

THE PADDOCKS

MASTERPLAN SUMMARY

FOR ENDORSEMENT JULY 2018



1 | INTRODUCTION

The Paddocks is situated in Para Hills West in the City of Salisbury approximately 13 kilometres north east of Adelaide. The area is a large 92 hectare site bounded by Maxwell Road in the south west, Bridge Road to the south east, Kesters Road in the north east and with industrial development to the north west. Within the precinct is an existing residential population, sports and recreation facilities, playgrounds, wetlands and a fully enclosed dog park. The Paddocks is a significant parcel of land, not only due to its size, but also its contribution to both the sport and recreation provision and the stormwater management for the council area.

Within the wider context the Paddocks is well connected by main arterial roads, Main North Road and Bridge Road. This precinct is located close to Mawson Lakes, the Parafield Airport, a large industrial area and residential suburbs.

The Paddocks attracts visitor from a local and regional catchment for a range of activities including sporting, recreation, and leisure.

The need to develop a comprehensive strategic masterplan for the Paddocks was driven by:

- The age and condition of existing assets and infrastructure within the precinct;
- The imminent relocation of the Para Hills Community Centre to Wilkinson Road, Para Hills;
- Community safety concerns;
- The identification of the southern suburbs of the City as a future growth area in Council’s Growth Action Plan;
- Changing requirements of sporting clubs utilising the precinct; and
- The need to guide and coordinate Council and community investment in the precinct (e.g. grant funding opportunities).

The masterplan for The Paddocks has incorporated detailed demand and supply analysis, site analysis and review of current stormwater requirements and capacity now and in the future. An extensive community consultation process has also been undertaken to capture the potential supply and demand requirements for the precinct.

This information has been incorporated into the Background Report which provides recommendations for the development of the masterplan to ensure that future needs in relation to community sport, recreation and environments are met.

The Paddocks Precinct Masterplan consists of four linked documents:

- **The Paddocks Masterplan Summary (Council endorsed)**
- **The Paddocks Masterplan Poster**
- **Detailed Masterplan (includes engagement outcomes, objectives, precinct plans, functional plans and detailed staging plans)**
- **Background Report (including analysis, key recommendations and reference material)**



2 | MASTERPLAN OBJECTIVES

A series of objectives were developed to inform the key elements and actions of the masterplan. These objectives reflect community and stakeholder feedback during consultation and Council's strategic agenda. The nine objectives are;



A One of a Kind Place

The Paddocks offers a unique range of landscape setting, recreational activities and sports facilities. The diversity of open space makes it a special destination that attracts people, locally and regionally.



A Safe Place

The Paddocks is welcoming and a place in which all the community can feel safe. Best practice design and landscape management principles will be a key aspect to encouraging people to enjoy and return to the Paddocks.



An Accessible and Easy to Navigate Place

Well defined path networks, car parks and signage provide a sense of convenience and safety that encourages people to visit the open spaces, landscapes and facilities.



Sporting Facilities that support regional clubs and growth

The Paddocks is a place that promotes a diversity of sports. It provides access to well-designed, quality facilities that reflect the various levels and codes played.



A Healthy Place

The Paddocks is a healthy environment that promotes activity, fitness, sustainability through high quality landscape systems and relevant community and visitor assets.



A Place for Families and Communities – A Grand Park

The open spaces, activities and facilities of the Paddocks combine to create a park for everyone. An excellent place for the community, set within a unique recreational landscape.



Great Wetlands and Open Water – Viability and amenity

The wetlands, ponds and creeklines create wildlife habitats, manage stormwater and provide an amenity for users of the Paddocks.



A Memorable Place

The Paddocks is a place that creates great memories. It encourages people to visit and discover new experiences that build the community's sense of attachment to the Paddocks.



A Well-Managed Landscape

The open space management of the Paddocks contains landscape diversity, high-quality sports fields and healthy woodlands and wetlands habitats.



3 | MASTERPLAN

Masterplan elements represent an 11+ year program of capital investment and improvements which caters for the future needs of the community and visitors. The masterplan seeks to improve safety within the Paddocks, creating parklands and picnic areas, linking areas with shared pathways, investing in new and clubrooms, and improving car parking.



3 | MASTERPLAN

Proposed Vegetation

Existing Vegetation

Playground

Building

Sports Fields
(pitches, ovals and greens)

Path

Wetland

Turf

Grassland

Car Park

Signalised Crossing

- ①

Expansion of wetlands if required as housing densities change.
- ②

Improve amenity within wetlands by removing/trimming landscape and enhancing wetland ponds.
- ③

Off street parking, entry signage, and improved landscape amenity.
- ④

Viewing mound to improve passive surveillance and activation of the wetlands.
- ⑤

Re-establish water body as permanent pond with boardwalk.
- ⑥

Car park with direct access to the park & Dog Park.
- ⑦

'Small dogs' dog park (if required).
- ⑧

Existing dog park (no change proposed).
- ⑨

BMX and cyclo cross within woodland setting.
- ⑩

Improve existing woodlands with trails and tidy landscape.
- ⑪

Parkland picnic area with new irrigated lawn areas, clear sight lines, large trees, and areas to relax.
- ⑫

New Playground (adventure and nature play).
- ⑬

New youth play and skate area adjacent to car park.
- ⑭

Construct car parks to support passive recreation area.
- ⑮

New soccer pitches
- ⑯

Upgraded car parking and access to soccer facility
- ⑰

New shared soccer clubroom with undercover spectator seating.
- ⑱

New seating nodes, footpath connections, and clear sight lines between housing and sports areas.
- ⑲

New playground next to Para Hills Community Club and new football/cricket club rooms.
- ⑳

Upgrade Codd Street local park with lawn, irrigation and new playground equipment.
- ㉑

Potential private sector redevelopment opportunities to improve interface with open space.
- ㉒

New football and cricket shared clubrooms.
- ㉓

New turf cricket practice wickets
- ㉔

Minor expansion of bowling club to accommodate netball clubrooms (if new health, wellness and recreation facility is developed).
- ㉕

New car park (if required).
- ㉖

Improve public access to existing gardens.
- ㉗

Existing netball courts (no change proposed).
- ㉘

Potential health, wellness and recreation facility.
- ㉙

Tree lined pedestrian connection.
- ㉚

Existing Community Club (no change proposed).
- ㉛

New shared path trail (stage 1 & 2).
- ㉜

Install new fitness loop with fitness equipment.
- ㉝

Maxwell and Bridge Road signalised intersection upgrade by DPTI.
- ㉞

Improve landscaping and pedestrian connections within residential area.
- ㉟

Work with property owners to improve interface between housing and open space.
- ㊱

Investigate future use of underutilised open space.
- ㊲

Upgraded car parking to football and cricket facility.
- ㊳

Additional mounding to edge of oval to improve stormwater management and capacity.
- ㊴

Upgrade existing swale to increase amenity and function.
- ㊵

Improve landscaping next to housing.
- ㊶

CCTV and Lighting
- ㊷

Improve safety in wetlands by removing landscape that attracts antisocial behaviour
- ㊸

Vehicle access way with parking.
- ㊹

New Public Toilets in highly visible location
- ㊺

Shared path trail stage 3



4 | STAGING PLAN



- Early Investment (1-4 Years)
- Medium Term Investment (5-7 Years)
- Long Term Investment (8-11 Years)
- Future Investment (if required)
- Loop Path (Stage 1 and 2)
- Fitness loop
- Loop Path (Stage 3)

4 | STAGING PLAN

EARLY INVESTMENT (1-4 YEARS)	MEDIUM TERM INVESTMENT (5-7 YEARS)	LONG TERM (8-11 YEARS)	FUTURE INVESTMENT (IF REQUIRED)
<div><div>2</div><div>Improve amenity within wetlands by removing/trimming landscape and enhancing wetland ponds.</div></div> <div><div>3</div><div>Off street parking, entry signage, and improved landscape amenity.</div></div> <div><div>4</div><div>Viewing mound to improve passive surveillance and activation of the wetlands.</div></div> <div><div>5</div><div>Re-establish water body as permanent pond with boardwalk.</div></div> <div><div>6</div><div>Car park with access to the park & Dog park.</div></div> <div><div>11</div><div>Parkland picnic area with new irrigated lawn areas, clear sign lines, large trees, and areas to relax.</div></div> <div><div>12</div><div>New Playground (adventure and nature play).</div></div> <div><div>18</div><div>New seating node, footpath connections and pitches between residential and sports areas.</div></div> <div><div>20</div><div>Upgrade Codd Street local park with lawn, irrigation and new playground equipment.</div></div> <div><div>31</div><div>New shared loop path trail (stage 1 & 2).</div></div> <div><div>32</div><div>Install new fitness loop with fitness equipment.</div></div> <div><div>33</div><div>Maxwell and Bridge Road signalised intersection upgrade by DPTI.</div></div> <div><div>40</div><div>Improve landscaping next to housing.</div></div> <div><div>41</div><div>CCTV and Lighting.</div></div> <div><div>42</div><div>Improve safety in wetlands by removing landscape that attracts antisocial behaviour.</div></div> <div><div>43</div><div>Vehicle access way with parking.</div></div> <div><div>44</div><div>New Public Toilets in highly visible location.</div></div>	<div><div>9</div><div>BMX and cyclocross within existing woodland setting.</div></div> <div><div>13</div><div>New youth play and skate area adjacent to car park.</div></div> <div><div>14</div><div>Construct car parks to support passive recreation area.</div></div> <div><div>15</div><div>New soccer pitches.</div></div> <div><div>16</div><div>Upgraded car parking and access to soccer facility.</div></div> <div><div>17</div><div>New shared soccer clubroom with undercover spectator seating.</div></div> <div><div>19</div><div>New playground next to Para Hills Community Club and new football/ cricket club rooms.</div></div> <div><div>22</div><div>New football and cricket shared clubrooms.</div></div> <div><div>23</div><div>New turf cricket practice wickets</div></div> <div><div>26</div><div>Improve public access to existing gardens.</div></div> <div><div>37</div><div>Upgraded car parking for football and cricket facility.</div></div> <div><div>39</div><div>Upgrade existing swale to increase amenity and function.</div></div>	<div><div>10</div><div>Improve woodlands with trails and manage landscape.</div></div> <div><div>24</div><div>Minor expansion of bowling club to accommodate netball clubrooms (if new health, wellness and recreation facility is developed).</div></div> <div><div>25</div><div>New car park (if required).</div></div> <div><div>28</div><div>Potential health, wellness and recreation facility.</div></div> <div><div>29</div><div>Tree lined pedestrian connection.</div></div> <div><div>34</div><div>Improve landscaping and pedestrian connections within residential area.</div></div> <div><div>38</div><div>Additional mounding to edge of oval to improve stormwater management and capacity.</div></div> <div><div>45</div><div>Shared loop path trail stage 3.</div></div>	<div><div>1</div><div>Additional mounding to edge of oval to improve stormwater management and capacity.</div></div> <div><div>7</div><div>'Small dogs' dog park (if required).</div></div>