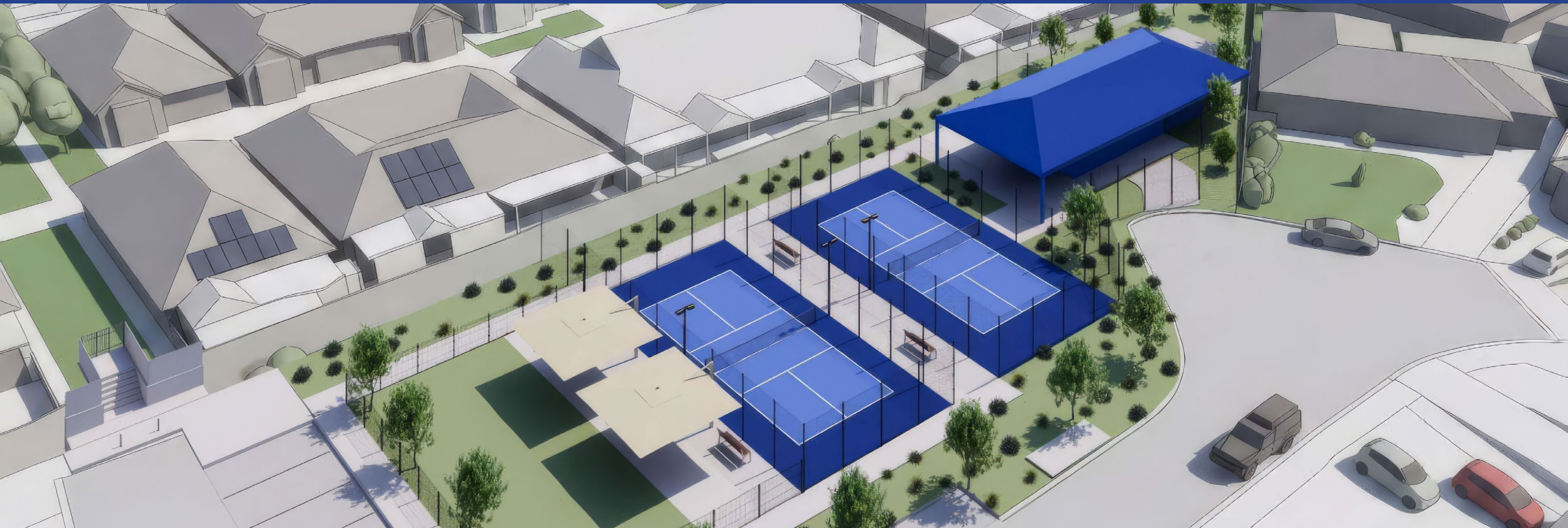


The choice of luxury
and the luxury of choice.



Enhancing Community and Connection: The Hopkins Court Pickleball and Workshop Proposal



Executive Summary

Living Choice Australia, a leading provider of high-quality retirement living, proposes the development of the surplus land parcel at **Hopkins Ct, Woodcroft (Lot 39, CT5370)**.

Driven by the vision of Living Choice leadership to integrate active amenities into existing communities, this proposal transforms an underutilised space into a shared recreational hub.

The project aims to enhance resident wellbeing and foster social interaction between village members and local neighbours.

The Living Choice vision

Living Choice retirement villages are designed with social connection and wellbeing in mind. Living Choice hosts regular events such as movie nights, fitness classes, hobby groups and community gatherings, giving people the chance to stay active and engaged. Many residents form lasting friendships and find renewed purpose through shared interests and community involvement.

The Living Choice vision for integrating green spaces is centred on transforming underutilised land into shared recreational environments that enhance resident wellbeing. By developing sites like Hopkins Court into active landscapes, Living Choice aims to provide retirement village members with social opportunities that extend beyond the community centre.

Key elements of this vision include:

- **Shared Green Space:** Developing identified surplus land into areas that provide more green open space for both residents and village members
- **Active and Social Use:** Creating environments that support active, social lifestyles through amenities like pickleball courts and large grassed open spaces
- **Collaborative Landscaping:** Partnering with landscaping specialists to develop strategies that integrate existing land features with new site amenities
- **Strengthening Park Networks:** Enhancing the public realm by improving the presentation of local land and strengthening its role within the suburb's existing park infrastructure

- **Wellbeing and Interaction:** Introducing open-space amenities specifically designed to encourage social interaction and improve the overall wellbeing of the retirement community
- **Sensitive Integration:** Designing green spaces with appropriate fencing and visually appealing acoustic treatments to balance resident privacy with functional, community-focused aesthetics.

We propose to develop the Hopkins Crt site into a shared recreation space that provides more green open space and supports active, social use by both residents and retirement village members. At present, the retirement village has limited green open space and communal outdoor areas. This development addresses this shortfall by introducing new open-space amenities.



Shared recreational space



LCA resident wellbeing and social interaction



Development to improve the local amenities



New role within existing park network in the Woodcroft suburb

Comprehensive Scope of Works

The project encompasses the following key development programs:

Pickleball Complex:

- Construction of two (2) professional-grade pickleball courts.
- Installation of perimeter mesh fencing and gates.
- Designated outdoor gathering space for spectators and informal park use.

The Workshop:

- Construction of a secure workshop building.
- Internal fit-out includes multiple workbenches, mobile bench areas, shelving, a sink and a dust extractor.
- Provision of an accessible toilet (ACC WC) and an outdoor work area.

Infrastructure and Accessibility:

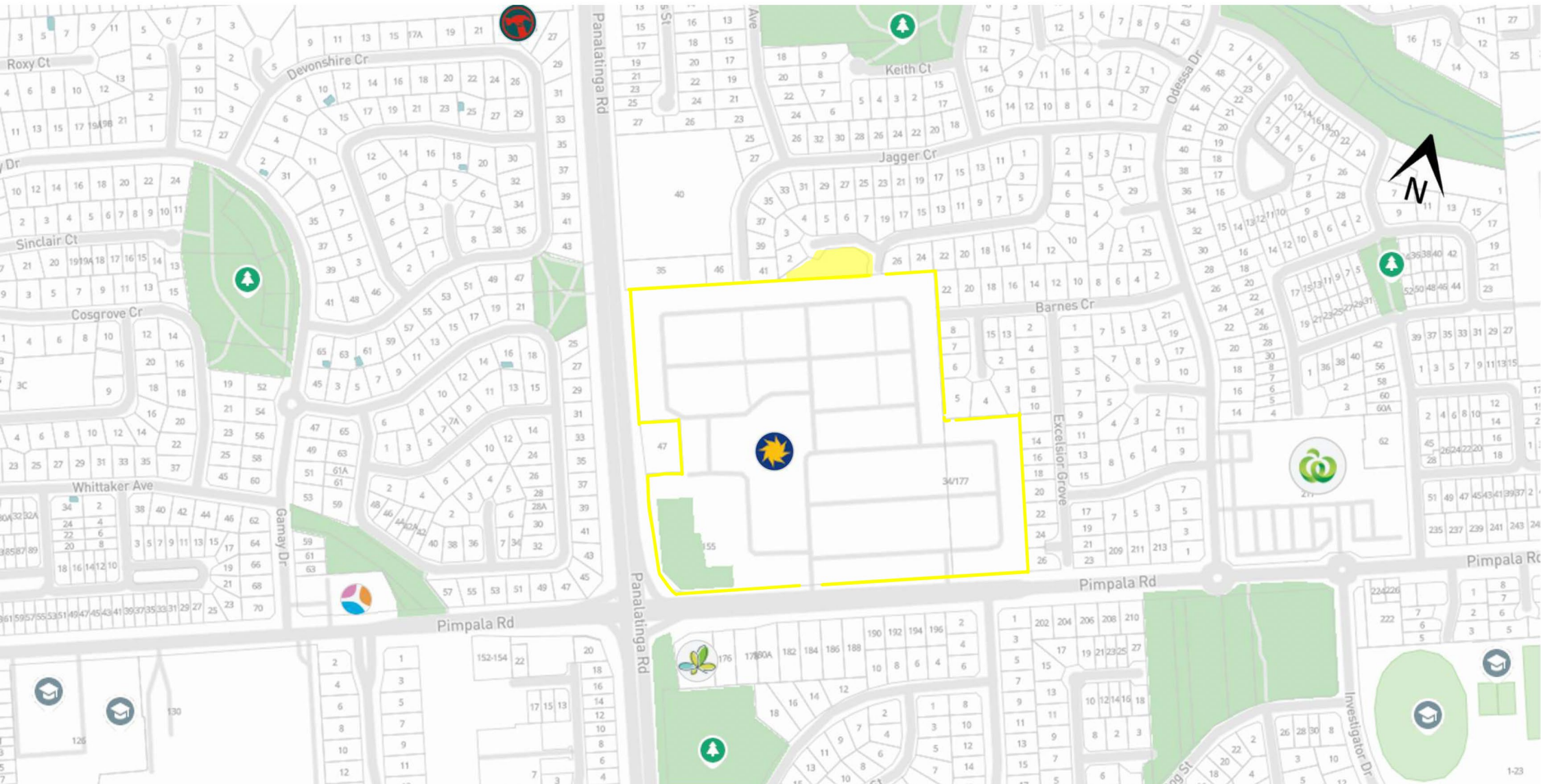
- A new gated pedestrian link directly connecting the southern boundary of the village to the site.
- Compliant stepped or ramped access to manage site level changes.
- Car parking area on the eastern boundary.
- Dedicated residential bin pickup spot to enhance street functionality.

Strategic Opportunity and Community Impact

- **Gap Analysis:** Of eight Council parks in the vicinity, only 1.5 contain surfaced courts, representing a significant recreational infrastructure gap.
- **Collaborative Stewardship:** The proposal offers a strategic opportunity for LCA and the City of Onkaparinga to deliver managed community access while ensuring long-term site maintenance and safety.
- **Local Focus:** The development is designed specifically for the cul-de-sac community and village residents, with no intention for large-scale club integration that would increase through-traffic.



Location Plan



The Hopkins Court Pickleball
and Workshop Proposal



Village Site Plan

Land, Hopkins Ct
Proposed Pickleball
Courts and Relocation
of the Workshop

Community Centre
and Village operations
Outdoor BBQ
Gathering Spot



Subject Site – Views



Views



View from the north,
looking toward the site.



View of residential bin pick up spot,
and site boundary adjoining the
neighbouring / western side of
the site.



View of the existing village boundary,
proposed point to be opened
to facilitate the new pedestrian
connection.

Placement of programs across the site

- 1 Parking
- 2 Bin collection space
- 3 BBQ space
- 4 Pickleball court
- 5 Workshop
- 6 LCA pedestrian link



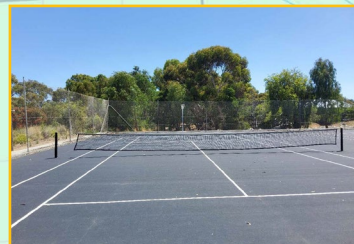
Pickleball in Onkaparinga Council



Noarlunga Recreation Centre

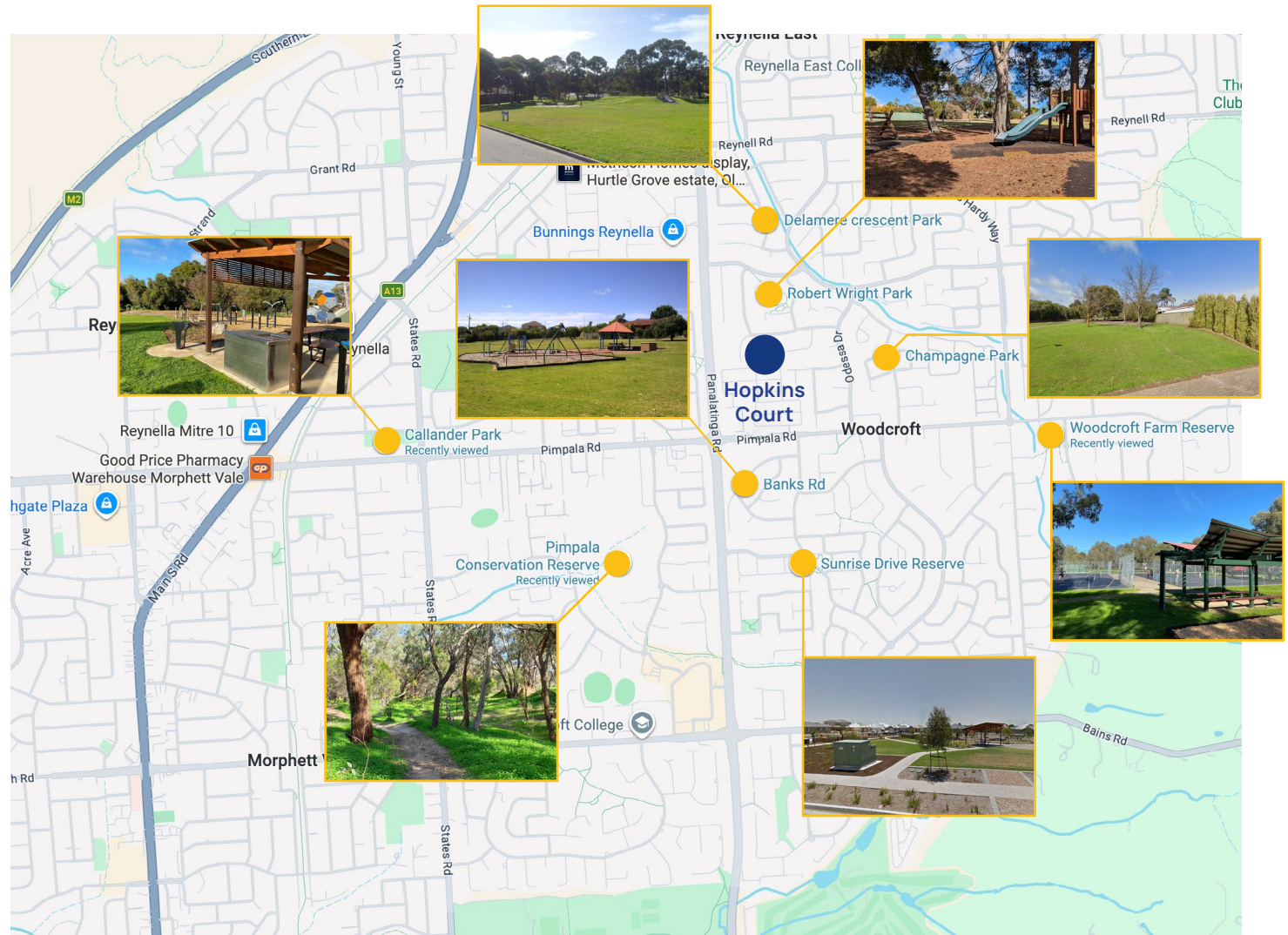


Karingal Reserve



Green space near Hopkins Ct

Nearby parks in close proximity to Hopkins Court are well maintained and offer established recreational amenities that support active community use. In contrast, the Hopkins Court site currently lacks dedicated facilities, representing an underutilised open space within the local parks network and a clear opportunity for enhancement. Of the eight Council-maintained parks nearby, only one and a half includes a surfaced court suitable for ball sports, highlighting a notable gap in local recreational infrastructure.



Opportunity

- The site presents a strategic opportunity for Living Choice to acquire or lease land to enhance amenity for the Woodcroft retirement village
- Managed access can be provided to support use by the broader local community
- The proposal offers a collaborative opportunity between Council and Living Choice to enhance the functionality of the Hopkins Court reserve
- New recreational amenities would benefit both retirement village residents and the wider community
- Structured and managed access enables increased community use while maintaining safety, oversight, and long-term stewardship.

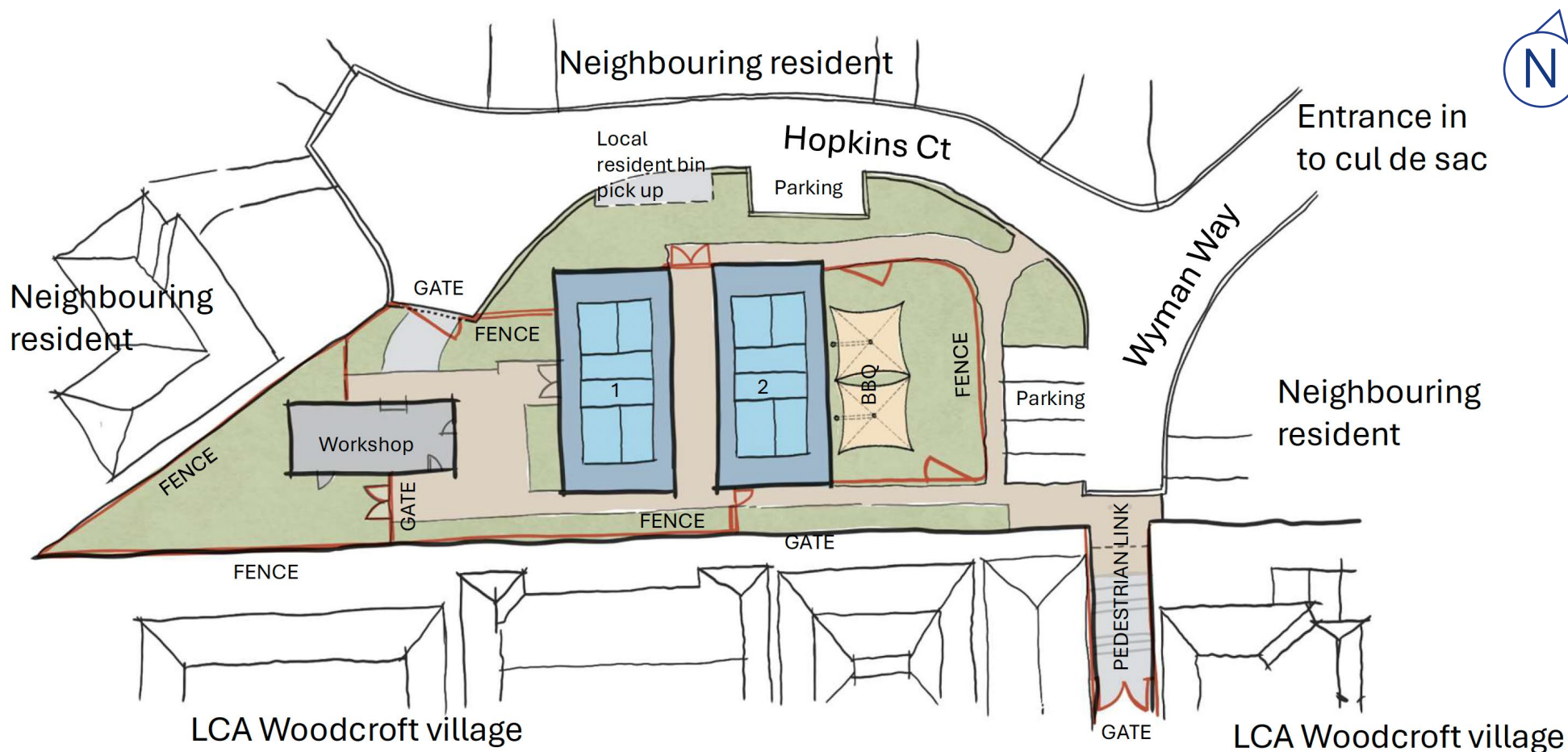
Mount Barker current application in one of our developments



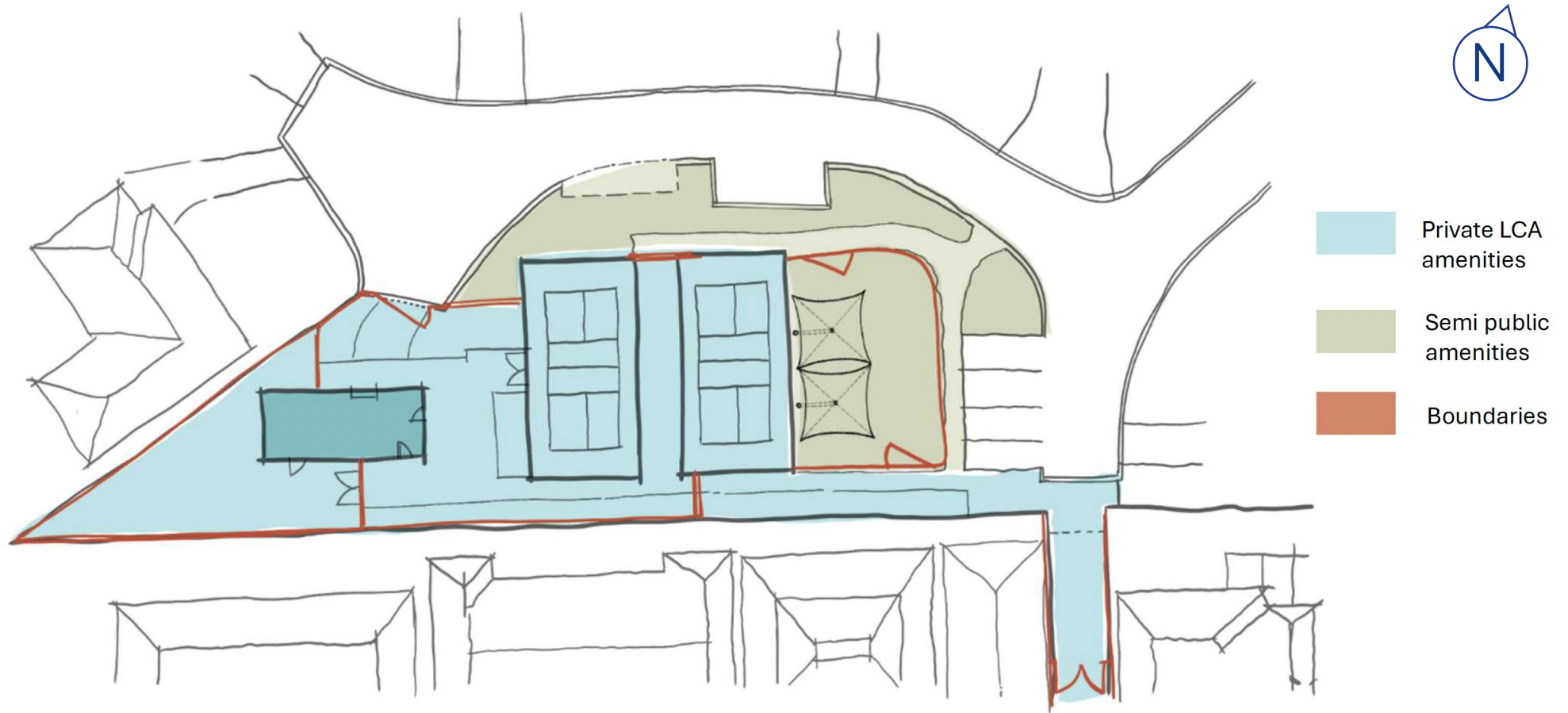
Affected parties

- Development of this park “A dedicated open space” will help complement the comment made by Adrian Morecroft “we believe the park has been instrumental in building strong relationships that we have with each other as neighbours”
- Feedback received through resident letters and emails has highlighted an opportunity for LCA to collaborate with Council in the development of the green space, while also delivering improved outcomes and additional amenities for Woodcroft Village members. Whilst collaborating the council to recognise the true value this green space brings to the street
- LCA Residents and Recreational Amenities: Living Choice Australia residents adjoining the southern boundary of the vacant land are identified as affected parties. The proposal has been designed to minimise potential impacts, including noise and visual amenity, through appropriate design, landscaping, and operational controls.

Diagram of placement of programs across the site



Public vs Private



Feedback from our consultants

Town Planner

URPS

Scott Twine and Ben Victory

Comment

- Land Use:
public car parking to be provided on land
- Access and Fencing:
an attractive, permeable fence is recommended around the pickleball courts.

Advice

- Need to be clear about whether all or some of the land is for public use or only for the village. Clarification is required on whether the site is intended for public use or exclusive village use. Pedestrian access from the village to the site will require compliant ramp and/or stepped access down to street level.

Acoustic Engineer

Echo Acoustics

Jaron Turner

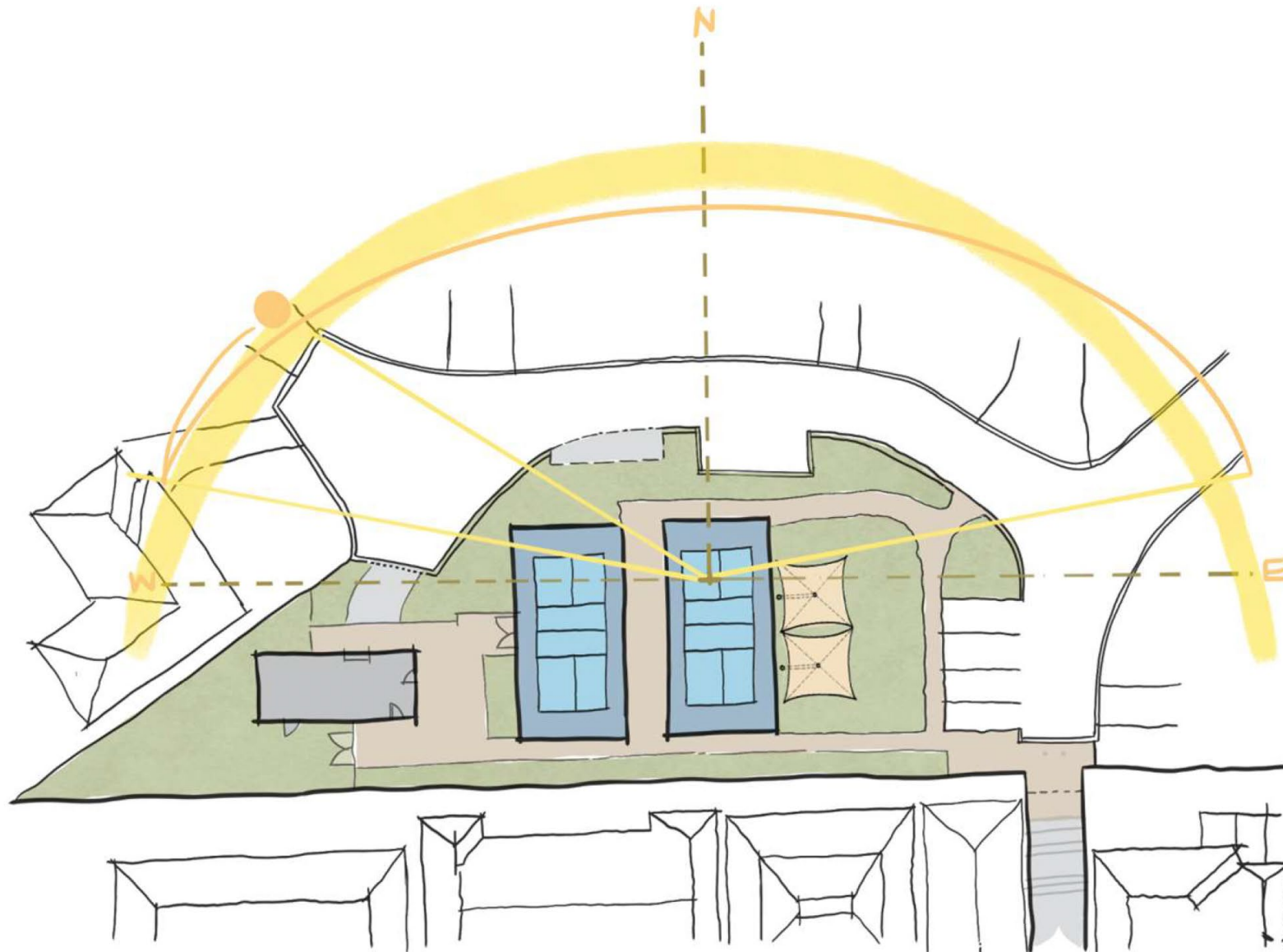
Comment

- This balance becomes a subjective process rather than an objective one - an outcome which effectivity require the enclosure of the courts to achieve Policy Noise Criterion
- The western boundary has been identified as requiring acoustic treatment, with detailed design to address potential noise impacts on adjoining residential properties
- Visually appealing acoustic products are recommended to improve the appearance of the space and contribute to a community-focused environment, in place of solid noise-blocking walls
- Workshop - a low to moderate noise generating land use.

Advice

- Controlled hours of operation
- Building design and orientation
- Acoustic treatment to façades, fencing, or boundaries where required.

Site and orientation of courts with sun



Engineer Reports

Traffic Engineer

MFY
Jane Lovell

Comment

- Proposed spaces are being suggested to appease resident concerns around parking availability generally
- Small portion of the land being retained by Council
- Council garbage truck can turn within the existing turnaround – bin platform is easily included.

Advice

- Any offset variations can be addressed through detailed design and Council traffic review
- Review footpath connection/ location and grade in the top east of the site.

Civil Engineer

Gama Structural
Hamish Bills

Comment

- Existing site slope and overland stormwater drainage patterns will be maintained
- Localised drainage around hardstand areas directs runoff to the spoon drain and existing side entry.

Advice

- Residential-scale water storage tank attached to the workshop. Residential above ground retention tank would be sufficient
- Direct surface runoff away from the courts and into the approved stormwater management system.

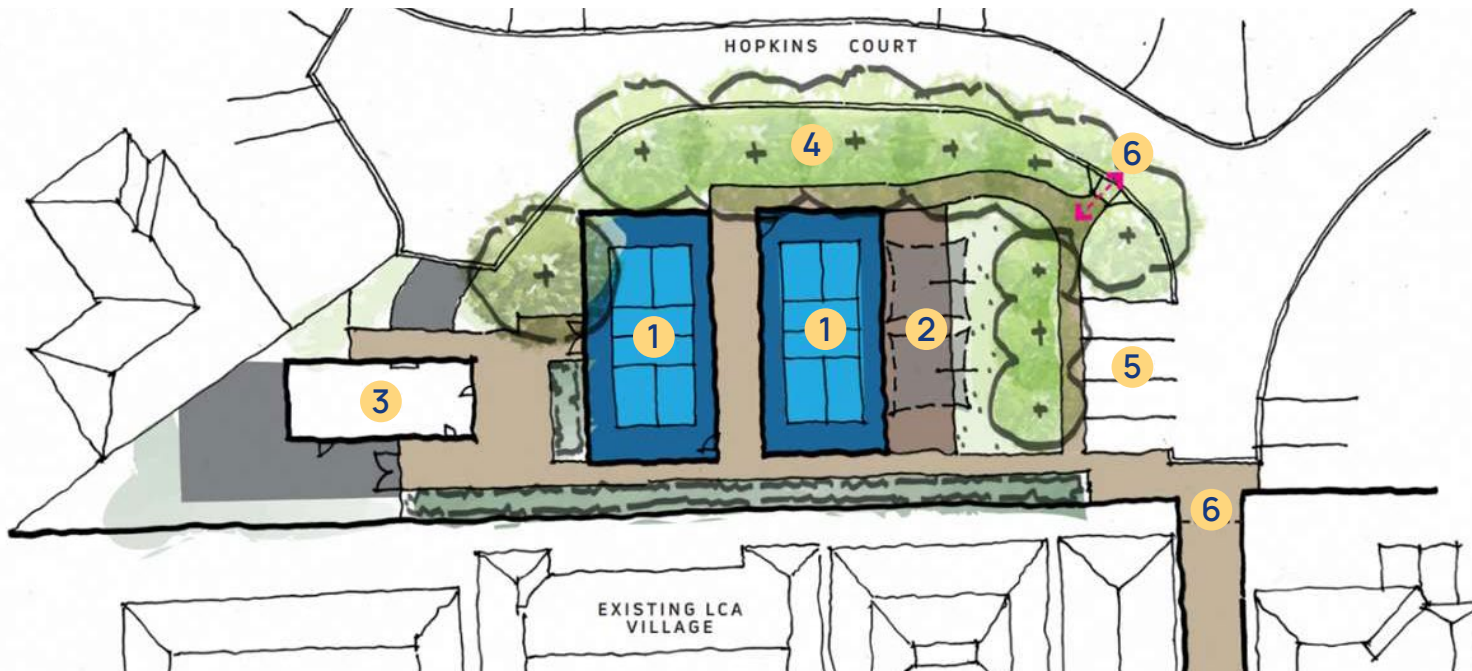
CAD Drawing



Feedback from our consultants

Landscape response

Clover Green
Craig Lovering



1 Pickleball Courts
2 Courts with perimeter fencing and gales, Potential for shared access

2 Shaded Viewing Area
Secure LCA Workshop

3 Workshop
Contained space for residents to use

4 Shade Trees
New tree planting to address Hopkins Court providing amenity for residents and park users

5 Optional Car Parking
Potential for car parking to be integrated for convenience subject to council comments

6 Path Connections
Gated connection into LCA facility
Accessible path network throughout parl area between facilities



Shaded viewing area



BBQ



Landscaping



Furniture

Pickleball Court Plan



📍 Level 1, 188 Richmond Road
Marleston SA 5033

