

DRAFT SALISBURY OVAL MASTERPLAN



Vision

A high quality integrated precinct that provides a complementary mix of amenities including a premier sporting facility, open space, community services and residential areas which are accessible and have strong links to the Salisbury City Centre and surrounding areas.



The draft illustrative masterplan is a visual representation of the vision and objectives developed through consultation feedback and the policy direction of the Salisbury Oval precinct adopted as part of the Salisbury City Centre Development Plan Amendment process. The plan represents an option of what the Salisbury Oval Precinct could look like with the proposed sporting facility and passive recreation upgrades and inclusion of medium density residential housing on land identified through the investigations as surplus to open space requirements. The final design, detail, timing for delivery will be subject to detailed design, the outcomes of future engagement, future budget processes, Council decisions and statutory processes. September 2016

Open Space

To be a regional destination for sport
Retention of a full size AFL and Cricket Oval and supporting amenities and facilities to support the ongoing viability and strength of the clubs.

To encourage community interaction, recreation and congregation of passive open spaces and streets
Upgrade existing streetscape with new trees and footpaths as part of any future residential development

To improve quality of facilities and open spaces
Provision of new passive nodal parks integrated within new proposed residential

To provide a safe and accessible public realm
Delivery of a new Central Park at precinct entrance incorporating upgraded playground, irrigated grass and shelter as part of any future residential development.

To enhance the natural character of the Oval
Provide an area of an appropriate size to support a future Multi Use Game Area for court sports (subject to funding and business case)

To improve quality of facilities and open spaces
Create improve connections into the sporting precinct from the surrounding street networks with upgraded paths and improved landscaping opening up view lines from surrounding streets, existing and new housing.

To provide a safe and accessible public realm
To remove parts of the earth mounding surrounding the oval to open up view lines, while retaining areas for elevated spectator viewing.

To enhance the natural character of the Oval
Retention of existing statement gum trees surrounding oval and in nodal parks within the proposed residential precinct.

Built Form

To create opportunities for vibrant, high quality mixed use and residential use
Provide new opportunities for a mix of 1-3 storey residential housing incorporating detached dwellings, small lot housing, town houses and apartments on both Council and Bowling Club owned land.

To promote high architectural standards which incorporate sustainability principles and quality urban design
Adopt a delivery model that can ensure high quality built form aligned with the project vision, incorporating balconies and open fencing.

To provide conveniently located car parking to support the Oval precinct
Improve quantity, quality and connectivity of car parking and road networks at Salisbury Oval for sport and community events including exploring linking the Salisbury Bowling Club and Salisbury Oval car parking together.

To upgrade existing assets and better integrate them into precinct.
Develop a street design and on-site car parking configuration that can support the proposed new residential housing density.

To improve quality of facilities and open spaces
Construct new change room facility for football and cricket, incorporating new public toilets.

To enhance the natural character of the Oval
Renew and upgrade the grandstand to incorporate new storage

To provide a safe and accessible public realm
Complete a minor upgrade the existing football clubrooms to improve DDA access and mechanical services.

To improve quality of facilities and open spaces
Demolish existing public toilets and storage sheds.

To provide a safe and accessible public realm
Plan for future location of an indoor training and function centre to be integrated with the new change rooms that may be delivered subject to future funding and business case development.

Movement

Creation of continuous, safe and easily accessible pathways for the public throughout the Oval Precinct
Deliver improved new pathways surrounding the oval for walking, cycling and running.

Creation of a road network that allows for easy access for traffic through and around the Oval Precinct
Deliver a new precinct entrance from Brown Terrace through a new feature roundabout.

Provision of strong links to and from the City Centre to support walking and cycling
Provide a new road / carpark link connection from Brown Terrace to the sporting club facilities and car parking to improve connectivity to the precinct.

Provision of connections to existing public transport services
Strengthen the connection from the Salisbury Oval precinct to the Salisbury Interchange and broader Salisbury City Centre

To improve quality of facilities and open spaces
Maintain rail connection to residential properties west of Salisbury Oval.

To provide a safe and accessible public realm
Improve path connections between Salisbury Interchange and Chidda Rail station via an upgraded Green trail Network adjacent rail corridor (subject to funding)



Social and Economic

To deliver open space that supports the community's health and well-being
To provide a variety of formal sport, passive recreation and social sporting facilities within an integrated precinct.

To encourage broader investment in the City Centre across both public and private land
To improve the functionality and surveillance of the existing war memorial at Orange Avenue

To ensure efficient use of open space
Provide improved open space and amenity to support improved housing values and redevelopment for medium density housing of both public and private land.

To improve community safety within the precinct.
Investigate through statutory land revocation (incorporating community consultation) the conversion of Council land within the precinct confirmed as not required for current or future open space to residential housing.

To provide a safe and accessible public realm
Installation of new CCTV security within precinct to improve safety.

To enhance the natural character of the Oval
Implement Crime Prevention through Environmental Design (CEPTD) principles including delivery of an open rail fence edge to the Salisbury Bowling Club to improve surveillance.

