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## WYNYARD SPORTS PRECINCT MASTER PLAN

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2021 Wynyard Sports Precinct Master Plan							
Rev Date S		Section(s) Affected (amendments)	Author	Reviewer	Approver		
1-1.2	November 2021	All sections – creation	DH/RB				

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

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

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## INTRODUCTION

#### 1. Introduction

Council adopted an Open Space, Sport and Recreation Plan (OSSR) in 2017 and as part of that strategy, a Wynyard Sporting Precinct was proposed. This master plan includes concepts and ideas generated by the OSSR report, from meetings with each of the clubs and key stakeholders within the sports precinct. Each club has had an opportunity to put forward their ideas and Council has included as much as possible into the draft concept plan, whilst remaining committed to principles in OSSR.

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 rooms; and

• Wynyard High School.

Wynyard is fast outgrowing its capacity to provide adequate space for the growing variety of sports on offer and some facilities require upgrades as they do not meet current standards, amenity and capacity needs. To combat this issue and allow for future expansion of community recreation and education, Council (WWC), in conjunction with relevant sporting clubs and Wynyard High School, have established a Wynyard Sports Precinct (WySP) concept plan.

WySP will be co-located at the current Wynyard Recreation Ground, Wynyard High School and the surrounding areas. Once complete, WySP will provide convenience, variety and safety to multiple clubs, users and the general public. It will facilitate the sharing of the Wynyard Recreation Ground with WFC and Wynyard & Districts Cricket Club (W&DCC). Additionally, offering excellent facilities for Squash, Basketball, Netball, Tennis, Community Garden and Band Rooms. WySP encompasses what the Wynyard community has been asking for; exemplary facilities that provide variety, safety and value-for-money that the whole community can benefit from.

There are many reasons for which this precinct plan should be progressed. Wynyard and Districts Cricket Club (W&DCC), currently have substandard facilities that do not meet the capacity or amenity requirements for their competition. Following a period of growth, increased games and training by the Wynyard Football Club (WFC), there is higher usage of the Wynyard Recreation Ground, which arguably has now exceeded its capacity, causing damage and an un-playable surface during the winter months.

There is also limited connectivity between local sports clubs and school-aged children within the community. This hinders the ability to improve the overall community health and wellbeing through the encouragement of lifelong participation in recreational activities and reduces the offering of educational programs and infrastructure within our community.

Establishment of oval three is the first stage of the WySP project, as this will allow a space for football to train to keep the foot traffic off WRG and provide opportunity for a turf wicket to establish at WRG. W&DCC cannot move to WRG until there is a turf wicket in place and ready to be used.

The WySP Masterplan also proposes closure of a small section of Austin Street to allow safe access between spaces within the precinct. The closed section of Austin Street will be planted out and a pathway installed, including a 'walk of fame' for local athletes who have been successful in their careers. This will cause some disruption to local resident's current routines, which Council recognise. Council will approach the residents in Austin Street with separate, personalised communication and encourage them to submit feedback.



#### 2. The Objectives

The objectives of this master plan are to:

- 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 compliant 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 meet the needs of women and people with a disability.
- 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.

#### 3. Purpose of the Master Plan

This master plan has been developed with the intent of providing a roadmap for the future development and management of the Wynyard Sports Precinct. The master plan seeks to address key opportunities and challenges experienced within the precinct to ensure Council is meeting the needs of the greater community within resource and budgetary limitations.

This master plan builds upon the previous Master Plan (developed during the creation of the Open Space, Sport and Recreation Plan 2017-2027) which has been refreshed to ensure current community expectations align with the future direction of the precinct.

Whilst the master plan provides a unified future vision for the area and demonstrates a commitment to fulfilling the projects listed in this document, it is not a commitment to funds or to undertake immediate works. The works proposed are reliant on successfully obtaining external funding, such as through co-contributions and grant funding. Without this, it is unlikely the plan can be delivered in its current form.

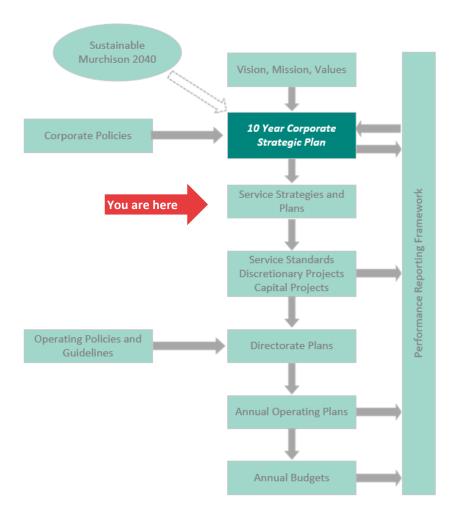


Figure 2 - Integrated Strategic Planning Framework



## BACKGROUND & CONTEXT

#### 4. Location

The master plan covers a significant area within Wynyard, including:

- 23B Austin Street, comprising the Wynyard Recreation Ground
- 17B Park Street, comprising the Wynyard Bowls Club
- 14A Austin Street, comprising the Wynyard Sports Centre, Community Garden, Band rooms, Tennis and Squash Centre
- 30 Church Street and 18 Gibbons Street, comprising Wynyard High School and surrounding land
- Unaddressed land adjoining the lawn cemetery (southern side of Gibbons Street)

It is acknowledged that there are other recreation areas within Wynyard. This plan only captures the areas described above and does not consider the use and intent of other areas, such as the Wynyard Showgrounds or Frederick Street Recreation Reserve.

#### 5. Land Ownership

The Crown holds tenure over the Wynyard Recreation Ground, the Wynyard Bowls Club and vacant land adjacent the Cemetery. Separate lease arrangements are in place for the management of each of these facilities.

The Department of Education owns the land that contains the Wynyard High School and grounds.

Waratah-Wynyard Council owns the land which sites the Wynyard Indoor Recreation Centre, Squash Courts, Tennis Courts, Band Rooms and Community Garden.

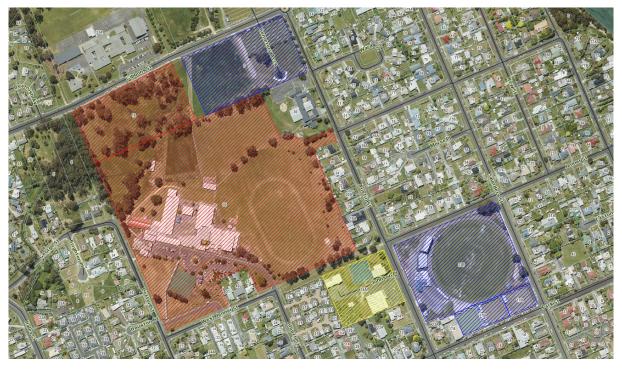


Figure 3 - Map of Land Ownership

Department of Education

Waratah-Wynyard Council

Crown Land

#### 6. Earlier Master Planning

In 2017 Council engaged a consultant to oversee the development of its Open Space, Sport and Recreation Plan. This included the development of several master plans, one being the Wynyard Recreation Precinct Master Plan (WRPMP).

The WRPMP incorporated a similar area to the designated space proposed within the WySP. The WRPMP had a strong focus on removing assets considered in poor condition, consolidation of facilities and integrating school and community facilities for enhanced participation. The WRPMP also required some land acquisitions for the plan to be fully realised.

Whilst some of these concepts have been carried forward within the current WySP master plan, some actions contained within the WRPMP were considered high cost and with limited overall public benefit. It was also desirable to consider options that did not require land acquisitions and instead focussed on available land within the area. These were the main drivers for reviewing the master plan to ensure it meets current community expectations and needs.

#### 7. Corporate Planning Context

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

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

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

Goal 3: Connected Communities							
Desired	d Outcomes						
Our na	tural and built environment aids the community with an active and healthy lifestyle.						
Our Pri	iorities						
3.3	Deliver planning for activation through effective urban design and planning that promotes liveability, social gathering and connectedness, and which recognises and celebrates local history.						
3.7 in Wara	3.7 Promote and strengthen community safety to retain and attract families to live and recreate in Waratah-Wynyard.						
Goal 4:	Community Recreation and Wellbeing						
Desired	d Outcomes						
We pro	wide recreational opportunities to the community for all ages and abilities.						
Our co	mmunity enjoys access to visually appealing safe spaces and facilities for recreation.						
Our Pri	iorities						

4.1 Commit to ongoing recreation and open space planning to ensure evidence-based decisions are made about the role of Council and its partners in recreation.

4.4 Provide and maintain quality and safe places and spaces for physical, social and cultural activities, including shared and multi-use facilities where possible.

4.5 Collaborate with community organisations that provide recreation opportunities to our community.

#### 8. Current Use, Infrastructure and Opportunities

The Wynyard Recreation Ground is currently used for football games and training as well as cricket games during the summer months. The Wynyard Recreation Ground was built to comfortably sustain around 18 hours of use each week. Wynyard Football Club regularly exceeds the grounds capacity as it has multiple junior teams, female and male teams, equating to over 25 hours training each week during the football season. As there is no alternate ground in Wynyard with lighting facilities, the Wynyard Football Club have no choice but to use the Wynyard Recreation Ground for training and games during the winter months. The excessive use of Wynyard Recreation Ground causes the ground to deteriorate at an expeditious rate, with no reprieve of training and games for weeks on end. When the ground deteriorates it becomes unsafe, very muddy, costly to rectify and closed for extended periods.

Closing the ground causes the football club to try to find alternate training facilities, often requiring them to leave the municipality (due to lack of adequate training spaces), pay hire fees, and book highly sought after facilities that are often unavailable (due to other clubs in the region suffering from closed grounds as well). With the lack of alternatives. the club often is required cancel training resulting in loss of fitness, skills, team cohesiveness, frustration and disappointment.

Currently, the Wynyard and Districts Cricket Club (W&DCC), are based at the Wynyard Showground in Jackson St. Their current facilities require upgrades to facilitate female and disabled participants and are inadequately sized to house the number of current and growing participants and members. These issues present opportunities for them to consider other locations and added benefits. The Wynyard Recreation Ground has the right facilities and is large enough to comfortably accommodate both football and cricket teams. In order to move the W&DCC, core cricket infrastructure is required at Wynyard Recreation Ground, including cricket nets and a turf wicket.

The Wynyard Indoor Recreation Centre currently accommodates the Wynyard Basketball Association, which is a large, vibrant club that operates year-round. They have recently received significant upgrades to the rear of the building offering new changerooms, bathrooms and storage facilities. The front of the building is virtually original, deteriorated and not cohesive with surrounding facilities. WySP proposes an update to the front of the building to modernise and meet current standards.

The Wynyard Squash Racquets Association has a strong cohort of players who frequent the centre playing in local, state and national competitions. There is a strong group of talented players involved in this club, however due to a lack in the number of courts, the club is unable to host to national events at the facility. WySP proposes two additional courts, which presents opportunities to host state and national events. Players from all over the country could come to Wynyard to train, play and coach at these tournaments and therefore stimulate the local economy.

The Wynyard Somerset Tennis Club's (WSTC) main clubhouse is in Somerset however, they use the Wynyard courts on a regular basis. In doing so, have limited access to facilities. With upgrades to the Squash building, the WSTC would share the amenities and have disability access to bathroom and clubroom spaces, which is currently not possible. Additionally, WySP proposes some wind-break amenities as the tennis courts are in an open area which creates issues for play during windy days.



## **ÉCOMMUNITY ENGAGEMENT OUTCOMES**

#### 9. Consultation Method

While drafting this master plan, there was consultation with the core recreation clubs involved with the future use of the Precinct as well as Wynyard High School. Communication with these groups is ongoing while the plan is in development.

With a draft master plan completed, the draft is available for review and open for broader community feedback. The results of which will be summarised in this section and considered prior to any final adoption by Council.





## THE MASTER PLAN

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#### **10. The Master Plan Overview**

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

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

- 1. Plan for and build resilient infrastructure
- 2. Promote council, club, community and education collaboration
- 3. Provide quality and safe recreation spaces
- 4. Ensure strong futures, shared outcomes and sustained identities
- 5. Foster lifelong inclusive participation through opportunities for connection

Concept drawings are provided over the following pages to visually depict key actions within the master plan. Further information on the actions can be found in Sections 11 through to 13.

#### **11. Financial Implications**

The draft master plan proposes the delivery of 27 actions over eight years. The total estimated capital expenditure for the plan is \$7,199,611. As a result of achieving these actions, an additional \$288,822 is anticipated in ongoing annual costs (such as maintenance, running costs and depreciation). These recurrent annual costs are equivalent to a 3.43% General Rate increase. In line with Council's Financial Management Strategy, operational improvements would need to be achieved to fund the additional cost. This could be achieved by way of decreasing expenditure or increasing revenue streams.

The estimates currently assume that most assets become public assets owned and maintained by Council. This creates an additional financial burden on the broader community and may not be in line with current practices; where some assets are owned and maintained privately by sports clubs or the Department of Education. Once in principle approval of the master plan has been achieved by the community, Council will work with key stakeholders to negotiate user agreements and asset responsibilities.

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

Funding sources to deliver the \$7.2 million plan will likely involve a collaboration between Council, community clubs and organisations and Department of Education. However, the majority of the works proposed are most likely reliant on successfully obtaining state or federal grant funding. Without this, it is unlikely the plan can be delivered in its full extent.

#### 12. Delivery Plan

A summary of the actions that have been included within the master plan are provided in Section 13, alongside the cost estimates associated with each action. Whilst programming of the works has been provided within the Delivery Plan, this timing is indicative only and will be subject to Council's standard annual budgeting process.

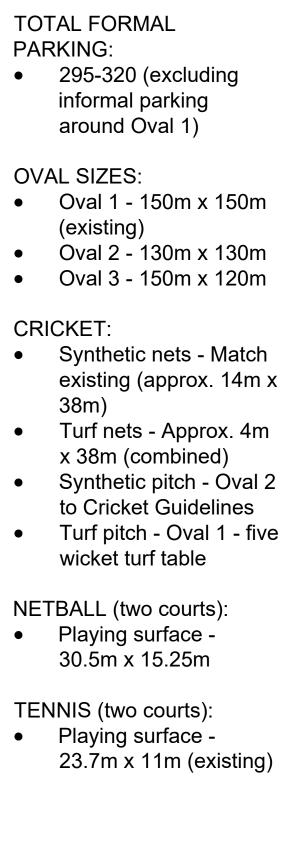


### WYNYARD SPORTS PRECINCT OVERVIEW (1 of 4)





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### WYNYARD SPORTS PRECINCT WYNYARD RECREATION GROUND (2 of 4)

#### GRAND STANDS

- EXISTING GRANDSTAND
- REFURBISH TO CREATE FEMALE-FRIENDLY CHANGE ROOM FACILITIES

CHANGE ROOMS AND AMENITIES

#### EXISTING TO REMAIN

#### CLUBROOMS

- SHARED CLUBROOM, KIOSK, BAR AND STOAGE SPACES FOR AFL AND CRICKET
- DESIGN AND SIZE TBD

#### CRICKET NETS

- RELOCATE EXISTING NETS FROM SHOWGROUND (14m x 38m) FOR USE AS SYNTHETIC PRACTICE NETS
- CONSTRUCT TWO NEW TURF PRACTICE WICKETS (1.83m x 22m)

#### CAR PARKING

 EXISTING PARKING ARRANGEMENTS TO REMAIN

SHELTERS AND STORAGE BUILDINGS • EXISTING TO REMAIN

#### GROUND MAINTENANCE AND STORAGE SHED

- LEVEL OUT GROUND
- CONSTRUCT NEW SHED CAPABLE OF HOUSING GROUND MAINTENANCE EQUIPMENT AND ASSOCIATED INFRASTRUCTURE





# WYNYARD SPORTS PRECINCT

#### SQUASH CENTRE

POSSIBLE EXPANSION TO BE EXPLORED, TO **INCORPORATE:** 

- TWO NEW SQUASH COURTS WITH OPERABLE WALL, IF VIABLE
- DDA FACILITIES INCLUDING TOILET AND LIFT
- ADJUSTMENTS TO AMENITIES AS REQUIRED
- ADJUSTMENTS AND **REORIENTATION OF** UPSTAIRS CLUBROOMS TO ENABLE SHARED USE FOR SQUASH AND TENNIS

**TENNIS COURTS** 

- EXISTING TO REMAIN EXPLORE WIND
- PROTECTION ON WESTERN SIDE

#### BAND ROOMS

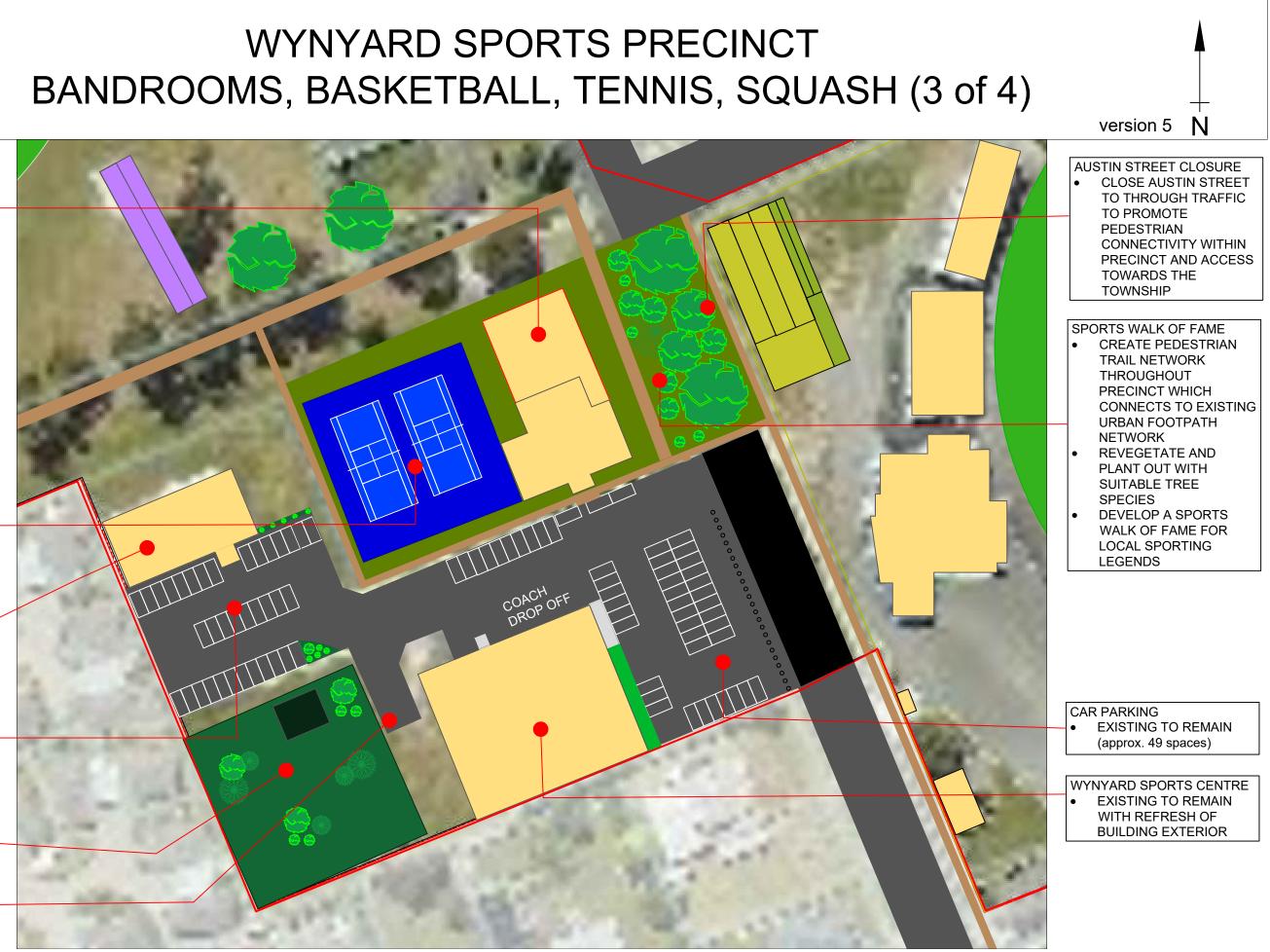
- EXISTING TO REMAIN
- INVESTIGATE VIABLE ACCESSIBLE STORAGE OPTIONS

**OVERFLOW CAR PARKING** 

ADJUSTMENTS AND • **REORIENTATION OF** EXISTING PARKING AREA (approx. 35 spaces) INVESTIGATE OPTIONS FOR LIGHTING

COMMUNITY GARDEN EXISTING TO REMAIN •

COACH REVERSING BAY (NO PARKING/STANDING)





# WYNYARD SPORTS PRECINCT

WYNYARD CHILD AND FAMILY LEARNING CENTRE CONSTRUCT NEW

CENTRE

OVAL 3

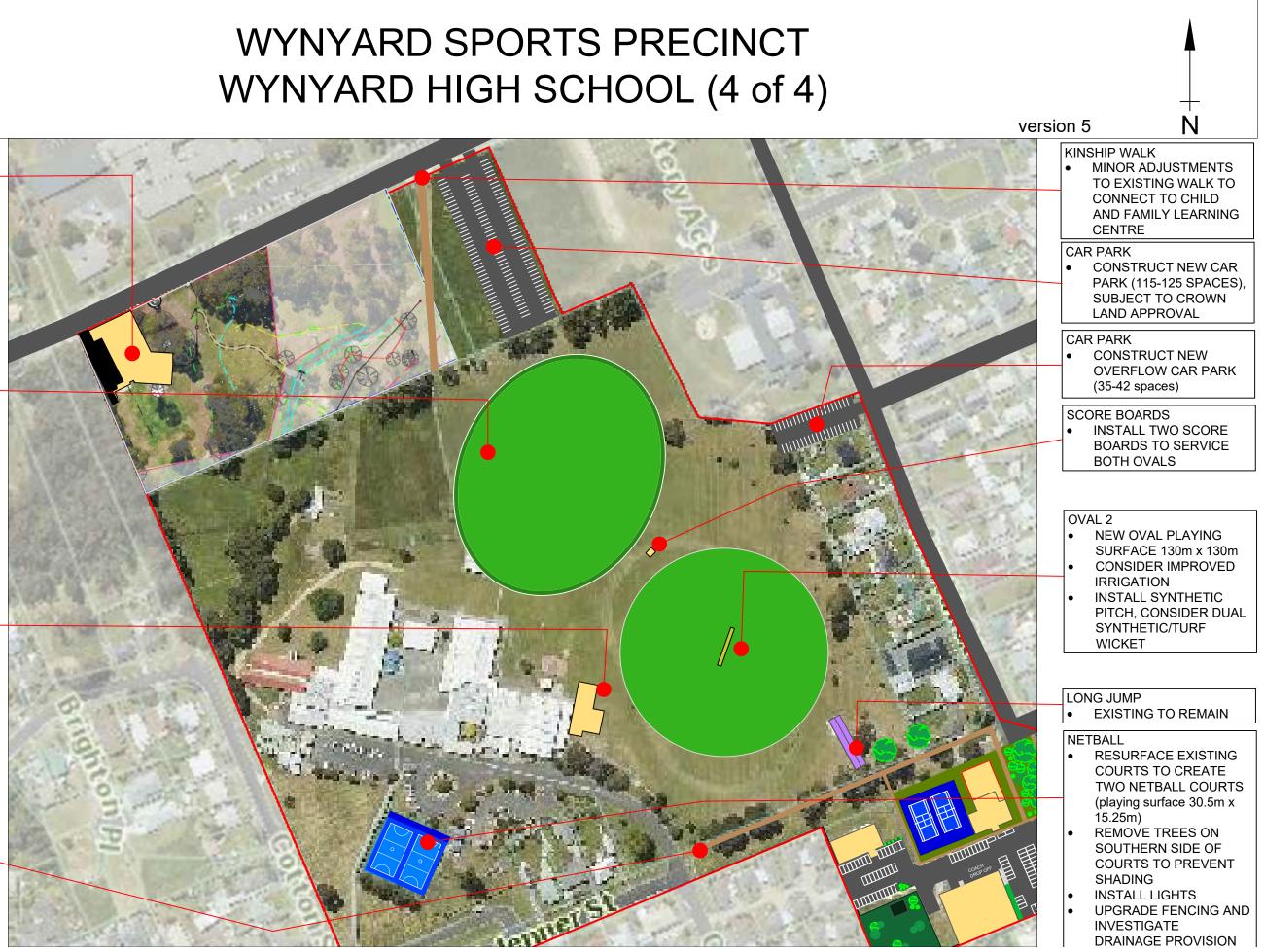
- DEMOLISH EXISTING SCHOOL OUTBUILDING AND RELOCATE GARDEN
- REMOVE EXISTING PATH
- **REFURBISH EXISTING** SPORTS OVAL TO INCORPORATE NEW PLAYING SURFACE (120m x 150m)
- CONSIDER DRAINAGE AND IRRIGATION
- **INSTALL LIGHTING**
- CONSIDER SHARED USE FOR SCHOOL SOCCER MIN. PITCH 90m x 50m (OSSR)

INDOOR TRAINING FACILITY

- FLEXIBLE INDOOR TRAINING SPACE INCLUDING RETRACTABLE CRICKET NETS
- INCORPORATING STORAGE AND CHANGE ROOM SPACES
- INCLUDING NEW SCHOOL TOILETS ON SOUTHERN SIDE OF BUILD, ACCESSED EXTERNALLY CONNECTS TO EXISTING
- SCHOOL STADIUM. CHANGE ROOMS AND GYM

WALKING TRACK

CONNECT HIGH SCHOOL TO SPORTS PRECINCT AND LINK TO EXISTING **URBAN FOOTPATH** NETWORKS



#### 13. Actions Summary

Note: The five-year plan is a prediction of completion time only and is subject to change. The majority of the works indicated in the master plan are reliant on successfully obtaining external funding, such as through co-contributions or grant funding. Without this, it is unlikely the plan can be delivered in its full extent.

	ACTIONS	COMMENTS	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	ESTIMATED TOTAL COST	ESTIMATED INCREASE TO ONGOING ANNUAL COSTS
FOCUS	AREA 1: Plan for and build resilient infras	tructure										
Provide cr	icket infrastructure at Wynyard Recreation Ground (Oval 1)											
1.1	New turf wicket	Minimum four wicket. Start build in summer, let it settle over winter and use it the following season									200,000	24,000
1.2	Relocate existing cricket nets from the showground	14m x 38m concrete slab									100,000	3,000
1.3	Install two new turf practice wickets	22m x 1.83m									100,000	12,000
1.4	Determine appropriate level of professional curatorial support for the Wynyard Recreation Ground										ТВС	ТВС
Construct	new cricket training/run-off oval at Wynyard High School (Oval 2)		_		-		_			_		
1.5	Construct new synthetic wicket	Either in conjunction with or after underground irrigation.									50,000	2,750
1.6	Installation of underground irrigation system										132,632	5,316
Construct	new football training/run-off oval at Wynyard High School (Oval 3)											
1.7	Demolish existing WHS outbuilding and relocate garden	Asbestos. Needs to be done before lighting, irrigation, drainage works									25,000	-
1.8	Installation of new sports light towers to meet lighting requirements for training purposes	Anticipating four towers to provide 100 lux training standard									422,600	15,565
1.9	Installation of subsurface drainage and irrigation systems	Annual costs include turn renovation to ensure the drainage system continues to function									621,144	40,530
Improve p	layer amenities at Wynyard Recreation Ground											
1.10	WRG Changerooms (Grandstand) - refurbish to female friendly std										215,000	4,688
FOCUS	AREA 2: Promote council, club, communi	ty and education collaboration								,		
Provide fa	cilities at Wynyard High School to promote collaboration											
2.1	Construct new shared indoor training facility incl. school toilets	School needs DDA toilets on exterior of facility, to support school and sports use of grounds									1,050,000	28,125
2.2	Construct new car park off Gibbons Street	Sealed									450,000	32,000
2.3	Construct new car park off Austin Street	Sealed									140,000	11,333

2.4	Install new scoreboard to service both Oval 2 and 3	Manual type to service Oval 2 and 3				8,000	200
Improve	storage facilities at the Wynyard Recreation Ground		 •	·	• •		
2.5	Build new maintenance storage shed along the southern boundary of the Wynyard Recreation Ground	Includes levelling of ground. Estimated size = 15m x 6m TBD				80,000	1,500
FOCUS	S AREA 3: Provide quality and safe recreation	on spaces					
Repurpos	se and improve outdoor courts at the Wynyard High School						
3.1	Provide community netball courts by repurposing existing courts at the front of the Wynyard High School	Includes resurfacing, tree removal, new lighting, fencing				241,568	12,438
Provide s	afe connections throughout the precinct		 		1 1		
3.2	Close section of Austin Street road closure and establish parkland	Establish parkland including road removal (50m x 14m)				20,000	1,250
3.3	Walking track upgrades throughout precinct, where necessary	Including new walking track in concrete				80,000	2,000
Improve	quality of sports facilities and amenities						
3.4	Band Rooms car park extension and reorientation	Line marking and extension to seal including coach reversing bay				138,668	11,245
3.5	Provide wind protection on western side Tennis courts	Scope TBD				5,000	600
3.6	Upgrade the Wynyard Squash Centre, including improved accessibility, adding two new squash courts, removal of asbestos and provide shared clubrooms/changerooms	Scope to be confirmed. Conceptually to include two new squash courts = 125m2 plus alterations to incorporate amended changerooms, clubrooms, lift, across two levels				1,000,000	17,500
3.7	Provide 'facelift' to exterior of Wynyard Indoor Sports Centre	Spray paint roof, gable ends, fascia. Texture coat all brickwork to match with surroundings. Replace timber windows in changerooms and large one at front.				100,000	6,000
FOCUS	SAREA 4: Ensure strong futures, shared our	tcomes and sustained identities					
4.1	<ul> <li>Formalise agreement/s between all relevant stakeholders         <ul> <li>(including land managers and sports organisations), that considers:</li></ul></li></ul>					N/A	N/A
4.2	New shared clubrooms at the Wynyard Recreation Ground	Scope TBD; to incorporate multiple users and retain individual identities				2,000,000	55,000
FOCUS	S AREA 5: Foster lifelong inclusive participa	tion through opportunities for connection	·				
5.1	Install new sports walk of fame within precinct	Scope unknown				5,000	533
5.2	Band Rooms Car Park - Investigate options to provide non-intrusive solar powered lighting	Scope unknown. Need to consider low impact lighting due to neighbouring properties. Potentially solar.				15,000	1,250
5.3	Investigate viable and accessible storage options for use by the Wynyard Concert Band	Scope unknown.				TBD	TBD
	Wynyard concert Band						