

Reynella Sports Complex Master Plan

Final Report

December 2024

DRAFT





PREFACE

KAURNA ACKNOWLEDGEMENT

Council acknowledge the Kurna Nation and its people as the traditional owners and custodians of the land in the area now known as the City of Onkaparinga.

We recognise that this local living culture has developed over tens of thousands of years and that in today’s contemporary context, Kurna and other Aboriginal people are actively engaged in community life and bring their rich cultural heritage to the strong, vibrant communities we strive for.

We remember Kurna people’s spiritual relationship with country when we make decisions about our region and that the protection of places of importance to Kurna culture has an impact on the wellbeing and prosperity of Kurna and other Aboriginal people.

We recognise our leadership responsibility to Aboriginal and non-Aboriginal communities, local businesses, and service agencies by actively engaging in a shared journey towards reconciliation.

DISCLAIMER: This Report was prepared by project consultants insideEDGE Sport and Leisure Planning and supported by JPE Design Studio in conjunction with the City of Onkaparinga. The Report is a summary of information to inform the recommendations within the Master Plan for the Reynella Sports Complex.

The content of this Report may require revision over time to reflect current or updated Council policy. All illustrative plans, perspectives and imagery contained within this Report are indicative artists impressions to convey conceptual ideas only and are subject to further resolution, consultation, detailed design and approvals.

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1 | THE MASTER PLAN

What is proposed?

The Reynella Sports Complex Master Plan was created using insights from site analysis, strategic context, current trends, and input from clubs and user groups outlined in the Background and Needs Assessment report. The Plan aims to respond to the needs, aspirations, and challenges of the community, providing a clear approach to enhancing the Reynella Sports Complex.

The Plan aligns with community expectations as well as the City's strategic direction. It seeks to enhance the Complex's existing features while maintaining a close connection to its long history and function as a district-level reserve.

In 2022, in response to an election commitment, the State Government, through the Office for Recreation, Sport, and Racing, provided funding to prepare a master plan for the Reynella Sports Ground.

Following this funding commitment, it was agreed that the City of Onkaparinga would manage the development of the Master Plan on behalf of, and in consultation with, the Reynella Sports and Social Club (RSSC) and the sporting clubs that are members of the Reynella Sports Ground.

The Draft Reynella Sports Complex Master Plan outlines a strategic, long-term vision for the development of sport and recreation facilities at the site. It is designed to address current and future population growth, increasing sports participation, and the demand for facilities in the district. The plan sets a 30-year vision, providing a clear framework for planning, development, and advocacy for investment in the site.

The draft Master Plan has been informed by engagement with the Reynella Sports Ground User Groups (six sporting clubs), the RSSC (head lessee), State Sporting Organisations (SSOs), key staff, and the broader community.

The Master Plan:

- Identifies evidence-based short-, medium-, and long-term priorities for the site, together with preliminary cost estimates.
- Represents a balanced response to identified needs, demands, and the aspirations of the head lessee and sporting clubs.
- Confirms asset renewal requirements over time and balances these with new infrastructure proposals.

The development of the draft plan has required careful balancing of the aspirations of the site users with Council's service levels for infrastructure provision and the fiscal responsibility of the Council. In preparing the draft plan, we have considered the recommendations of the Essential Services Commission South Australia (ESCOSA), which advise a focus on asset renewal over new or upgraded infrastructure.

The finalisation of the Master Plan has also been considered in the context of recent Council decisions relating to the Long-Term Financial Plan and Strategic Asset Management Plan, as well as the Council's approach to debt reduction.

It is important to note that the Master Plan is not a commitment from the Council to fund, in part or in full, any identified projects. Rather, it is seen as a guiding document that will provide opportunities for the Council, the clubs, and the State Sporting Organisations to collaborate to deliver projects if and when funding opportunities arise through advocacy or external grants.

The Reynella Oval Complex is unable to meet all the demands of the community and clubs due to its limited size, topography, and capacity. To alleviate the pressure on this reserve, additional sites within the catchment area, such as Serpentine Reserve or Reynella East College, must be utilized. To support the increased usage at these sites, development will be required, particularly in areas such as changerooms and other supporting amenities.

The total cost of delivering the proposed master plan has been estimated at \$21.159 million. Full detailed costings can be found in appendix 1.

How did we get here?

The Reynella Sports Complex Master Plan was created using insights from site analysis, strategic context, current trends, and input from clubs and user groups outlined in the Background and Needs Assessment report. The Plan aims to respond to the needs, aspirations, and challenges of the community, providing a clear approach to enhancing the Reynella Sports Complex.

A summary of the Background and Needs Assessment report key findings is outlined below:

- Over time the Reynella Sports Complex has been developed in an ad-hoc manner. With increasing demand for facilities improvements from clubs, the confirmation of needs (needs assessment) and a facility management plan (master plan) for the site is required to ensure the Sportsground and its facilities meet the current and future needs for residents of Old Reynella and the wider district.
- The site is approximately 15 acres in size and is a home venue for some of councils largest sporting clubs. The site is home to the following clubs:
 - The Reynella Football Club
 - The Reynella Cricket Club
 - The Reynella Tennis Club
 - The Reynella Lawn Bowls Club
 - The Reynella Netball Club
 - The Reynella Air Rifle Club
 - The Reynella Sports and Social Club (Head Lessee)
- The Reynella Sports Complex is classified as District Active Open Space within the City of Onkaparinga Open Space Strategic Management Plan and would have a catchment area of approximately 5km. Given the nature of the facility, the Small Bore and Air Rifle Club may have a larger catchment of around 10km. While the open space is classified as District, majority of these sports clubs play in local level competitions, and their facilities should be developed inline with their relevant facility guidelines according to their hierarchy level.
- There is a little over 70,000 people living in the City of Onkaparinga that live within 5kms of the site. A provision ratio based on 70,000 was undertaken and found that there was:
 - Adequate provision within the catchment for tennis and netball courts.
 - Lower than suggested provision for AFL/Cricket ovals in the catchment area which is likely to add additional pressure on the oval at the Reynella Sports Complex.
 - Adequate provision within the catchment for lawn bowl greens.
- Site-level Issues and Opportunities:
 - The active recreation and play space offering at Rosa Court is limited and does not encourage use outside the local catchment due to the equipment offered.
 - The main pavilion is located centrally within the reserve, creating low levels of passive surveillance and security (The pavilion is ageing and will require upgrading to meet the needs and expectations of users).
 - Car parking and vehicle movement an is an issue across the site. Traffic calming measures need to be explored.
 - With only one entry/exit point, this causes issues with traffic flow and movement and needs to be addressed.
 - The spectator viewing experience is poor across the site at a number of facilities.
 - Pinch points around the oval especially when cars are parked around the oval.
 - The social spaces of the clubs are outdated with many of the clubs outgrowing their space.
 - Poorly located playground on the eastern edge which is hidden behind dense vegetation and not easily accessed by sportsground users.
 - The fencing around the Lawn Bowls club is a visual barrier and segregates them from the site.
 - Accessibility to courts is an issue as well as them not being compliant. Access between the courts and clubrooms are also a safety concern, especially at night.
 - The oval is at capacity and is heavily used in the winter which effects its surface quality. Alternate venues close by may need to be explored to cater for this and if the clubs continue to grow in their membership.
 - Given the heavy usage and continuous scheduling of the oval, it is suggested that two more changerooms be explored and added. These can be utilized by the Football Club on game days and by other site users when not required by the club.

The below is an overview of each sites users issues and opportunities that influenced the development of the master plan.

Club name	Issues / challenges	Opportunities for improvement
Reynella Smallbore and Air Rifle Club	- Quality of playing area - Car parking an issue (amount)	- More car parking - Better visibility on RHS when exiting the area - Improve driveway around the oval – not much room when cars park nose in.
Reynella Bowling Club	- Lack of volunteers - Bar facilities in clubrooms	- Upgrade of Bar Facilities (including replacement of the two rusted out mouldy fridges) - Pull down Blinds between A & B Green to give more shelter. - Improvement in the parking and access around the oval, our club has constant problems trying to find parking when the football people park around the edges of the oval. - Signage for the complex is inadequate, we have even had the ambulance service not being able to find the Bowling Club address in an emergency - The complex has the worst playground facilities considering the number of children using the Sportsground complex, I am certain most parents of young children would welcome some improvement to help keep their younger children occupied while sport or practice is in progress
Reynella Tennis Club	- Quality of match day facilities (i.e. spectator viewing, toilets, canteen) - Lack of participants - Quality of playing court surfaces - Quality of social rooms - Quality of supporting infrastructure (i.e. scoreboards, coaches' boxes, shelter) - Adequate storage areas	- Club rooms on tennis site (overlooking courts) - Fit for purpose playing surfaces - Fit for purpose lighting - Storage - Disabled accessibility to courts
Reynella Football Club	- Quality of match day facilities (i.e. spectator viewing, toilets, canteen) - Suitable changerooms for all genders - Availability of ovals - Quality of supporting infrastructure (i.e. scoreboards, coaches' boxes) - Poor oval lighting	- Oval sports lighting upgrade - Dedicated girls change room - Upgrade of public toilets - Upgrade club rooms / additional social space - More oval space – another oval
Reynella Cricket Club	- Suitable changerooms for all genders - Quality of supporting infrastructure (i.e. scoreboards, coaches' boxes) - Adequate storage areas - Quality of training infrastructure - Cost of curating oval/pitch	- Improved spectator seating areas, in particular removing the sloping area in front of the club and replacing with seats and stairs and complying access into the club. With dedicated area for scorers desk - Improved lighting that would allow extended training, and even playing cricket T20 matches at night and Friday night junior cricket fixturing - An additional oval adjacent the Reynella oval, boutique (small) size to host veterans cricket, junior cricket and as a limited overs cricket and ladies cricket venue. We are currently hiring ovals in the Adelaide Parklands, it would be great to bring those games to Reynella. - A better funding arrangement between the club and the community centre/council, that covers the large costs of curating the oval. Unlike most other clubs that we know of, we fully fund our curation - Digital scoreboard, kids play area and Picket Fence
Reynella Netball Club	- Quality of changerooms - Quality of supporting infrastructure (i.e. scoreboards, coaches' box, shelter) - Adequate storage areas - Car parking	- Additional storage facilities - Lighting upgrade - Proper pathway from car park to top/bottom courts – accessibility issues - Toilet facility at tennis/netball clubrooms

Whilst the aspiration of the RSSC for additional social space is noted, significant investment refurbishment of this facility is not envisaged in the short term. As per Council’s Community Facilities District Planning approach, investment in social spaces will be considered where it is shown that these facilities are well-located and capable of greater levels of facility sharing for “non-sport” community use in response to identified need. The clubrooms have been identified as a “facility of focus” in the draft Community Facilities Strategy with a view to increasing community use over the next 3-5 years as a precursor to future significant upgrade. External decking may be considered separately subject to 100% external funding.

2 | VISION AND PRINCIPLES

The following vision and principles have underpinned the development of the Reynella Sports Complex Master Plan and its recommendations. These principles align with the strategic documentation reviewed as part of the project, project drivers, community engagement input as well as the goals of a range of potential investment partners.

Vision:

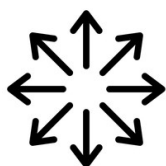
To establish a vibrant, inclusive, and sustainable sporting complex that supports diverse activities, promotes community well-being, and inspires lifelong engagement in sports through accessible, fit for purpose and flexible community spaces.

The Master Plan has been created around the following four principles



PARTICIPATION

The ultimate outcome is that recommendations seek to increase participation and programming opportunities for the sports identified. Increasing, retaining and attracting new players, officials and volunteers will enable the club to drive participation for all genders and age groups, and to deliver more programming opportunities, including grassroots, entry level and more flexible formats.



MULTI PURPOSE

The Master Plan has been developed with the goal of ensuring that all facilities can be utilised by a range of user groups. Spaces will be flexible in their use and include shared areas where appropriate to reduce duplication and operational costs.



FIT FOR PURPOSE

Ensuring infrastructure is of an adequate standard and aligns with the strategic priorities of the City of Onkaparinga and the recommended guidelines outlined for sport and active recreation (where appropriate).



UNIVERSAL ACCESS

The upgrade to infrastructure at the Reynella Oval Complex will be based around universal design and access principles which sees any person of any ability, age, background or culture being able to successfully utilise the facility.

Reynella Sports Complex Master Plan



- 1

Renewal of irrigation
- 1a

Re-aligned playing surface: 110m x 165m with 3m runoff
- 2

Reconfigured and upgraded tennis/netball courts
- 3

Community kick-about area
- 4

New cricket nets - as per Council's design (scheduled 24/25)
- 5

New main vehicle access from Panalatinga Road (in and out). Further traffic study needed to determine requirements and network implications
- 6

Secondary vehicle access from Railway Terrace (out only). Further traffic study needed to determine requirements
- 7

Netball / tennis game day amenities building (storage, shelter, toilet) with undercover spectator area and plaza
- 8

Improved path connections to main clubroom
- 9

Future spectator viewing area
- 10

Formalised parking
- 11

New standalone building with changerooms, DDA toilets, and storage space
- 12

Refurbished main clubroom to improve functionality. Existing external public toilet removed and integrated into standalone building to south
- 13

Spectator viewing concourse / pedestrian promenade
- 14

One-way vehicle access
- 15

Targeted improvements to existing building in line with future demand
- 16

Two-way vehicle access with traffic calming
- 17

Overflow parking (unsealed)
- 18

New undercover outdoor deck area with terraced seating to expand event capacity for clubrooms and improve spectator experience. To include DDA upgrade to entrance as per Council's plan.
- 19

Future community public toilet when demand presents to service trail users and kick-about area
- 20

Upgrade scoreboard to be electronic
- 21

Goal posts and netting - subject to oval re-alignment
- 22

Lights realigned and upgraded to be 150 lux (schedule 24/25)
- 23

Secondary vehicle access from Oval Road
- 24

Relocated bin storage
- 25

Additional warm up area for netball or alternative location for gameday amenities building
- 26

New Zebra Crossing / shared area to improve connectivity and safety between the clubrooms and courts
- 27

Interchange benches relocated - final locations to be confirmed
- 28

Additional storage next to proposed new cricket storage building
- 29

Storage shed removed and replaced with storage space integrated into new standalone building
- 30

Alternative location for new netbal / tennis game day amenities building

3 | MASTER PLAN DRIVERS

The following pages provide a detailed overview of the key recommendations from the Master Plan, along with the primary drivers and benefits supporting each recommendation and the principle(s) they aim to achieve.

Master Plan #	Suggested Improvement And Driver/Benefit
MAIN OVAL IMPROVEMENTS	
1	Renewal of irrigation: - As per council's renewal plan (scheduled for 2030/31) - Based on external irrigation audit (2018) and internal irrigation audit (2019). - Identified in fair condition. Renewal to include new pump and tank infrastructure
1a	Re-aligned playing surface: - Compliance / Fit for purpose: Ensuring the oval meets the size regulations for new ovals set by the AFL Preferred Facility Guidelines for a local level oval. - Player safety/performance: A properly sized oval can help prevent injuries and optimize player performance by providing a consistent and expected playing environment. - Spectator experience: Aligning the oval to compliant dimensions can improve sightlines and overall viewing experience for fans, potentially increasing attendance and engagement. - Funding: Compliance with standards can be a prerequisite for receiving funding or grants from sport and government bodies.
20	Upgrade scoreboard to be electronic: - Operational Efficiency: Automated scorekeeping reduces manual errors and improves the efficiency of game management, allowing staff to focus on other aspects of event organisation. - Long-Term Investment: While initial costs may be significant, electronic scoreboards are durable and require minimal maintenance compared to traditional scoreboards, making them a cost-effective long-term investment. - Technological Advancements: Keeping pace with technological advancements in sports facilities ensures that the venue remains competitive and meets the expectations of modern audiences. - Opportunity to use the scoreboard for advertising and sponsor messages that provides the club with additional income streams. - This is above councils normal service standards and would need to be 100% externally funded
21	Re-position goal posts and netting - subject to oval re-alignment (existing infrastructure): Safety: Netting prevents the ball from flying out of the playing area after a goal, reducing the risk of injury to spectators, officials, and players near the goal posts as well as damage to parked cars in the area.
22	Reposition lights (subject to oval re-alignment) and upgrade to 150 lux (scheduled for 2024/25): - Councils service standard for sports lighting renewal is 50 lux. Should a club wish to seek higher lux levels (beyond 50 lux) then funding external to council is required to fund the gap (100%). Project funding has been received to support the delivery of 150 lux (Reynella Football Club, SANFL, and ORSR) - Upgraded lights allow for more flexible scheduling which in turn will see more participation outcomes and assists the oval to remain at a suitable and safe playing condition by spreading the scheduling use (training and competition).

Master Plan #	Suggested Improvement And Driver/Benefit
TENNIS AND NETBALL COURT IMPROVEMENTS	
2	Reconfigured and upgraded tennis and netball courts: • Councils 2022 Hard Court Review, confirming there is demand for additional netball courts at this site. Is 1 of 4 priority tennis/netball sites identified for renewal. • Compliance / Fit for purpose: Ensuring the courts meet the size regulations/run off requirements set by Netball/Tennis Australia. • Player Safety and Performance: Properly sized and maintained courts reduce the risk of injuries and enhance player performance. • Funding: Compliance with standards can be a prerequisite for receiving funding or grants from sports federations and government bodies. • Community use: Provide public access options into the planning and design of the courts.
7	Netball / Tennis amenities building (storage, shelter, toilets): • Improved User Experience and Safety: Providing essential facilities such as toilets, storage, and shelter in one location enhances the overall experience for players and spectators, making the complex more user-friendly, fit for purpose and provides safe access to toilets for children. Amenities in main building are too far away from area.
9	Future tiered spectator seating: • Increased Capacity: Tiered seating can accommodate more spectators within a given area, allowing more community members to attend and support local events. • Safety and Comfort: The tiered seating uses the topography of the site and allows the seating to provide safer and more comfortable viewing conditions, with better sightlines, more legroom, and accessible options for all spectators. • Multi-Purpose Use: Tiered seating can be used for a variety of events beyond netball and tennis, such as community gatherings, performances, and other sports, increasing the versatility and value of the facility. • This is above councils service standards and would need to be 100% externally funded.
25	Additional warm up area for netball: • Player Preparation: Dedicated warm-up areas allow netball players to properly warm up before games and practices, reducing the risk of injuries and improving performance. • Team Coordination: A designated plaza area provides space for team meetings, strategy discussions, and pre-game rituals, fostering team cohesion and communication. • Community Engagement: The plaza area can serve as a community gathering space for hosting clinics, workshops, and promotional events related to netball and other sports. • Future Growth: Planning for future expansion or modifications of the plaza area ensures the facility can adapt to growing participation rates and changing community needs.
COMMUNITY KICK ABOUT AREA IMPROVEMENTS	
3	Community kick-about area / Warm up space: • Reduced Wear and Tear: Spreading usage across two ovals reduces the wear and tear on each, leading to lower maintenance costs and better playing conditions. • Scheduling Flexibility: The kick-about area allows for more flexible scheduling of games and training sessions, reducing conflicts and making the facility more attractive to users. • Community Health and Wellbeing: Providing more spaces for physical activity promotes health and wellbeing within the community • Community Engagement: A kick-about area can foster greater community involvement by providing more opportunities for local leagues, schools, and community groups to access the facility.
19	Future Public toilet: • Future community public toilet when demand presents to service trail users and kick-about area.

Master Plan #	Suggested Improvement And Driver/Benefit
OTHER IMPROVEMENTS	
4	New cricket practice nets: • As per council's design, scheduled for completion in 2024/25. • Being replaced due to condition and in alignment with Cricket Australia Community Facility Guidelines. • The extra lanes are above councils' level of service and require 100% external funding. One lane will remain open to the public for community use.
24	Relocated bin storage (screened): • Improved Accessibility: Moving bin storage to a more convenient location ensures easier access for members and visitors, facilitating efficient waste management practices. • Aesthetic Improvement: Centralizing bin storage in a designated area helps maintain a cleaner and more organized appearance throughout the facility, enhancing overall aesthetics.
TRAFFIC MOVEMENTS / CAR PARKING IMPROVEMENTS	
5, 6, 14, 16, 23	• New residents from Panalatinga Rd (in and out) • Secondary vehicle access from Railway Terrace • One way vehicle access • Two-way vehicle access with traffic calming measures • Secondary vehicle access from Oval Road (in only) All traffic movement and car parking improvements are subject to further investigation. It is recommended that a traffic study be undertaken plus consultation with key stakeholder including Department for Infrastructure and Transport (DIT) and residents to inform future proposals.
10	Formalise parking: • Safety and Security: Designated parking areas can be well-lit and monitored, reducing the risk of accidents, theft, and vandalism. Clearly marked pedestrian pathways enhance safety for both drivers and pedestrians. • Maximized Space Utilization: Formalized parking layouts are designed to optimize space usage, accommodating more vehicles efficiently and reducing the likelihood of overcrowding or haphazard parking. • Accessibility: Formal parking can include designated spaces for people with disabilities, ensuring compliance with legal requirements and making the facility more inclusive and accessible. • Traffic Flow Management: Properly designed parking areas can facilitate smoother traffic flow, reducing congestion and making it easier for drivers to find and exit spaces quickly. • Aesthetic Appeal: Organized parking areas improve the overall appearance of the facility, creating a more welcoming and professional environment for visitors.
17	Overflow parking (unsealed): • Capacity Management: Overflow parking provides additional space to accommodate peak demand during events, tournaments, or busy periods, preventing congestion and ensuring all visitors have a place to park.

Master Plan #	Suggested Improvement And Driver/Benefit
PEDESTRIAN MOVEMENT	
8	Improved path connection to main clubroom from tennis/netball courts: • Safe and accessible path to main clubroom from tennis/netball courts with safety lighting
13	Pedestrian / spectator viewing concourse / promenade: • Increased Safety: Separating vehicles and pedestrian/spectator areas reduces the risk of accidents and injuries, ensuring a safer environment for all visitors. • Better Traffic Flow: A well-designed concourse helps manage the flow of foot traffic, reducing congestion and making it easier for spectators to move around the facility. • Accessibility and Inclusivity: Incorporating accessible design features ensures that all visitors, including those with disabilities, can comfortably navigate and enjoy the viewing areas.
26	New Zebra Crossing / shared area to improve connectivity and safety between the playground and courts • Safety for Pedestrians: A zebra crossing provides a designated and clearly marked path for pedestrians, including children and families, to safely cross between the playground and courts. • Reduced Risk of Accidents: By clearly delineating pedestrian crossings, the zebra crossing helps reduce the risk of accidents involving vehicles and pedestrians, enhancing overall safety within the facility. • Accessibility: Improving connectivity with a shared area ensures that all users, including those with disabilities or mobility challenges, can access different parts of the sports facility easily and safely. • Traffic Management: Implementing a shared area can include traffic calming measures, such as speed bumps or signage, which help manage vehicle speeds and prioritize pedestrian safety. • Enhanced Connectivity: Creating a direct and accessible pathway between the playground and courts improves the overall connectivity of the facility, encouraging more active use and engagement from visitors. • Family-Friendly Environment: A well-designed shared area fosters a family-friendly environment by making it safer and more convenient for parents and children to move between recreational areas within the facility.

Master Plan #	Suggested Improvement And Driver/Benefit
MAIN CLUBROOM IMPROVEMENTS	
11	New Standalone Changeroom building with change facilities, DDA public toilet and storage (subject to funding): • Flexibility: Having multiple change rooms allows for simultaneous use by different teams, officials, and participants, accommodating various schedules and events without scheduling conflicts. • Efficiency: Separate change rooms streamline the process of preparing for games, practices, and events, reducing wait times and congestion during peak usage periods. • Inclusivity: Unisex change rooms accommodate individuals of all genders and identities, promoting inclusivity and diversity within the sports facility. • Accessibility: Ensuring that change rooms are accessible to people with disabilities or mobility challenges promotes equal participation and accessibility within the sports facility. • Support for Growth: Planning for future growth and increased participation rates by providing sufficient change room capacity supports the long-term viability and expansion of all sport activities at the site. • This is above councils' level of service and would need to be 100% externally funded. The provision of 4 changerrooms per site is consistent with improvements to other sportsgrounds in the council area.
12	Refurbished main clubroom to improve functionality (Subject to grant project funding): • Increased Usability: A refurbished clubroom with a better layout and modern amenities can accommodate a wider range of activities and events, from social gatherings to meetings and training sessions (improve functionality). • Compliance with Regulations: Renovating the clubroom can ensure compliance with current building codes and accessibility standards, making the space safer and more inclusive. • Increased Capacity: Refurbished facilities can better accommodate larger groups, supporting the growth of club membership and community engagement. • Community Hub: Priority for investment will increase through demonstrated demand for increased use by non-sport community use in-line with strategic direction of Council's Community Facilities District Planning. • Building condition: In satisfactory condition with minor wear and tear (at time of Condition Compliance Audit 2017). Significant capital investment in lower level unisex changerroom upgrades in 2023/24.
18	Building entrance: • New undercover outdoor deck area with terraced seating to expand event capacity for clubrooms and improve spectator experience. To include DDA upgrade to entrance as per Council's plan (scheduled for 2024/25).

4 | COSTINGS

Implementation and delivery of proposed master plan components will be dependent on the level and timing of available funding, and the capacity to fund works outside of annual capital budget for the Clubs or Council. A suggested implementation plan for the site is outlined on the following page and which master plan principle they align to.

It should be acknowledged that priorities can change and are based on funding availability. The presentation of new or unknown opportunities or changes in community demands can also alter priorities.

The Reynella Sports Complex Master Plan works have been costed at approximately \$21.159 million by Chris Sale Consulting. The below table outlines provides a high-level overview of the costings. Full QS costings can be found in appendix 1.

DESCRIPTION	COST (EX GST)
Existing Football & Cricket Clubroom Building	\$3,094,000
New Changeroom Building	\$2,507,000
Football & Cricket Oval	\$4,474,000
Cricket Nets & Storage	\$161,000
Tennis / Netball Courts	\$3,159,000
Carpark & Roadway	\$3,665,000
New Panalatinga Road Entry	\$1,580,000
Community Kick-About Area	\$1,287,000
Site Landscaping (Balance of site)	\$1,232,000
Bowls & Air Rifle Club	Excl.
ESTIMATED NET COST (Excl GST)	\$21,159,000

In addition to the above costings, Council has also prepared cost estimates for the new hard court (tennis/netball) upgrades of \$1.7M.

5 | IMPLEMENTATION PLAN

 Multi Use
  Fit for Purpose
  Universal Access
  Participation

Short: 0-9 yrs
Medium: 10-19 yrs
Long: 20+ years

Master Plan # and Improvement		Alignment to Master Plan Principle	Responsibility	Potential Funding Partner	Priority Short Medium Long
1a	Re-aligned playing surface	  	Council / Clubs	Council / SANFL / SACA / ORS	Medium
2	Reconfigured and upgraded tennis/ netball courts	  	Council / Clubs	Council / Tennis SA / Netball SA / ORS	Short
3	Community Kick-about area	 	Council	Council / OS Planning Fund	Medium
4	New cricket nets	 	Already funded – planned for 24/25		Short
5	New main vehicle access from Panalatinga Road (in and out). Further traffic study needed to determine requirements and network implications		Council / Dept Infrastructure and Transport (DIT)	Council / Federal Government	Long
6	Secondary vehicle access from Railway Terrace (out only). Further traffic study needed to determine requirements		Council / DIT	Council / Federal Government	Medium
7	Netball / tennis game day amenities building (storage, shelter, toilet) with undercover spectator area and plaza	  	Council / Clubs	LGA / Tennis SA / Netball SA / ORS	Short
8	Improved path connections to main clubroom		Council	Council	Short
9	Future spectator viewing area		Council / Clubs	LGA / Tennis SA / Netball SA / ORS	Long
10	Formalised parking		Council	Council	Medium
11	New standalone changerooms, DDA public toilets and storage space	   	Council	LGA/SANFL / SACA / ORS	Short
12	Refurbished main clubrooms to improve functionality	   	Council / Clubs	LGA/SANFL / SACA / ORS	Medium
13	Spectator viewing concourse / pedestrian promenade	 	Council / Clubs	Council	Medium
14	One-way vehicle access		Council	Council	Short
15	Targeted improvements to existing lawn bowls / Air Rifle buildings in line with future demand	 	Council / Clubs	Council / Clubs / SSOs	Long
16	Two-way vehicle access with traffic calming		Council	Council	Medium

Master Plan # and Improvement		Alignment to Master Plan Principle	Responsibility	Potential Funding Partner	Priority Short Medium Long
17	Overflow parking (unsealed)		Council	Council	Medium
18	New undercover outdoor deck area with terraced seating to expand event capacity for clubrooms and improve spectator experience. To include DDA upgrade to entrance as per Council's existing plans.	 	Council	ORS / Clubs / SSOs. Council (DDA upgrade)	Medium
19	Future community public toilet when demand presents to service trail users and kick-about area	 	Council	Council	Medium
20	Upgrade scoreboard to be electronic		Clubs	Clubs / SACA / SANFL	Short
21	Goal posts and netting - subject to oval realignment		Council / Club	SACA / SANFL	Medium
22	Lights realigned and upgraded to be 150 lux (schedule 24/25)	 	Council	Council / SACA / SANFL	Short
23	Secondary vehicle access from Oval Road		Council	Council	Medium
24	Relocated bin storage		Council	Council	Medium
25	Additional warm up area for netball or alternative location for gameday amenities building	 	Council / Club	Council / Club	Long
26	New Zebra Crossing / shared area to improve connectivity and safety between the clubrooms and courts	 	Council	Council	Short
27	Interchange benches relocated - final locations to be confirmed		Council / Club	Council/Club	Medium
28	Additional storage next to proposed new cricket storage building		Council / Club	Council / Club / SACA	Short
29	Storage shed removed and replaced with storage space integrated into new standalone building	n/a – inline with #11			
30	Alternative location for new netball / tennis game day amenities building	n/a – inline with #7			

6 | POTENTIAL FUNDING PARTNERS

In South Australia, there are several grant funding programs available for sport, recreation, and open space projects. These programs are typically aimed at supporting community organisations, local governments, and sporting clubs in enhancing facilities, promoting physical activity, and improving community well-being. Some of the key grant funding programs in South Australia include:

- **Community Recreation and Sport Facilities Program (CRSFP):** Administered by the ORSR, provides access to funding for the development of sustainable, functional, inclusive and fit-for-purpose active recreation and sport facilities that meet the current and future needs of the South Australian community. The Community Recreation and Sport Facilities Program will assist eligible organisations to develop infrastructure that directly addresses demonstrated need and supports participation through the rational development of good quality projects.
- **The Power of Her – Infrastructure and Participation Program (IPP):** Administered by the ORSR, The objective of the IPP is to build on and deepen the legacy of the 2023 FIFA Women’s World Cup by providing funding for dedicated facilities, improvements to facilities, equipment and programs for girls’ and women’s sport in South Australia. Successful projects will foster and enhance the participation of female athletes in sport by addressing key challenges and barriers to female participation.
- **Open Space and Places for People Grant Program:** The Planning and Development Fund enables the Minister for Planning to administer various aspects of the planning system, manage land and contribute to the strategic planning, design and delivery of quality public space that is essential to healthy, liveable communities. The Open Space Grant Program aims to enhance public open spaces in both metropolitan and regional South Australia and is administered through the Office for Design and Architecture SA.
- **Funding from National Sporting/State Sporting Organisations:** Some National and State sporting bodies and organisations offer grant programs and funding opportunities to support grassroots sport development, coaching programs, and facility upgrades. These are outlined below:
 - **Cricket Australia: Community Cricket Program:** Managed by Cricket Australia, this program provides funding for grassroots cricket initiatives, including facility upgrades, equipment purchases, and development programs.
 - **Tennis Australia:**
 - **Tennis Australia Facility Loan Scheme:** Provides low-interest loans for tennis clubs and associations to upgrade and develop tennis facilities, including courts, clubhouses, and lighting.
 - **Tennis Australia National Court Rebate Scheme:** Offers rebates for the resurfacing of tennis courts, encouraging clubs to improve the quality and accessibility of their playing surfaces.
 - **AFL (Australian Football League): AFL Facilities Development Program:** Managed by the AFL and state football bodies, this program provides funding for facility upgrades and infrastructure projects that support the growth and development of AFL at the grassroots level.
 - **Netball Australia: Netball Australia Community Facilities Program:** Provides funding for netball facility upgrades, including court resurfacing, lighting improvements, and amenities enhancements.
 - **Bowls Australia Grants:** Bowls Australia offers various grant programs to support clubs and associations in developing and enhancing their facilities, promoting participation, and fostering community engagement. Programs include:
 - **Facility Development Program:** Provides funding for infrastructure projects, such as green upgrades, lighting improvements, and amenities enhancements.
 - **Club Capacity Building Program:** Supports initiatives that strengthen club operations, governance, and member engagement.