


SOMERSET SPORTS PRECINCT

MASTER PLAN

2024 Somerset Sports Precinct Master Plan					
Rev No	Date	Section(s) Affected (amendments)	Author	Reviewer	Approver
1	November 2023	All sections – creation	DH	DS	SC
1.1	December 2023	Draft document development	DH	DS	SC
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1.3	April 2024	Draft document development – Final for consultation	DH	DS	SC
1.4	August 2024	Updates to plan as a result of community consultation period. Key adjustments included: <ul style="list-style-type: none"> • Mayor’s statement and endorsements from clubs • Section 10 - Clarification on population data considerations • Section 11 – Rewording • Community Engagement chapter – Completed following consultation process • Section 18, 19, 20, 21, 22 – Updated to reflect amendments to plan following consultation 	DH	DS	SC

This Masterplan has been prepared by the Waratah-Wynyard Council.

The Council would like to thank all those members of the community, industry and council staff who kindly gave their time to provide input into the development of this Plan.

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Message from the Mayor

The Somerset Sports Precinct is our blueprint to reimagine recreation opportunities in Somerset. We recognise that active lifestyles are a vital part of healthy communities and that providing fit-for-purpose facilities helps to **promote junior sport**, keeps people playing sport longer, and **enables new pathways for women**.

The proposed upgrades in Somerset will be a game-changer for local children and adults alike! We understand that besides increased physical and mental wellbeing, our accessible and inclusive facilities can also help to build **economic prosperity** and **stronger communities**.

The Somerset Sports Precinct is a bold vision, which commits to:

- **Investment at Langley Park** to improve lighting, cricket wicket, player amenities and accessibility. These upgrades will support not only the existing users but will also support the planned increase in junior participation for outdoor sports at this location.
- **A new shared indoor sports stadium and community facility** to be constructed on the vacant land adjacent the Somerset Primary School. This facility will house four full-size courts, a space for indoor bowls, a new tennis facility with four outdoor courts, and additional community rooms.

We believe Somerset to be in a unique location, as it is central to the larger catchments of both Burnie and Wynyard, putting it in a prime position to invest in sporting infrastructure for generations to come. These upgrades will enhance the recreation offering to our wider community and address the gap in service provision between supply and demand for sports and recreation.

Crucially to the success of the plan, Council will continue to work with the *Department for Education, Children and Young People*, the Somerset Primary School, and local sports and recreation clubs to ensure the relocation of indoor sports and tennis courts is a successful one. We hope the relocation will establish a genuine connection between school-aged children and active lifestyles, meaning that our community and our clubs become **healthier and stronger** as a result.

Aside from benefiting indoor bowls and basketball, the new shared indoor sports stadium will also support a range of other local clubs such as pickleball, badminton and volleyball, as well as community groups looking for fit-for-purpose meeting spaces.

The Somerset Sports Precinct Master Plan has been shaped by the many people involved during the extensive consultation process. I thank the community members, groups and organisations for their contributions.

I am excited to witness the many benefits that will be delivered by the Somerset Sports Precinct Master Plan and for being involved in a **vibrant community** that supports each other to be **active for life**.



Dr Mary Duniam
Mayor, Waratah Wynyard Council

Supported by Peak Bodies



“The Department provides in principle support for the Somerset Sports Precinct Masterplan, noting consultation has occurred with the school, school association and school community. As the master planning progresses, we appreciate being informed and engaging to ensure the needs of the school and community are considered.”

Department for Education, Children and Young People



“The improvements to Langley Park outlined in the Somerset Sports Precinct Masterplan are critical for the future of the Somerset Football Club, particularly as the club expands to include junior participants for the first time in 2025.

These developments will provide the club with the opportunity to grow its junior base and cater for its senior program with an accessible club environment. It is an exciting time for football on the north-west coast of Tasmania, and projects like this are crucial in ensuring the long-term strength and sustainability of the game in the region.

We commend the work of the Waratah-Wynyard Council and all stakeholders, including the Somerset Football Club, in developing this masterplan.”

AFL Tasmania



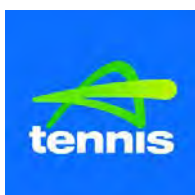
“Basketball Tasmania fully supports this development and the impact it can have across the entire NW coast basketball community. Our current competitions are growing rapidly and our ability to service this demand and schedule games and trainings at user friendly times and locations is significantly constrained by the availability of court space. Further, we currently cannot host National Basketball events and tournaments anywhere in Tasmania as we don’t have the volume or quality of courts required in any location or combination of locations in Tasmania. The development would open the potential to host events in the NW region of Tasmania.”

Basketball Tasmania



“Cricket Tasmania supports Council’s plans for the Somerset Sports Precinct. Upgraded facilities provide opportunities for more North West Tasmanians to be active and participate, and this will be beneficial for sport in the region and the community more broadly”

Cricket Tasmania



“Tennis Tasmania give in principle support to exploring the opportunities that the Somerset Sports Precinct plan may bring to tennis, and the region generally. We are committed to a process of discussion and collaboration with all stakeholders, to ensure all interests are represented, and positive outcomes are achieved for all parties.

Tennis Tasmania is committed to providing safe, welcoming, and thriving tennis communities that are accessible for all. A key objective is the creation of sustainable venues and participation offerings, that focus on the delivery of many social, physical, and mental health and well-being benefits to participants, as well as driving economic return to the community generally. We look forward to working with both council and club, and the wider community, to ensure tennis plays a central role in the region”

Tennis Tasmania

Supported by Local Clubs and Organisations



“The Burnie Netball would love to support the proposal of a Somerset Sports Precinct. We believe if the venue was inclusive of netball, it would not only give Burnie the opportunity to run short rosters over the winter but on occasion give schools & Netball Tasmania a place to hold state games and competitions. Currently the only indoor venue available is at the Ulverstone stadium... Our committee are very keen to support this proposal with the provision they are given equal opportunity to access the venue”

Burnie Netball Association



“If we could have extra courts and timeslots, it would absolutely help the club to expand, and our members could play without having to worry about the space and it would make it more consistent (having sessions every week). From April 2024 we have around 27 registered players, and if we could have a consistent Saturday court timeslot, we believe it could grow consistently.”

Shuttle Hustle Somerset Badminton Club



“Over the past eight years, our club has experienced remarkable growth, with our membership base expanding from just over 200 to more than 450 playing members. This makes us, we believe, the largest sporting club in the municipality!

This growth has placed significant demands on our current 40-year-old facility, which is no longer adequate to meet our needs, let alone accommodate future growth. Throughout this period, we have been in close communication and collaboration with Waratah-Wynyard Council to find a suitable solution to expand our facility. This expansion will benefit not only our members but also other users in the surrounding community.

The members of the Somerset Amateur Basketball Association are thrilled with the latest revision and progress of the Somerset Sports Precinct Plan and eagerly anticipate its rapid implementation.”

Somerset Amateur Basketball Association



“The Somerset Football Club are very excited around future plans for not only our club but other sporting clubs in the Somerset area. The future of junior sport, especially in these proud clubs, is growing quicker than clubs can cater and cope with. The Council’s acknowledgement of this will build a great future for participants, families, and communities and stabilise these clubs for many years.”

Somerset Football Club



“Western Division Indoor Bias Bowls Association host events for players from all over the state. Improved and bigger stadiums mean we can host local, state and national events with ease. Indoor bowls is a sport which currently involves community members, ranging from their teens to late 80s. It gives our community a social, safe and friendly environment where we all get together to enjoy the sport we love.”

Western Division Indoor Bias Bowls Association



“Indoor Bowls is played both competitively and recreationally at the Somerset Indoor Recreation Centre. Western Division play State and Western Division events throughout the Winter where up to 120 players are playing on up to 20 mats set up in the two halls in the present venue over 2 days. Through winter over 140 players contest in the Wynburn Pennant. A social bowls competition is also played at this venue. It is an outlet for people in the area from Penguin to Smithton. We also have players travelling from Waratah to have some social organised entertainment and exercise. The present venue is pushed to the limits with basketball and bowls having to share the hours and amenities available.”

Somerset Indoor Bias Bowls Club / Wynburn Indoor Bias Bowls Club



“Somerset Primary provides in principle support for the Somerset Sports Precinct Masterplan. Members of the School Association have had an opportunity to give feedback to the plan. As the master planning progresses, we appreciate being informed and engaged to ensure the needs of the school and community are considered...”

Somerset Primary School



“With change comes growth and here at the Somerset Strikers Cricket Club we firmly believe in investing into the future. With the upgrades planned for Langley Park we believe this will provide great opportunities for all to come master their skills, learn important life skills and just have fun. This will give junior players a great launching pad along with the local shops receiving more support due to higher participation levels. Better facilities will also enable the club to invest in the development of junior and women’s cricket. The more opportunity available the higher success rate. This is great for the Waratah-Wynyard residents to see that they are investing into our future.”

Somerset Strikers Cricket Club



“Wynyard Pickleball currently have over 50 members” ... “Pickleball is played on the same size courts as tennis, badminton and volleyball. Having a shared facility with at least 4 courts should be considered for the new Somerset facility.”

Wynyard Pickleball Club



“The plans sound exciting. Yes - we would love extra space so we could hold larger sports nights and allow it to grow. Currently we have to rotate sports across the courts so everyone can play all the sports we offer. Extra courts would help. It would also mean we could have our meetings more regularly as the 2 courts can be hard to get and keep...We have anywhere from 120 up to 160 people in attendance most Saturday nights. We do really want to grow the event and get more local Somerset people involved.”

Wynyard Seventh-day Adventist Church – Social Club

INTRODUCTION

1. Introduction

Waratah-Wynyard Council adopted the Open Space, Sport and Recreation Plan (OSSR) in 2017. It provided key recommendations for the management of open space, sport and recreation in the municipal area. As part of OSSR, the Somerset Recreation Precinct was highlighted as one of the three key precincts that support recreation activities and suggested consolidating sporting venues within the area to co-locate on one or two sites. All options for consolidation require the acquisition of privately owned land in order for the plan to be fully realised. Council has endeavoured to pursue the OSSR vision but has not been able to due to a substantial increase in residential growth and a subsequent reduction in available land. To progress any further, the development of the Somerset Sporting Precinct (SoSP) Master Plan was required.

The SoSP has progressed using the key concepts and principles contained within the OSSR and from ideas generated through consultation with the key stakeholders affected by the proposed plan. Crucially, the foundation of this Master Plan has taken into account Council's financial sustainability principles and the adopted sports facility hierarchy, to ensure the services provided meet current demand and public asset provision remains consistent across the municipality.

It is also recognised that Somerset lacks a community hireable facility that can be hired by anyone and used to enhance the social wellbeing of the community. Therefore, privately owned and maintained hire facilities and the Somerset Primary School have been recognised as key sites and included alongside sporting facilities on the below map.

Somerset is fast outgrowing its capacity to provide adequate space for the growing variety of sports on offer. Facilities require upgrades as they do not meet current standards, amenity and capacity needs. Once complete, the SoSP will provide a clear strategy for the development of fit-for-purpose spaces for recreational pursuits and facilitate community partnerships and enhance lifelong participation in sports.

The SoSP Master Plan aims to provide a diversity of recreation opportunities within Somerset. The proposed facilities shall enhance participation in physical and social activities, liveability, the health and wellbeing of residents and the economic, environmental and social sustainability of the region.

Figure 1 - Map of Recreation and Community Assets within Somerset



2. The Objectives

The objectives of this master plan are to:

1. Provide opportunities to enable greater participation in recreational pursuits to improve the potential for personal and community benefits.
2. Increase utilisation of public facilities through consolidation, improved accessibility and shared use.
3. Enhance partnerships between Council, the community and other organisations.
4. Provide quality facilities that are consistent with the asset provision in council's adopted hierarchy for sports and recreation.
5. Integrate school and community facilities to foster lifelong participation in health and wellbeing activities.
6. Establish community facilities that are sustainable and can be managed cost-effectively through shared contributions to the renewal and maintenance of the facilities.

3. Project Approach

The project involved a five-stage project methodology as detailed below:



4. Project Scope

The scope of this Master Plan is to apply a strategic approach to the provision of sports and recreation facilities owned/maintained by Council in Somerset. The goal of the review is to identify possible options for consolidation of facilities as per the objectives of the OSSR. The facilities of focus within the SoSP includes:

- Langley Park
- Somerset Tennis Courts
- Somerset Indoor Recreation Centre

The Recreation Ground at Cardigan Street (primarily used by soccer) has been acknowledged within this Master Plan as a recreation site within Somerset however the upgrades associated with it have been excluded as a separate master plan has been developed (Sugden & Gee 2020 for the Somerset Soccer Club).

In line with the OSSR, opportunities to incorporate a community meeting space with a shared sport recreation facility will also be reviewed as part of this Master Plan.

5. Purpose of the Master Plan

This Master Plan provides a roadmap for the future development and management of the Somerset Sports Precinct. It represents a long-term vision and identifies what the sporting and recreational environment will look like and how it will function in the future.

The Master Plan seeks to address key opportunities and challenges experienced within the precinct to ensure Council is meeting the needs of the greater community within resource and budgetary limitations.

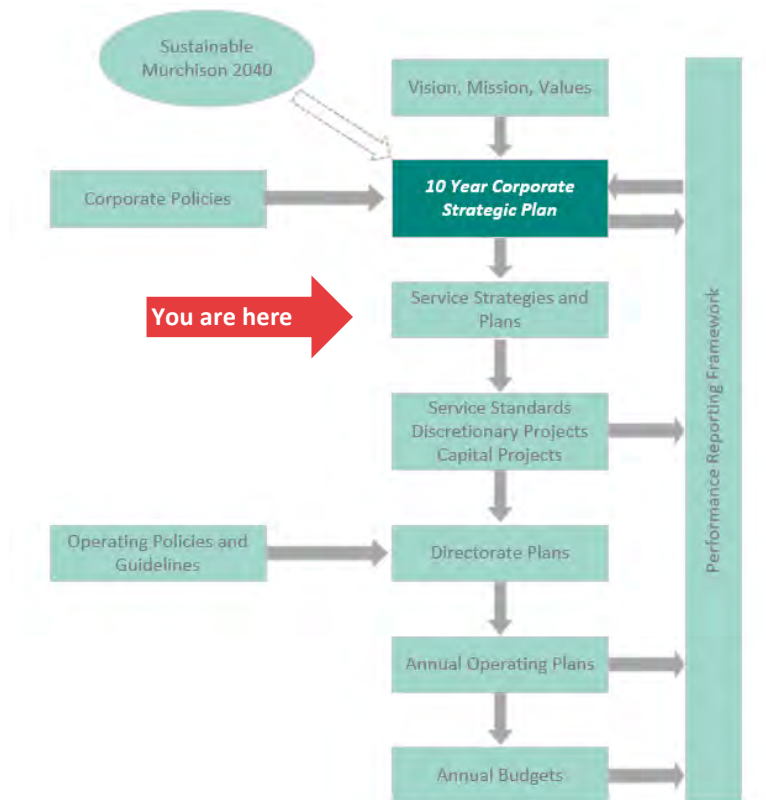
This Master Plan builds upon the previous plans and strategies (developed during the creation of the Open Space, Sport and Recreation Plan 2017-2027) to ensure current community expectations, local context and land availability align with the future direction of the precinct. The outcomes of this document aim to embody the community’s collective vision in line with community need and provision of fit-for-purpose facilities that are sustainable in the long-term.

Whilst the Master Plan provides a unified vision for the future it is not a commitment to funds or to undertake immediate works.

The Master Plan does not necessarily suggest that all elements should proceed (as Council must adapt to changing environments and contexts) but rather provides a guide to the ultimate direction for the Precinct.

The timing of actions within the Master Plan has been provided as a recommendation, however implementation will ultimately be dependent upon a number of factors, such as funding, demand and potential for partnerships. The works proposed are reliant on successfully obtaining external funding, such as through co-contributions and grant funding. Without this, it is unlikely the plan can be delivered in its current form.

Figure 2 - Integrated Strategic Planning Framework





BACKGROUND & CONTEXT

6. Location

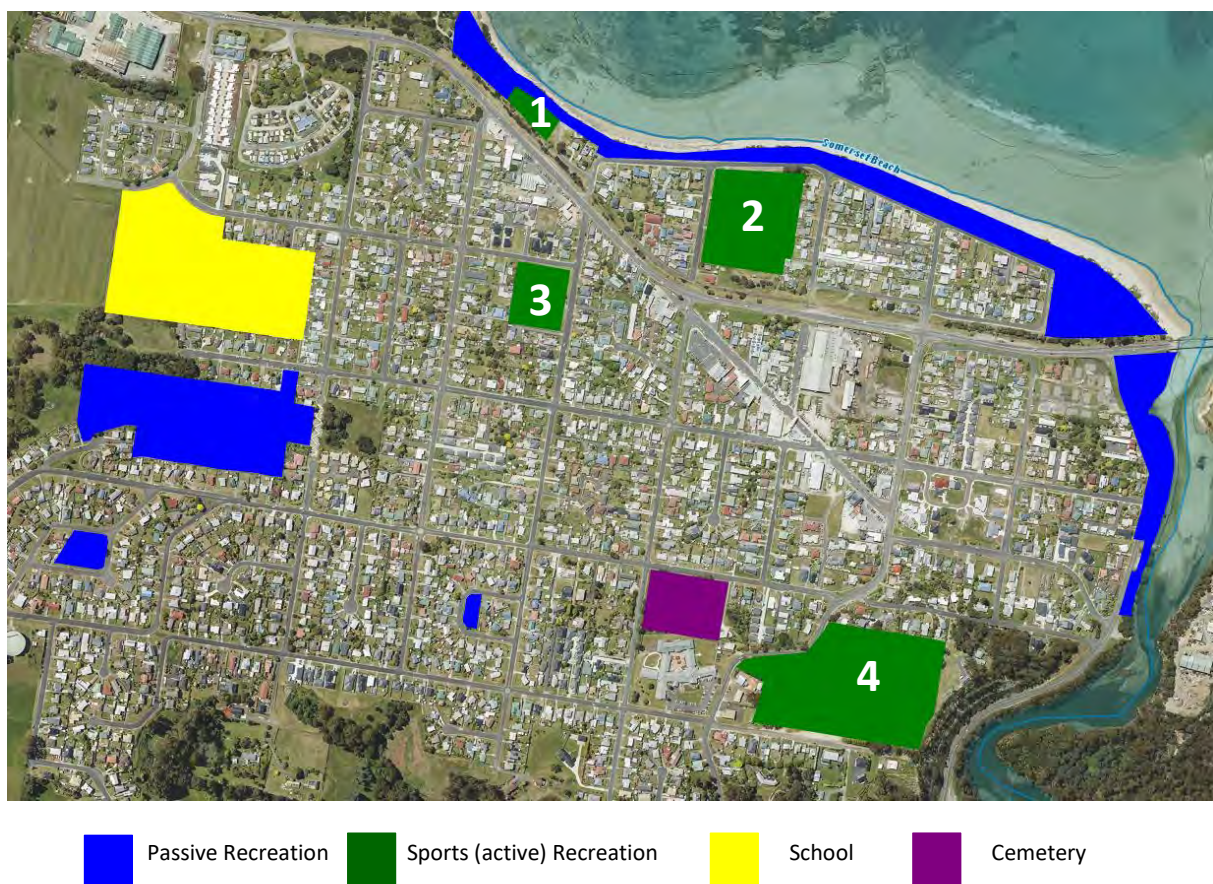
The Master Plan takes a strategic approach to reviewing current public land and future opportunities within the Somerset township. It considers the merits of available land not owned by council and the potential for co-habitation of appropriate user groups.

7. Recreation Landscape in Somerset

Accessibility to recreation opportunities is a challenge in Somerset, given the topography of the township. In order to encourage increased participation in sports activities, a goal of the SoSP Master Plan is to ensure future facilities can be accessed by young people either on foot or bicycle.

The below map highlights the passive, active and sport recreation sites within Somerset.

Figure 3 - Sports and Recreation in Somerset



Sports Recreation Sites (as shown above):

1. Somerset Tennis
2. Langley Park
3. Somerset Indoor Recreation Centre
4. Somerset Recreation Ground (Cardigan Street)

9. Strategic Alignment

Waratah-Wynyard Corporate Strategic Plan 2017/27



Council’s corporate planning is determined through the 10-Year Corporate Strategic Plan. At the time of developing this Master Plan, the *Waratah-Wynyard Council Corporate Strategic Plan 2017-2027* applied and is formed around seven themed goals:

1. Leadership and Governance;
2. Organisational Support;
3. Connected Communities;
4. Community Recreation and Wellbeing;
5. Economic Prosperity;
6. Transport and Access; and
7. Environment.

The specific strategic plan implications relevant to this Master Plan are contained in the table below.

Goal 3: Connected Communities	
Desired Outcomes	
Our natural and built environment aids the community with an active and healthy lifestyle.	
Our Priorities	
3.3	Deliver planning for activation through effective urban design and planning that promotes liveability, social gathering and connectedness, and which recognises and celebrates local history.
3.7	Promote and strengthen community safety to retain and attract families to live and recreate in Waratah-Wynyard.
Goal 4: Community Recreation and Wellbeing	
Desired Outcomes	
We provide recreational opportunities to the community for all ages and abilities.	
Our community enjoys access to visually appealing safe spaces and facilities for recreation.	
Our Priorities	
4.1	Commit to ongoing recreation and open space planning to ensure evidence-based decisions are made about the role of Council and its partners in recreation.
4.4	Provide and maintain quality and safe places and spaces for physical, social and cultural activities, including shared and multi-use facilities where possible.
4.5	Collaborate with community organisations that provide recreation opportunities to our community.

Somerset Master Plan – Open Space Sport and Recreation Plan



The Open Space, Sport and Recreation Plan (OSSR), endorsed in 2017, provides key recommendations for the management of open space, sport and recreation in the municipal area. The Somerset Recreation Precinct was highlighted as one of the three key areas that support recreation activities and suggested consolidating sporting venues within the area to co-locate on one or two sites.

The preferred option identified within the OSSR included a sporting hub on the vacant land adjoining the primary school. Ownership of the land included state government and private tenure and required land acquisitions for the plan to be fully realised.

At the favoured site, the OSSR proposed the provision of:

- 3 soccer pitches
- 1 or 2 AFL/cricket grounds
- 4-6 tennis courts
- 2 court basketball stadium (longer-term project)
- Clubrooms and amenities to service the sports precinct

Council has endeavoured to pursue this vision but has not been able to due to a substantial increase in residential growth and a subsequent reduction in available land. To progress any further development in the area, the development of the Somerset Sporting Precinct Master Plan was required.

Community Health and Wellbeing Plan 2019-2024



The Community Health and Wellbeing Plan is intended to support everyone living in Waratah-Wynyard to improve their health and enjoy enhanced wellbeing. The plan is a five-year roadmap for promoting and improving the physical, mental and social wellbeing of our citizens. It is based on the following eight identified priorities:

1. Reducing isolation
2. Supporting mental wellness
3. Valuing difference
4. Reducing socio-economic disadvantage
5. Improving access to the basics
6. Supporting those living with illness
7. Reducing harms from alcohol, tobacco and other drugs
8. Building resilience

Somerset Sporting Precinct Options Review 2022

Whilst not a master plan or strategy, it is important to recognise the underlying research into the economic potential of the options relating to the Somerset Sports Precinct.

This potential was highlighted by the workpaper completed and adopted in early 2022, which reviewed the option of re-locating the Langley Park site to the vacant land adjoining the school and selling the Langley Park for a hotel and housing development.



Upgrades to the basketball stadium were excluded from the scope of this report.

The findings of the report highlighted:

1. Retaining Langley Park as a recreational reserve was marginally preferred over the option to relocate (based on a limited internal assessment only), however the economic potential for the construction of a hotel meant that it could not be ruled out
2. The vacant land adjoining the school was expected to require much higher maintenance given it was often boggy and unsuitable for turf-based sports, unless drainage infrastructure was engineered and installed
3. The primary school valued the wetland forest on the vacant land adjoining the school as it was heavily utilised in their educational programs

Somerset Soccer Club Facilities – Cardigan Street Master Plan and Estimates



The original vision of the OSSR to have a consolidated sports facility in Somerset could not be realised due to a loss in available land. With this acceptance, the more immediate need then became the Cardigan Street Recreation Ground, which did not meet standards and could not be used to its potential due to poor ground drainage. Council therefore adopted a Master Plan prepared by Sugden & Gee in 2020 which effectively committed Council to continuing the existing soccer ground as a satellite site potentially away from other sports in Somerset.

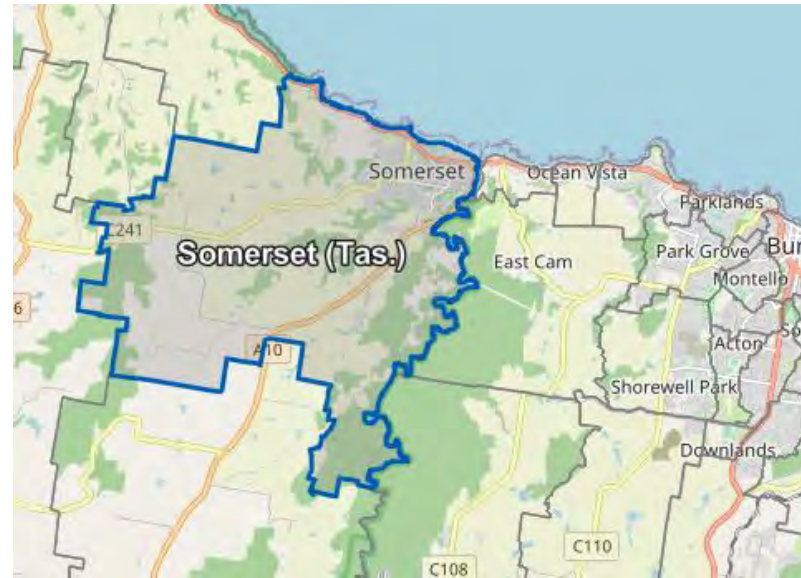
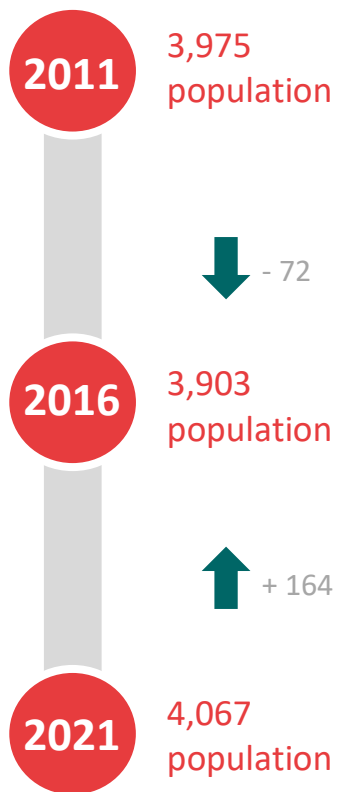
Since 2020, Council has completed underground irrigation, subsurface drainage, ground realignment, car park extension, roadside fencing and sports lighting installation. These upgrades costed approximately \$1.2mil, of which Council contributed 52% of its own funds with the remaining being sourced by third parties.

One item remains incomplete (ball catching fences) which should be funded by sources outside of council.

10. Population Trends

Population (Somerset)

Somerset’s population has been stable over the past 10 years:



Population (Waratah-Wynyard)

There has been a 5.7% increase in the resident population between 2016 (13,813) and 2021 (14,629).

Future Projections (Tasmania)

The Tasmanian Treasury (2023) highlights that the Waratah-Wynyard area is now in a slight population decline. The report suggests that the overall population will decrease from 14,689 in 2022 to a projected population of 14,296 in 2052.

Whilst Somerset’s population has remained steady over the last decade rather than showing an increasing trend, it is in a prime location being nestled centrally between two larger catchments of Wynyard and Burnie. The residents of these areas have contributed to utilisation and demand of sports facilities in Somerset. Therefore, the population trends for the Somerset area cannot be taken in isolation.

11. Current Utilisation and Demand

Somerset Indoor Sports Centre

Current Utilisation

Basketball and Indoor Bowls are the two regular and core users of the Somerset Indoor Recreation Centre. Badminton, volleyball and other community groups are also known to use the facility on a rostered basis. Burnie High School and the Northwest Primary School Sports Association are also casual users of the facility.

The Somerset Indoor Recreation Centre is used every day. It includes before school training from 6:00am on weekdays, skills training during the evenings, training and local rosters as well as intertown and competition rounds hosted on the weekends. It is the heaviest utilised sports facility in Waratah-Wynyard.



Figure 5 - Basketball use (photo courtesy of Somerset Amateur Basketball Association)

Somerset Amateur Basketball Association

In 2021, the Somerset Amateur Basketball Association (SABA) recognised a total of 297 members; a 43% increase in overall membership since 2019, particularly in the junior age category (up 58% from 2019 to 2021 in the under 8 and under 10 categories). Participation in basketball since that time has continued to increase.

Somerset Indoor Bowls

Bowls is an active sport played in Somerset with representation from the Somerset Indoor Bowls Club, the Wynburn Indoor Bowls Association and the Western Division of Indoor Bowls.

Currently, there are approximately 140 players registered in the Wynburn Pennant Competition which is run during the winter season. Additionally, there are 40 registered players for the social bowls activities scheduled on Monday evenings. The Western Division has State and Western Division events throughout the winter, where up to 120 players play on up to 20 mats in the venue.

Current Demand

The neighbouring town of Wynyard has one full size court. Although outside the municipality, Burnie is located approximately the same distance from Somerset as Wynyard. The Upper Burnie Basketball Complex incorporates two courts.

Setting aside the increasing membership numbers for the core users of the current Somerset Indoor Sports Centre, Council is hearing more and more the challenges of other local clubs and organisations who are having difficulty establishing rosters and maintaining participation given the strain on public facilities in the region. For example, the local Pickleball Club has over 50 players registered but has not been able to obtain any suitable court time in Somerset and only limited access to the courts in Wynyard.

The above issues and opportunities highlight why there is a need to increase the number of courts required in the Somerset area. Based on facility utilisation data it is recommended that additional full-sized courts are provided to address the gap between supply and demand.

Langley Park

Current Utilisation

Football and cricket are the two regular and core users of Langley Park. It is noted that anecdotally the local football and cricket clubs feel as though membership numbers have increased over previous seasons but look to facility upgrades to better promote their club identities, improve resilience and ultimately enhance membership numbers.

Somerset Football Club

The Somerset Football Club currently have around 180 members with approximately 80 of those being registered players. Both the local club and AFL Tas have confirmed the desire to expand the offering for the Somerset Football Club to include a junior program from 2025, which will increase membership and facility utilisation.

Somerset Strikers Cricket Club

The Somerset Strikers Cricket Club currently have around 70 members with approximately 48 of those as registered players. Whilst it is recognised that there is no junior programs currently on offer, there are opportunities recognised between Cricket Tasmania and the local club to start a junior cricket program in the near future.

Current Demand

During the research conducted as part of the OSSR development, the highest potential demand for club-based sport is likely to be in Australian Rules football, cricket, soccer, netball, basketball and golf (when based on state participation rates). The OSSR continued to suggest that cricket (along with netball and tennis) required further work to bring numbers closer to the potential state average participation rate. It is acknowledged within OSSR that one reason for lower-than-average participation rates in football and cricket could be the age, quality and condition of the current facilities. It is for these reasons that some upgrades are required at Langley Park.

Tennis

Current Utilisation

The Wynyard/Somerset Tennis Club is the exclusive user of the Somerset Tennis facility. This club also uses the Wynyard Tennis facility (two outdoor courts approximately 10 minutes' drive from Somerset).



Wynyard/Somerset Tennis Club

In 2023, the Club reported 140 members. The Wynyard/Somerset Tennis Club have advised that a minimum four courts are required in order for them to host pennants, with current demand of three teams playing a midweek pennant and each team requiring two courts. On Saturday's the club hosts both junior tennis and A and B grade tennis.

Current Demand

In 2016 detailed analysis of participation was undertaken as part of the OSSR. This research found that tennis was one of the three organised sports that had the lowest participation rates below state averages (for Circular Head and Waratah-Wynyard).

Whilst two courts are available in Wynyard, there is limited room for expansion and therefore the Somerset site is the only location that meets this need within the municipality.

12. Site Specific Constraints and Planning Considerations

A range of relevant considerations have been identified for each of the below sites:

- Somerset Tennis
- Langley Park
- Somerset Indoor Recreation Centre
- Somerset Primary School – Vacant Land

Further details on these considerations are contained on the following pages.

Somerset Tennis



which are utilised by the same organisation. The Somerset courts have recently been pressure washed which has improved the amenity for utilisation however large cracks and gaps in the court surface has enabled weeds to grow through.

No wind breaks or lighting exist at this facility but have been raised as desirable by the users. Lighting is supplied at the Wynyard courts.

The surrounding perimeter fencing is in disrepair and is currently being replaced by Council due to safety concerns.

Overall the social space is small but sufficient for the type of use.

Environmental Values

There is minimal vegetation directly on the tennis land however coastal vegetation (predominately boobialla) separates the developed area from the beach. No threatened flora or fauna species have been noted on the courts site. The most significant concern relates to the potential for the courts to be impacted by coastal erosion and inundation processes. A 2019 study indicated the north-western quarter of the tennis site would be at high risk of wave run-up by 2040. As such, any investment in this site is at risk of becoming obsolete in the next 20 years.

Furthermore, the Tasmanian Government established the Mitigating Hazards through Land Use Planning project in 2011, which provides a comprehensive framework to minimise the risks to Tasmanian coastal communities. Subsequently the State Government commissioned a Coastal Hazards report in 2016 which highlighted the majority of the tennis courts are within the “Medium” hazard area (see map to the right). This indicates that inundation or erosion issues will worsen by 2050.

Access, Circulation and Wayfinding

Existing access to the site is off Tennis Court Road. There is a small, sealed car park adjoining the main building that would be sufficient for a dozen or so vehicles.

Community Comfort

The site does not have access to hot water and this has been raised as a concern by users. There has also been a desire raised to improve the condition of the toilet facilities.

Sporting Guidelines

There are four courts located at this site and an additional two courts are located in Wynyard



Operational Resilience

This facility generally has a low-resource demand for day-to-day maintenance. Given the declining current condition of the courts and facilities it is likely that maintenance requirements will increase in the near future and this should be factored in for master planning exercises.

Planning Scheme (refer above image for scheme overlay)

The site is currently zoned General Residential under the Tasmanian Planning Scheme. Adjoining properties are also zoned General Residential with the Bass Highway corridor zoned as Utilities.

Langley Park

Access, Circulation and Wayfinding

Existing access to the site is off the Esplanade, although existing access gates are also located on Plummer Court and adjoining the Bass Highway. There is no roadway that connects the Bass Highway to the property boundary.

There is a small, sealed car park adjoining the main building with a gravel roadway around the perimeter of the oval which also functions as off-street parking during matches.



The main building contains all of the player amenities and social space. It is a two-story facility however the only access to the upstairs area is via a stairwell and is therefore not accessible for all.

Hardstand pedestrian access is limited to the main building and canteen only. Pedestrians wishing to access public toilets or the can bar would need to traverse the grassed areas.

Community Comfort

Currently the public toilets for spectators are to the rear of the main building. It is a separate outbuilding constructed of open brick ventilation with concrete flooring and barred doorways. The facilities are not enjoyable and are rarely used by spectators due to their condition.

A DDA-compliant port-a-loo has been supplied for accessibility purposes however due to the current layout of the site it requires users to access directly in front of the main playing surface and canteen area. The lack of privacy and lack of amenity is likely to restrict use of this facility also.

Sporting Guidelines

Generally speaking the 'bones' of the required sporting infrastructure is provided at the site but the condition of the facilities is poor and while compliant at the time of construction, do not meet current day standards in all cases. The spectator amenities are not fit for purpose, do not encourage female participation in sport and are not accessible for all users. Recent upgrades to the perimeter fencing have ensured safety of facility users (adjoining the main highway) as well as improved revenue streams for the clubs. Storage is somewhat limited and is a necessity with a shared facility.

Safety risks are present in terms of the sports lighting and towers not meeting current standards. The cricket wicket is also a safety concern given the wicket is narrow and has sunk over the years.

Environmental Values

Overall, there is minimal vegetation onsite. No threatened flora or fauna species have been noted in the immediate vicinity. The existing building is largely located within the "Low" hazard area for coastal processes, indicating it may be at risk of shore recession and storm bite erosion by 2100.

Operational Resilience

The sports oval at Langley Park is constructed on a sandy soil base which has made it an excellent draining ground which in turn makes it incredibly resilient. It is known by Council's maintenance teams to be the ground that can handle utilisation the best and a ground renovation is completed only as necessary (last undertaken approximately 6-8 years ago).

Based on the 2020 carbon inventory, the facility has the sixth highest energy consumption out of all of Council's facilities and makes up for 4.67% of the total electricity consumption.

Planning Scheme (refer above image for scheme overlay)

The site is currently zoned General Residential under the Tasmanian Planning Scheme. Adjoining properties are also zoned General Residential with the Bass Highway corridor zoned as Utilities.

Somerset Indoor Recreation Centre

Access, Circulation and Wayfinding

Existing access to the site is off Beaufort Street, and is easily accessible from the highway, town and residential areas.

There is a large, sealed car park to the north of the building which currently contains parking for approximately 100 vehicles. A grassed area to the east of the building has previously been earmarked for future car park expansion if required.

A hardstand ramp is provided from the car park to access the building.



Community Comfort

Whilst the building is dated and looking a little tired, it is generally in good condition and meets the needs of spectators. A kiosk is available as are public toilet facilities. Two social spaces are located within the building for the two core users and a small to medium size storage room services the facility.

Sporting Guidelines

The main concern with this facility is its inability to meet current demand of the users, particularly with reference to basketball. This facility currently incorporates one full size court and another smaller court on the west wing. The smaller court is utilised by the indoor bowls club and basketball, however, cannot be used for main games due to its size. There is also insufficient run off around the smaller court which presents safety risks for some types of use (generally those involving running). Storage is somewhat limited and can become crowded with multiple users onsite. The bowls club must store their mats inside the clubrooms due to size limitations.

Environmental Values

Overall, there is minimal vegetation onsite with a small garden at the front of the building. Some grassed areas surrounding the developed areas require mowing and general maintenance. No threatened flora or fauna species have been noted in the immediate vicinity.

Operational Resilience

Basketball courts by their nature require significant maintenance to ensure the playing surfaces are fit for purpose. The existing courts are re-sealed every two years and are burnished regularly. The vinyl floors throughout the remainder of the facility are expected to be stripped and polished twice per year although this level of service isn't always met.

Based on the 2020 carbon inventory, the facility has the second highest energy consumption out of all of Council's facilities and makes up for 10.06% of the total electricity consumption. Since this time, solar panels have been installed on the building in an effort to reduce power costs for the users.

Planning Scheme (refer above image for scheme overlay)

The site is currently zoned Recreation under the Tasmanian Planning Scheme. Adjoining properties are zoned General Residential.

Vacant Land – Adjoining Somerset Primary School



Access, Circulation and Wayfinding

Existing access to the site is off Beaufort Street. There is no specific off-street parking as this is currently used as extended oval/green space by the primary school.

There is a gravel fitness track around the perimeter of the oval which services accessibility and fitness purposes.

The main issue for access to this site is presented during school pick-up and drop-off times. Significant congestion occurs and any development of the site would need to factor in traffic management and off-street parking.

Community Comfort

This site is not currently well-used by the general public given its amenity value and location adjoining the school.

Sporting Guidelines

The vacant land meets the current needs of the Primary School however in the broader scheme is not well-utilised. This has been flagged as an opportunity for improved community outcomes and is the reason why it has been incorporated in the precinct planning for Somerset.

The land is not well drained and on dry-day site visits water has been known to cover shoes of visitors/users of the site. This would present difficulties for turf-based sporting use and would require an engineering solution to drain the ground to a sufficient level for local sports.

The size of the land is constrained. Utilisation of this area for a sports oval would be considerably smaller in comparison to the existing oval at Langley Park, unless sufficient land could be acquired by neighbouring properties.

Environmental Values

The majority of vegetation is located on the southwestern corner of the land and is largely wetland forest. A natural values assessment has been completed by an independent and qualified consultant to quantify the possible presence of threatened fauna. The report concluded that there was no evidence of crayfish burrows but the melaleuca ericifolia could be classified as swamp forest if the patch is large enough and would therefore have protection under the relevant legislation. It should also be noted that the Somerset Primary School currently utilise this vegetated space as part of its education programs.

Operational Resilience

As it is not land owned or maintained by Council, currently there are no operational resources required to maintain this facility. Any expansion of community infrastructure onto this land (with approval from the landowner) would require an increase in Council's financial and labour resources.

If sub-surface drainage infrastructure was installed to a turf-based sports facility such as an oval it would require an annual renovation on the ground. This costs approximately \$20,000 each year.

Planning Scheme (refer above image for scheme overlay)

Predominately, the vacant land is zoned Community Purpose under the Tasmanian Planning Scheme alongside the main school site. A small section on the northern tip of the vacant land is zoned General Residential.

13. Site Condition Photographs

Langley Park



Somerset Tennis



Somerset Indoor Recreation Centre



Vacant Land – Adjoining Somerset Primary School





**COMMUNITY
ENGAGEMENT**

14. Consultation Method

Approach

Stage 1: Recreation Stakeholder Engagement (CORE STAKEHOLDER GROUP)

- Provide opportunities for clubs to meet and gain a greater understanding of challenges at each facility
- Collaborate to identify and explore key issues, opportunities and ideas
- Test the viability of different options by way of 'sounding board' approach



Development of draft Master Plan



Stage 2: Community Consultation

Consisting of - Correspondence with key stakeholders, letter drop to adjoining households, media attention, social media advertising and community meeting

- Receive feedback from the community on likes and dislikes, affordability, and any suggested alterations or missed opportunities
- Consideration of all feedback received to inform the final master plan



Amendments and adoption of Final Plan

Results

Completed February 2024

- Recreation stakeholders helped to uncover insights into how the project might evolve and the needs/desires of each club
- The group was encouraged to share their ideas, membership numbers and projections
- It was evident from this process that indoor court provision was insufficient for current needs of the community; that coastal threats put the tennis facility at risk; and there were significant safety and legislative compliance issues at Langley Park
- It was clear that parking and traffic management solutions were necessary at the school site, as well as fencing for safety enhancement

Completed June 2024

- The community, sports clubs and organisations identified priority areas for re-consideration, including improvements to the upgrades at Langley Park and the need for further indoor court provision
- Opinions and concerns were heard regarding the affordability of the plan and the perceived service gap between Somerset and Wynyard indoor sports facilities

CORE STAKEHOLDER GROUP PARTICIPANTS:

Department for Education, Children and Young People | Somerset Primary School |
Somerset Strikers Cricket Club | Somerset Football Club | Wynyard/Somerset Tennis Club |
Somerset Amateur Basketball Association | Somerset Bowls/WDIBBA

Other sports and recreation clubs and organisations were also engaged at appropriate times throughout the consultation process.

15. Community Consultation Insights

The community consultation phase was open from the 22 May through to the 7 July 2024; a period of seven weeks. During this time, Council received a total of 44 submissions, with a further two submissions received after the close of consultation.

The draft master plan was made available on Council’s website and for viewing at the Council Chambers building for those without internet access. The consultation period was advertised through social media, local newspaper article/s and a letterbox drop to properties adjoining the key sites within the plan. The parent’s association of the Somerset Primary School were contacted directly for comment via email, as were local sports and recreation clubs and peak bodies. An informal community meeting (“Community Conversation”) was hosted at the primary school one evening on the 24th of June 2024. Of the seventeen attendees, approximately 80-90% were associated with a local sporting club.

The majority of feedback was received through Council’s email inbox and webform. In review of the feedback received, the content and tone of each submission was assessed to estimate community sentiment. Overall, the vast majority of respondents appeared supportive of the plan (over 80%) with the minority being generally concerned with affordability or the lack of similar indoor sports facilities in the neighbouring town of Wynyard.

Example Community Consultation Comments

“The current basketball stadium is at capacity and we need facilities to grow.”

“This plan is very exciting for our community. Planning for the future, I see four basketball courts being needed to support the rapid growth in popularity of basketball in our state. This would also allow major tournaments and top level games to be held in our municipality.”

“...A key issue is the extent to which remediation of the current tennis site is a ‘false economy’ spend as there are several areas needing repair and/or replacement...”

“I agree with the master plan, I believe it will be good for the community. It would seem it has been decided not to move the football ground. I know it was mentioned that it was thought there was not enough room at the new site for football but there is the existing school oval. It is unusual that the council has recently spent x amount on the existing tennis facilities only to be demolished in the future.”

“...Unfortunately basketball tends to take precedence and we are given limited playtime in Wynyard, as it is near impossible to get any play in Somerset. Having more hours offered to us (Pickleball) would be appreciated...”

“Really like the link in with the School. This will help people enjoy their lives while living in Somerset. Therefore positive personal growth, retention of residents and attracting residents the area.”

“We have grandchildren who play basketball in Somerset & also go to school at Somerset Primary, these new facilities will be invaluable for the future of Waratah/Wynyard community & beyond!”

“This draft looks like a common sense filled and positive way forward for the community. I’d also like to suggest inclusion of / provision for pickleball which is becoming a popular sport worldwide and along the coast...”

“...The recreation centre for shared indoor sports I would of thought some of those funds need to be looked at adding at lease the same or similar to the current Wynyard Basketball Stadium as part of current Wynyard Sports Precinct upgrades...”

“Extremely excited about this project! We have young children who are at the right age to take advantage of these amazing new facilities! Mum and Dad can also benefit tremendously from these upgrades as well! The community will benefit tremendously from this!”

“...Disappointed to know council just re fenced the Somerset Tennis Courts (2024) and now plans to demolish these courts in the next couple of years...”

“...Do not believe it is fair and reasonable for the broader community to wear the financial burden from these upgrades...”

The following information is an overall summary of the key findings that have emerged from the community consultation phase when the draft plan was released for feedback. It does not intend to represent individual comments but rather the key themes of feedback when considered amongst all responses received.



Strengths / Likes

- The improvements should help to alleviate the capacity issues at the existing indoor sports centre
- Benefits of aligning sports with primary school in improving health and wellbeing for children and adults as well as the potential for increasing membership of clubs and attracting new residents to the area
- Existing indoor sports centre does not have a flat/level floor – the upgrades will resolve this issue for sports such as bowls
- More basketball courts being built in the state is a good thing
- Economic benefits for Somerset and beyond, with the improvements likely to attract more people during sporting events
- Relocating tennis addresses concerns about failing facility condition and moves away from coastal threats; remediation of existing facilities could be considered as a 'false economy'
- Upgrades at Langley Park are supported given the current state of facilities and anticipated growth in junior participation for outdoor sports
- Co-locating at the school can help to address traffic congestion around this site when it is planned properly and incorporates more parking



Weaknesses / Dislikes

- Concerns raised regarding affordability for the wider community
- Some respondents were concerned about the proposed tennis relocation given recent upgrades at the existing facility
- There were some desires for the football/cricket oval to be relocated adjacent the school; however some respondents acknowledged that size constraints/lack of available land restricted this option
- Concerns regarding the gap in service provision for similar indoor sports between Wynyard and Somerset and the impact this might have on local clubs
- There is a need to consider the anticipated increase to participation for football and cricket when planning facility upgrades at Langley Park



Top Recommendations for Improvement to Plan

- Many respondents suggested the need for four courts; citing the benefits of scale of economy during construction, the projected participation rates for indoor sports and existing capacity/demand issues
- Multiple respondents requested the inclusion of additional line marking on the indoor courts for other sports (such as pickleball and netball)
- Requests for lighting provision to be upgraded to a minimum 150 lux at Langley Park to suit AFL standards and possibly cricket also
- Request consideration of additional upgrades at Langley Park (such as canteen, kitchen) and to bring forward spectator seating upgrades given anticipated increase in participation from 2025
- Request for female-friendly and accessibility to be included in all building upgrades. Also requests for storage to be considered as this is a challenge for existing facilities
- Requests for drainage to be considered as part of the detailed design for the new facilities adjacent the school

16. Engagement Outcomes

Following the Stage 2 Consultation process, Council considered all feedback received before putting forward the final plan. The key updates as a result of the consultation process have been included in the table below. Minor alterations to wording and timelines also occurred as a direct result of the feedback received from the community.

Key Amendments to Plan from the Consultation Process	Comments
1. Plan for the construction of a new indoor sports stadium with a total four full-size basketball courts	<p>The request to increase court provision from the original proposal in the draft plan (three full-size courts) to four was substantial in comparison to all other feedback received.</p> <p>In seeking advice from peak bodies, Council has confirmed that it is likely there will be economic benefits to the region as a result of these upgrades.</p> <p>Council's utilisation data for the existing indoor sports centre and anecdotal requests from local clubs such as Pickleball would substantiate the provision of more courts.</p>
2. Design considerations for Langley Park and the new indoor stadium (line marking, female-friendly, accessibility, storage, heating etc.)	<p>Many of these principles underpin modern-day design requirements. Council will ensure any new facilities meet the legislated requirements at a minimum and consider facility guidelines and user needs wherever practicable.</p> <p>It is crucial the new indoor sports stadium is shared beyond the existing core users and therefore mixed line marking will be included as an element during the detailed design phase.</p>
3. Amend the Langley Park lighting provision to be a minimum of 150 lux	<p>It is accepted that the proposed 100 lux would meet the minimum sports guidelines for AFL, however 150 lux is preferred by the peak body. Therefore, this change has been incorporated to align with guidelines and future-proof the site. Increasing lighting levels to support cricket was considered, however determined to be cost prohibitive at this time given there is currently no demand for night cricket.</p>
4. Amend the plan to incorporate additional upgrades at Langley Park (kitchen and canteen) and to bring forward the timeline for spectator seating.	<p>The provision for upgrades to the canteen and upstairs kitchen will be added to the plan. It is Council's understanding that these are not public assets (belong to the local clubs who funded the construction) and therefore should not increase the financial burden to the community for enhancements/upgrades.</p> <p>Whilst there were some requests for an indoor cricket training facility/shed to be built at Langley Park, this idea has been set aside for the time being. There is currently limited demand for the Somerset club and there will be similar facilities available for hire within 10 minutes either side of Somerset (existing facility in Burnie and proposed new facility as part of the Wynyard Sports Precinct).</p> <p>Given the proposed increase in junior participation at this site, the spectator seating will be brought forward to align with the building construction timeline for Langley Park.</p>

Based on some of the feedback received, Council recognises the concerns the community shared regarding affordability of the plan. As a result, Council will endeavour to minimise the financial burden to the community through:

1. Identifying opportunities for funding contributions for construction and operational costs, as well as seek to increase utilisation of facilities wherever possible
2. Following procurement practices which seek value-for-money
3. Ensuring building upgrades consider environmentally sustainable design principles to minimise annual operating costs
4. Seeking to avoid costs for demolition of existing indoor sports centre and the new infrastructure at the tennis courts if viable alternatives can be identified which are consistent with the principles and objectives of this plan



THE MASTER PLAN

17. The Master Plan Overview

The Master Plan ensures a strategic approach to sports improvements is undertaken within the designated Somerset Precinct. It seeks to address fundamental issues and opportunities highlighted within the earlier sections of this document.

Each action identified within the Master Plan can be categorised into at least one of three key focus areas which align with the objectives of the plan. The focus areas are:

1. Plan for and build resilient and sustainable infrastructure
2. Promote council, club, community and education collaboration
3. Ensure strong futures, shared outcomes and sustained identities

Concept drawings are provided over the following pages to visually depict key actions within the Master Plan. Further information on the actions can be found in Sections 18 and 20.

18. Financial Implications

The Master Plan proposes the delivery of 17 action items over eight years, at a total estimated capital expenditure of almost \$30 million. Once completed, an additional \$406,000 annually is expected to cover depreciation and maintenance (this figure is net of any savings in decommissioning of existing sites). These recurrent costs are equivalent to a 4.3% general rate increase. In line with Council's Financial Management Strategy, operational improvements would need to be achieved to fund the additional cost. This could be achieved through decreasing expenditure or increasing revenue streams.

The estimates assume that most assets become public, owned and maintained by Council. This creates an additional financial burden on the broader community. Council will continue to work with key stakeholders to negotiate asset ownership moving forward, potentially reducing the annual recurrent costs.

The estimates have been prepared based on current market rates and a conceptual understanding of each action. The costs will be revised once detailed design and planning has been completed for each action. Additionally, current estimates do not include inflation or conditions placed on the works by other authorities.

Funding sources to deliver the \$30 million plan will rely on successfully obtaining State and Federal funding. Additionally, collaboration between Council, community clubs and the Department for Education, Children and Young People will be important to securing funds and smaller grants, ensuring every opportunity is taken make the plan successful.

19. Key Features of the Master Plan

Partnership with the Department for Education, Children and Young People

The vacant land adjoining the primary school has been identified as one of the few remaining, vacant parcels of land in the Somerset urban area that would be suitable for recreational purposes. The land is considerable in size and meets the need of being accessible by families or young people. Most importantly, the land adjoins the Somerset Primary School which could:

- Strengthen the relationships between school aged children and recreation clubs/organisations
- Provide a safer connection for young people and children participating in after-school sports
- Improve opportunities for lifelong participation in sports
- Enhance long-term health and wellbeing for the community

Retention of Langley Park for Active Recreation

Whilst earlier studies highlighted the economic value of Langley Park for possible hotel and housing development, this required identifying a suitable site to relocate the current football and cricket users. The vacant land adjoining the primary school was considered however size constraints and ground suitability were limiting factors that would not allow the current oval size at Langley Park to be replicated.

As such, the retention of Langley Park is recommended within this Master Plan. To do so, requires a number of upgrades to improve the safety, amenity and functionality of the facility. In summary, the key upgrades include:

- Improved safety of the cricket wicket and sports light towers
- Bringing the facility up to current Disability Discrimination Act compliance
- Where possible, meeting the applicable sports facility guidelines
- Improvements to the spectator and player amenities

Enhanced Indoor Recreation Facilities to Meet Current Demand

The existing Somerset Indoor Recreation Centre (SIRC) is the most regularly utilised recreation facility within the municipality. Whilst the facility overall is in reasonable condition, it is 'tired' and does not meet the current demand for indoor sports; particularly the increased participation in basketball and bowls but notably also the increasing interest in other sports such as pickleball, volleyball and badminton.

The current site for SIRC has adequate space for some extensions and upgrades, but as it is bounded by general residential development the amount of adaptability is rather constrained. Subsequently, upgrading the existing facility may address the more immediate need but would not meet the goals of sustainability as outlined within the objectives of this plan.

As such, relocating the indoor recreation building to the vacant land adjoining the primary school has been recommended as part of this plan. This strategy would provide a 'future proof' option for any

potential expansion as well as provide a much stronger connection with school aged children who make up a large portion of the Somerset Amateur Basketball Association's current membership.

Therefore, the proposed upgrades include:

- Construction of a new multi-use shared facility adjoining the Somerset Primary School, including four full-size indoor courts for mixed sports use (such as basketball, badminton, volleyball, pickleball, netball). Bowls will also relocate to this facility and utilise the proposed publicly hireable hall space (see below "Flexibility for the Future") to minimise the potential conflict with other sports users and enable greater options for heating.
- Car parking and traffic management within and around the site.
- Pedestrian accessibility within and into the site, incorporating wayfinding as appropriate.
- Realignment of the existing fitness track around the new development.
- Maintaining the wetlands forest at the southwestern corner of the property for continued utilisation by the school in their education programs.

Flexibility for the Future

Studies show the existing location of the tennis courts is at risk of coastal inundation in the near future. Furthermore, the courts are currently on a constrained site, have a low level of service (including no hot water) and are used exclusively by a singular club. Protecting and defending the existing site from wave run up would be at a significant cost to the community and would benefit the membership of the only user of the site. Crown Land Services (as the landowner) currently has no endorsed direction or strategy to defend this reserve, nor do Council. Therefore, the preferred option is to relocate the courts away from the current location that is vulnerable to coastal processes and to a site that is shared by multiple users with the benefit of encouraging greater participation for school-aged children. Fully fencing the tennis courts will be a necessity for compliance with sporting guidelines as well as safety needs for the school. The fencing should incorporate separate access points for school use (as needed/agreed) and public use.

As an additional opportunity for future flexibility, Somerset currently has no publicly owned hireable facility, capable of hosting meetings and other group activities. Construction of a public hall/meeting space along with sufficient storage within the sporting precinct is a crucial aspect to enhancing shared facilities. These rooms can also be shared for use by the expansive bowls community, which would alleviate some of the conflict already identified between bowls and basketball uses. While no publicly owned hire facilities exist in Somerset, it is noted there are currently not-for-profit owned options that may or may not meet the community needs and this should be recognised during the design phase.

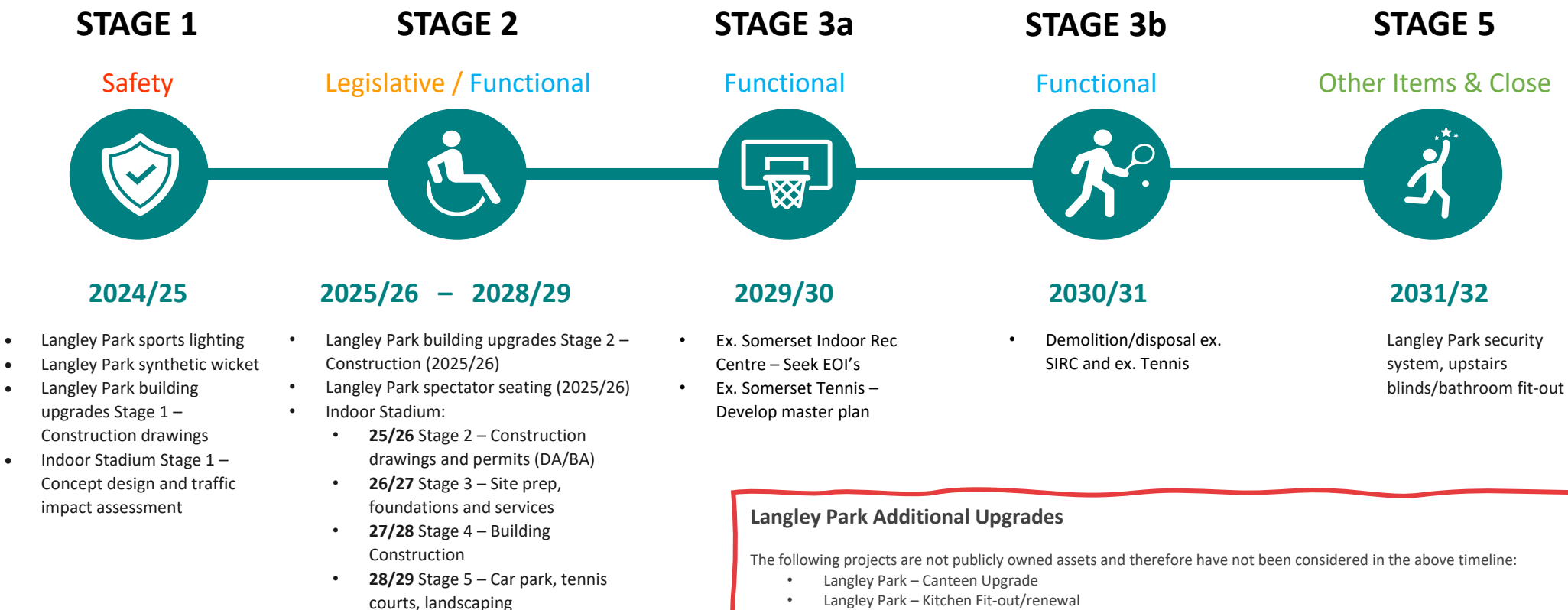
Resident population in Somerset has been relatively stable in the past ten years and available land within the main business district has become scarce. As a result, a goal of the Master Plan is to identify strategies to address potential future needs of the community. Therefore, the Master Plan proposes the following actions to maintain sustainable service offerings for the future:

- Incorporation of community hireable rooms and storage spaces within the new multi-use shared indoor recreation centre, suitable for bowls use.

- Provision for a minimum of four new outdoor tennis courts at the multi-use shared facility adjoining the primary school. This provision is in addition to the existing courts at the school.
- Consider an expressions of interest process for the sale of the land on Beaufort Street (ex. Somerset Indoor Recreation Centre)
- Development of a master plan for the remediation and re-use of the ex. tennis site on the foreshore, in consultation with the landowner (Crown Land)

20. Scheduling of Actions

Careful consideration has been given to prioritising the proposed upgrades within this master plan, to ensure the delivery of the works can be resourced accordingly. Actions addressing safety needs and legislative compliance issues have been prioritised, with functional issues (such as lack of capacity) following these activities. A high-level timeline demonstrating these activities is included below.




Langley Park Additional Upgrades

The following projects are not publicly owned assets and therefore have not been considered in the above timeline:

- Langley Park – Canteen Upgrade
- Langley Park – Kitchen Fit-out/renewal

Whilst these facilities are not publicly owned and therefore should not add to the financial burden to the community, they are recognised as being critical to the success of the plan and have therefore been included in the master plan concept. Timeline of delivery will be dependent on the local clubs and organisations identifying and obtaining funding for the works.

21. Concept Drawing



SOMERSET SPORTS PRECINCT OVERVIEW



version 3

1 LANGLEY PARK:

- 1A - Upgrade cricket wicket (increase width to match standards)
- 1B - New sports lighting to 150 lux (AFL training)
- 1C - Portable or open type grandstand (100 person)
- 1D - Concrete hardstand between building and playing surface
- 1E - Building extension and refurbishment (new public toilets, improved player amenities, DDA compliance incl. lift, additional storage and general fit out, provision for future canteen and kitchen upgrades (not public assets - funding sought via local club))

2 EX. TENNIS:

- Courts relocated to shared site
- Demolition, disposal and remediation following a master plan to determine future use of site

3 EX. INDOOR RECREATION CENTRE:

- Demolition, disposal and remediation (facility relocated to shared site)
- Consider expressions of interest for future use such as general residential development

4 NEW SHARED FACILITY:

- 4A - Multipurpose community building consisting of four indoor full-size mixed sports courts, shared clubrooms and amenities, storage and community hireable meeting space and hall sufficient for bowls use.
- 4B - Four new outdoor courts designed for tennis (total of six courts onsite incl. existing school courts). Courts to be fully fenced with separate school and public access gates
- 4C - Maintain fitness track (with realignment as necessary)
- 4D - Improved car parking and traffic management
- 4E - Retain school oval
- 4F - Maintain existing vegetation band

5 RECREATION GROUND (CARDIGAN ST):

- Continue to utilise as soccer facility
- No new works proposed outside of the existing Master Plan for site

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- 1A - Upgrade cricket wicket (increase width to match standards)
- 1B - New sports lighting to 150 lux (AFL training)
- 1C - Portable or open type grandstand (100 person)
- 1D - Concrete hardstand between building and playing surface
- 1E - Building extension and refurbishment (new public toilets, improved player amenities, DDA compliance incl. lift, additional storage and general fit out, provision for future canteen and kitchen upgrades (not public assets - funding sought via local club))

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5 RECREATION GROUND (CARDIGAN ST):

- Continue to utilise as soccer facility
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22. Delivery Plan

Note: Whilst programming of the works has been provided within the Delivery Plan, this timing is indicative only and will be subject to Council’s annual budgeting process. This flexibility is maintained across all master plans to ensure Council remains adaptable to changing circumstances, new partnerships, funding availability and emergency events.

The majority of the works indicated in the Master Plan are heavily reliant on successfully obtaining external funding, such as through co-contributions or grant funding. Without this, it is unlikely the plan can be delivered in its full extent.

ACTIONS	COMMENTS	ESTIMATED DELIVERY YEAR	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	ESTIMATED TOTAL COST	ESTIMATED INCREASE TO ONGOING ANNUAL COSTS	EQUIV. RATE RISE
												(\$)	(\$/yr)
FOCUS AREA 1: Plan for and build resilient and sustainable infrastructure													
Undertake improvements at Langley Park to enhance spectator and player experience													
1.1	Upgrade the existing Langley Park building to ensure DDA compliance and improve player and spectator amenities <ul style="list-style-type: none"> Year 1 - Detailed design Year 2 - Construction 	New public toilets, player amenities and lift. Complete re-fit of downstairs including walls, joinery, painting to incorporate storage and umpires amenities. Consider flexible changerooms in the design – an ability to open as one large room or separate into four individual change rooms. Allocate space for an upgraded canteen/kiosk incorporated into the facility (to be funded/coordinated by Club/s). All upgrades to be female-friendly and meet legislated requirements for accessibility.	2025/26								964,634	20,058	0.215
1.2	Installation of new sports light towers to meet lighting requirements for football training purposes (150 lux)	Construct four new towers and LED lights, with allocation for geotechnical report and electrical capacity upgrade	2024/25								457,896	16,450	0.176
1.3	Renewal and upgrade of existing synthetic wicket	Increase width - new pitch dimensions 28m x 2.8m. Includes purchase of new covers. Adjust alignment where possible to reduce the height variation	2024/25								33,213	2,830	0.030
1.4	Renewal and upgrade of hardstand areas adjoining building	Replace cracked concrete, worn grass and interlocking pavers with hotmix or similar	2025/26								32,785	1,156	0.012
1.5	Installation of solar panels	Design and install solar panels to align with Council's Integrated Council Environmental Plan and Net Zero Target	2025/26								36,632	1,221	0.013
1.6	Building security system upgrade	Replace keyed locks on select doors (i.e. main, social and changeroom entrances) to a cloud-based security system	2031/32								24,421	1,721	0.018

	ACTIONS	COMMENTS	ESTIMATED DELIVERY YEAR	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	ESTIMATED TOTAL COST	ESTIMATED INCREASE TO ONGOING ANNUAL COSTS	EQUIV. RATE RISE
1.7	Club and Council to seek funding partners for upgrades to improve quality of facility for upstairs bathroom and window furnishings	Allowance for window furnishings (renewal of vertical blinds) and improvements to upstairs toilets (such as painting, new toilets, tapware)	2031/32									61,175	765	0.008
1.8	Provision of shared spectator seating	Aluminium grandstand (portable style) capable of seating approximately 100 people. Location to be identified pending building design work.	2025/26									59,441	3,473	0.037
Identify and plan for future provision of tennis infrastructure														
1.9	Construction of four new courts suitable for tennis (and other sports as necessary)	Four concrete courts with appropriate surface (i.e. flexipave), with conduits and footings installed underground for future possibility of lighting installation (by club). Allowance for any necessary pathways and appropriate water points.	2028/29									1,023,989	30,600	0.327
1.10	Construction of ancillary infrastructure to provide additional amenity for outdoor courts	Perimeter fencing to tennis standards and allowance for small storage shed and seating adjacent courts	2028/29									343,411	22,171	0.236
FOCUS AREA 2: Promote council, club, community and education collaboration														
Construct new shared community facility that fosters lifelong inclusive participation in sport and community activity														
2.1	Indoor Stadium and Shared Community Facility – STAGE 1 Develop concept plan for the relocation of basketball, tennis and potential shared community building alongside Somerset Primary School	Incl concept drawings, traffic impact assessment and information for DA submission in consultation with stakeholders. Ensure the tennis courts are considered as part of the broader plan. Include amenities (social space, kiosk, toilets, storage in building design).	2024/25									30,000	-	-
2.2	Construction of new Indoor Stadium and Shared Community Facility (incl basketball): <ul style="list-style-type: none"> STAGE 2 - Detailed design STAGE 3 – Site prep, foundations and services STAGE 4 – Building construction STAGE 5 – Car park, access road, landscaping 	New community facility to incorporate four basketball courts, two shared meeting/hall spaces, amenities, kitchen/kiosk, storage and social spaces. Consider show courts, as well as multi-sport line marking, spectator heating and environmentally sustainable design principles. Ensure fitness track is re-aligned (OSSR objective). Wayfinding signage and possible link to coastal pathway via existing urban footpath network.	2027/28 (building construction)									25,966,800	304,400	3.3 (incl. offset from disposal of existing SIRC site)
2.3	Demolition and disposal of the existing Somerset Indoor Recreation Centre infrastructure on Beaufort Street (subject to an Expressions of Interest Process – refer 3.1)	Includes demolition and return to greenfield site (subject to an Expressions of Interest). No demolition may be necessary if an appropriate use can be identified by the potential buyer. Loss on disposal (\$1,800,000) for early asset removal.	2030/31									500,000	-	-

	ACTIONS	COMMENTS	ESTIMATED DELIVERY YEAR	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	ESTIMATED TOTAL COST	ESTIMATED INCREASE TO ONGOING ANNUAL COSTS	EQUIV. RATE RISE
2.4	Demolition and disposal of the existing Somerset Tennis Courts	Includes demolition and return to greenfield site and loss on disposal (est. \$200,000) for early asset removal	2030/31									270,000	-	-
FOCUS AREA 3: Ensure strong futures, shared outcomes and sustained identities														
Plan for the future of recreation in Somerset														
3.1	Seek Expressions of Interest for the re-use or disposal of the ex. Somerset Indoor Recreation Centre	Consider possible sale of lots for general residential or other options as highlighted in the expressions of interest	2029/30											
3.2	Develop a concept plan for the future use of the ex. Somerset Tennis Courts site	Consider high risk of coastal inundation for this site and potential re-use options for new fencing	2029/30									-	-	-
Clubs maintain unique identities whilst sharing community funded facilities														
3.3	Formalise agreement/s between all relevant stakeholders (including land managers and sports organisations), that considers: a) How clubs can/will retain financial independence and club identity including display of memorabilia b) Transitional arrangements to the new sporting precinct facilities c) Ongoing use of facilities d) Fees and charges e) Seasonal transition for Langley Park	Year 1 - General agreement between stakeholder Year 2 - Formalised documentation of agreement	2027/28									-	-	-