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Council



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# 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.



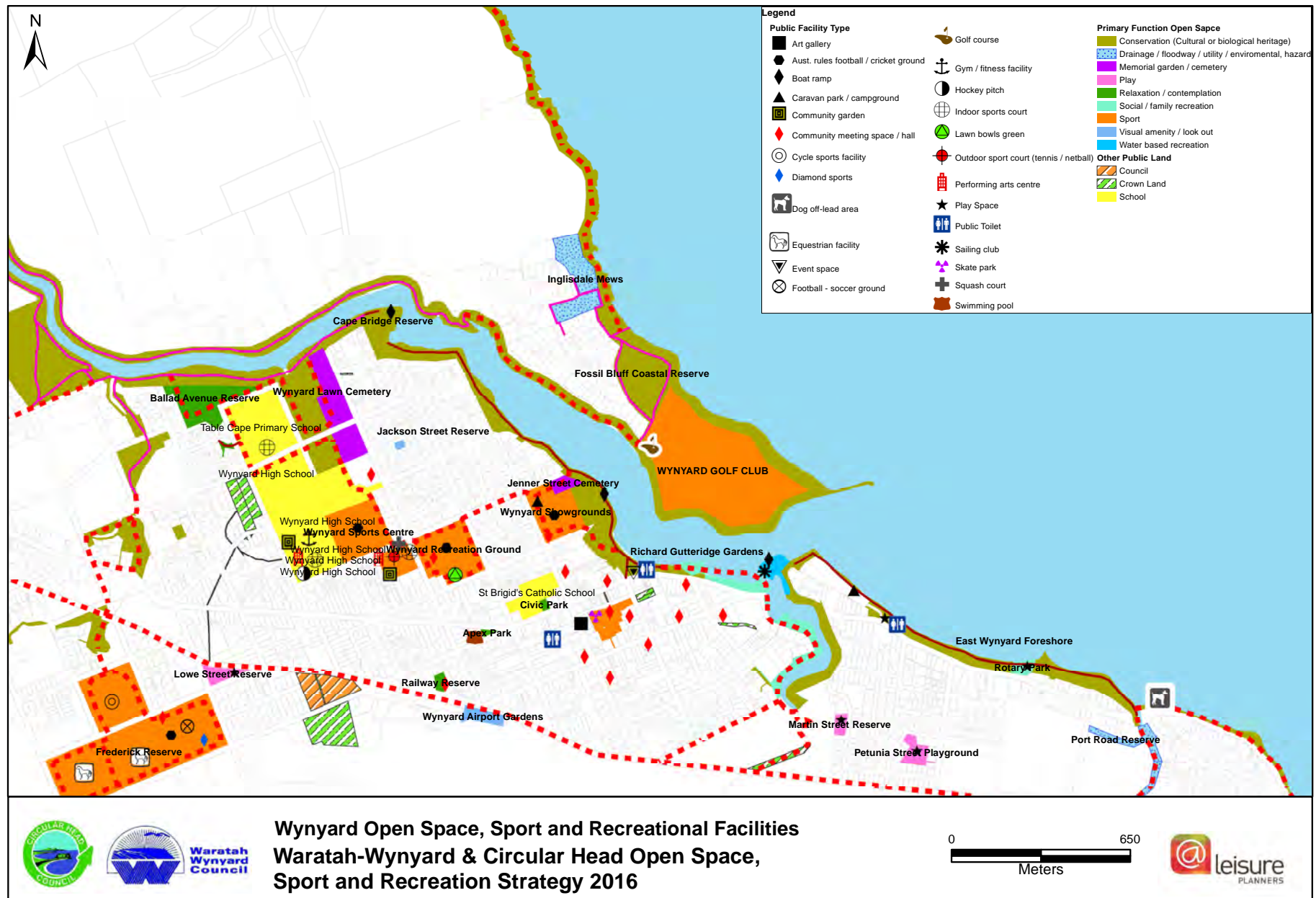
## Locational/site context

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

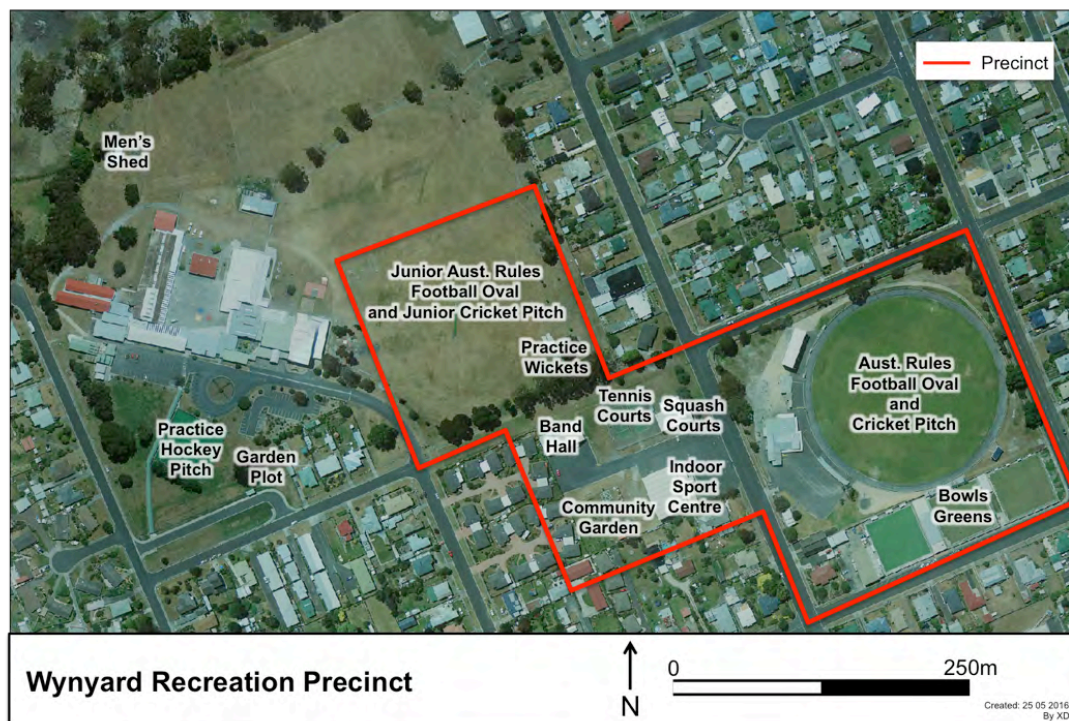
The extent of works in the last master plan was not achievable. Since that time a number of things have changed and some elements of the plan appear less feasible.

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 GYMNASISTICS 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

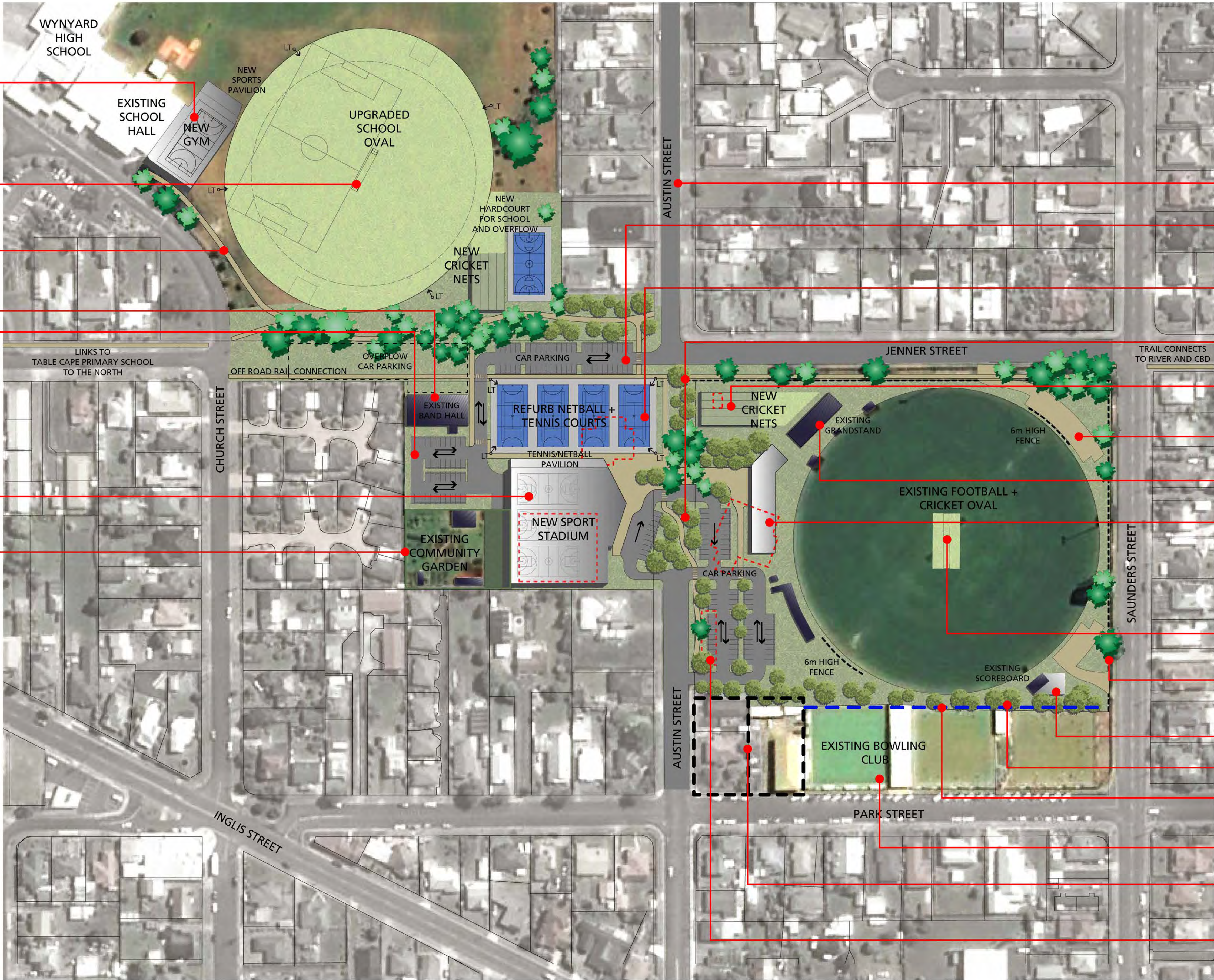
**LEGEND**

- 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

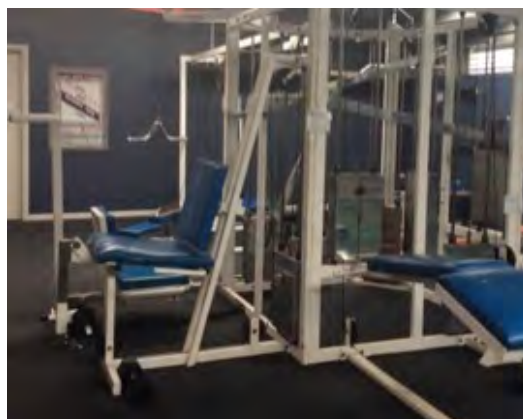


Figure 10. Wynyard High

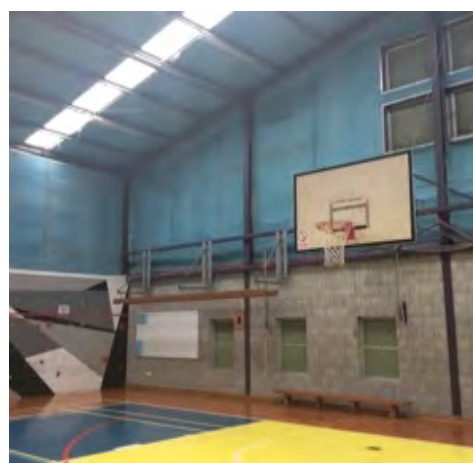


Figure 11. Wynyard High School Basketball Court



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





Waratah  
Wynyard  
Council



# Frederick Street Reserve Master Plan

2017



## Contents

### About this document

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

### Acknowledgements

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

Etch Architects prepared the master plan drawing.

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# 1. Introduction

## What is a “master plan”?

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

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

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

## The Open Space Sport and Recreation Plan (OSSRP) brief

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

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

## The Reserve

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

The reserve includes 3 parcels:

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

Map 1. Frederick Street Reserve



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

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

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

## Site context / description

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

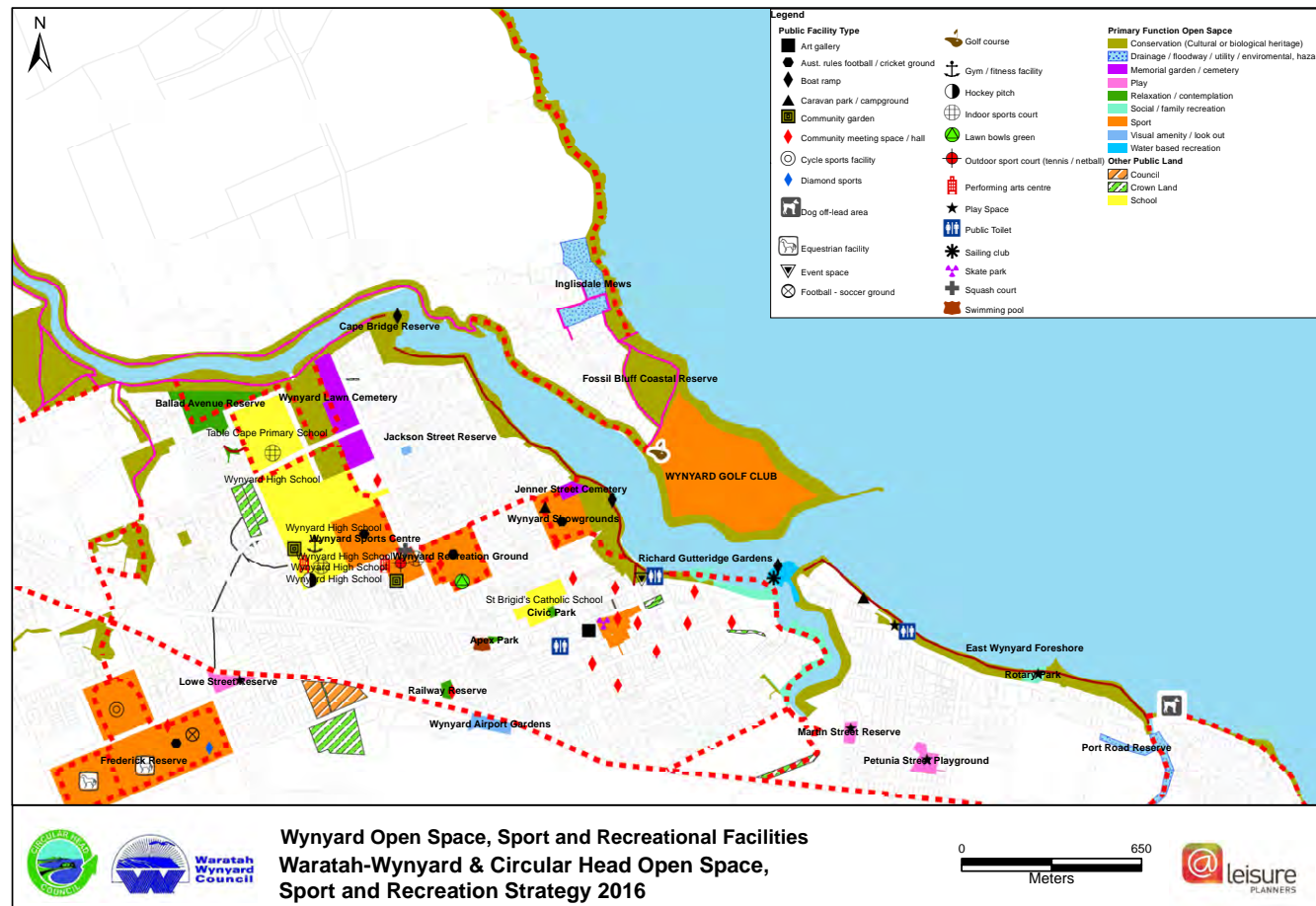
Map 2. Sporting reserves in Wynyard





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

Map 3. Sport and recreation facilities in Wynyard

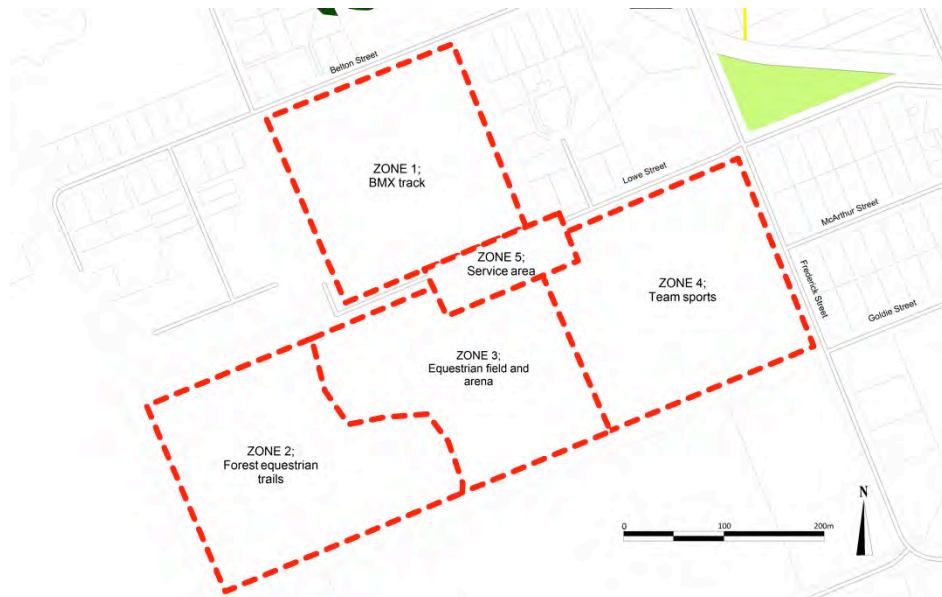


The Frederick Street Reserve is distinct from other reserves in that it includes two forested parcels of land for sport and recreation activities that no other reserve (other than land along the Inglis River) provides close to the Wynyard Township.

## Use

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

**Map 4. Zones on Frederick Street Reserve**



### Zone 1:

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

### Zone 2:

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

### Zone 3:

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

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

### Zone 4:

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

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

### Zone 5:

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

## Context

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

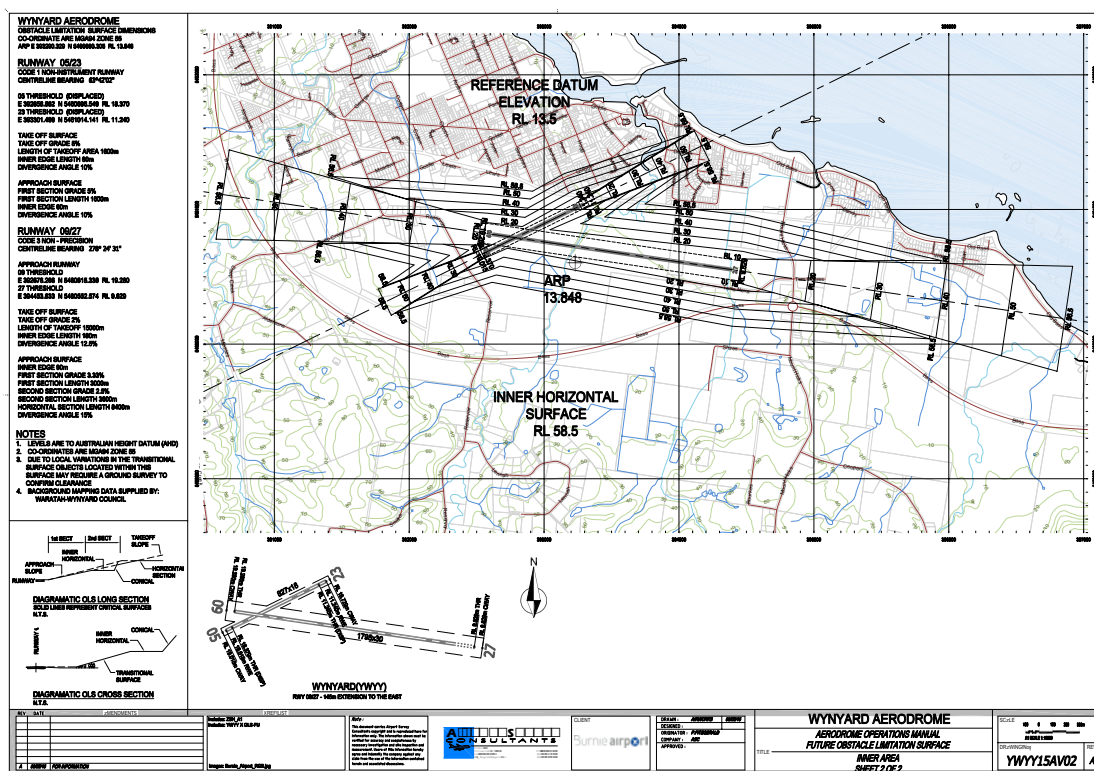
boundaries of the reserve are road reserves that are not open.

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

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

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

Map 5. Height restrictions near Wynyard



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

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

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

The plan above shows height restrictions based on contours.

<sup>1</sup> Note: Height limits are taken from sea level, not from land level.



## 2. Facilities, features and usage

### Facilities and features

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

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



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



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

See following images.



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



See following image.



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

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

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



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

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

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

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

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

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

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

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



### Car parking

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

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

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

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

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

### Shade

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

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

## Usage and management

The reserve is currently used by:

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

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

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

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

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

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

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

## Management

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

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

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

Current users say they do not have current license arrangements.

### Cost of use

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

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

	Actual 2014/15	Budget 2015/17
<b>Expenses</b>		
<b>84 Frederick Street</b>		
<b>Operating Costs</b>		
13 Cleaning	7,641	4,430
19 Consumables	590	600
20 Contract Street Bin Emptying	924	1,200
52 Garden Maintenance	4,033	600
56 Insurance	689	800
58 Irrigation	4,005	4,050
63 Lighting & Power	2,580	3,600
66 Marking of Playing Surfaces/Floor Maint.	51	0
71 Mowing & Edging	11,378	11,000
88 Repairs & Minor Improvements	11,527	6,000
185 Repairs & Minor Improvements - Vandalism	274	250
191 Repairs & Minor Improvements - Building Maintenance	3,691	5,000
94 Security	2,142	2,300
128 Turf Maintenance	4,267	2,900
130 Water & Sewerage Rates	16,136	12,500
133 Weed Control	1,246	1,400
Special Projects	0	0
<b>Operating Costs</b>	<b>71,286</b>	<b>55,930</b>
<b>Depreciation Expense</b>		
Depreciation	9,187	9,187
<b>Depreciation Expense</b>	<b>9,187</b>	<b>9,187</b>
<b>Internal Allocations</b>		
Engineering Overheads	34,610	21,446
<b>Internal Allocations</b>	<b>34,610</b>	<b>21,446</b>
<b>Total Frederick Street Expenses</b>	<b>115,083</b>	<b>86,563</b>

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

## Relationship to other sites

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

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

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

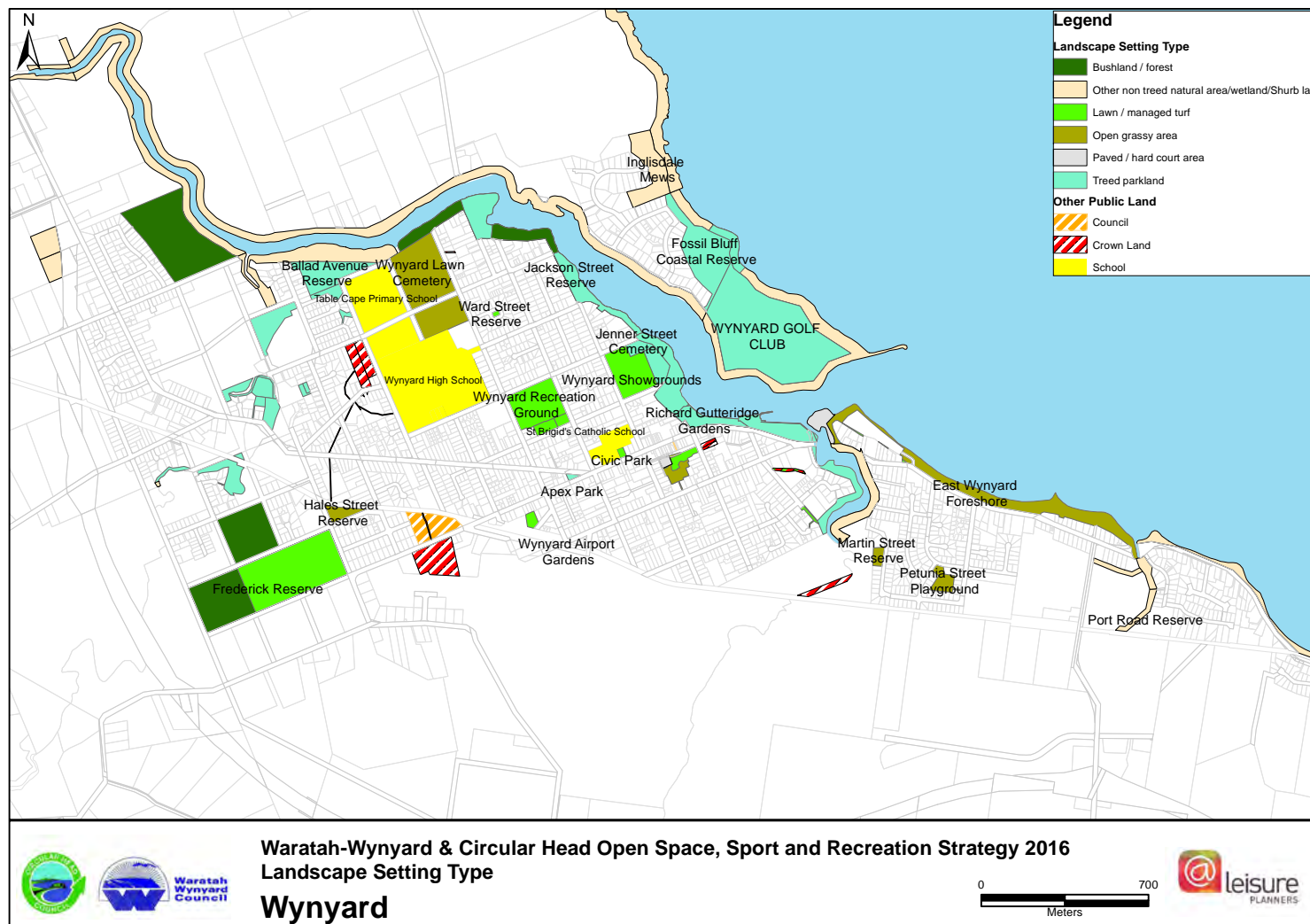
### *Landscape setting types*

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

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



Map 6. Landscape setting types in open space in Wynyard



### ***Adjacent parks***

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

### ***Off road trail / open space corridors***

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

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

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

### ***Event space***

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

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

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

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

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

### *Other sporting reserves*

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

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

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

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

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

### 3. User requirements and community views

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

#### *General comments*

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

discuss this option (Inglis Pony Club-Interviews).

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

#### *Equestrian activities*

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

#### *Softball*

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



## Cricket

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

## BMX

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

- Lighting for training and night meets.

## Football – soccer

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

## 4. Objectives for change

The key objectives for change at Frederick Street are to:

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

## 5. Key Issues and opportunities

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

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

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

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

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

## 1. Protection of the forested area

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

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

### Proposed actions

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

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

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

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

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

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

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

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

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

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

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

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

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



### Proposed Actions

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

### 3. Constraints on height and lights related to the airport

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

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

#### Proposed actions

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

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

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

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

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

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

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

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

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

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

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

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

#### Proposed actions

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

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

#### 5. Club development

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

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

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

#### Proposed actions

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

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

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

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

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

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

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

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

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

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

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

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

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

### Proposed actions

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

## 7. Providing new management arrangements

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

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

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

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

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

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

### Proposed actions

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



## 6. Master Plan



**BMX TRACK**

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

**NEW MULTI-PURPOSE PAVILION**

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

**NEW STABLE ALLOTMENTS**

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

**NEW CAR PARKING**

- SPACES FOR ALL VEHICLES INCLUDING HORSE FLOATS

**EXISTING DRAIN/SWALE**

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

**EQUESTRIAN AREA**

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

**OVERFLOW CAR PARKING**

- OVERFLOW AREA WHEN REQUIRED

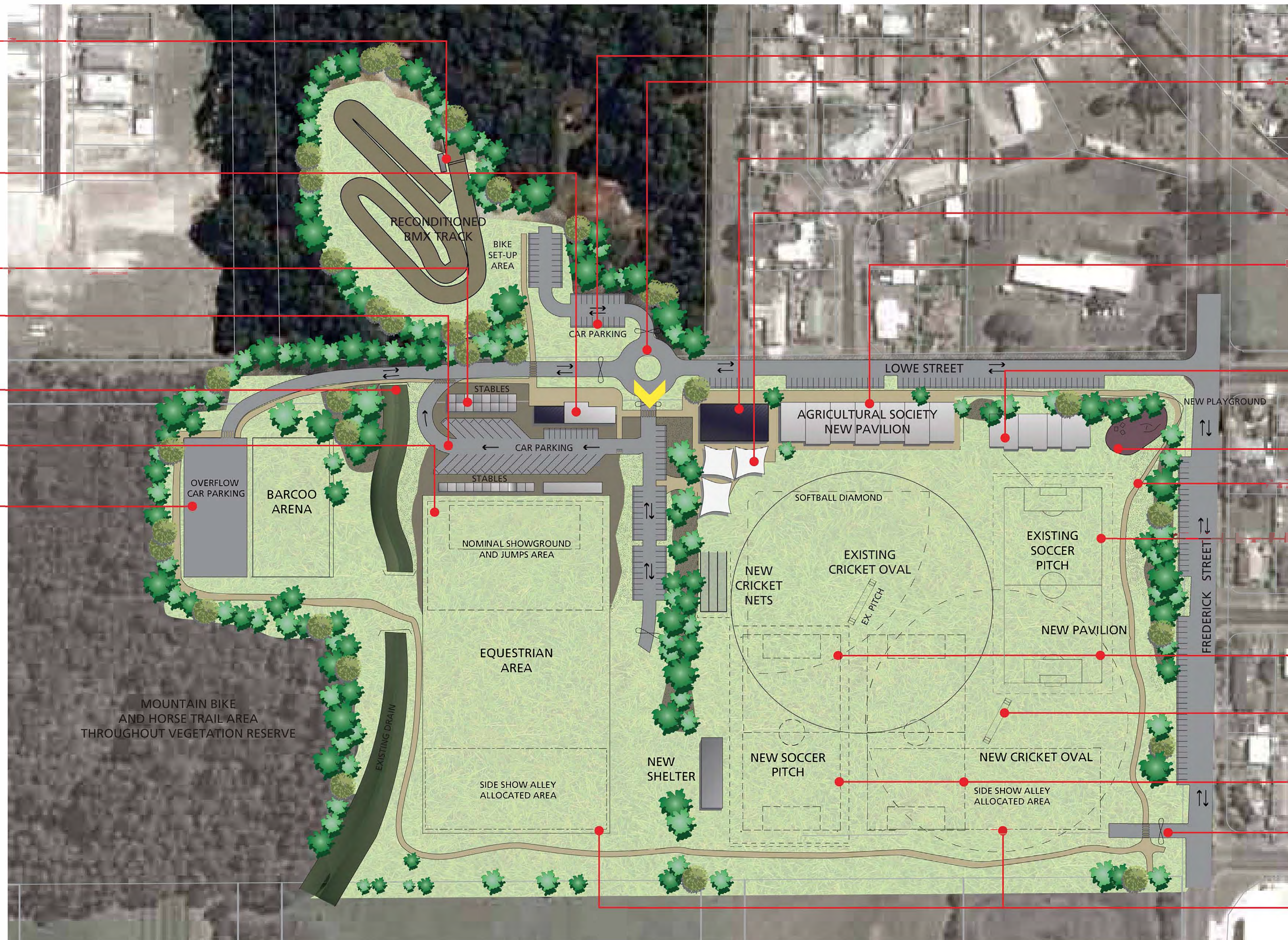
**LEGEND**

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

**GENERAL NOTES**

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

0 10 20 30 40 50m



- INTEGRATE CAR PARK INTO TREES**
- LOWE STREET MODIFICATIONS**
- PROVIDE A NEW ROUND-A-BOUT TO LOWE STREET TO ACCESS FREDERICK RESERVE, EQUESTRIAN AND BMX ARENAS
  - TRAFFIC CAN ALSO BE MANAGED BY SECURE GATES
  - ALL PARKING TO BE FORMALISED
- EXISTING SPORTS PAVILION**
- TO BE REFURBISHED TO CATER FOR NEW WORKS AND AGRICULTURAL SHOW
  - UPGRADE AMENITIES AND MULTI-PURPOSE ROOM
- SHADE STRUCTURES**
- PROVIDE NEW SHADE STRUCTURES FOR PLAYERS AND SPECTATORS
- NEW AGRICULTURAL SOCIETY PAVILION**
- OPEN FRAME, MULTI-PURPOSE SPACE TO CATER FOR AGRICULTURAL SHOW ACTIVITIES AND DISPLAYS
  - INDEPENDENT STORAGE FACILITIES FOR DEDICATED CLUBS, SUCH AS BIRDS CLUB, DOG CLUB, ETC
  - CAN BE FULLY WEATHER PROOF AND OPENABLE AT TIME OF SHOW
  - CAN BE USED FOR 'INDOOR TRAINING' OR COMMUNITY FUNCTION SPACE
  - PROVIDE NEW PAVILION FOR AXEMENS AND PAULTRY
- NEW PLAYGROUND**
- AREA FOR PLAY EQUIPMENT
- WALKING TRACK**
- DEDICATED WALKING TRACK
  - FOR WALKERS, JOGGERS AND DOG WALKERS
- IRRIGATED AND DRAINED SPORTS AREA**
- PROVIDED IMPROVED DRAINAGE
  - NEW IRRIGATION SYSTEM TO THE SPORTS GROUNDS
- SOCCER PITCHES**
- FULL SIZE SOCCER PITCHES TO NATIONAL REQUIREMENTS
  - PROVIDE 6 METRE HIGH FENCE TO END OF PITCH
- NEW CRICKET OVAL**
- NEW CRICKET PITCH AND OVAL TO COMMUNITY COMPETITION REQUIREMENTS
  - SYNTHETIC WICKET TO BE PROVIDED
- OVERFLOW AREA**
- OVERFLOW SOCCER PITCH SPACE IF REQUIRED
- EMERGENCY ACCESS**
- AMBULANCE DRIVEWAY
  - ACCESS FOR AGRICULTURAL 'SIDE SHOW' ALLEY VEHICLES
- SIDE SHOW ALLEY**
- DESIGNATED AREA ON BOTH SIDES OF RESERVE TO CATER FOR SIDE-SHOW ALLEY (ENTERTAINMENT AREA)
  - AREA AWAY FROM DEDICATED PLAYING FIELDS
  - VEHICLE ACCESS OFF FREDERICK STREET PROVIDED
  - SET-UP WILL NOT OBSTRUCT COMMUNITY AMENITIES



## 7. Summary of actions

1. Provide adequate car parking and track management to ensure trees are protected around the BMX track 19
2. Provide strategic trail routes through the edges of the forest area to enable people to appreciate the natural values of the forest. 19
3. Design and construct a new play space at Frederick Street Reserve to replace the one at Lowe Street Reserve. 20
4. Provide a junior and senior cricket ground on the site, so that all Myalla Cricket Club activities can be accommodated on the site if required. 20
5. Provide a community meeting and exhibition space for a range of clubs including the poultry, bird and axeman's club to the site. 20
6. Consider the provision of a covered equestrian facility that can also be used for events. 20
8. Investigate the likely impacts of the airport on the siting and design of events and sports facility infrastructure, before investment. 20
9. Provide in-ground drainage and irrigation for a community playing field area (Zone 3) to allow this to be marked for two cricket pitches, 2 softball diamonds, and two soccer pitches with one of each code as the major playing field. 21
10. Upgrade the equestrian jumps course and the Barcoo arena. 21
11. Designate one cross country equestrian course, and an off road / mountain bike / BMX trail network on the reserve. Close all other tracks not required and revegetate these. 21
12. Create a track for walkers and joggers and dog walkers around the perimeter of the reserve and the edge of the tree area. 21
13. Provide an additional facility to accommodate the show and a new expanded clubrooms for shared club use, community meetings and events with compliant kitchen, more storage, external sitting / viewing and shade, and social rooms suitable for community meetings as well as social activities for all clubs using the reserve, including BMX. Provide a good quality kitchen for community groups. 21
14. Upgrade the start gate and associated shelter and the track surface to enable regional and higher BMX events to be conducted at Frederick Street Reserve. Provide a small secondary support facility adjacent to the finish line (shelter and toilet) to meet spectator needs without duplicating the clubroom facilities adjacent. 21
15. Provide social and meeting rooms for all clubs in the main pavilion positioned on Lowe Street in a central area. 21
16. Upgrade the playing field space to provide lights and in-ground irrigation, as well as accommodate an additional junior cricket/ football/ events /shared use space. 21
17. Undertake additional tree planting and landscaping for amenity value and shade. Add to the existing avenues of trees and undertake infill planting along the reserve boundaries. 21
18. Construct a large veranda/ sheltered seating area to the south of the pavilion overlooking the main cricket wicket. 21
19. Construct shelter /cage storage for equipment and provide indoor roller door access to storage for all the sporting clubs on the reserve. 21
20. Assist clubs to market themselves, develop and deliver opportunities for social and competition sport for females and males, juniors and seniors, masters and all abilities. 21
21. Focus all equestrian use west of the avenue of trees (in Zone 2). 22
22. Assess the existing tracks in the forest areas and designate one cross country equestrian course, and an off road / mountain bike / BMX trail network on the reserve. Close all other tracks not required and revegetate these. 22
23. Create a track for walkers and joggers and dog walkers around the perimeter of the reserve and the edge of the tree area and promote to residents and sports supporters. 22
24. Consider providing a matted area for golf practice. 22

25. Close more of Lowe Street, designate an area for float loading and provide float parking off the reserve – in the road reserve adjacent to equestrian area. 22
26. Provide off-road trail connections from the Reserve to the Airport, local schools, Big Creek and the Inglis River trails, the CBD and the former rail corridor. 22
27. Introduce zones of activity to manage conflict and use. 23
28. Facilitate the Frederick Street Reserve Advisory Group to provide input in the implementation of the plan. And provide advice to officers and Council on the management of the site. 23
29. Introduce new licence arrangements for all users of any upgraded or existing facility in line with recommendations for the broader plan concerning leases, licenses and occupancy agreements – with standard condition of use – as per the operation process issues – and including responsibilities for maintenance of specific facilities. 23
30. Introduce an agreed schedule of use and booking system to be managed centrally by Council to ensure that events can be accommodated. 23
31. Introduce a simple on-line booking system. 23
32. Encourage regular user forums to discuss implementation of the master plan, an annual priority of works, an annual calendar of events and use group meetings, ongoing marketing, and ongoing sports and infrastructure development activities etc. 23
33. Provide a major reserve sign, with contact details an indication of suitable activities. 23
34. Install signage to the Reserve from the CBD, highway, airport and Creek corridors to the reserve. 23
35. Work with sporting bodies and local schools to assist the clubs to develop a pathway from foundation skill developments to club competition and to develop sustainable clubs. 23
36. Consider adopting a zone for off-leash dog exercise, on the east of the sports area, when this area is not being used for sport, and ensure this use is regulated, and this is signed. 23
37. Prohibit motorbike activity throughout Frederick Street Reserve, and the use of golf tees. 23



Provide car parking to service the community facilities

Provide space for child care/ community meeting space abutting the new shared sports pavilion and club rooms.

Provide a new shared clubroom, toilets and change with kiosk, referees facilities and storage for shared use, overlooking the ground from the north west to aid spectator viewing.

Perimeter Exercise Track

Cricket Nets

Provide a Australian rules football/cricket field with lights and the practice cricket nets.

School Boundary

Remove existing trees and allow the school to utilise the adjacent Council reserve for school environmental programs

Link to Local Street Network

Note building form and size are notional only to include location

Not for construction purposes

Area currently being developed as housing

Relocate tennis club beside the existing basketball / netball courts. Provide lights on all 4 courts. Allow for one or two courts to be hardcourt, and potentially used for netball/ basketball

Provide a small tennis support facility (including meeting space and viewing area overlooking the courts from the north and gender neutral, accessible toilet/change at each end.

Provide a small staff car park for overflow outside the school grounds and sports park

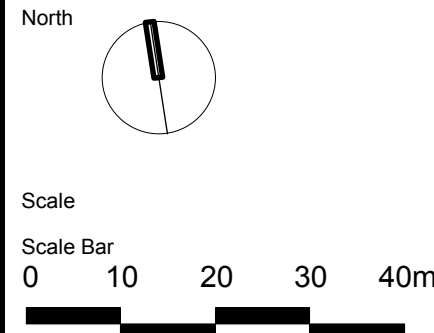
Formalise Council staff car parking access from the south of the site

Somerset Primary School

# Masterplan

30A Beaufort St, Somerset

## REPLACEMENT FOR LANGLEY PARK ADJACENT TO SOMERSET PRIMARY SCHOOL+SITE FOR CHILDCARE AND TENNIS CLUB



PROJECT NUMBER	DRAWING NUMBER	REV
2552	2552	A
ISSUE DATE	DRAWN BY	CHECKED
10.07.17	CX	MJ

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