



Waratah
Wynyard
Council



Frederick Street Reserve Master Plan

2017



Contents

About this document

This document provides an overview of the key issues and directions for the Frederick Street Reserve, and provides an indicative master plan drawing, illustrating the layout of future facilities on a plan.

Acknowledgements

@leisure planners acknowledge the contribution of staff, clubs, user groups and peak bodies who were interviewed and contributed to the content of this plan.

Etch Architects prepared the master plan drawing.

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1. Introduction

What is a “master plan”?

A master plan is a blueprint for the future development of a reserve or facility. A master plan is an agreed direction by the owner and users about the best way to develop a site or facility, based on the current demand and condition of facilities.

The intent is to be able to fund and develop components of that plan as and when funds become available.

A master plan is not a commitment to funds or undertake immediate works.

The Open Space Sport and Recreation Plan (OSSRP) brief

This master plan is a component of the OSSRP. This larger project will:

- define the role of open space, sport and recreation grounds and facilities
- promote a ‘sense of place’ through provision of sport and recreation opportunities for people of all ages
- align the planning and management of open space, sport and recreation across the two municipal areas, and with regional and state policies
- improve the distribution, mix and use of sporting, recreation and open spaces/ facilities
- improve the sustainability and management of sporting, recreation and open spaces/ facilities
- classify open space, sport and recreation grounds and facilities by catchment types (local, district or regional), function and purpose
- provide a vision, strategic principles and directions and a clear and prioritised implementation framework and staging plan.

The Reserve

This master plan relates to the site known as Frederick Street Reserve, which comprises three land titles totalling 16.82 hectares.

The reserve includes 3 parcels:

- (a) 4.047 hectares bounded by Lowe, Atkins, Belton and Sheckleton Street reservations (used for BMX)
- (b) 12.78 hectares bounded by Frederick, Lowe, Kingsmill and Goldie Street reservations.
- (c) Goldie Street Reservation (Frederick Street to Kingsmill Street). This runs along the south of the Zones 2, 3 and 4 (see Map 2).

Map 1. Frederick Street Reserve



The Council took ownership of the Frederick Street Reserve (including all three land titles) from the Crown in 2012 as part of the Crown Land Assessment and Classification (CLAC) program.

The Council had leased various titles from the Crown since the late 1970s and mid-1980s. Initially, the site was developed by the Council to cater for soccer, hockey and softball.

Over time the Council has investigated improvements to playing fields and construction of supporting facilities. In 1988, the Council contributed funds towards the construction of the Barcoo equestrian arena.

Site context / description

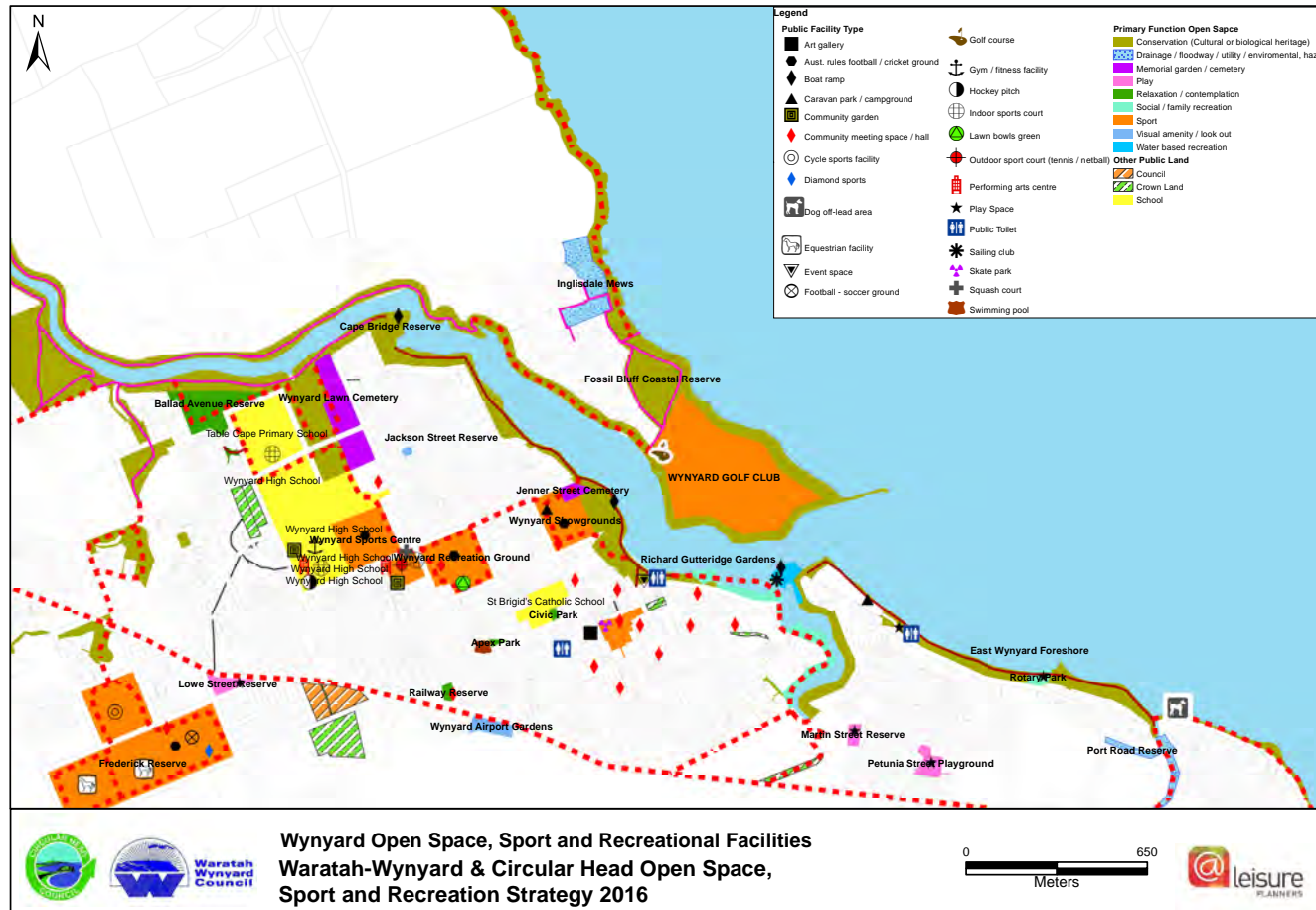
The Frederick Street Reserve, located on Lowe Street, is one of the largest green spaces serving the Wynyard Township. Other large green spaces include the Wynyard Golf Course and the large area of open space surrounding the Wynyard High School and indoor recreation centre including the Wynyard Recreation Ground. The Gutteridge Gardens and associated Showground is also another key open space serving the township.

Map 2. Sporting reserves in Wynyard



All sport and recreation facilities in Wynyard are shown on the following map.

Map 3. Sport and recreation facilities in Wynyard

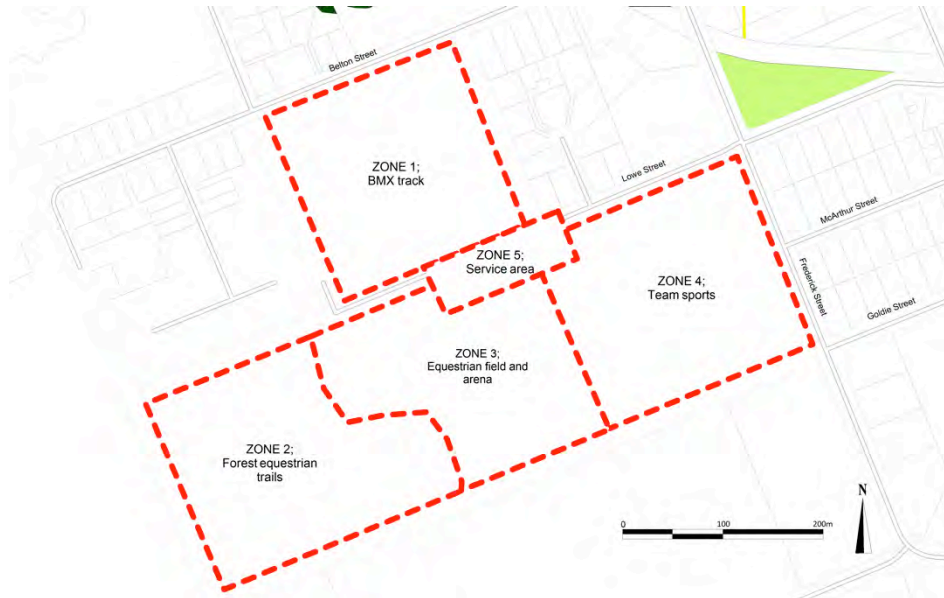


The Frederick Street Reserve is distinct from other reserves in that it includes two forested parcels of land for sport and recreation activities that no other reserve (other than land along the Inglis River) provides close to the Wynyard Township.

Use

The Reserve current consists of five main use areas, illustrated in the map below.

Map 4. Zones on Frederick Street Reserve



Zone 1:

This is 4.047 hectares in area bounded by Lowe, Atkins, Belton and Sheckleton Street. This is the forested area with a BMX track and walking tracks. It is used by Wynyard BMX Club and informally by BMX, mountain bike and illegal motorbike riders, recreational walkers / runners and dog walkers.

Zone 2:

This is 12.78 hectares in size, bounded by Frederick, Lowe, Kingsmill and Goldie Street. This part of the Reserve includes a forested area to the west that previously had a cross-country equestrian trail throughout. The jumps on this trail have recently been removed, but a trail network remains.

Zone 3:

This zone includes the Barcoo equestrian arena, and the grass field area used for equestrian activities. This area is used by the Inglis Pony Club and the North West Carriage Drivers Association.

This area is apparently also used for golf practice and dog walking.

Zone 4:

This zone includes the main playing surface for team sports: cricket, soccer and softball. The NW Junior Soccer Association, Wynyard Softball Club and the Myalla Cricket Club use the grounds. Dog walkers also apparently use this area.

The Goldie Street Road Reservation (Frederick Street to Kingsmill Street) is incorporated along the southern boundary of this zone and Zone 3.

Zone 5:

Zone 5 of the reserve is Frederick Street Sports Club Rooms and associated street access/ car park between the BMX area and the clubrooms. Currently this is open to traffic. This zone also includes the equestrian storage shed.

Context

Residential properties about the Reserve on the east on Frederick Street and North of Lowe Street. The northeast, west and south

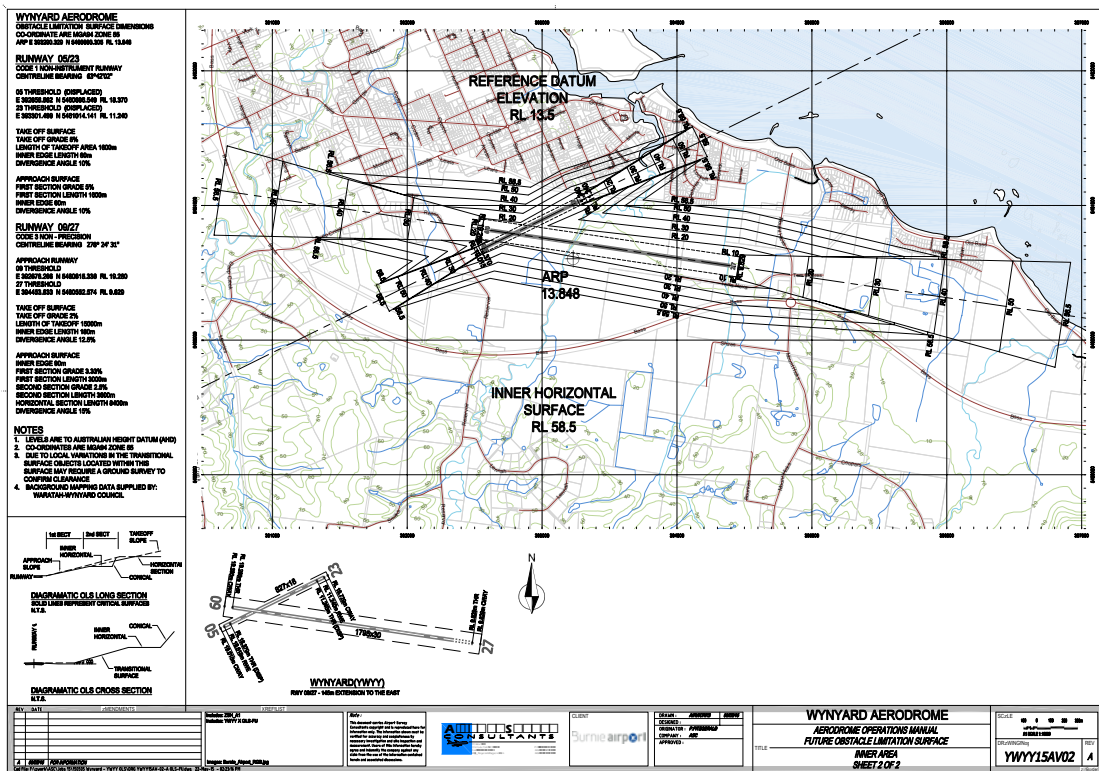
boundaries of the reserve are road reserves that are not open.

Lowe Street Reserve, a small reserve with a playground on it adjoins Frederick Street Reserve to the northeast. This area is not zoned for open space or recreation it is zoned for residential purposes under the planning scheme.

The Reserve is very close to the former railway reservation. This provides an opportunity for a future shared trail access to the reserve from the CBD and airport.

The Wynyard Airport adjoins the site. The Frederick Street Reserve is under the flight path (all areas of the reserve). This provides a major constraint associated with the height of trees, structures and lights.

Map 5. Height restrictions near Wynyard



If floodlights are constructed on the Reserve, there is a height restriction (approx. 15m). The effects of light spill on airport navigation lighting will also need to be taken into account.

Currently the (Burnie) Airport has at least 3-4 flights in and out during night time hours. These could also increase with patient transport etc. The effects of any sky lighting or lighting from scoreboards also needs to be considered. Lighting in general should not 'distract or confuse' pilots.

Any new vegetation planted on the reserve should not exceed 15m in height.¹ Council is aware that there are some trees on Frederick St Reserve that currently exceed 15m and that these will need to be removed.

The plan above shows height restrictions based on contours.

¹ Note: Height limits are taken from sea level, not from land level.

2. Facilities, features and usage

Facilities and features

Frederick Street Reserve includes two forested areas, one used for equestrian and the other for BMX.

In Zone 1 facilities include a district standard competition track, covered start areas and starting gate. This track is used for local and state competitions, however these would ideally be upgraded to a Regional standard.



A deep grass swale drain divides the remaining grassed area of the reserve. See image below.



Currently zone 4 has one irrigated playing field used for cricket, softball and soccer training. These all use one area. Irrigation is manual.

This reserve is divided into four zones as described on the previous pages. Zone 2 and 3 are predominantly used for equestrian activities. The grass-surfaced area is used for pony club activities, the Barcoo sand equestrian arena, and a separate storage building close to the front of the equestrian field are exclusively used by the Inglis Pony Club which has sole access.

See following images.

See following image.



An area of the reserve to the east has permanent soccer goals but appears not to be irrigated and without marked pitches. This area has a perimeter fence along Frederick and Lowe streets.

Senior soccer is not played here as most players are based in Burnie. It is however used regularly in winter by the Wynyard Junior Soccer Club. The North West Junior Soccer Association has conducted representative carnivals at the ground. Saturday morning roster games ceased in 2012, but training takes place on the Reserve one night per week.

The two grassed playing field areas are separated by a row of mature trees. See following image.



The Lowe Street and Frederick Street frontages have a pine log post and rail fence along the boundary, with a gap for a pedestrian access on the western side of the area used for cricket and soccer (Frederick Street). Some bottom rails are missing from the fence.

There is a double gate entry off Frederick Street at the rear of the soccer pitch. Pine log fencing may be an expensive style of fencing to maintain.

Fencing around equestrian facilities is typically painted white as horses have poor eyesight.

None of the playing facilities on the reserve have lights. In the long term this will be a constraint.

Zone 5 of the reserve includes the Frederick Street Sports Club Rooms. Facilities include: change rooms, toilets, meeting room, kitchen, kiosk and storage.

The facilities appear well positioned to serve both the north and south areas of the reserve and are relatively well designed for their age.

The change rooms and accessible amenities would not likely meet current sporting (soccer, AFL) change room specifications and BCA 2015/ DDA requirements. The kitchen fittings and fixtures don't meet current standards either, or serve the contemporary needs of clubs. Storage for all clubs is inadequate.

The refurbishment of this building is desirable to provide a new kitchen, additional storage, additional facilities to adequately service all additional users, and provide public toilets. Some enhancement of basic amenities such as shade and shelter on the outside is also needed.



Car parking

No off-street or formalised car parking is provided on the reserve. Users of the BMX facility tend to park their vehicles in the open grassed area and amongst the trees adjacent to the track. This should be better controlled to separate vehicles from riders and to minimise compaction under the trees.

Users of the team sports area parallel park in Lowe Street.

Equestrian users currently park with floats in the equestrian grassed area adjacent to the storage shed. This needs to be managed better to restrict cars from the playing field areas.

The reserve boundaries have a mixed planting – mainly of Eucalyptus sp. along the fence line. The trees do not extend along the entire Frederick Street boundary, or along the southern boundary of the reserve.

Some additional trees should be provided in the gaps along Lowe Street, Frederick Street and along the southern boundary of the reserve.

Shade

There is little shade adjacent to the team sports area. The edges of the reserve and the boundary between the equestrian zone and

the service zone have a row of mature canopy trees which provide shade and amenity value.

Usage and management

The reserve is currently used by:

- Inglis Pony Club
- North West Carriage Drivers Association
- Myalla Cricket Club
- schools
- Wynyard BMX Club
- Wynyard Junior Soccer
- Wynyard Softball Club.

Some other community groups such as Neighbourhood Watch, University of the Third Age and Women of the World use the clubrooms for meetings.

The reserve has also used recently been used for events such as the 2015 Australian Enduro Championships.

Wynyard BMX Club currently has a high level of participation and seeks further development of the site to a higher-level regional track. This would require a new start gate and shelter above it and some improvement of the surface.

The general public uses the reserve for a wide range of casual activities. A sign on the street frontage indicates golf practice is not permitted. Anecdotally golf balls and, more particularly, broken tees obscured in the grass, have presented an issue for horses and riders.

The peak use months are March, and August to December where the overall site is used on average just over four times per week.

In 2013 Reserve use averaged around 11 times per month, just under three times per week. The clubrooms can be used for functions until 1am, for a maximum occupancy limit of 75 people.

Management

Usage is currently managed through a Council booking system, guided by the Frederick Street Reserve Operations Manual.

Council manages the cleaning of the clubrooms and maintains the sports turf. Council also undertakes line markings of the grounds for users.

There is an advisory group of users (Frederick Street Reserve Users Advisory Group) that liaise with Council. The operations manual suggests the user groups have an annual license.

Current users say they do not have current license arrangements.

Cost of use

In 2013 the operational expenses for the reserve were approximately \$66,117 pa. See following image.

Annual rental hire revenue represents 3.14% of total annual operating and maintenance costs (recovery rate). This is well below the suggested target recovery rate of 33% from a previous study. The Occupancy Agreements Assessment conducted for this project suggests an average of 20% return could be a target starting with 15% pa.

	Actual 2014/15	Budget 2016/17
Expenses		
84 Frederick Street		
<i>Operating Costs</i>		
13 Cleaning	7,641	4,430
19 Consumables	590	600
20 Contract Street Bin Emptying	924	1,200
52 Garden Maintenance	4,033	600
56 Insurance	689	800
58 Irrigation	4,005	4,050
63 Lighting & Power	2,580	3,600
66 Marking of Playing Surfaces/Floor Maint.	51	0
71 Mowing & Edging	11,378	11,000
88 Repairs & Minor Improvements	11,627	6,000
185 Repairs & Minor Improvements - Vandalism	274	250
191 Repairs & Minor Improvements - Building Maintenance	3,691	5,000
94 Security	2,142	2,300
125 Turf Maintenance	4,207	2,000
130 Water & Sewerage Rates	16,136	12,500
133 Weed Control	1,246	1,400
Special Projects	0	0
Operating Costs	71,286	55,930
<i>Depreciation Expense</i>		
Depreciation	9,187	9,187
Depreciation Expense	9,187	9,187
<i>Internal Allocations</i>		
Engineering Overheads	34,610	21,446
Internal Allocations	34,610	21,446
Total Frederick Street Expenses	115,083	86,563

Note: The internal allocations (Engineering Overheads) are essentially the spread of Engineering and Works, technical staff expense, finance overhead, IT and administration overheads that can't easily be attributed to particular service activities (e.g. mowing, turf maintenance).

Relationship to other sites

The key strengths of the Frederick Street Reserve in comparison with other outdoor sport facilities are:

- Its size:
 - It has space for multiple grounds and fields, events and opportunities for sharing.
 - Possibilities for sharing mean opportunities to share costs.
 - It is a large space that can enable a number of different users at different times of the year.
 - Opportunities to provide for events.
- The size of the park provides opportunities for casual use, in addition to team sports.
- The size of the park means there are opportunities to replace and consolidate some ageing assets on other parcels of land. These include for example community meeting places, some indoor sports/ activity space which could double as an exhibition space, and small clubs that are located in poor quality facilities at the Showground or in some small community facilities.
- It has a good framework of boundary planting, and areas of forest – trees provide interest through habitat for birds, shade and shelter, contribute to climate change minimisation.

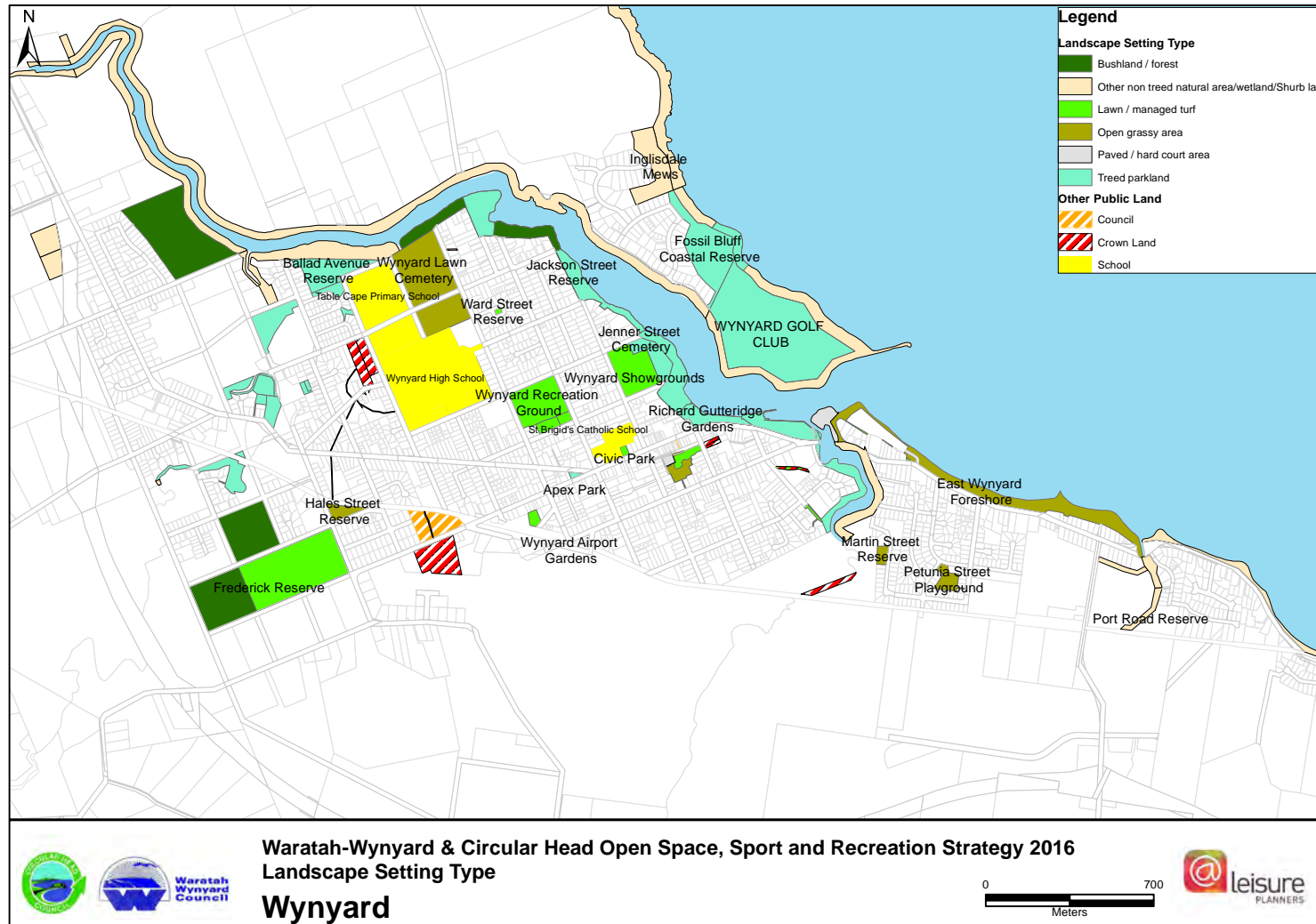
- This reserve has the opportunity to accommodate further events including those currently held at the Showground, in addition to the clubs currently housed at the Showground.
- It has the potential to provide a centralised club and social room for access by all clubs on the reserve as well as other community groups.
- It has good potential to be connected to an off-road trail via the former railway line, and to the airport for events.

Landscape setting types

Two areas on the reserve are forested. There are few public recreation sites close to the Wynyard township that are heavily treed. See map below.

There is a small reserve on the corner of the Lowe Street and Frederick Street diagonally opposite the reserve that has a similar landscape setting type.

Map 6. Landscape setting types in open space in Wynyard



Adjacent parks

There is an adjacent park (Lowe Street Reserve) that abuts the corner of Frederick Street Reserve. Council owns this site and has a playground situated on it. It is zoned for residential purposes. It is under embellished as a play space. This play space could be relocated to the main Frederick Street Reserve and the reserve divested, when Frederick Street is developed.

Off road trail / open space corridors

The reserve is relatively close to a tributary of Inglis River (Big Creek). This may provide trail access to the reserve for people who can't drive, and for cyclists and walkers.

The reserve is very close to the former rail corridor, and a tributary of the Inglis River. This may provide a further opportunity to create an off road trail connection for cyclists walkers and horse riders and to connect with schools.

The reserve is at some distance from the high school and primary school. It would be beneficial for a trail extension from the railway reservation running north east of the school and entering both the primary school and the high school from Gibbon Street.

Event space

The reserve was used for Parc Ferme for the 2015 Australian 4 Day Enduro (A4DE) / Australian Enduro Individual and Teams Championships from 19th - 24th October 2015.

This was also the 2015 Oceania Enduro Challenge for Senior Solo Motorcycle. The event was organised by Motorcycling Australia and the Tasmanian Endurance Riders Club, Coastal Motocross Club and the Motorcycle Enduro Riders Club. The event featured the world champion Matt Phillips from Wynyard.

The closest event space is the Wynyard Showground. Council does not manage the Showground (although some facilities on the site are managed by Council).

Most facilities at the Showground have reached the end of their functional life. Some of these could be consolidated at Frederick Street Reserve to enhance viability and provide economies of scale in management and development.

There is also additional space for facilities for the clubs such as the Axemen, the Bird Club and the Poultry Club.

Other sporting reserves

In Wynyard there are three other sporting reserves: the Wynyard Showground, the Wynyard High School and the Wynyard Football Ground and Indoor Sports Precinct.

Map 2 shows the main outdoor field sports facilities in Wynyard.

Unless there is considerable growth in the population, the demand for team sport is unlikely to grow substantially, and it will become increasingly difficult to renew ageing infrastructure and continue to service changing demand with ageing committees and limited volunteers.

Whilst this plan recommends that the town and the wider municipality is further promoted with the view to increasing the population, at present the numbers of sports club users are likely to be static at least in the short term.

Single playing fields and small indoor facilities necessitate support facilities that can't be shared with another field, and they are expensive to maintain and renew. It may therefore be more cost effective to relocate some playing field sports and even events to Frederick Street and also provide some larger spaces that can be shared with multiple user groups.

3. User requirements and community views

Comments made during the community engagement process about Frederick Street Reserve included the following:

General comments

- Parking issue needs to be addressed. (Workshop).
- There is a need for good quality off-road path between the primary school and high school and the reserves in town (Workshop).
- Not all current clubs users have up-to-date agreements (Workshop).
- Storage is a bit of an issue but could be better if it was a bit more organised (Workshop).
- Possible multi-use space with excellent storage is required (Workshop).
- Some organisations in Wynyard have suggested Wynyard Skate Park could be relocated to Frederick St Reserve (Wynyard Junior Soccer Club-Interviews).
- There is no shade or shelter and there would be benefit in having a veranda/pergola (Workshop). This would also create a pleasant social environment for other sports such as junior soccer.
- The stove in the kitchen does not meet the club's needs when doing an event – it is a small domestic stove that doesn't work properly (Workshop). The kitchen needs a full refit to meet the needs of numerous user groups.
- There are issues with identifying the responsible person for recreation facilities at Council (Wynyard Softball Club-Interviews).
- There is a need for more advertising and promotion of the available facilities (North-West Bird Club-Interviews).
- The club does not have a formal agreement with Council but has approached them to

discuss this option (Inglis Pony Club-Interviews).

- The booking system has some issues especially when a bigger event is on (Workshop).
- No rubbish facilities are provided onsite so clubs need to take rubbish out with them (Workshop).
- A Hall of Fame could be developed in the new building to reflect the history of the show and clubs at showgrounds, also to exhibit club memorabilia.
- No clubs use the facility in winter, except junior soccer (Workshop).

Equestrian activities

- Parking is an issue (Inglis Pony Club-Interviews). The pony club needs an appropriate place to park floats. They cannot park vehicles and floats on the same grassed area as they compete due to insurance concerns.
- Facilities need to be maintained to a safe standard to grow the club (e.g. jumps, grassed areas) (Inglis Pony Club-Interviews).
- The club needs some larger machinery to help with replacing some cross-country jumps (Inglis Pony Club-Interviews).
- The loss of the cross-country course in the bush area behind the arena (as jumps couldn't be maintained in a safe condition) is a major concern (Inglis Pony Club-Interviews).

Softball

- The number of softball participants are declining, which may affect delivery of services (Wynyard Softball Club-Interviews).
- The club needs help with sport promotion – especially through schools (Wynyard Softball Club-Interviews).
- Two diamonds (maximum) are required close to the clubrooms (Workshop).
- The club would like softball to be offered in schools, and be better promoted (Wynyard Softball Club-Interviews).

Cricket

- Myalla Cricket Club would like training nets on site (Workshop). If this club continues to grow, a couple of training nets would benefit it. Having them open to the public would provide a further benefit.
- Myalla Cricket Club would love to hold Friday twilight games (Workshop).
- Myalla Cricket Club C grade is played at the Wynyard High School not at Frederick Street Reserve. However there are no support facilities at the school. It would be beneficial for the club to hold all club activities at Fredrick Street.
- The area behind the clubrooms needs some shelter and shade to encourage friends and family to watch the games. Social spaces are really important, as they can encourage friends and family to attend.

BMX

- The track needs to be upgraded – ideally to a regional/state level so that it can host major events, like the Shepparton track for example.
- The BMX club has plenty of parking at the site (Workshop). Car and trailers tend to park up in amongst the trees beside the track.
- A greater investment in the quality of infrastructure at the track is also required.
- BMX will be developing a freestyle venue at the site (workshop).
- BMX uses only the toilet within the main clubroom building (workshop).
- Access to social space is required on the Reserve.
- Council doesn't do maintenance (mowing) on the BMX area of the reserve, but BMX volunteers won't be doing it in the future and Council may need to provide this maintenance. Unsure of costs and what equipment can be used until the grounds are assessed.

- Lighting for training and night meets.

Football – soccer

- There is not enough storage for the soccer and cricket club (Wynyard Junior Soccer Club-Interviews).
- There needs to be smaller fixed goals for junior soccer training (Wynyard Junior Soccer Club-Interviews).
- Only immediate need is a training venue for soccer.
- In the very long term there may be some need for a senior ground if the population increases. In the interim there is only the demand for junior fields and goals, as all junior soccer competition is centralised in Burnie.
- The association indicates that senior soccer is focused in Somerset and in future would want to be able to use Frederick Street. Some junior goals and junior soccer fields could be developed on the ground for the winter now.
- The club indicates that it would like to see the development of a senior soccer club to enable a pathway for kids (Wynyard Junior Soccer Club-Interviews).
- Ongoing sport/club development is required to develop soccer.

4. Objectives for change

The key objectives for change at Frederick Street are to:

1. Increase the use of the reserve.
2. Extend the range of sporting and recreation activities for visitors and residents in Wynyard.
3. Protect the remaining forested areas for recreation, adjacent to the township.
4. Replace ageing sporting and recreation infrastructure with contemporary facilities that can be managed more cost effectively and sustainably.
5. Design and manage the reserve to minimise the conflict between activities and users.
6. Enhance the landscape values and amenity of the reserve for users and spectators.
7. Provide better trail connections to the reserve from surrounding areas, schools, the airport and the town centre to encourage people to walk and cycle there.
8. Provide functional layout of full sized playing facilities to enable sharing, and protect the quality of facilities for the specific activities, whilst allowing for events.

5. Key Issues and opportunities

agreements for all user groups, and an asset management plan for all assets.

@leisure's assessment of the key issues and opportunities associated with the reserve are as follows:

- Protecting the forested areas for non-motorised recreation, in particular mountain biking and equestrian activities, and from compaction from parking.
- Development of the reserve as an event space.
- Addressing the constraints that the airport provides for the reserve, in servicing playing fields with lights and suitable amenities, and provision of any major infrastructure.
- Providing a new suite of infrastructure suitable for the clubs on the reserve and future events. There is potential to consolidate sports and play infrastructure into this site, providing for the possible relocation of major events and clubs with poor quality infrastructure at the reserve and developing Frederick Street as an event space, and social /family recreation area.

The reserve has very limited income from users as use is low. Clubs do not have desirable processes of asset management and renewal. Clubs do not have the resources to keep assets such as the arena and the cross country jumps in good order. The condition and replacement processes for facilities have not been keeping up with the requirements of users – i.e. the stove in the kitchen.

- Sports clubs in Wynyard need assistance in running sustainable and viable organisations, maintaining facilities and servicing the cost (Inglis Pony Club-Interviews).
- Minimising conflict between users on the reserve and between vehicles and pedestrians on the reserve, as car parking is not formalised.
- Providing new management arrangements that provide equitable and fair use

1. Protection of the forested area

As there is limited forested area close to the town for recreation purposes it is desirable that a diversity of setting types is retained for recreation purposes. The remaining forested areas should be carefully managed to protect the trees.

Motorised recreation activities should be prohibited in these areas, and parking needs to be carefully managed.

Proposed actions

1. Provide adequate car parking and track management to ensure trees are protected around the BMX track.
2. Provide strategic trail routes through the edges of the forest area to enable people to appreciate the natural values of the forest.

2. Development of the Reserve as an event space and social /family recreation space

Frederick Street Reserve is currently not as active a space as it could be. The size of the space provides the opportunity to develop a hub for social /family recreation and sport that is cost effective to manage and encourages greater participation in physical and social activity.

Should the Lowe Street Reserve play space and the Railway Reserve be no longer required, there may be opportunities to relocate a community meeting space (indoor arts/ studio space and play space at Frederick Street) and divest the smaller spaces. If the Railway Reserve is divested this is in a small area of the town without access to another play space.

The site may be suitable for the provision of another (junior) cricket ground so that Myalla Cricket Club can develop its junior side at the same ground.

The site provides an opportunity to relocate the Show society, bird club, poultry club and the axemen from the Showground. This could also be designed for events and with shared social facilities.

Provision for events through: appropriate power source, a large flexible grass area suitable for events, support facilities, at least one large indoor facility, suitable displays, events and a secondary sport as well as space for shared club administration and small community group activities that may ultimately be displaced from associated spaces.

Such a reserve may be best supported by a large play space that can support family members of users and encourage users to stay longer, as well as serve families within the local area.

The Wynyard skate park is in relatively poor condition and is tucked away behind the main street. @leisure's assessment suggested that Frederick Street Reserve may be too far out of the main activity area of town for a skate park to work well. Hence this has not been included in the master plan.

Should the Wynyard Show relocate to the Frederick Street Reserve the Show requires minimal infrastructure for the housing of animals for the one-day event, in addition to one or more large indoor structures. One big industrial hall with high ceilings is required for craft, baked goods and expos (not for animals). This could be used for a number of other activities including one-off events, indoor sports, arts activities or indoor sports training. There may be an opportunity to meet the demand for non-ball sport areas e.g. dance and movement and arts/ performance-related activities.

There may be an opportunity to provide a covered equestrian facility on the reserve. This could be used for a range of other activities – depending on the choice of flooring.

A second larger shed with portable internal stock barriers would be needed; pods on a concrete floor could provide a venue for indoor cricket training, roll up mats, (or an indoor equestrian activities). Such a facility could also be used for markets, expos and events, for archery, car shows and music events.

Facilities would be needed to support a parade of old vehicles, and the horse and cattle show.

Proposed Actions

3. Design and construct a new play space at Frederick Street Reserve to replace the one at Lowe Street Reserve.
4. Provide a junior and senior cricket ground on the site, so that all Myalla Cricket Club activities can be accommodated on the site if required.
5. Provide a community meeting and exhibition space for a range of clubs including the poultry, bird and axeman's club to the site.
6. Consider the provision of a covered equestrian facility that can also be used for events.

3. Constraints on height and lights related to the airport

The location adjacent to the airport is a major benefit for events, however it provides constraints in relation to provision of buildings, floodlight poles and trees higher than 15m, as well as the presence of lights generally.

This may constrain the show related activities, tree planting and winter competition sports being played at the site.

Proposed actions

4. Investigate the likely impacts of the airport on the siting and design of events and sports facility infrastructure, before investment.

4. New and additional infrastructure for club use and future events

This master plan provides an opportunity to establish a layout that will enhance the use, amenity and attractiveness of the Reserve for social, casual, events, sports competitions and school use.

Currently trees do not extend along the entire Frederick Street boundary, and there is limited amenity and shade for users. Infill planting along the boundaries and an extension of the existing avenues of trees as well as shade is needed around the central support facility zone.

An upgrade of facilities can minimise the cost of management (such as automatic irrigation), provide better sustainability and social inclusion outcomes, as well as provide asset renewal to provide fit for purpose infrastructure with a life of 30 years.

Frederick Street Reserve provides opportunities to renew assets associated with the Showground and provide better opportunities for co-location of clubs using facilities that would also support future events.

Council has identified that the current Showground being a single use ground with ageing infrastructure is not cost effective to manage as a sporting venue and the assets are relatively single purpose, functionally obsolete and require replacing.

The Show is not currently able to demonstrate future plans as to how it is to be developed as an ongoing event. It appears to have limited capacity to address the needs of future infrastructure requirements, as well as to provide for an ongoing viable show. If it were to be relocated to Frederick Street into higher quality facilities, the Show may be more sustainable.

Events provide a number of opportunities for Council, the community and sporting clubs. These include:

- an opportunity for the community to participate in a community celebration
- supporting particular activities that the event may centre on.

- provide legacy infrastructure for sport
- promoting Wynyard and the Council area in Tasmania and interstate
- attracting visitors and residents to come into and stay in the town
- providing some economic benefits for businesses.

Providing some more flexible spaces at Frederick Street that can be used for other events will have some economic benefits.

Proposed actions

5. Provide in-ground drainage and irrigation for a community playing field area (Zone 3) to allow this to be marked for two cricket pitches, two softball diamonds, and two soccer pitches with one of each code as the major playing field.
6. Upgrade the equestrian jumps course and the Barcoo arena.
7. Designate one cross country equestrian course, and an off-road / mountain bike / BMX trail network on the reserve. Close all other tracks not required and revegetate these.
8. Create a track for walkers, joggers and dog walkers around the perimeter of the reserve and the edge of the tree area.
9. Provide an additional facility to accommodate the show and new expanded clubrooms for shared club use, community meetings and events. Furnish with compliant kitchen, more storage, external sitting / viewing and shade, and social rooms suitable for community meetings and social activities for all clubs using the reserve, including BMX. Provide a good quality kitchen for community groups.
10. Upgrade the start gate and associated shelter and track surface to enable regional and higher BMX events to be conducted at Frederick Street Reserve. Provide a small secondary support facility adjacent to the finish line (shelter and toilet) to meet spectator needs without duplicating the clubroom facilities adjacent.

11. Provide social and meeting rooms for all clubs in the main pavilion positioned on Lowe Street in a central area.
12. Upgrade the playing field space to provide lights and in-ground irrigation, as well as accommodate an additional junior cricket/ football/ events /shared use space.
13. Undertake additional tree planting and landscaping for amenity value and shade. Add to the existing avenues of trees and undertake infill planting along the reserve boundaries.
14. Construct a large veranda/ sheltered seating area to the south of the pavilion overlooking the main cricket wicket.
15. Construct shelter /cage storage for equipment and provide indoor roller door access to storage for all the sporting clubs on the reserve.

5. Club development

As many clubs have small numbers most have limited funds for the hire of facilities, the planning, development and management of facilities, or marketing and sports promotion.

Council has a preferred cost recovery per reserve (for example for Frederick Street 33% cost recovery - however at present this would seem unachievable.

It would be advantageous for further development work to build up the capacity and viability of clubs as this is the major way that Council can achieve participation.

Proposed actions

16. Assist clubs to market themselves, develop and deliver opportunities for social and competition sport for men and women, juniors and seniors, masters and all abilities.

6. Minimising conflict between users on the reserve and between vehicles and pedestrians

Zoning of the reserve for suitable activities will reduce the possible conflict between activities.

Currently there is evidence of conflict between balls and horses, potential conflict between horses, dogs and bikes, and between cars and pedestrians. There is also a potential conflict regarding horse use of sports playing fields, hence it is best if equestrian use is zoned separately from other team sports activities where a flat and even playing surface is imperative to prevent injury of players.

Motorbike use of the reserve should not be encouraged, and the areas of trail are reasonably constrained and potential for conflict and high-level damage is possible. Signage should indicate that the reserve is not suitable for this purpose.

Some conflict with golf practice has been documented in the past. Council has installed two signs saying golf practice is prohibited.

It may however be possible to allocate a space for golf practice with conditions including no use of tees (that apparently have caused injury to horses) and use of a mat to prevent turf damage. This mat could be supplied and stored in the clubrooms for example, or installed similar to a cricket wicket.

Trails adjacent to the equestrian facilities should be predominantly for horse riding. The trails adjacent to the BMX track should predominantly be for cycling. The reserve is large enough for the development of a track around the perimeter for walking and jogging. This trail could be aligned to go through the trees on the edges of the two-forested blocks.

Trails should be assessed and the alignment of all agreed, and excess tracks closed and revegetated. This could provide a way of encouraging stewardship and outdoor activity among adjacent residents, or even a school project with assistance from Council and environmental groups.

Currently user groups say they are aware of other clubs' activities and currently don't use the grounds when they know others are going to be there.

A booking system or formalised licence with agreed times of use could avoid such conflicts.

If the ground is to be used for more events, then it will be essential to co-ordinate a calendar of events to prevent conflicts between these and regular sports competitions.

Motorbike riding is present but is not compatible with the other uses of the reserve and should be prohibited in the Reserve.

Proposed actions

17. Focus all equestrian use west of the avenue of trees (in Zone 2).
18. Assess the existing tracks in the forest areas and designate one cross country equestrian course, and an off road / mountain bike / BMX trail network on the reserve. Close all other tracks not required and revegetate these.
19. Create a track for walkers and joggers and dog walkers around the perimeter of the reserve and the edge of the tree area and promote to residents and sports supporters.
20. Consider providing a matted area for golf practice.
21. Close more of Lowe Street, designate an area for float loading and provide float parking off the reserve in the road reserve adjacent to equestrian area.
22. Provide off-road trail connections from the Reserve to the airport, local schools, Big Creek and the Inglis River trails, CBD and the former rail corridor.

7. Providing new management arrangements

The existing operations manual is a good tool to ensure conditions of use are in place and these are fair and equitable.

There appears to be some confusion around the nature of occupancy at the reserve. User groups say they don't have up-to-date agreements. The operations manual suggests that the facilities are "leased" and that user groups should have annual licences. Leases are for exclusive occupancy of facilities and leasees pay all costs. This is not a suitable mechanism for occupancy at Frederick Street.

Specific zones of activity on the reserve should be agreed to minimise conflict between activities.

As the user groups are assumed to be ongoing and presumably are only seasonal, a three-year seasonal licence may be the most appropriate and cost effective mechanism to manage use.

The reserve needs to attract greater use. This in itself will encourage more people to use the reserve.

Further promotion and marketing of the reserve and the opportunity to use the clubrooms is required. This should include signage from the Wynyard Township, the airport and a directory and parks and club information on Council's website.

Proposed actions

23. Introduce zones of activity to manage conflict and use.
24. Facilitate the Frederick Street Reserve Advisory Group to provide input in the implementation of the plan. Provide advice to officers and Council on the management of the site.
25. Introduce new licence arrangements for all users of any upgraded or existing facility in line with recommendations for the broader plan concerning leases, licenses and occupancy agreements – with standard condition of use as per the operation process issues and including responsibilities for maintenance of specific facilities.
26. Introduce an agreed schedule of use and booking system to be managed centrally by Council to ensure that events can be accommodated.
27. Introduce a simple online booking system.
28. Encourage regular user forums to discuss implementation of the master plan, an annual priority of works, an annual calendar of events and user group meetings, ongoing marketing, and ongoing sports and infrastructure development activities etc.
29. Provide a major reserve sign with contact details and an indication of suitable activities.
30. Install signage to the Reserve from the CBD, highway, airport and creek corridors to the reserve.
31. Work with sporting bodies and local schools to assist the clubs to develop a pathway from foundation skill developments to club competition and to develop sustainable clubs.
32. Consider adopting a zone for off-leash dog exercise on the east of the sports area, when this area is not being used for sport, and ensure this use is regulated, and this is signed.
33. Prohibit motorbike activity throughout Frederick Street Reserve and the use of golf tees.

6. Master Plan

BMX TRACK

- REFURBISH EXISTING BMX TRACK TO AUSTRALIAN BMX 'REGIONAL' STANDARDS
- PROVIDE NEW FORMALISED CAR PARKING AND AREA FOR BIKE 'SET-UP'
- PROVIDE SAFE MARSHALLING AREA, AWAY FROM THE CAR PARK
- PROVIDE NEW START GATE, SPECTATOR SHELTER & LIGHTING

NEW MULTI-PURPOSE PAVILION

- EXTENSION TO EXISTING SHED ON RESERVE
- ADDITIONAL PUBLIC AMENITIES TO CATER FOR BMX ARENA AND WYNARD AGRICULTURAL SHOW
- SOCIAL AND FUNCTION ROOM TO CATER AS EXHIBITION SPACE FOR WYNARD AGRICULTURAL SHOW

NEW STABLE ALLOTMENTS

- NEW 'OPEN TO WEATHER' STABLE YARDS FOR EQUESTRIAN CLUB
- COULD BE UTILISED FOR WYNARD AGRICULTURAL SHOW
- CLOSE PROXIMITY TO EQUESTRIAN AREA, CAR/FLOAT PARKING AND BARCOO ARENA

NEW CAR PARKING

- SPACES FOR ALL VEHICLES INCLUDING HORSE FLOATS

EXISTING DRAIN/SWALE

- EXISTING DRAIN TO BE COVERED TO ALLOW SAFE ACCESS FROM EQUESTRIAN AREA TO THE BARCOO ARENA AND HORSE TRAILS

EQUESTRIAN AREA

- DEDICATED AREA FOR DRESSAGE AND SHOW JUMPING (DASHED LINES)
- DASHED AREA COULD BE UTILISED FOR MAIN AGRICULTURAL SHOW 'ARENA' FOR DISPLAYING LIVESTOCK, DOG JUMPING, ETC.

OVERFLOW CAR PARKING

- OVERFLOW AREA WHEN REQUIRED

- LEGEND**
- FENCELINE
 - EXISTING VEGETATION
 - PROPOSED VEGETATION
 - EXISTING BUILDING
 - NEW BUILDING
 - NEW/UPGRADE GROUNDS
 - OPEN SPACE
 - NEW FOOTPATH
 - NEW CAR PARKING/ROAD
 - EXISTING SWALE
 - NEW PLAYGROUND
 - UPGRADED BMX TRACK
 - NEW GATE

GENERAL NOTES

- CONSIDER ADDITIONAL TREES AND VEGETATION TO RESERVE BOUNDARIES
- PROVIDE IN-GROUND DRAINAGE AND IRRIGATION TO SPORTS FIELDS
- CONSIDER LANDSCAPE PLAN FOR PRECINCT TO INCLUDE INDIGENOUS SPECIES



INTEGRATE CAR PARK INTO TREES

LOWE STREET MODIFICATIONS

- PROVIDE A NEW ROUND-A-BOUT TO LOWE STREET TO ACCESS FREDERICK RESERVE, EQUESTRIAN AND BMX ARENAS
- TRAFFIC CAN ALSO BE MANAGED BY SECURE GATES
- ALL PARKING TO BE FORMALISED

EXISTING SPORTS PAVILION

- TO BE REFURBISHED TO CATER FOR NEW WORKS AND AGRICULTURAL SHOW
- UPGRADE AMENITIES AND MULTI-PURPOSE ROOM

SHADE STRUCTURES

- PROVIDE NEW SHADE STRUCTURES FOR PLAYERS AND SPECTATORS

NEW AGRICULTURAL SOCIETY PAVILION

- OPEN FRAME, MULTI-PURPOSE SPACE TO CATER FOR AGRICULTURAL SHOW ACTIVITIES AND DISPLAYS
- INDEPENDENT STORAGE FACILITIES FOR DEDICATED CLUBS, SUCH AS BIRDS CLUB, DOG CLUB, ETC
- CAN BE FULLY WEATHER PROOF AND OPENABLE AT TIME OF SHOW
- CAN BE USED FOR 'INDOOR TRAINING' OR COMMUNITY FUNCTION SPACE
- PROVIDE NEW PAVILION FOR AXEMENS AND PAULTRY

NEW PLAYGROUND

- AREA FOR PLAY EQUIPMENT

WALKING TRACK

- DEDICATED WALKING TRACK
- FOR WALKERS, JOGGERS AND DOG WALKERS

IRRIGATED AND DRAINED SPORTS AREA

- PROVIDED IMPROVED DRAINAGE
- NEW IRRIGATION SYSTEM TO THE SPORTS GROUNDS

SOCCER PITCHES

- FULL SIZE SOCCER PITCHES TO NATIONAL REQUIREMENTS
- PROVIDE 6 METRE HIGH FENCE TO END OF PITCH

NEW CRICKET OVAL

- NEW CRICKET PITCH AND OVAL TO COMMUNITY COMPETITION REQUIREMENTS
- SYNTHETIC WICKET TO BE PROVIDED

OVERFLOW AREA

- OVERFLOW SOCCER PITCH SPACE IF REQUIRED

EMERGENCY ACCESS

- AMBULANCE DRIVEWAY
- ACCESS FOR AGRICULTURAL 'SIDE SHOW' ALLEY VEHICLES

SIDE SHOW ALLEY

- DESIGNATED AREA ON BOTH SIDES OF RESERVE TO CATER FOR SIDE-SHOW ALLEY (ENTERTAINMENT AREA)
- AREA AWAY FROM DEDICATED PLAYING FIELDS
- VEHICLE ACCESS OFF FREDERICK STREET PROVIDED
- SET-UP WILL NOT OBSTRUCT COMMUNITY AMENITIES



7. Summary of actions

1. Provide adequate car parking and track management to ensure trees are protected around the BMX track 19
2. Provide strategic trail routes through the edges of the forest area to enable people to appreciate the natural values of the forest. 19
3. Design and construct a new play space at Frederick Street Reserve to replace the one at Lowe Street Reserve. 20
4. Provide a junior and senior cricket ground on the site, so that all Myalla Cricket Club activities can be accommodated on the site if required. 20
5. Provide a community meeting and exhibition space for a range of clubs including the poultry, bird and axeman's club to the site. 20
6. Consider the provision of a covered equestrian facility that can also be used for events. 20
8. Investigate the likely impacts of the airport on the siting and design of events and sports facility infrastructure, before investment. 20
9. Provide in-ground drainage and irrigation for a community playing field area (Zone 3) to allow this to be marked for two cricket pitches, 2 softball diamonds, and two soccer pitches with one of each code as the major playing field. 21
10. Upgrade the equestrian jumps course and the Barcoo arena. 21
11. Designate one cross country equestrian course, and an off road / mountain bike / BMX trail network on the reserve. Close all other tracks not required and revegetate these. 21
12. Create a track for walkers and joggers and dog walkers around the perimeter of the reserve and the edge of the tree area. 21
13. Provide an additional facility to accommodate the show and a new expanded clubrooms for shared club use, community meetings and events with compliant kitchen, more storage, external sitting / viewing and shade, and social rooms suitable for community meetings as well as social activities for all clubs using the reserve, including BMX. Provide a good quality kitchen for community groups. 21
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