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.



Open Space

- To be a regional destination for sport Retention of a full size AFL and
- Cricket Oval and supporting $\begin{pmatrix} 1 \end{pmatrix}$ amenities and facilities to support the ongoing viability and strength of the clubs.

To encourage community interaction, recreation and congregation ofin passive open spaces and streets

- Upgrade existing streetscape with new trees and footpaths as part of any future residential development
- Provision of new passive nodal parks integrated within new proposed residential

To improve quality of facilities and open spaces

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

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 provide a safe and accessible public realm

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 remove parts of the earth

To enhance the natural character of the Oval

trees surrounding oval and in nodal parks within the proposed residential precinct.

Built Form

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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 (10) 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.

> Develop a street design and onsite car parking configuration that can support the proposed new residential housing density.

To upgrade existing assets and better integrate them into precinct.

- Construct new change room facility for football and cricket, incorporating new public toilets.
- Renew and upgrade the grandstand to incorporate new storage

Complete a minor upgrade the (14) existing football clubrooms to improve DDA access and mechanical services.

- Demolish existing public toilets and (15 storage sheds.
- Plan for future location of an indoor (16 training and function centre to be integrated with the new change rooms that may be delivered subject to future funding and business case development.

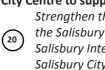
Movement

Creation of continuous, safe and easily accessible pathways for the public throughout the Oval Precinct Deliver improved new pathways (17) 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 (18) Deliver a new precinct entrance from Brown Terrace through a new
 - feature roundabout.
- Provide a new road / carpark link connection from Brown Terrace to (19)
 - the sporting club facilities and car parking to improve connectivity to the precinct.

Provision of strong links to and from the City Centre to support walking and cycling Strengthen the connection from



the Salisbury Oval precinct to the Salisbury Interchange and broader Salisbury City Centre

Provision of connections to existing public transport services

Maintain rail connection to (21) residential properties west of Salisbury Oval.

> Improve path connections between Salisbury Interchange and Chidda Rail station via an upgraded Green



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 engaegement, future budget processes, Council decisions and statutory processes. September 2016

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- mounding surrounding the oval to open up view lines, while retaining areas for elevated spectator viewing.
- Retention of existing statement gum



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 improve the functionality and surveillance of the existing war memorial at Orange Avenue

To encourage broader investment in the City Centre across both public and private land

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

To ensure efficient use of open space

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 improve community safety within the precinct.



Installation of new CCTV security within precinct to improve safety.



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





trail Network adjacent rail corridor (subject to funding)

