



Wynyard Recreation Precinct Master Plan 2017



About this document

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

Acknowledgements

@leisure planners acknowledges 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 user about the best way to develop a site or a facility, based on the current demand and condition of facilities.

It is not intended to be a commitment to fund development projects in the short term.

The intent is to be able to direct a complete package of improvements over time and develop components of that plan as and when funds become available.

Where this master plan fits with the overall project

The master plan is one output of the Open Space Recreation and Sport Plan. The brief required four sites be master planned including this precinct.

This master plan draws on the overall findings of community engagement process, the demand assessment and the analysis of the current supply and distribution of other sporting facilities and open spaces.

The aims of the overarching Open Space Sport and Recreation planning project are to:

- Review the utilisation of Council owned and / or operated sports and recreation facilities (including public toilets and public halls) and provide recommendations for their future use (including shared use), disposals, rationalization, service level and asset management / renewal.
- Identify where there is any over-servicing or service gaps.
- Identify priority areas of public open space that require investment.
- In collaboration with Council staff, to undertake master planning which includes costed and staged works.

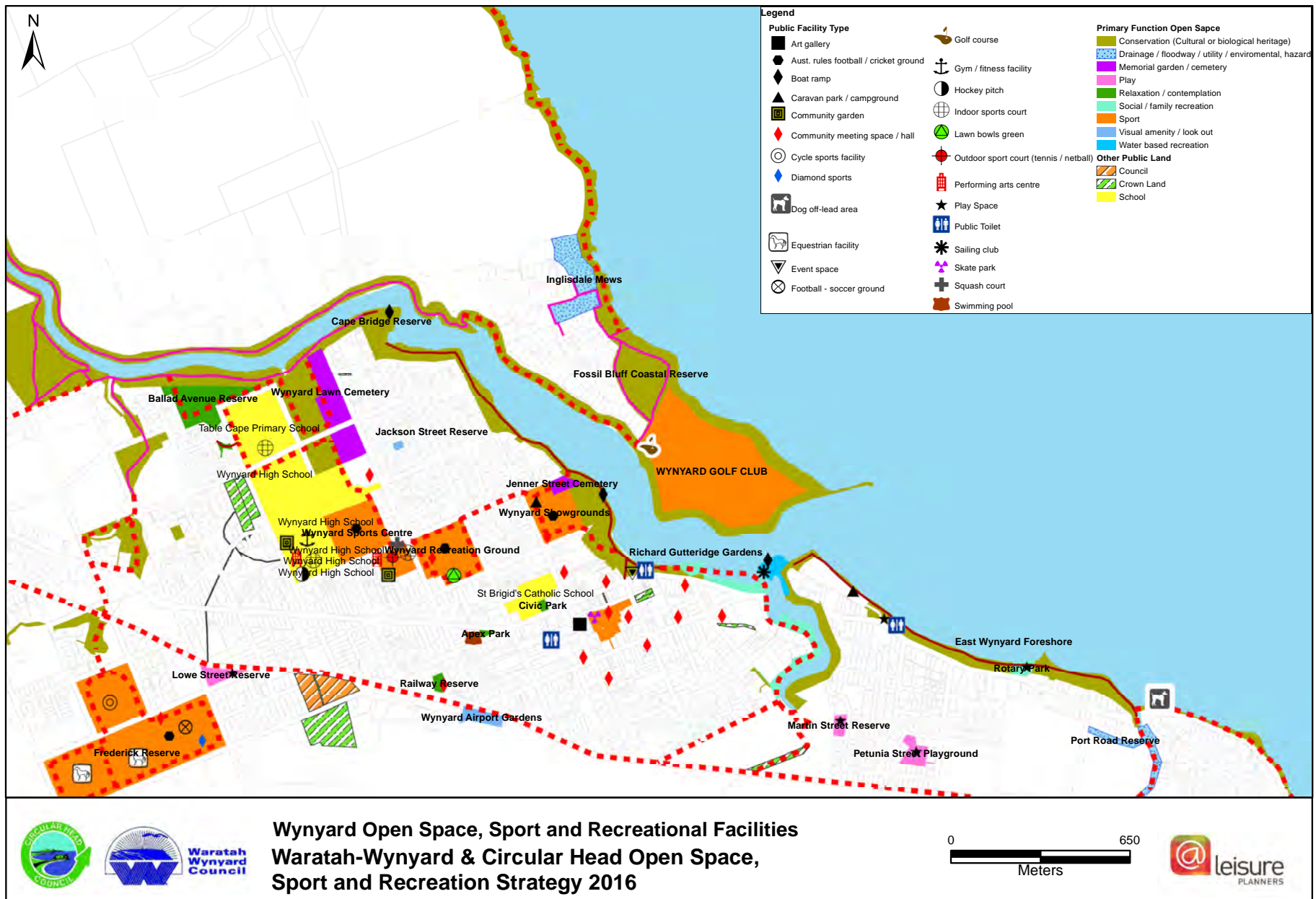
Locational/site context

Wynyard is an important regional service centre located at the mouth of the Inglis River.

The estimated resident population of Wynyard was 6000 people in 2011. It is an aging population; primarily Australian born of English decent, and there is a relatively high level of social disadvantage in the community.

The images below show the precinct's relationship with other sporting sites in Wynyard.





The previous master plan

A master plan had been prepared previously for this site (2009). Recommended works in the precinct were costed at some \$27 million dollars.

The key features of the precinct plan included:

- Integrating the Wynyard Recreation Reserve with the site occupied by the indoor stadium, community gardens, car parking, squash, tennis and band hall, outdoor sports facilities at the High School and the surrounding areas
- Creating attractive outdoor social areas and entryways to the precinct and to built facilities
- Open the overall precinct for wider community access and attract wider uses through pathways and fence removals
- Providing upgraded lighting for the main sports field and if warranted, for the southern school oval
- Providing lit pathways into and through the precinct
- Providing a perimeter training track around the school playing fields
- Relocating, expanding and servicing the tennis courts
- Creating a public plaza/ courtyard area which links and integrates the built facilities within the precinct
- Linking the precinct to other community and public assets within Wynyard, most notably, the river, other parklands and the town centre
- Providing adequate public parking, including provision for accessible parking, taxi and bus drop-off areas
- Providing outdoor social, seating, picnic and barbeque areas
- Providing a substantial children's play facility
- Optimising the role of natural features and open areas in the precinct
- Reserving land for future additions and extensions to the outdoor and indoor opportunities to be provided, and

- Creating a safe public environment that adds to the quality and attractiveness of central Wynyard.

The intent of these is generally still valid.

The 2009 plan recommended:

- The closure of Austin Street creating a continuous activity precinct which incorporates existing indoor facilities and the various proposed building elements as a consolidated footprint with various inside/outside linkages to surrounding sports grounds, bowling greens, open spaces, etc.
- Rationalisation of existing facilities to enhance use e.g. the creation of artificial turf bowling greens at nos. 8 and 9, and the proposed additions to the band room at no. 15 to support use of the adjacent sports grounds.
- Development of new facilities on the north of the site off Gibbons Street to activate this area of the precinct (primary school).
- Creation of a new un-structured community open space on the corner of Park Street and Saunders Street and the proposed plaza to the north of the proposed new Sports, Citizens and Services Club buildings.
- A series of footpath connections with street furniture and lighting to enhance access to and through the precinct in a safe and pleasant manner including enhanced linkages to/around the High School and to the river.
- Landscape improvements to enhance the quality of the setting and improve visual surveillance within it.
- Parking around the perimeter of the site to better meet the overall requirements of the precinct (no. 16) whilst generally isolating cars from pedestrians; disabled parking; bus and taxi drop-off points, and
- Retention of the remaining grounds for future commitments.
- Relocated cricket practice nets. These are shown at no. 26, on the south- east corner of the school ovals.

However, in the interim, they could be relocated to the area to the rear of the Recreation Reserve grandstand.

- Although this would restrict the capacity to open this area up for wider public use and parkland development and/or aquatic facility development

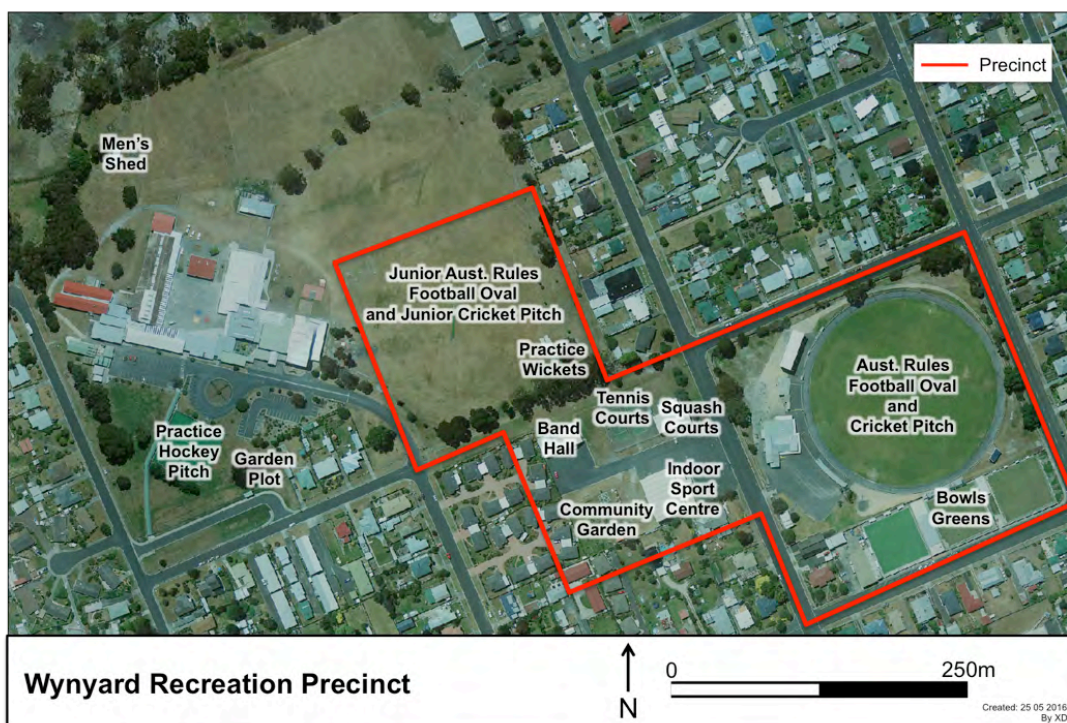
The extent of works in the last master plan was not achievable. Since that time a number of things have changed and some elements of the plan appear less feasible.

The previous master plan included an aquatic centre, a new facility for the RSL, and additional bowls greens. These are no longer required in this location.

Some elements that need to be reconsidered also include the following:

- The need to construct six new tennis courts at a location away from the football ground- while leaving the two existing courts in place.
- The reconfiguration and relocation of bowling greens. This would disjoint the social elements of the bowls club and potentially create two social spaces.
- Two cricket / football oval are shown adjacent to the high school. It is unlikely two will be required. Whilst the support facility for the cricket ground is shown correctly for the sport on the north west, if it were moved to the south of the site it could service tennis courts and be better integrated into the precinct.
- RSL facilities incorporating gaming and into the function/clubroom are no longer required. The site: features / facilities

The image below shows the precinct.



The Precinct

The Precinct consists of three main areas:

- The football ground and bowls club
- The indoor sporting complex, outdoor tennis courts, squash courts, community garden and band hall.
- The school oval.

In addition, the Wynyard High School has an indoor sports court/ gymnasium including stage and gym, climbing wall, a synthetic practice hockey pitch, a school garden, and men's shed.

Also to the north of the precinct is the Table Cape Primary School that has an indoor sports court.

The football ground and bowls club

The site has one main oval with a synthetic/concrete cricket wicket in the centre. It is crown land leased by Council. The bowls club on the adjacent parcel is crown land leased by the crown directly to the bowls club.

The ground is round – (more suited to a cricket ground) and it is small for an AFL ground but the turf quality is high.

There are no change facilities for women's use and females have to use the men's facilities. This is a major problem particularly on days when the men's games are on.

The football ground prior to redevelopment had a velodrome around the perimeter.

The Bowls Club has three greens including one synthetic green. The Club has a kitchen and bar.

The two private blocks of land adjoin the bowls club and football club. These locations are a strategically important corner site of the reserve. A motor mechanic occupies the former Hydro work depot next door. All buildings are on a former Hydro depot.

The site is relatively constrained. Whilst the football club needs an enclosed ground the current paling fence obscures the activity on the ground and detracts from the ground's prominence, and views into the bowls club.

Similarly, there is an unnecessary separation of the bowling club area from the rest of the ground. This probably detracts from increasing social use and sharing of facilities.

Parking occurs on the streets around the school and recreation reserve.

The indoor sporting complex, squash courts outdoor tennis courts, community garden and band hall

The western side of the precinct with the squash courts, indoor sports centre, band hall and tennis courts abuts the high school. Between the two is a closed road.

The indoor sports centre has recently undergone some renovations. The court run offs are too short in the present court, and there are insufficient change rooms for the competitions played, there is a general lack of storage and poor quality clubrooms and facilities. There is a need for at least 2 adjoining courts.

Wynyard Squash Club has reported an increased participation over a 5 year period from 40 members and 2 junior players to 80-100 members and 30 juniors. The current 4 courts cannot service this level of membership/participation.

There are two tennis courts adjacent to the squash courts. The club also has courts in Somerset. Tennis runs twilight competitions and uses the squash club change facilities adjacent to the courts.

The band hall was extended to its current size about 5 years ago. The Hall accommodates the Wynyard municipal / Wynyard concert band, and involves about 65 musicians.

The school sites

The high school is an important facility for community sport and recreation activities. It contains a gymnasium used for small footprint sports that includes a climbing wall, gym, and performing arts space/ stage. The Table Cape Primary School adjoins the high school on the northern boundary. It has an indoor sports court. There is no permanent spectator seating in the high school or primary school gyms.

The high school has an outdoor synthetic practice hockey pitch, a large turf area that allows football and cricket and soccer to be played a school garden, as well as men's shed. The hockey synthetic surface is not marketed or promoted to outside users. It is not in a prominent location.

High school sports grounds support community 'mini' league football, Aust. rules football use and cricket. The high school ground however it is not supported by change rooms / public toilets outside of the school facilities. The two school playing fields overlap physically (cricket and football). The oval has a concrete wicket and two practice cricket practice nets.

There are no lights on the school grounds.

The cricket ground is currently used by the Myalla Cricket Club Juniors.

The high school is a supportive partner of the redevelopment proposals.

2. Demand and issues raised by stakeholders and the community

Stakeholders and residents made the following comments and raised the following issues related to the Wynyard Sports and Recreation Precinct during the community and stakeholder engagement process. Note these are not necessarily the views of the consultants or Council.

Comments related to the bowls club

- Council seems to perceive this club as private, as the club separately leases the facilities from the crown.
- Wynyard Bowls could probably be described as asset rich and cash poor and has issues with utility costs etc. It sees the construction of an indoor bowls centre as a solution to its small membership. (Interviews)
- The bowls club had to pay for the connection and the costs for water whereas the football club does not. This is a major impost. (Interviews)
- During 2014 it was reported that the club has a reducing membership, due to a difficult financial position and a declining membership. It is working towards a solution and sustainable future and is in consultation with Council.
- There is mechanic s workshop next to the bowls – could this be acquired? (Workshop).

Comments related to the main football ground made during the consultation

- Wynyard Football Club is achieving outstanding results in the regional competition, but the business model remains marginal – possibly it is at the top of the bell curve.
- The large house opposite the main recreation ground entry could be

- purchased to add to the recreation ground (Workshop).
- AFL TAS and the local club consultation identified that there is an inconsistency in the size of the ground and the surface quality – if they ever play a high level game there. (There seems to be a suggestion by some it is full sized ground -but it only measures 150m at its longest length).
 - There are issues regarding who gets the money from the bar (Workshop).
 - Wynyard Football Club is not likely to host state AFL matches in the future due to Burnie being the North West Coast club in the State League. There may however be the opportunity to host higher level cricket matches in the future especially with a good quality turf wicket. (Interviews)
 - Cricket TAS believe strategically it is a very important ground and see there is a potential growth in cricket in this area, and an opportunity to hold quality competitions there.
 - Sharing the facility with cricket offers many benefits to Council as well as the Football Club (Wynyard Football Club-Interviews).
 - People fought hard to keep a concrete wicket in the recreation ground when the redevelopment happened. (Workshop).
 - There is a possibility to have a synthetic pitch and turf square. (Workshop).
 - The current building is currently too small for the football club. (Interviews)
 - There is no relationship between the bowls club and the footy club. (Interviews)
 - If turf cricket goes to the ground, the wicket will be difficult to prepare and add mud to the ground during footy. (Interviews)
 - The club doesn't have sufficient change rooms, and needs a second set of change rooms to help host finals (Wynyard Football Club-Interviews).
- This would be built into a new designed shared clubroom in the future.
- The Wynyard Cricket Club needs more storage and more change rooms in the future (Workshop).
 - This would be resolved (or should be resolved) with a move to the recreation ground. The cricket club needs 6 weeks from the end of the AFL season to get a wicket up (Workshop).
 - There is parking issue in Wynyard Football Recreation Ground (Workshop).
 - Costing would be an issue with using a function centre (Workshop).
 - Continued cash flow is challenging. The bar does not do it all from a funding perspective anymore (Wynyard Football Club-Interviews).
 - Wynyard Recreation Ground needs a relocation of the women's toilets behind Wynyard Football Club and the male toilets to the south of Wynyard Recreation Ground's Austin Street gates and their conversion to unisex toilets.
 - Wynyard AusKick lacks adequate facilities and uses the Wynyard High School ground not the Wynyard Recreation Ground.
 - Yolla Football Club uses Wynyard Recreation Ground once per year to host a night game and fundraiser. The issue is they have been charged \$450 by Wynyard Football Club to use ground and lights, but when Wynyard Football Club needed to use Yolla Recreation Ground they were reluctant to pay. (Interviews)

Comments on a new function type space

- There needs one day to be a West Park type facility. This refers to the need for a large function type room within the facility. (Interviews).
- Basketball currently uses the recreation ground clubrooms for functions.
- There are a lot of groups that would use a function centre but the cost of use would be an issue.

Comments on the outdoor courts

- Tennis shares facilities with the squash club. These are problematic. Tennis is Tuesday twilight. Change rooms and courts are a priority for tennis. (Interviews)
- Tennis is great because they have lights. But do not have enough courts in Wynyard to meet supply. (Workshop).
- Netball could be popular in Wynyard if there was an appropriate facility (Workshop).
- Locating (netball) next to the school court could work but would require significant investment.
- The last plan had tennis courts between the two schools – but some distance from the clubrooms etc.
- All netball is in Burnie but if there was an appropriate facility, netball could be popular in Wynyard. There is nowhere for netball in the town. (Interviews).

Comments on the indoor centres

- Wynyard Basketball Club is financially sound but has experienced some decline in both junior and senior participation. They suggested participation in their sport peaked five years ago when 200 juniors were participating- in comparison with the 2014 figure of 130/120.
- Basketball has only 1 court and it is difficult to program competitions. They would love another court in the future. There is no room for netball.
- There are only two change rooms and women/men need to change together. This limits the competitions that can be played. (Workshop). Basketball would share and would really have benefits if more courts were available.
- There is demand for active indoor spaces for gym, fitness and dance; generic space added to a facility such as Wynyard Sports Centre as opposed to a second basketball stadium.
- Tennis shares the facilities with the squash club.
- There is a very unusual space near squash/basketball etc – they are purpose built facilities but it does not really work well (Workshop).
- Gymnastics and squash and basketball have had discussions about a development in the past.
- Possible help to get a relocation of the Gymnastics Club to co-locate with the basketball court/ squash courts may affect the delivery of services (Interviews).
- Squash membership fees need to be higher because of lighting and power costs due to being an indoor sport. Membership is pretty steady. (Interviews). The club could accommodate racquetball or table tennis, or badminton and have had talks with gymnastic for the possibility of relocating them to the squash centre (Interview).

- The squash club would like 2 new courts in the future (Workshop).
- The squash club is working well with 4 courts. In the future could make use of 6 courts to run bigger events and tournaments (Interviews).
- There is some space near the basketball court that could be used for future expansion (Workshop).
- There is a benefit regarding the joining some of the indoor spaces (Workshop).
- If indoor sports were together, another sport could be badminton (Workshop).

Comments regarding the adjacent school site

- The junior footy club use the high school. Parking and viewing is difficult and it does not appeal to parents.
- Kids are choosing basketball more and more often. Hence the school oval does not well meet the needs of the junior footy club. It needs some viewing areas, change rooms, shelter. The junior footy club are considering going to the recreation ground.
- Lights and a junior size oval with a concrete wicket are required. There are no club/change rooms at the moment.
- Drainage and irrigation is an issue on the school ground.
- The schools identified a need for a good quality off-road path between the primary school and high school and reserves in town. The primary school say it's too far to get to sports facilities- provide a formed path and close the road.
- There may be an opportunity to possibly open up the street behind the tennis courts.
- Schools are divided from the recreation precinct by a road. This may not be needed.
- An example of a good joint school development is the Clarence High school community school partnership in Southern Tasmania.

Comments on the community garden

- In 2014 the community garden reported it caters for an older demographic with the majority of its membership being 65 years plus. It caters for families, persons with a disability and those from lower socio economic groups and for TAFE, primary and high school groups- based on requests.
- Its membership is growing. It meets monthly and seeks funds via grants and fundraising activities.

Comments on parking

- There is not a lot of parking within the site. Most people park at the basketball stadium when overflow is required.
- There are issues when there are multiple events on the same day.

Comments on the Showgrounds

- Comments on the Wynyard showground have been included here as it is not feasible to have separate football and cricket ground in Wynyard, and the conditions of sports facilities at the showground are at the end of their functional life.

Location

- If the showground is used for another purposes - ensure the space retained for open space is large enough etc. Residents like the open space being near the river (Workshop). Showgrounds should be the heart of the town (Workshop).
- There are some worries about the cost of moving the showgrounds (Workshop).
- Could the show be incorporated into the Tulip festival?

The main arena (cricket ground)

- The Council maintains the outfield of the grounds at the showgrounds all year (with the Cricket Club doing the oval maintenance during their season). The cricket club do all the wicket preparation, mowing, and boundary marking.
- The cricket club use the show shed for scorers, and it overlooks the wicket.
- The cricket club are willing to move. They need to have a new multi - purpose building net complex that will need to be moved.
- Change rooms and social spaces do not meet the needs of the club especially with the success of women's cricket. Girl's facilities at the cricket club are not adequate – they back on to urinals.
- The cricket club built the clubrooms facility in 1974 the toilets get used for show. The rooms have lots of memorabilia.
- The show society pumps the water into the grounds just before the show to pretty it up but it isn't really maintained all year.
- Allocation of water use is difficult at the showgrounds (Workshop).
- If cricket stays, the clubroom building needs to expand to include change rooms, social space etc (Workshop).
- The cricket club believes that the entire building should be removed and there should be enough space for maintenance machine storage (Workshop). The old grand stand should be removed. Wynyard Cricket Club - In 2014 reported that its participation numbers have been steady over the last three years but reported that while it has sufficient numbers to field its grade sides it will struggle to field an under 17 side during 2014. It reported that it is financially sustainable despite the fact that the cost of maintaining the clubrooms and preparing and maintaining a turf wicket is becoming

increasingly difficult and that the number of club volunteers is reducing.

- Currently cricket is turning to past players in an attempt to field teams. Under 17 team has recently forfeited several matches.



Condition of facilities

- The current condition and provision of facilities is a problem at the showground.
- The Show Committee says that the condition of facilities at the showground isn't a problem.
- No one is making any money and would not be able to put back funds into facilities (Workshop).
- The grandstand is Council property but the grand stand is not needed for the show- but does need the amenities underneath. Cricket umpires use the change-rooms under the grand stand at the showgrounds. Some cricket people use the grand stand for viewing. The old grand stand should be removed (Workshop).
- Parking on show day is a challenge.
- Move the driveway down towards the nets leading to more space for gymnastics to expand (Workshop).

Gymnastics

- Council rent the industrial hall (used for gymnastics) and the oval for 50 weeks from the show society (Workshop).
- Gymnastics use their building quite a bit and have equipment in place all of the time reducing the chance of other users using the building for other purposes.
- The Club is not currently able to hang apparatus from the ceiling due to the poor quality of the structure. It is hot in summer and very cold in winter. The building is too small. Storage is an issue presently.
- The trend seems to be that gymnastics is tapering off a bit more recently. Availability of coaches holds the club back Expansion or relocation of facilities is required. The gymnastics club are looking at options for a future site elsewhere and have considered an area near the basketball court. The structure quality of the building is very

poor and also needs expansion.
(Interviews).

- All committees are volunteers. The biggest cost is the hire of the hall -that goes to Council.

The Bird Club

- The bird club needs to be improved and they could join with the poultry club (Workshop). The NW Bird Club's constitution says that the bird club needs to be at the Wynyard show every year (Workshop).
- The bird club could survive with some minimal investment in the future (Workshop).
- The bird club needs to promote itself around town to places such as the schools and other community groups- not much future if it does not do this.
- A new kitchen or the joining of the poultry club and the bird club building is required.
- The Bird Club membership is declining and members are getting older (Interviews).
- The capacity of current room is not big enough.
- They only have about 5 meetings a year (an AGM, and 4 other meetings per year. They have about 65 people involved including about 30 locals.

Management

- Council can assist with getting parents involved in committees like gymnastics and taking responsibility in decision making in areas such as O H &S, governance compliance (Interviews).
- Allocation of water use is difficult at the showgrounds.
- The show society's constitution says they can't hire the facilities to anyone who is not already a member (Interviews).
- Council pays the service charges at the showgrounds.
- They really need the connection with a person in Council – a Recreation staff member.
- Clubs agree that clubs should get together once per year to discuss issues/opportunities.
- Council can help with promotion and advertising (Interview).
- There is the need to keep AFL attractive in the future (Interviews).
- There could be more co-operation between groups to maximize the potential of each of the clubs (Workshop).

3. Key Issues and Opportunities

3.1 Consolidation of indoor facilities

Basketball and gymnastics need to have better quality / code compliant facilities in order to maintain and grow participation. It makes sense to house these sports in the same precinct as squash, and in conjunction with the school.

The demand for basketball is likely to be maintained at slightly more than one court. There are several indoor courts in the precinct however having two together would netball the development of basketball, social netball competitions as well as accommodate the small indoor sports. There is potential to grow other indoor sports (particularly if the stadium has a management presence and use can be programmed).

To maintain the current participation rates in gymnastics, the equivalent size of an indoor court is required.

The main options investigated for indoor sports in Wynyard are:

1. **Two basketball courts (an extension of the existing basketball court).**
Extend the facility by one more compliant / show court and grow other minor sports (for example) suitable for older adults such as table tennis and badminton, soft tennis etc.. Consider adding permanent tennis clubrooms overlooking the tennis courts and up to two additional squash courts at the squash centre.
2. **Add a new full sized indoor court at the High School,** designed so it can be used by community or school during the day and both courts could be used by the community (basketball) at night, include gymnastics. Consider adding permanent tennis clubrooms to the squash facility overlooking the tennis courts and additional squash courts at the squash centre.

3. **Develop a new combined indoor sports stadium** including basketball and squash in one centre with one additional compliant basketball court, tennis clubrooms and use one space for gymnastics.

The advantage of consolidating the 2 basketball, and squash courts is that a management presence could be created that would increase participation in tennis, gymnastics, basketball, netball and squash as well as other potential user groups such as football training on poor training nights.

4. **Develop a new combined indoor sports stadium** including basketball and squash in one centre with one additional compliant basketball court, tennis clubrooms. And accommodate gymnastics at an extended court at the high school.
- If a large two court+ plus basketball squash, (and possibly) gymnastics centre is constructed then this scale should be considered in relation to the future of basketball stadium at Somerset, as this stadium is aging. A larger stadium in Wynyard could mean that it would not be viable to replace the basketball stadium at Somerset (also at the end of this stadium's functional life) with a 2-court facility. However, two courts may be appropriate to accommodate at the Somerset Primary.

The priority for indoor sport is to extend the high school gym to allow the Gymnastics Club to relocate. It would also be beneficial to provide a renovated ground at the High School as part of the package of works at the school to enable this ground and facilities to be available whilst new club rooms are being constructed at the football ground.

3.2 Moving Wynyard Cricket Club to the football ground

Currently there are three sports ovals in Wynyard: those in this precinct, two at the Frederick Street Reserve, and one at the Showgrounds.

The Showground sports facilities in their current condition and with a single cricket ground used only in one season -are not sustainable in the long term. A consolidation of sporting facilities into two footprints and in conjunction with the school makes economic sense at a time when assets have reached the end of their functional life.

The football ground costs a lot to maintain and is not used enough to be cost effective. There is also an opportunity to encourage more women's football in Wynyard.

The cricket club at the Showgrounds would like to access the football ground and acquire additional support to maintain their turf wicket.

If the cricket club moved, a new-shared facility should be developed at the football ground and the practice cricket nets at the Showground would need to be relocated also.

There is some desire to keep the training nets at the Showgrounds (if the club moved to the Recreation Ground) until such time as other suitable facilities or the relocation of the existing facilities could take place.

There has been some discussion around the viability of a turf wicket at the football ground. There is high desire for it. Presently the wicket at the Showground is important as it doesn't have football on it and it can be made playable quicker than any other on the coast. Some stakeholders believe a wicket at the football ground could be made playable even when the ground is shared with football – with some good turf management expertise and the ability to host preseason training elsewhere- such as at the High School.

Having a high quality cricket ground and being able to share it and the cost with football, would be desirable.

Junior cricket and some senior club cricket is played on a synthetic pitch at the Wynyard High School and at Frederick Street Reserve while senior cricket (along with high level junior cricket) could be played on turf at the Wynyard Recreation Ground. If cricket reduces in popularity, then it will remain as a formal sport at the recreation ground only.

Whilst currently membership is not growing – except in females, Cricket Tasmania believe it will grow with better facilities.

In order to meet the requirements of female football and cricket four sets of gender neutral change rooms would be required.

Currently the quality of the Showground cricket pitch is relatively poor, and apart from the football ground, sports grounds in WW and CH could be improved with more technical support and resources, as there is a declining number of qualified volunteers available.

A partnership between Council and sports clubs to share the cost of sports turf management across multiple sports such as football cricket, lawn bowls and golf would increase quality, carrying capacity of facilities and use, and reduce costs to all parties.

3.3 Developing on school land

The current outdoor facilities at the high school would be better utilised if the sports field(s) was renovated and a small change / toilet facility provided. For school purposes, a ground would need to be used for football-soccer Australian Rules football, and cricket, as well as athletics.

The advantage of having an additional higher quality ground here would be for junior sports development, school competitions and preseason training (essential if cricket were to be located at the recreation ground). A higher quality ground may be able to increase the number of school students joining club competition.

An upgraded sportsground with lights for junior football may also enable Myalla Cricket Club to use the ground should there be an event on at Frederick Street Reserve or as an overflow during regular season fixtures. In addition, such a facility would enable preseason senior football training to be conducted off the main ground. In the long term should cricket need to consolidate, two grounds in the one precinct may be able to accommodate one club.

One large area of turf that is well drained and with lights and that can provide for school soccer and athletics, junior football and community cricket is desirable.

Joint school/community facilities have considerable value. A clear agreement about cost apportionment, use and maintenance is essential prior to any development.

The absence of a netball court in conjunction with the school was noted.

There is an opportunity to provide tennis facilities open for casual use and to mark courts for netball to encourage participation, especially in schools.

The school land offers the opportunity to provide a perimeter trail that would be difficult to achieve around the football ground.

3.4 Development of lawn bowls facilities

Previous plans have shown the relocation of greens and options for sharing new clubrooms between cricket and lawn bowls. It is unlikely that additional greens will be required. Where possible, a mix of synthetic and lawn greens is desirable.

Shared club rooms on the south of the football/cricket ground would not be desirable- as it would not allow a redevelopment of shared football rooms and it would be on the wrong side of ground from a perspective of spectator viewing.

Along the edge of the oval on the south side, the view of and into the bowls club is poor, reducing the club's exposure to other sports and potential participants. In the long term it would be hoped that the reserve would become a more integrated whole.

To aid the viability of the bowls club there needs to be a strong junior and foundation skills bowls program i.e. in conjunction with a school, a strong social program ie barefoot bowls, a prominent and welcoming facility, and use of the club rooms for private hire, and social and community activities and meetings.

One option that could be explored is the possible combination of the tennis and bowls club if the number of greens was to reduce or if the non-recreational buildings on the corner of Park Street were to become available and hence enable tennis and bowls to share a clubroom overlooking both. Lights should be provided on at least one green and four tennis courts.

It is desirable that the current fence around the bowls and football ground be replaced with a fence that is more transparent and attractive and gives a greater prominence to the clubs to encourage use.

3.5 Roads and parking

The contemporary view related to sports facilities and car parking is that parking should be on the edge of reserves, so that space for playing fields and pedestrian space is maximised. Parking should serve each of the key facilities rather than have one large car park centrally.

The roadway between the football ground and the indoor sports centre could be closed and serve some parking for the football facility.

The road is currently unmade between the high school and the indoor sports centre. This could be partially opened to provide car parking for junior cricket and indoor sports. On-street car parking around the bowls facility could be increased through creating angle parking. Key access points could be made into the facilities around the perimeter – that can be closed at times when a gate is to be taken.

An off-road trail connecting the schools with the precinct the CBD and Frederick Street Reserve and the future coastal trail, will provide safer access to facilities by bicycle and on foot and provide an alternative to car access.

In the designation of any car parking on site and the positioning of new building, the possibility of expanding the size of the football ground should not be excluded as an option.

3.6 Management arrangements

Currently there are some issues around pricing and occupancy arrangement of facilities in the precinct, the cost of ground maintenance and sharing – especially related to income.

With a joint development on school land a Memorandum of Understanding should be prepared between the High School/ Education Department and Council to set out what is expected in terms of planning design construction and management of the precinct, and an agreement as the capital and recurrent cost apportionment. A brief management plan for the precinct is required that establishes the funding model, communication processes, roles and responsibilities of all parties, as well as the basis of event management, marketing maintenance pricing and occupancy and liquor licence arrangements. Consideration should be given to establishing a liaison or advisory group that represents all parties and that would meet regularly to advise Council and the school about management of the precinct and implement the management plan.

Further investigations should also be made as to the possibility of delivering a shared/combined turf management service for this and other sports grounds, greens and courses in Waratah / Wynyard and Circular Head.

4. Objectives for change

meet the needs of women and people with a disability.

1. To increase use of the precinct through accessibility and shared use, by consolidating sports facilities elsewhere, at the site, and ensuring all playing surfaces are used in both seasons.
2. Provide more consistent quality and minimise the cost of turf maintenance by negotiating the management of turf fields with other related sports facilities such as bowls club, golf club and other recreation reserves.
3. Seek to provide consolidated support facilities to serve outdoor courts, fields and for indoor courts to minimise the cost of management and construction.
4. Provide a more sustainable number of hard courts for tennis and netball, and multiple cricket and football cricket grounds with complaint support facilities, in the precinct.
5. Enhance the viability of the bowls club and other facilities in the precinct by making facilities more aesthetically pleasing and prominent and undertaking minor upgrades to the club rooms.
6. Provide multiple playing surfaces for indoor and outdoor sports to encourage player pathways from school, foundation to club and senior participation.
7. Better integrate school and community facilities to enhance participation, provide flexibility in playing spaces and enhance the viability of both.
8. Renew assets at the end of their functional life and upgrade then to
9. Establish a combined, shared management arrangement with the school and tenants (and associated processes) for the cost effective and efficient management of the combined precinct.

5. Summary of Actions

Actions

Moving Wynyard Cricket Club to the football ground

1. Provide a turf wicket in the football ground at The Wynyard Recreation Reserve.
2. Provide new shared clubrooms with flexible space that can be used for some indoor practice, and three practice cricket wickets at the precinct to enable the Wynyard Cricket Club to relocate from the Showground.
3. These could be located at the rear of the new football cricket pavilion on Wynyard Recreation Reserve or alternatively in association with the junior cricket ground at the high school.

Note: The Frederick Street Reserve master plan recommends development works are undertaken in order to provide an alternative location to other clubs at the Showground to fit for purpose facilities.

Joint development of High School land for sport

4. Provide synthetic and turf wickets on the high school to maximise its usage
5. Upgrade the outdoor playing fields at the High School to provide for soccer, Aust. Rules football athletics and cricket and provide for community club use.
6. Provide training lights on the Wynyard High School oval
7. Expand the current high school gym to provide space to house gymnastics, and to provide a small change room facility to service community use of the playing field.
8. Consider providing an addition court to provide for netball at the school.
9. Retain at least two practice cricket nets on the high school sports ground.

Consolidation of indoor facilities in the precinct

10. Consider expanding the existing indoor sports centre to provide a minimum of 2 court (and up to 3 courts) netball/basketball facility with side by side courts and integrate the squash courts to provide for a range of other indoor sporting club activities. In the final design provide sufficient space to allow expansion of the facility.
11. Provide a tennis pavilion overlooking the tennis/ netball complex and integrate this into the new indoor sports complex.

Redevelopment of the Recreation / football ground

12. Replace the paling fencing around recreation ground site with a transparent fence and treed boundary, and several gates on the eastern boundary that can be closed during games. Ultimately remove the fence between the bowls and football ground to provide a fully integrated facility. Retain an enclosure around the site for the purposes of taking a gate, but provide better vistas into the reserve and enhanced landscape and residential amenities along the reserve boundary.
13. In the detailed design of buildings and facilities in the precinct retain sufficient space to enable the resizing of the playing field ground to become a full sized AFL and senior cricket ground.
14. Provide a new combined football / cricket club rooms on the west of the oval to facilitate good spectator viewing.
15. Work with the all clubs in the precinct to devise a concise management plan. The management plan should facilitates sports development, increase participation and communication and sharing between

clubs and the marketing of the venue, determine booking and event management processes and revise occupancy arrangements for all facilities. The plans will provide equitable sharing of facilities, to encourage use and include equitable opportunities for income and cost sharing.

17. Consider providing an exercise/ running circuit route around the school/ precinct connecting to the River and the Frederick Street Reserve and township

Ongoing development of lawn bowls

18. Support the lawn bowls club providing more opportunities for juniors and people with a disability, and growing the sport for social and competition bowls. Seek to maintain at least two greens in conjunction with the club.
19. Upgrade the kitchen and clubrooms of the bowls club and encourage greater community use of the facilities.

Roads and parking

20. In the long term consider purchasing the private land on the south west of the recreation ground to enable the further development of the reserve and consolidation of community facilities and other sporting and recreational activities in the building that is currently mechanics business.
21. Consider closing part of the road between the recreation ground and the indoor sporting facilities to enhance the integration of the two spaces and facilitate pedestrian access between facilities.

22. Minimise car parking on the recreation ground on the site, opting instead to provide angle parking on the street and in the closed roads in the precinct. This will enable the use of the reserve for sporting activities. On game days consider making arrangement at alternative sites such as the school parking as overflow parking.
23. Prepare a management plan for the precinct that establishes the funding model, communication processes, roles and responsibilities of all parties, as well as the basis of event management, marketing maintenance pricing and occupancy and liquor licence arrangements.
24. Establish a liaison or advisory group that represents all parties in the precinct and that would meet regularly to advise Council and the school about management and implement the management plan.
25. Investigate the possibility of delivering a shared/combined turf management service for this and other sports grounds, greens and courses in Waratah / Wynyard and Circular Head.

6. Master Plan

NEW SPORTS HALL EXTENSION

- EXTENSION TO EX. SCHOOL SPORTS HALL
- PROVISION FOR GYMNASIUMS IN DEDICATED SPACE
- PROVISION FOR A SMALL SPORTS PAVILION WITH UNISEX (TEAM) CHANGE FACILITIES TO SUPPORT THE REFURBISHED SCHOOL SPORTS OVAL TO INCLUDE MIN. 90x50m SOCCER FIELD

REFURBISH EXISTING SPORTS OVAL

- IMPROVE DRAINAGE AND PROVIDE IRRIGATION
- NEW LINE MARKINGS FOR AFL, CRICKET AND SOCCER
- REFURBISH SYNTHETIC CRICKET WICKET
- INSTALL NEW TRAINING LIGHTS FOR JUNIOR TRAINING

NEW PATHWAYS

- PROVIDE NEW PEDESTRIAN PATHWAYS THROUGHOUT THE PRECINCT
- CREATE CONNECTION BETWEEN WYNYARD HIGH SCHOOL AND WYNYARD RECREATION RESERVE

EXISTING BAND HALL

- TO REMAIN

FORMALISE CAR PARKING

- RE-SURFACE EXISTING CAR PARKING
- PROVIDE NEW LINE MARKINGS

NEW SPORT STADIUM

- PROVISION OF A NEW SPORTS CENTRE OR REFURBISHMENT OF THE EXISTING FACILITY TO CATER FOR:
- 3 INDOOR COURTS (BASKETBALL/NETBALL)
- DEDICATED AREA FOR TENNIS/NETBALL PAVILION TO PROVIDE SHELTER AREA AND AMENITIES FOR OUTDOOR COURTS
- RELOCATION AND PROVISION FOR 4 SQUASH COURTS
- INCLUDE CHANGE ROOMS, AMENITIES, ADMIN AND CAFE/KIOSK
- PROVIDE A SOCIAL ROOM THAT COULD CATER AS A SPORTS PAVILION FOR THE ADJACENT OUTDOOR HARDCOURTS (NETBALL AND TENNIS)
- BUILDING IS THEMED THROUGH DESIGN AND MATERIALS WITH NEW CRICKET AND FOOTBALL PAVILION

EXISTING COMMUNITY GARDEN

- EX. COMMUNITY GARDEN TO REMAIN
- POTENTIAL TO EXTEND TO THE EAST BEHIND THE SPORTS CENTRE

LEGEND

- FENCELINE
- EXISTING VEGETATION
- NEW VEGETATION
- EXISTING BUILDING
- DEMOLISHED BUILDING
- NEW BUILDING
- NEW/UPGRADE GROUNDS
- NEW HARD COURT
- OPEN SPACE
- NEW FOOTPATH
- NEW CAR PARKING/ROAD
- NEW PLAYGROUND
- NEW GATE
- LT LIGHT TOWER

GENERAL NOTES

- CONSIDER RE-SIZE/RE-ALIGNING SPORTS GROUND TO SUIT STANDARDS
- CONSIDER DRAINAGE WORKS TO GROUNDS
- CONSIDER INSTALLATION OF 6.0m HIGH FENCE TO GOAL ENDS OF GROUNDS
- CONSIDER LANDSCAPE PLAN FOR PRECINCT TO INCLUDE INDIGENOUS SPECIES

0 10 20 30 40 50m



MODIFICATION TO AUSTIN STREET

- AUSTIN STREET IS BLOCKED TO THROUGH TRAFFIC AT JENNER STREET
- ALLOWS A SAFE PEDESTRIAN ACCESS THROUGH SPORTS PRECINCT FROM TOWNSHIP TO WYNYARD HIGH SCHOOL

NEW CAR PARKING

- PROVIDE FORMAL CAR PARKING
- TO SUPPORT SPORT STADIUM AND OVERALL PRECINCT REQUIREMENTS

REFURBISH EXISTING TENNIS & SHARED NETBALL COURTS

- REFURBISH EXISTING COURTS AND CONSTRUCTION OF 2 NEW COURTS TO CATER BOTH FOR NETBALL AND TENNIS
- NEW PERIMETER FENCING TO SUIT
- PAVILION AND AMENITIES CATERED WITHIN NEW SPORTS STADIUM

NEW VEGETATION

- PROVIDE NEW TREES/VEGETATION THROUGHOUT PRECINCT

NEW CRICKET NETS

- PROVISION FOR 4 NEW SYNTHETIC CRICKET NETS
- NETS 'FULLY CAGED'

INFORMAL CAR PARKING

- MAINTAIN VEHICLE ACCESS TO INFORMAL CAR PARKING
- RESURFACE AS IMPERVIOUS SURFACE (I.E. GRAVEL)

EXISTING GRANDSTAND

- REFURBISH EXISTING GRANDSTAND
- PROVIDE NEW CLUB STORAGE FACILITIES

NEW DEDICATED MULTI-PURPOSE PAVILION

- NEW SPORTS CLUB PAVILION TO CATER FOR CRICKET AND AFL
- NEW SOCIAL/FUNCTION SPACE WITH VISUAL CONNECTION TO SPORTS OVAL
- NEW LARGE 'AFL' STANDARD CHANGE ROOMS THAT CAN BE MODIFIED DURING SUMMER MONTHS AS INDOOR CRICKET TRAINING AREA
- COMMUNAL KITCHEN AND BAR FACILITIES
- UNISEX CHANGE ROOMS AND PUBLIC AMENITIES

NEW TURF WICKET

- RE-ALIGN AND RE-CONSTRUCT WICKET AS TURF TO CATER FOR AT LEAST 3 WICKETS
- RETAIN EXISTING OVAL FOR FOOTBALL AND CRICKET

NEW PERIMETER FENCING

- APPROXIMATELY 1800mm HIGH FENCE TO PRECINCT
- TO BE SEEN THROUGH BLACK WIRE FENCE
- PROVIDE INTERMITTENT PEDESTRIAN GATEWAY ACCESS TO THE GROUNDS FOR PUBLIC USE

NEW MAINTENANCE SHED

- CONNECTED TO THE EX. SCOREBOARD

NEW VEGETATION BUFFER

- PROVIDE NEW TREES/VEGETATION TO PERIMETER

NEW FENCE

- REPLACE THE FENCE WITH BLACK WIRE MESH TO PROVIDE CLEAR VIEWS INTO PARK AND INTEGRATE WITH ASSOCIATED SPORTS FACILITIES

INFRASTRUCTURE UPGRADE

- UPGRADE SUPPORT INFRASTRUCTURE AS FUNDS ALLOW

FUTURE EXPANSION

- CONSIDER POTENTIAL FUTURE EXPANSION TO RESERVE

NEW CAR PARKING

- PROVIDE FORMAL CAR PARKING
- TO SUPPORT EXISTING OVAL AND OVERALL PRECINCT REQUIREMENTS

7. Appendices

Appendix 1. Images of facilities in the Wynyard Sport and Recreation Precinct



Figure 1. Wynyard Squash Centre



Figure 3. Wynyard Sport Centre



Figure 5. Wynyard Bowls Club



Figure 2. Car Park Between Football Ground and Indoor Precinct



Figure 4. Wynyard Basketball Centre



Figure 6. Wynyard Bowls Club.



Figure 7. Wynyard Football Ground



Figure 8. Wynyard Football



Figure 9. Wynyard High School Climbing
School Gym
Wall

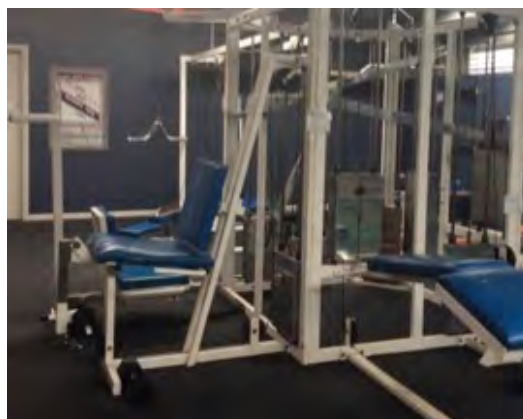


Figure 10. Wynyard High

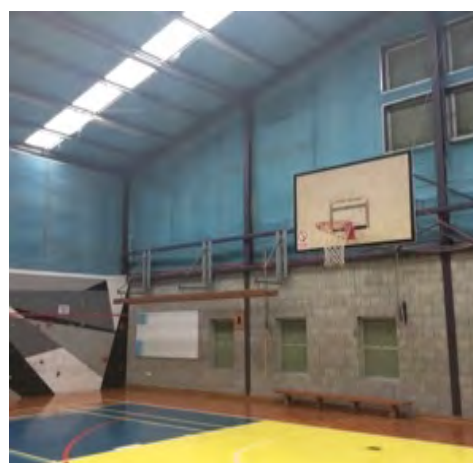


Figure 11. Wynyard High School Basketball Court



Figure 12. Wynyard High School



Figure 13. Band hall
School Open Space



Figure 14. Wynyard High



Figure 15. Wynyard High School Practice Hockey

Figure 16. Community
Garden Pitch



Figure 17. Cricket Nets at the Showground