There is no sportsground in Lewiston.</li></ul>	<ul style="list-style-type: none"><li>• The rural living focus of the area suggests there will be a need for trails and facilities to support horse riding.</li><li>• Riverine inundation is a key issue for Lewiston.</li><li>• Potential to utilise the larger areas of open space from a district perspective, particularly as the population grows in Two Wells, e.g. a district dog park, a horse riding trails network around Lewiston.</li><li>• A sportsground is not required or realistic due to the proximity of the area to Two Wells and the land character.</li><li>• The Lewiston community can easily use sports facilities in Two Wells (as well as in the Playford and Gawler LGA's) and this will increase the need for a good sportsground in Two Wells.</li><li>• Potential for trails along and linked to the Gawler River, including for horses.</li></ul>



A number of small towns are located in the rural area including Long Plains, Red Banks, Wild Horse Plains and Windsor. The main characteristics are outlined below.

*Small Rural Towns Characteristics*

Key Characteristics	Implications for open space
<ul style="list-style-type: none"><li>• 347 people as at 2011 including Long Plains, Wild Horse Plains, Windsor and surrounding rural areas.</li><li>• Relatively isolated communities although Long Plains is only 18 kms (around 30 minutes drive) from Mallala and the other towns have links to Port Wakefield.</li><li>• The town of Long Plains has its own sportsground located on private land (not Council owned).</li></ul>	<ul style="list-style-type: none"><li>• Some local open space will be needed in each small town to support community activity.</li><li>• The provision of a sportsground in Long Plains, where there is a very small population, raises questions about potential over supply. However, whilst the community continue to resource the facility it should be supported due to the isolation factor.</li></ul>



Coastal Settlements

The District of Mallala incorporates a substantial coastline that has a unique natural character including beaches, salt water lakes, riverines, tidal saltmarshes, mudflats and pristine coastal vegetation. Part of the coastline is known as the Samphire Coast, which is a significant shorebird destination and conservation area. The main settlements along the coastline include Middle Beach, Parham, Webb Beach and Thompson Beach and these settlements support a mix of permanent residents, temporary residents and holiday makers. There is a strong focus on crabbing, fishing and water sports within the coastal settlements.

Key Characteristics	Implications for open space
<ul style="list-style-type: none"><li>• Very small population in small coastal settlements.</li><li>• Strong focus on the natural environment and environmental protection, including the Samphire Coast.</li><li>• Boat ramps in Parham and Middle Beach.</li><li>• Walking trails around Thompson Beach.</li></ul>	<ul style="list-style-type: none"><li>• The natural values of the coastal settlements should be retained and low key development should be considered (trails, signs).</li><li>• There will be demand for trails, interpretation, signage and viewing areas.</li><li>• Coastal inundation is a key issue for all Mallala coastal settlements and surrounding land.</li><li>• The boat ramps at both Parham and Middle Beach will need to be managed although high level infrastructure should not be established (low key should be the focus for the area).</li><li>• Car parking and visitor access will need to be considered.</li></ul>







## 2.0 UNDERSTANDING DEMAND



## **2.0 UNDERSTANDING DEMAND**

### **2.1 Demand Considerations**

In order to understand the current and future demand for open space it is important to consider:

- The needs of the community identified through community consultations.
- The demographics of the population and the implications for open space provision and development.
- Benchmarks for sport and recreation facilities to indicate what could be required to meet community needs.

The main needs raised by the community are summarised on the following page and they are also reflected and expanded on in the Challenges and Opportunities section of this report.

This is followed by an analysis of demographics and benchmarks.

## 2.2 Expressed Community Needs

The main items that the community has highlighted as being particularly important through the community consultations are as follows:

- The ongoing maintenance and improvement of the existing sportsgrounds given they are a valuable focus for each community.
- The maintenance of and improvements to existing recreation parks and formal gardens (landscapes, amenities, infrastructure, access).
- The provision of good quality recreation facilities to support community activity at sportsgrounds and recreation parks, including playspaces, youth facilities and picnic settings.
- Protection of the natural environment including the natural character and habitat value of the rivers, creeks, coastline and Parklands.
- The promotion and appropriate management of heritage buildings and sites.
- The provision of trails, linear connections and footpaths for bike riding, walking and horse riding.
- The appropriate design and location of camping areas linked to the sportsgrounds.
- Support to community groups including smaller communities and groups that use facilities located on private land.

Participation in sport is strong (by children and young people but also older age groups) and as such the sportsgrounds are a priority in each of the towns. The club facilities within the sportsgrounds provide a valued social focus for communities.

There is also a high awareness of the need to protect the natural environment as well as the unique heritage of the area. This is particularly a priority for the coastline and surrounding settlements.

There is a sense of satisfaction with the existing facilities and open spaces, and a desire for facilities and open spaces to retain their existing character. However, there is also interest in the open spaces and facilities being improved to cater for community needs.

The community generally recognises that resources are limited and a partnership approach is required to achieve improvements. There is a strong volunteer culture across the District Council of Mallala.



## 2.3 Demographics and the Implications

The main demographic characteristics of the District Council of Mallala population and the relevance of these characteristics to the demand for open space are outlined in the charts on the following pages.

Consideration has been given to the characteristics of the whole of the District Council of Mallala as well as for the main townships and areas in the District (Two Wells, Mallala and Dublin) and the settlement of Lewiston.

Further demographic information and comparisons with Greater Adelaide are provided in Appendix B.



## District Council of Mallala

Focus	Main Characteristics*	Implications for Open Space
Population Size	<ul style="list-style-type: none"> <li>8,343 people as at 2011.</li> <li>Predicted to grow to around 18,000 over the next 10-20 years.</li> </ul>	<ul style="list-style-type: none"> <li>There will be a need for additional open space to cater for the population growth.</li> </ul>
Age Profile	<ul style="list-style-type: none"> <li>Larger proportion of children (14.5% 5-14 years).</li> <li>Large proportion of middle aged adults (18.3% 40-49 years).</li> <li>Smaller proportion of older adults (10.6% 65 years +).</li> </ul>	<ul style="list-style-type: none"> <li>The demand for active sport and recreation is likely to be high.</li> <li>There could be particularly strong demand for sports participation by juniors and families, as well as recreation and play activities.</li> </ul>
Family Character	<ul style="list-style-type: none"> <li>Large proportion of couples with children (48.1%).</li> <li>Smaller proportion of one parent families (12.5%).</li> </ul>	<ul style="list-style-type: none"> <li>Reinforces the potential high need for sportsgrounds and family oriented recreation open spaces.</li> </ul>
Culture	<ul style="list-style-type: none"> <li>170 Aboriginal and Torres Strait Islander People (2.0%).</li> </ul>	<ul style="list-style-type: none"> <li>Highlights the need to reflect Aboriginal culture through interpretation and design.</li> </ul>
Income and Employment	<ul style="list-style-type: none"> <li>Good employment levels (59.9% employed full time, 28.4% employed part time, only 5% unemployed).</li> <li>Relatively good income levels (household weekly income \$1,167).</li> </ul>	<ul style="list-style-type: none"> <li>Suggests that most people should have the resources to participate in sport and organised recreation activity.</li> </ul>
Vehicle Access	<ul style="list-style-type: none"> <li>High vehicle ownership in dwellings (73.6% dwellings have two or more vehicles and only 1.3% of dwellings do not have a motor vehicle).</li> </ul>	<ul style="list-style-type: none"> <li>Suggests people should generally have the capacity to travel around the district to use open space.</li> </ul>

\* The comments are based on a comparison of South Australia data.

All data has been obtained through Council's web site link to the ABS Census data 2011 Quickstats.



## Main Townships and Settlements

Towns	Main Characteristics *	Open Space Implications
Two Wells	<ul style="list-style-type: none"> <li>• 2,293 people as at 2011.</li> <li>• Growth area with around 8,000 additional people anticipated.</li> <li>• Family oriented town with larger proportions of children and middle aged adults.</li> <li>• High employment levels and good household income levels.</li> <li>• Good motor vehicle ownership.</li> </ul>	<ul style="list-style-type: none"> <li>• There will be a need for additional recreation open space to cater for the local needs of the growth area. Additional sporting open space could also be required.</li> <li>• There is good community capacity for participation in activities.</li> </ul>
Mallala	<ul style="list-style-type: none"> <li>• 1,047 people as at 2011.</li> <li>• Spread of age groups although larger proportion of 45-54 year olds (soon to be ageing) and large proportion of older adults (85 years+).</li> <li>• Good employment levels and relatively good household income levels.</li> <li>• Good motor vehicle ownership.</li> </ul>	<ul style="list-style-type: none"> <li>• Will need to cater for all age groups including the older population.</li> <li>• There is good community capacity for participation in activities.</li> </ul>





## Main Townships and Settlements

Towns	Main Characteristics *	Open Space Implications
Dublin	<ul style="list-style-type: none"> <li>• 195 people as at 2011.</li> <li>• Larger proportion of 20-24 year olds and 0-4 year olds (although actual numbers are small). There is a mix of other age groups (although small proportions of 5-14 year olds).</li> <li>• Greater proportion of couples without children.</li> <li>• Good employment levels but lower household income levels.</li> <li>• Good motor vehicle ownership.</li> </ul>	<ul style="list-style-type: none"> <li>• Will need to cater for all age groups.</li> <li>• It will be important to cater for young families (e.g. play).</li> <li>• Affordable activity opportunities will be important.</li> </ul>
Lewiston (key settlement)	<ul style="list-style-type: none"> <li>• 2,947 people as at 2011.</li> <li>• Family oriented town with larger proportions of children, youth and middle aged adults.</li> <li>• Good employment levels and high household income levels.</li> <li>• High motor vehicle ownership.</li> </ul>	<ul style="list-style-type: none"> <li>• There is potentially strong demand for sport and recreation activity including horse riding opportunities (particularly with the larger proportion of youth).</li> <li>• There is good community capacity for participation in activities.</li> </ul>

## 2.4 Benchmark Considerations

### Open Space Provision

The Barossa, Light and Lower North Regional Open Space and Public Realm Strategy recommends that Councils in the region adopt a benchmark of 9 hectares per 1,000 people. This is three times the amount of some benchmarks used around Australia but it reflects the rural and peri-urban character of the region. 9 hectares per 1,000 people would require 180 hectares of open space for a future population of around 20,000 people.

A hectare per 1,000 people benchmark is less relevant for a Council area that is primarily rural and where the population is relatively small and spread across a large geographical area, as is the case with the District Council of Mallala. The amount of open space justified based on a benchmark figure would not be as high as the actual potential demand. For example, a hectare per 1,000 figure would suggest that fewer sportsgrounds and parks are required.

However, it is useful to consider the requirements for open space in Two Wells where the population growth will need additional open space. Benchmarks used across Australia range from 2.83 hectares per 1,000 people to 4.25 hectares per 1,000 people. Using a conservative benchmark of 3.0 hectares per 1,000 people, a Two Wells future population of around 12,000 people would justify at least 36 hectares of open space.

A new development has been proposed for Two Wells that would have around 8,000 people. This number of people would require approximately 24 hectares per 1,000 based on 3.0 hectares per 1,000 people. Using the 9.0 hectare per 1,000 figure would not be appropriate for a town (9.0 hectares would include the coastline and natural areas outside of the towns).

Whilst part of the existing open space could contribute to meeting the needs of the new development community (such as the town's existing sportsground), there will be a need for recreation parks, linear connections and natural settings within the development to cater for local needs and to address stormwater requirements. There will also be a requirement for additional sporting open space linked to the existing sportsground to cater for the sports needs of the additional population.

A potential breakdown of the types of open space required to meet the needs of the new development area proposed in Two Wells is provided below based on industry benchmarks and giving consideration to the character of Two Wells.

### Potential Requirements for Two Wells New Development Area Based on Benchmarks

Open Space Type	Industry Benchmarks	Requirements for 8,000 population	Comments
Sporting Open Space	1 ha per 1,000 for local needs	8 hectares	An oval linked to a school is proposed as part of the development (around 1.5 hectares). Additional open space linked to the existing sportsground will be required. The existing sportsground will need to cater for part of the requirements.
Recreation Open Space (Parks, Linear)	1 – 1.2 ha per 1,000	8-10 hectares	Existing parks in Two Wells could be enhanced to contribute to meeting needs. There should be at least four good sized recreation parks provided as well as linear connections.
Natural Settings	Depends on land character	Around 6-8 hectares	Natural settings should be incorporated to connect the new development with the character of the town. This could include treed linear corridors and urban forests.
Water Management, WSUD	Depends on development and land character	To be determined	Stormwater management could be incorporated within other open space or may require additional land. Land that has poor recreation or environmental value should not be seen as open space.

## Benchmarks for Sports Facilities

Facility benchmarks are less relevant for rural areas, where the spread of the population generally requires a higher provision of facilities and open space than a benchmark would suggest. However, it is of interest to consider the benchmarks that Parks and Leisure Australia (Western Australia) has developed for sport, recreation and community facilities. These are provided below for key sports.

Key Sports	PLA Benchmark
Sports Space (in general, min 3.5ha)	1: 4,000 - 5,000
Australian Rules Football Oval	3: 15,000
Cricket Ovals	1: 8,000 - 10,000
Soccer (Football)	1: 3,000 - 4,000
Tennis	Minimum 8 court facility for 15,000
Netball	1: 3,000 - 4,000

Source: Benchmarks for Community Infrastructure  
Parks and Leisure Australia (Western Australia)

The actual provision in each town is considerably higher than the benchmarks would recommend.

However, the benchmarks are useful when planning for facilities to meet future growth requirements such as in Two Wells. Given that Lewiston does not have sporting facilities, the potential requirements in Two Wells should also aim to cater for Lewiston.

The Two Wells future population plus the Lewiston population in the future could be around 14,000 people. Based on this figure and using the PLA benchmarks, there would be justification for:

- Three sports areas or one large sports area and one smaller sports area with the provision of:
  - 3 Australian rules ovals
  - 2 cricket pitches
  - 3 soccer pitches
  - 1 x 8 tennis court tennis facility
  - 4 netball courts



# 3.0 SUPPLY FINDINGS



### 3.0 SUPPLY FINDINGS

This section provides information relating to the provision of open space and the main types of open space in the District Council of Mallala.

#### 3.1 Open Space Provision

The District Council of Mallala currently has approximately 560 hectares of Community Land. Based on a 2011 population of 8,343, this represents approximately 67 hectares of open space per 1,000 people.

For the purpose of this Plan, open space is defined as ‘public land that is or has the potential to be available to communities for recreation, sport or community use’.

The adjacent table illustrates the current provision of open space within the District Council of Mallala for each Community Land Type. These figures reflect the rural and coastal nature of the Council area and the high provision of recreation reserves, sports and recreation open space and facilities.

Overall the Council area has a high provision of open space which meets the benchmark provision of 9 hectares per 1,000 people suggested in previous open space planning for the region.

This would suggest that open space planning should focus on the distribution, quality and management of existing open space and master planning for future needs within the Council area rather than increasing the amount of open space provided.

Community Land Type Breakdown

Community Land Type	Hectares (Size)	Hectares/1,000 People
Cemeteries	7	0.8
Community Facilities	67	8.0
Culturally Significant and Historic Areas	5.9	0.7
Formal and Memorial Gardens	0.07	0.008
Major Sport and Recreation Precincts	48	5.75
Natural and Coastal Areas	195	23.4
Other Sport and Recreation Facilities	53	6.3
Recreation Reserves	140	16.8
Stormwater Management	45	5.4
TOTAL	561	67.23

## 3.2 Sportsgrounds

Key information relating to the existing sportsgrounds in the District Council of Mallala is provided below as background information.

- The Council owned sportsgrounds in the District are located at Two Wells, Mallala and Dublin. These sportsgrounds are well maintained and Two Wells and Mallala are particularly good quality facilities with excellent clubrooms. However, there is potential for some improvements in the design and function of each sportsground and there is potential to improve the quality of the Dublin sportsgrounds.
- The existing Council sportsgrounds primarily cater for traditional sports (football, cricket, tennis, netball) and there is likely to be a need for some more flexible sporting areas to better support soccer and other sports in the future.
- Additional sporting open space will be required to cater for the growth area of Two Wells. Whilst an oval linked to a school is proposed as part of a major new development, there is a need and potential to expand the existing sportsground in Two Wells to include additional sporting open space to support the future population. Ideally this would be a flexible space with capacity to support soccer pitches (potentially overlaid by an oval).
- A fourth sportsground is located on private land at Long Plains (the Long Plains Recreation Oval). The sportsground is home to the United Football Club and supports a number of football, netball, cricket, tennis and basketball teams. The community is actively involved in managing and upgrading this sportsground. Given four sportsgrounds in the District is a high supply and the Mallala sportsground is close by, it will be necessary for the Long Plains community to continue to play a key role in maintaining and upgrading its facilities. However, some support from Council and funding bodies will be appropriate to recognise the value of the community involvement. Council should therefore continue to support the facility while the community is actively involved.

### 3.3 Recreation Parks

The main findings relating to recreation parks based on data and mapping analysis and site visits are as follows:

- There are some good sized recreation parks and areas in the District that have great recreation potential including the Dublin Parklands and larger parks in Two Wells and Lewiston.
- The sportsgrounds provide an important recreation focus for each of the towns and quality recreation facilities are justified. There is potential for some improvements and additional recreation facilities at the sportsgrounds (including to cater for youth).
- High quality and unique recreation parks (destinations) are lacking in the District and there could be potential to improve some existing parks and recreation spaces to achieve this.
- Some towns do not have good recreation parks and this increases the importance of the sportsgrounds as recreation spaces. This is particularly the case with Mallala where there is a need to improve the design, function and connection of a number of the smaller parks to increase recreation value.

### 3.4 Linear Open Space

- The Gawler River and Light River travel along the southern boundary and north of the District Council of Mallala, respectively. These rivers provide an opportunity for major linear connections. Similar small scale opportunities could exist around Salt Creek and its Estuary. The specific directions in the Gawler River Open Space Strategy relating to trail connections and open space use should be implemented to achieve these connections and similar opportunities should be considered for the Light River, particularly the connection of open space along the river corridor. The negotiation of some 'right of way' sections over private land may be required.
- Trails exist along the coast and these could be improved in quality (access, surface, signage, interpretation) and extended where appropriate. Trails along the coast contribute to supporting physical activity and access to nature, including as part of eco-tourism.
- Opportunities for linear connections exist in Lewiston and the surrounding areas.
- The land along the railway line in Mallala could provide an opportunity for a linear pathway and contribute to improved connections around the town.
- The Parklands around Dublin provide opportunities for a linear pathway that connects to recreation facilities, natural settings and the sportsground, although consideration will need to be given to the Heritage requirements associated with the Parklands.
- Two Wells is lacking linear open space and linear connections need to be created using open space and streetscapes, particularly around the historic Two Wells site. The aim should be to better connect the various parts of the town and connect the main street to the open spaces and surrounding areas (including the new development area to the north).
- Existing major linear trails are lacking in the region which reinforces the need to pursue the above opportunities.



### 3.5 Natural Areas

- The District Council of Mallala incorporates significant natural areas including along the coastline and along the Gawler River and Light River that will require protection and appropriate management.
- The coastline, beaches and the Samphire Coast are extremely valuable environmental assets that must be protected and supported. These natural assets have high value from an environmental, recreational and economic (eco-tourism) perspective.
- The Gawler River provides an important natural corridor that should be maintained and strengthened as outlined in the Gawler River Open Space Strategy. The Light River also represents an important natural asset for the District. The treed and riparian character of the corridors needs to be expanded in the future and connections to open space nodes along the rivers will provide opportunities for the community to experience the natural river environment.
- Natural settings exist within Lewiston, Dublin and the other towns and these should be strengthened over time to provide habitat for wildlife and contribute to the unique rural and natural character of the District.





### 3.6 Dedicated Spaces and Facilities

- There is a need and potential for equestrian facilities and trail connections within Lewiston. An equestrian facility is in the process of being investigated for the settlement of Lewiston.
- There could be potential to better utilise some of the larger parks in the District to provide for special needs such as:
  - A dog park (e.g. using Lewiston open space)
  - A motor sport area away from the main towns and settlements and ensuring natural settings are protected (this could be located on private land)
  - Specialised sports as demand arises (e.g. archery, shooting)









# 4.0 SPORTSGROUND KEY FINDINGS



## 4.0 SPORTSGROUND KEY FINDINGS

Opportunities and potential directions relating to each of the existing sportsgrounds in the District Council of Murrumbidgee are outlined below.

The opportunities and potential directions consider needs and issues raised by the community and also reflect the analysis undertaken as part of the study.

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.

## 4.1 The Context

- There is a strong desire to retain and further develop existing sportsgrounds as recreational hubs (Murrumbidgee, Two Wells and Dubbin).
- Improvements to the sportsgrounds should be linked to the master plans developed as part of this study.
- There is a community desire to retain the Long Plains sports facilities with some support through Council.
- Future development in association with a Lutheran School anticipated (by Hickinbotham) regarding development of an oval and soccer fields with access for the community.
- The community does not want an oval at Lewiston (prefers to focus development at Two Wells).
- Need to provide facilities that meet new trends in sport (popularity of soccer).
- Need to ensure sustainable water supply for ovals.
- Need to review demand for aquatic centre (long term and dependent on population growth, although note this is not part of the open space study).



## 4.2 Two Wells Oval

- Consolidate courts and concentrate activities nearer to clubrooms and oval.
- Review and improve traffic conflicts, circulation and car parking (formalise vehicle circulation, better connect parking).
- Provide additional opportunities for sport competitions and training (e.g. soccer, softball or hockey if there is demand).
- Increase play provision and locate closer to oval and clubrooms.
- Manage and limit pedestrian/vehicle conflicts (match days).
- Increase training areas.
- Remove and redevelop BMX (demand for skate park).
- Explore parking opportunities for RV and campervans (showers, toilet and dump point – charge for services).
- Relocate and improve public toilets.
- Increased landscape planting to oval to provide amenity and shelter (wind break).
- Modify community centre to support new sport and recreation functions.
- Improve lighting to oval and surrounding facilities.
- Manage or restrict dog walking on the oval (faeces).
- Maintain emergency services access (safe area or muster point).
- Address drainage issues across the site.

## 4.3 Mallala Oval

- Improve drainage across site.
- Consider relocation and upgrade of skate park.
- Need to review traffic management around oval.
- Desire for dog park.

## 4.4 Dublin Oval

- Upgrade of clubrooms being planned.
- Improve water storage and use at oval.
- Potential to provide overnight camping and caravan areas (support tourism in Dublin and the coast).
- Provide additional information and interpretation of the Samphire Coast.



## Key Considerations

1. Existing lawn bowls club.  
Fragmented pedestrian access to facility. Increase definition of key entrances. Improve connection from carpark to facility. Improve pedestrian legibility to sports facility. Increase connection to mainstreet.
2. Existing playspace.  
Playspace is disconnected from adjoining open space, review location and/ or improve pedestrian links to sports facilities. Improve quality of structured play equipment. Review demand for less formalised play opportunities.
3. Existing Soldiers Memorial Plaza.  
Plaza creates barrier to mainstreet and adjacent facilities. Improve pedestrian links to mainstreet. Improve permeability to strengthen and improve connections.
4. Existing netball club facilities.  
Improve vehicular and pedestrian links to facility. Strengthen vegetation buffers to edge of courts. Provide pedestrian link to toilet facilities.
5. Current entrance.  
Lack of entrance definition. Provide landscape amenity that improves entry definition. Currently utilised as a truck turning bay for mainstreet.
6. Existing BMX track, review demand for facility. Improve and strengthen connection to mainstreet. Improve signage to facility. Integrate alternative recreational opportunities to space.
7. Lack of formalised parking/ roadway. Impact of ad hoc parking. Need to formalise roadway to edge of sports oval. Strengthen pedestrian links to outer edge of oval.
8. Existing club building.  
Strengthen community use. Potential mixed use opportunities (disconnected).
9. Existing stormwater drainage swale. Enhance and improve water drainage.
10. Underutilised land with lack of specified function.
11. Poorly aligned oval (east west)

## Two Wells Oval





## Key Considerations

1. Review demand of club facilities and oval (balance level of development).
2. Existing playspace.  
Expand current play provision. Review asset life of exiting playspace. Improve pedestrian legibility and connections to playspace from residential area. Strengthen connections to play facility from mainstreet/ major roads.
3. Sports courts. Potential reuse of courts. Strengthen recreational opportunities of the site.
4. Limit ad-hoc parking.  
Lack of defined vehicular legibility through the site improve car parking provision. Road to outer edge of oval undefined. Tracks lead off into underutilised space. Improve ring road to outer edge of oval. Provide continuous loop to outer edge of oval.
5. Strengthen connection from mainstreet to open space/ sports facilities. Improve signage. Utilise recreational area as a gateway and interpretation marker to improve connections to Thompson beach.
6. Existing entrance.  
Strengthen landscape amenity to entrance. Improve signage to entrance.
7. Review demand for secondary cricket nets (remove). Potential to develop open space/ recreation opportunities. Review access road location.
8. Lack of pedestrian legibility throughout the site, improve links to toilet facilities, playspace and outer edge of sports oval.
9. Review existing oval condition.
10. Existing drainage swale, improve drainage to boundary of site.
11. Reinforce shelter planting to boundary, improve wind break amenity, improve shade to edge of sports oval.
12. Underutilised space, review possible land use. Area currently used as a dumping ground.
13. Improve connections to council parklands. Provide informal recreational opportunities.
14. Improve landscape and habitat value of parklands.





## Key Considerations

1. Existing parking layout.  
Lacks formalised structure. Improve definition of parking layout.
2. Disconnection of built form. Grandstand appears isolated. Improve connections to surrounding buildings (consider consolidation)
3. Lack of pedestrian legibility and connections through site. Strengthen connection between club facilities.
4. Existing tennis club facilities, lack of connection to sports oval and open space.
5. Existing hardstanding courts, review surface condition. Lacks clear pedestrian links to entrances. Parking to edges are undefined.
6. Existing playspace.  
Improve and develop connection to mainstreet and town centre. Review locality of playspace. Review location and equipment.
7. Visual screen to playspace created by toilet block, which limits links to open space.
8. Access point to open space is disconnected and creates barrier to open space and playspace. Review locations of entrance points to open space.
9. Existing RSL building, lack of defined entrance or landscape treatment. Improve RSL forecourt and public space.
10. Main entrance, signage entrance lacks landscape amenity. Improve landscape treatment to entrance.
11. Strengthen pedestrian links to town centre/ main street.
12. Existing skatepark, low value recreation, lacks shade, shelter, windbreaks or amenity. Need to review importance of locality in relation to town centre and existing open space.
13. Existing toilet facilities, provide greater pedestrian connection to facilities.
14. Existing vegetation screening to eastern boundary, manage and improve current screening.
15. Existing cricket nets, review surrounding landscape, improve connections from club facilities.
16. Overnight camping zone, improve connections to toilet facilities, improve hardstanding for RV parking. Strengthen landscape buffer to edge of site.







# APPENDICES



## APPENDIX A

### Document Review Summary

Developing the Open Space Plan has involved understanding and where appropriate reflecting key plans and documents.

Most importantly, the Open Space Plan reflects directions in overriding strategic plans including:

- South Australia's Strategic Plan
- District Council of Mallala Strategic Plan 2013-2016
- District Council of Mallala Strategic Directions Report 2013-2016
- Barossa, Light and Lower Northern Region Open Space, Recreation and Public Realm Strategy, 2013
- Barossa, Light and Lower Northern Region Public Health and Wellbeing Plan (Part A – The Plan)
- Coastal Settlements Adaptation Study (Stage 1: State of Play), 2013
- Trends in Recreation and Sport

*Key directions in these plans that relate to the Open Space Plan are summarised on the following pages.*

## South Australia's Strategic Plan

Key Themes	Main Related Targets
– Growing Prosperity	T1.1 Economic growth (increased economic growth)
– Improving Wellbeing	T2.2 Healthy weight (increased numbers with healthy weight)
– Attaining Sustainability	T2.3 Sport and recreation (increased physical activity and participation)
– Fostering Creativity and Innovation	T2.4 Healthy South Australians (increased life expectancy)
– Building Communities	T3.1 Lose no species (reduced human impacts)
– Expanding Opportunity	T3.2 Land biodiversity (biodiversity corridors)
	T3.7 Ecological footprint (reduced SA's footprint)
	T3.9 Sustainable water supply (sustainable limits)
	T4.5 Understanding of Aboriginal culture (involvement)
	T5.9 Regional population levels (maintained)

## District Council of Mallala Strategic Plan 2013-2016

Strategic Focus	Key Open Space Consideration
– Community Development	1.3 Recreation, sporting and leisure opportunities that support the wellbeing of the community – promote District sporting and community organizations, promote recreational walking, cycling and horse trails
– Economic Development	2.4 A growing tourism industry – promote and support tourist initiatives
– Built Environment	3.4 Well maintained streetscaping and town environments – quality, amenity and accessibility of local facilities
– Natural Environment	3.5 Preservation of local heritage and character of towns and rural living areas
– Governance and Organisation	4.1 Protected, valued and enhanced natural environs
	4.2 Sustainable use and integrated management of water resources
	4.3 Enhanced flood mitigation
	4.4 Responsiveness to climate change

Consideration has also been given to the main directions in the Mallala Township Master Plan.

## Barossa, Light and Lower Northern Region Open Space, Recreation and Public Realm Strategy, 2013

### Guiding Principles

### Key Open Space Consideration

There were 24 principles to support the vision and set the strategic direction, of these the following are relevant:

- Provision: 9ha of open space per 1000 people
- Allocation: Open space in new residential developments
- Diversity of use in open space
- Size: minimum amount of open space (2000m<sup>2</sup>)
- Access: Green space within 500m walk in urban areas
- Access: Green space consolidation in rural areas
- Equity: A distribution of experience and opportunity in open space to ensure the type, location and quality of infrastructure is evenly spaced
- Open space within the hierarchy, owned by or managed under care and control of each Council should be classified as community land

## Barossa, Light and Lower Northern Region Public Health and Wellbeing Plan (Part A – The Plan)

### Priority Areas and Mission

### Key Open Space Consideration

- | Priority Areas and Mission               | Key Open Space Consideration   |
|--|--|
| - A Regional framework for Public Health | 5.1 Provide facilities and infrastructure to promote recreation and physical activity in priority locations          |
| - Community and Cultural Wellbeing       | 5.2 Consider public health and wellbeing through urban planning projects and policies                                |
| - Natural and Built Environment          | 5.3 Promote, protect and enhance the region's natural environment  |
| - Economic Wellbeing                     | 8.1 Plan for regional water security   |
|  | 8.3 Reduce waste generation and illegal dumping  |
|  | 10.1 Plan for potential public health risks associated with climatic changes and extreme weather event in the region |



## Coastal Settlements Adaptation Study (Stage 1: State of Play), 2013

### Summary

### Key Open Space Consideration

The aim of the study is to identify and evaluate potential sea level rise adaptation strategies for the coastal settlements of Parham, Webb Beach, Thompson Beach and Middle Beach.

For all of the identified coastal settlements there was some potential impact from sea level rise and storm events. Open Space considerations could include protection and location of future infrastructure, enhancement of natural protection against sea level rise, storm water management, flora and fauna relocation or retreat from storm events.

## Trends in Recreation and Sport 2011

### Summary

### Key Open Space Consideration

Summarises the trends in recreation and sport in South Australia, considering the following:

- Overall Participation
- Regular Participation
- Type of Participation
- Number of Participants
- Popular Activities
- Youth Participation
- Regional Snapshots
- Sport Facilities

South Australian's participation rate is in line with the national average. The rate of participation has increased steadily (74.7% in 2001 to 82.3% in 2010).

Almost half of the adult population participates in regular physical activity (3 times per week or more).

There is an increase participation in non-organised physical activities (71% in 2010). While participation in organised physical activities has remained steady (41% in 2010).

In 2010 the most popular activities for adults were walking, aerobics, cycling, swimming and running – with the majority being undertaken on footpaths, trails, linear parks and cycle lanes.

The most popular organised sports were aerobics/fitness, netball, Australian rules, tennis, golf, lawn bowls, cricket and football (soccer) - the majority of these activities are undertaken on specific purpose playing fields or courts.

There is a trend of increased participation for youth (70.8% in 2009) – most of this is facilitated through schools or community clubs and associations.

Regional communities are more likely to participate through a club based structure, are more likely to volunteer and more likely to be a spectator than their metro counterparts.

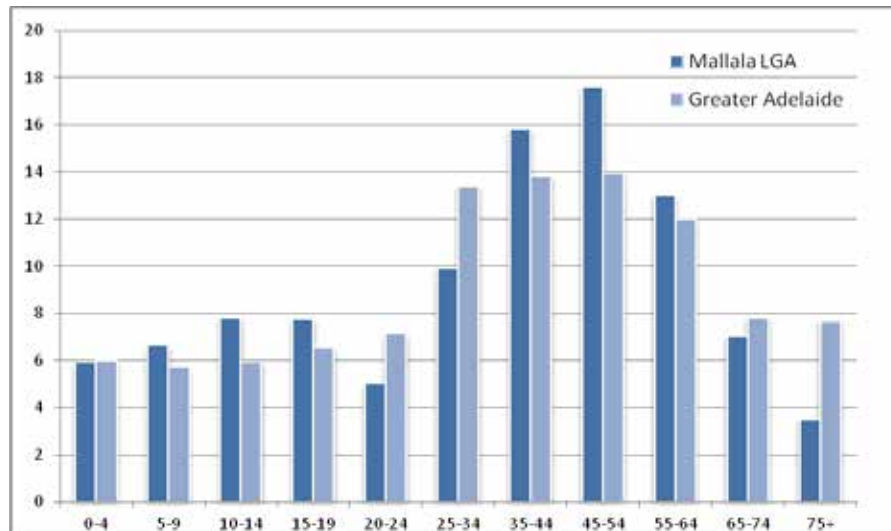
South Australian's living in the Northern Council areas were reportedly 84% satisfied with the accessibility of facilities were satisfied overall with the quality of facilities (89% Built Facility, 92% public infrastructure, 96% Sport Facility).



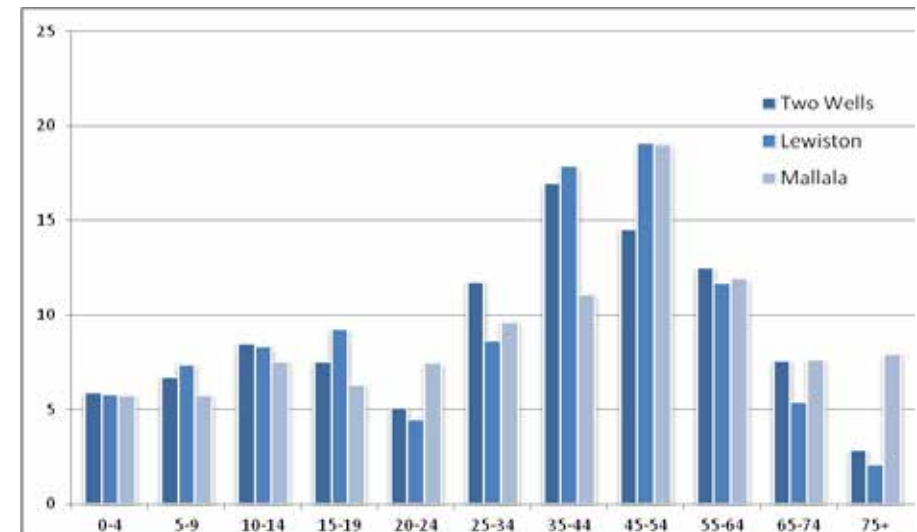
## APPENDIX B

### Detailed Demographic Data

As shown in the graph below the DC of Mallala has a large proportion of middle aged and 'beginning to age' groups and smaller proportions of young adults and older people. Children and youth are also key groups. The total population is relatively small with 8,344 people as at 2011. The median age of persons is 40 compared to 39 for Greater Adelaide.



The three main population areas in the District (Two Wells, Lewiston and Mallala) have varying and relatively extreme characteristics as shown in the graph below. Two Wells has larger proportions young adults and a smaller proportion of older people (75 years +), Lewiston has smaller proportions of young people and older people and larger proportions of middle aged adults, and Mallala has smaller proportions of young people and young adults and a larger proportion of middle aged adults.



(as at 2011, based on ABS Census Data)

The DC of Mallala has 170 Aboriginal and Torres Strait Islander people living in the area, which represents 2.04% of the total populations (compared with 1.27% for Greater Adelaide).

The population is predominantly Australian born with 6,774 people born in Australia. The next main group was born in the United Kingdom (681 persons). Other slightly larger groups were born in Italy (70), New Zealand (57), Netherlands (47), Vietnam (36), Philippines (34), Greece (33) and Germany (32).

48.13% of families have dependent children, 12.49% are single parent families and 38.43% are a 'couple family with no children'. This compares with 42.62%, 16.86% and 38.71% respectively for Greater Adelaide.

The DC of Mallala is an average to slightly higher income area as shown in the chart below. The median total weekly household income is \$1,167 compared to \$1,106 for Greater Adelaide. The household income varies, with a mix of lower, average and higher income families.

Weekly Household Income	DC Mallala	Greater Adelaide
Negative or Nil	0.65%	1.21%
\$1-\$299	4.18%	4.71%
\$300-\$599	14.7%	17.71%
\$600-\$999	18.75%	18.06%
\$1,000-\$1,499	19.29%	16.02%
\$1,500-\$2,499	22.38%	19.48%
\$2,500-\$3,499	7.78%	9.80%
\$3,500 +	2.12%	3.70%

The median mortgage repayment in the District is \$1,354 and the median rent repayment is \$190 per week compared to \$1,545 and \$250 respectively for Greater Adelaide.

Only 5.0% of the population is unemployed compared to 5.8% for Greater Adelaide. 32.17% of the population aged 15 years and over is not in the labour force, which is comparable with Greater Adelaide (at 34.96%).

98.6% of dwellings are separate houses compared to 70.94% for Greater Adelaide.

Motor vehicle numbers by dwellings are quite high as shown in the chart below.

Motor Vehicles by Dwellings	DC Mallala	Greater Adelaide
No Motor Vehicle	2.26%	9.33%
One Motor Vehicle	22.1%	37.45%
Two Motor Vehicles	39.82%	35.52%
Three or More Motor Vehicles	33.79%	14.95%