



MASTER PLAN

pola park



Parkes
Shire
Council



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open space
and sport
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Version control:

Version	Date	Document	Author	Reviewer	Recipient
1	03.12.15	Final (without QS)	DC		DR
2	08.03.16	Final	DC		DR

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Executive summary

Introduction and purpose

Pola Park is located in Tullamore approximately 80km north-west of Parkes township. The Park includes an oval, aquatic facility, skate elements and tennis courts. With many aged embellishments and large undeveloped open space areas, the Park is well situated to consider required future upgrades.

Existing situation

The (approximate) 32ha site forms the eastern edge of Tullamore and fronts Haylock Street. Pola Park is a Council-owned facility categorised as a sports ground.

The Park is a long rectangular shape with a generally flat surface. While the western end of the facility is largely cleared and developed, the eastern half is typified by bush areas and unsealed tracks.

Existing embellishments include:

- oval with limited lighting
- synthetic cricket wicket
- disused golf course
- aquatic facility
- exercise equipment
- amenities, canteen and changerooms
- covered skate facility
- four lit tennis courts.

Demand for upgrade

Demand for upgrades to the Park has been established through consultation (with Council and user groups) and consideration of existing opportunities. Key directions include:

- sport
 - irregular use for club sport (rugby league, football and cricket)
 - irregular use for school and district cross country and athletics events
 - tennis courts are in poor condition
- recreation
 - aquatic facility is an 'oasis' for the town
 - skate park is a key youth facility.

Design directions

The proposed master plan is located within Section 6.

The vision for Pola Park is:

to provide a community hub that includes a focus for youth active recreation, a quality aquatics facility and a range of local-level sporting opportunities.

Proposed ultimate embellishment for the Park includes:

- sporting opportunities
 - playing field with synthetic wicket (and removable goal posts)
 - reinstated golf course
 - two lit tennis courts
- recreation opportunities
 - unsealed walking/running tracks
 - quality aquatic facility
 - youth active recreation precinct (covered skate and play facility, ball wall and half court)
 - picnic shelter.





Background

Introduction and purpose

Parke Shire Council engaged ROSS Planning to develop a master plan for Pola Park (the Park). The Park is located on the eastern side of Tullamore (approximately 80km north-west of Parkes).

The aim of the master plan is to provide a realistic and achievable vision for the Park, where the needs and requirements of the user groups, community and Council are established and balanced. Importantly, the project will require a staged approach to development that provides for smooth implementation limiting impact on users. Ultimately, the report will guide community, Council and user group decision-making and resource allocation.

Through site analysis, background research and consultation, the project aims to provide optimal use of the Park for sport and recreation groups and the wider community.

What is a master plan?

A master plan provides a vision for a site, identifying what it should look like and how it should function into the future. It establishes a strong and consistent direction, providing a framework for ongoing improvement. It considers the interrelationship between:

- current character and functionality of the landscape
- public expectations and needs
- emerging issues and trends
- the realities of the economic, social, environmental and legislative context of the time.

The result is a plan that balances needs across a range of often conflicting interests.

The master plan does not suggest that all elements of the plan should proceed immediately, or that Council nor the user groups should be responsible for all capital costs in respect of those items that are progressed. It is important to note that the intent of the master plan is to provide a framework for future development of the Park over an extended time period so that ad hoc improvements are avoided and community use and long-term viability are maximised. The master plan should be regularly monitored to ensure the outcomes continue to meet community needs in the best possible way.

Project methodology

The methodology used to develop the master plan comprised the following stages:

Stage 1 - Preliminaries

- inception meeting
- review of relevant reports, plans, policies and other documents
- review of the demographic profile of the community including consideration of population growth projections

Stage 2 - Site assessment

- detailed site assessment
- discussions with Council officers
- discussions with existing user groups

Stage 3 - Developing options

- analysis of identified issues, ideas, needs and opportunities
- preparation of a concept option for Council review

Stage 4 - Draft concept master plan

- consideration of the preferred concept
- preparation of the draft master plan report
- review of the draft master plan by Council
- presentation and review by user groups and community

Stage 5 - Review and finalisation

- review of feedback on the draft master plan report
- agreed amendments to the master plan report
- Council endorsement.

Literature review

In order to present a clear picture of the background issues impacting on the potential upgrade and development of the Park, a literature review has been undertaken. A detailed summary of each document reviewed is included below, while key impacts for the development of the master plan are highlighted in the summary breakout box.

Community Strategic Plan 2022

The Community Strategic Plan is a lead document in Council's integrated planning and reporting framework. The Plan presents a vision and a range of objectives under eight future directions.

The future directions and associated objectives with most relevance to this master plan include:

- 2. Improve health and wellbeing
 - 2.5 Maximise public health and safety
- 6. Enhance recreation and culture
 - 6.2 Improve pedestrian access and walking/cycling facilities
 - 6.3 Maintain and develop sporting, recreational and cultural facilities.

These key directions have been closely considered throughout the development of the master plan.

Delivery Program 2013/14-2016/17

Building upon the Community Strategic Plan, the Delivery Program provides clear actions for each strategic direction. The following actions have been reviewed given their direct implications for the master plan:

- 2.5.2 Maintain community safety through the management and reduction of public nuisances
- 4.2.4 To increase visitation to Parkes, Peak Hill and the villages of Bogan Gate, Trundle and Tullamore, with the villages becoming attractions for the Shire
- 6.2.1 Progressively implement the priority actions from the Pedestrian Access and Mobility Plan (PAMP)
- 6.2.3 Ensure new facilities have compliant pedestrian access
- 6.3.2 Provide beautification and recreation opportunities through parks, gardens, street trees and amenities
- 6.3.3 In conjunction with the Shire's Sports Councils, maintain and develop sporting fields to meet the need of the Shire's strong sporting base.

10 Year Asset Management Strategy

The Asset Management Strategy provides a clear framework for managing infrastructure assets including (transport, stormwater drainage, water, sewerage, open spaces, buildings and Parkes Regional Airport). In 2013, these assets had an estimated replacement value of \$760m (with open space representing more than \$33m of this total).

The Strategy provides a program of tasks (and associated resources) required to meet Council's core level of asset maturity and competence. Further, the Strategy notes the asset condition profile for each of the seven asset classifications. Of concern, the open space classification is identified as having more than 40% of its asset portfolio in 'poor or very poor' condition, yet only approximately 30% considered 'good or very good'.

Open Space Asset Management Plan

The Open Space Asset Management Plan covers the entire open space network including four pools, sporting complexes, parks, reserves, caravan park and cemetery. The Asset Management Plan (AMP) identifies (in 2012) an average annual shortfall of almost \$600,000 for the required operation, maintenance, renewal and upgrade of existing assets. As a result, the AMP indicates that Council will need to reduce service levels in some areas (potentially reduced mowing frequency and considering playground removal).

Council's 2010 community survey noted parks, cemeteries, sports grounds and playgrounds within the top ten services respondents were *very satisfied* with. From the open space area, only nature strips were included in the top ten *not satisfied* services.

The AMP outlines a wide range of community and technical levels of service for fields and courts, play equipment, swimming pools, landscaping, irrigation, cemeteries and signs. Interestingly, the document suggests sufficient budgets exist to meet expected levels of service.

The following actions are forecast with relevance to the master plan:

- 2015/16 Sporting grounds upgrades as per Master Plan outcomes
- 2016/17 Sporting grounds upgrades as per Master Plan outcomes.

Literature review - summary

When considered together, the literature review highlights a number of key considerations:

- Council acknowledges the importance of sport and recreation facilities for the community
- Council resources are stretched across a range of areas resulting in the need for prioritised approaches to development

Demographic considerations

In order to understand the make-up for the Park 'catchment', a snapshot of existing and future population and demographic characteristics has been undertaken. Given Pola Park's position as a lower-level sports facility, population characteristics for Tullamore (and immediate surrounds) have been the focus where possible.

Analysis of these characteristics¹ reveals:

- a population of 373² with minor population decreases between 2006 and 2011
- higher proportion of older adults 60 years and above (33.1%) compared with NSW (20.3%)
- less than 100 younger people (19 years and under)
- higher proportion of households with less than \$600 gross weekly income (45%) compared with NSW (24.2%).

In terms of impacts for the future development of Pola Park, these demographic considerations suggest:

- a range of sport and recreation opportunities that are attractive across the ages should be made available at the Park (e.g. both formal sport and passive recreation activities)
- continued provision of low-cost and/or free sport and recreation activities is important to ensure ongoing community participation.

1 ABS Census QuickStats (2011)

2 approximately 250 Tullamore village residents



Trends considerations

Formal sport trends

Field and court quality

Facility providers face an increasing trend to develop and re-develop sporting fields and courts to a higher level in order to increase carrying capacity. Upgrades, such as lighting and field irrigation, allow training and competition times to be extended and increases the ability of turf playing fields to cope with the resulting wear and tear. Further, to achieve ongoing field quality, fields need 'rest periods' (of up to four weeks) where necessary maintenance can be undertaken.

However, the replacement of turf fields with synthetic fields can significantly increase carrying capacity by limiting maintenance-required field down time. A number of councils and facility providers are moving toward the provision of synthetic fields (particularly for football where a number of internationally certified surfaces are available).

Field sharing

With many sports extending the lengths of pre-season and season fixtures, sharing of field space is becoming difficult. While providers strive to maximise the use of community resources (and the State Government espouses field sharing), the reality is that shared use of ancillary facilities (e.g. clubhouses, carparks) rather than fields may be more appropriate.

Volunteer sport organisations

The rate of volunteering in sport and recreation clubs has been declining for many years. Often, the responsibility for running clubs falls to one or two key personnel. To address this issue, there is a move toward amalgamations, with multi-sport clubs becoming more common. In other cases, organisations may become aligned to larger licensed clubs that take over some or all of the volunteers' roles as well as asset management responsibilities.

Some 'professionalisation' of clubs is also likely to take place with volunteer positions attracting a basic remuneration. The commercial sector will also displace some clubs by offering competitions that allow participants to compete without any requirements to undertake other duties (e.g. umpiring or canteen duty).

Passive recreation trends

Park design

The design of a park is critical in ensuring that it is successfully utilised by the community. Public open spaces should include:

- attractive and safe open areas with good lighting, seating, shade, shelters and areas for play
- well-lit, level and shaded walk/cycleways that provide links to open space, community, commercial areas, and public transport (where available)
- well-designed and landscaped internal roads, including safe pedestrian road crossings and traffic management devices
- range of infrastructure that supports participation by people with disabilities, including the provision of ramps, accessible amenities and safe pedestrian crossings.

Creating the 'right' park setting is essential to the community's use of it for both active and passive recreation.

Numerous studies highlight the need for trails linking residential areas with parks and other types of open spaces. Walking has become the preferred physical activity for both men and women. Therefore, there is a need for path systems that provide good connectivity between places of activity, aesthetic appeal, safety and convenience.

Summary

So what do the trends mean for the master planning of Pola Park? As the master plan has been developed, we have:

- ensured the provision of appropriate field sport facilities
- considered new low cost recreation experiences potentially being developed within the Park so that it has broad appeal
- created naturally and artificially shaded areas
- catered for all age groups and considered the needs of the aged and less physically mobile.

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Existing situation

Site description

Pola Park is located on the eastern side of Tullamore and fronts Haylock Street. The site covered in this master plan includes approximately 32ha across Lot A on DP417224 and Lot 9 on DP6912.

The Park is Council-owned and managed. It hosts infrequent formal sporting events (rugby league, football, cricket and school cross country and athletics events) and regular use for recreation purposes (particularly the aquatic facility, skate facility and trail use).

Planning considerations

Parkes Local Environmental Plan 2012

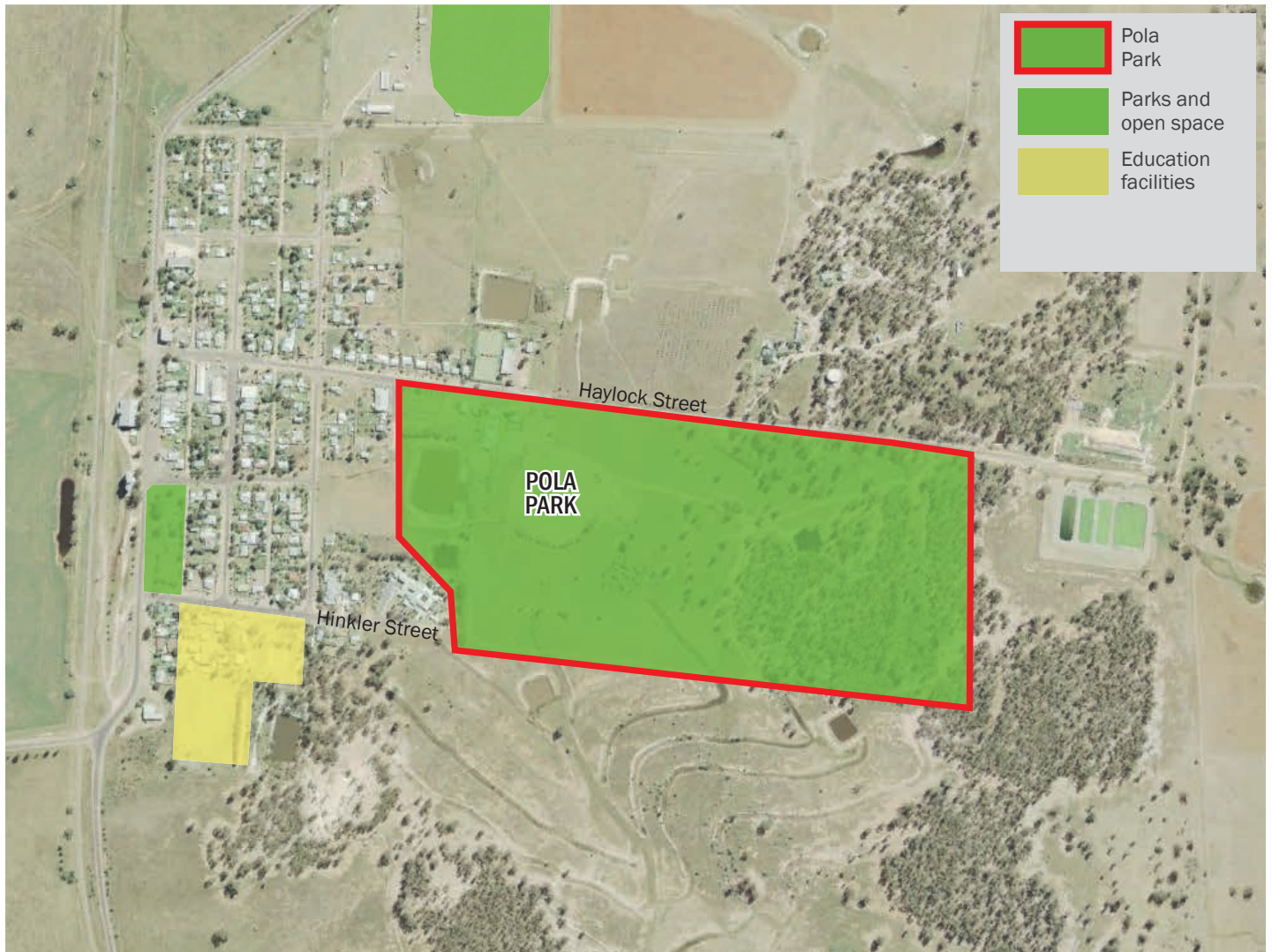
Public recreation zone

Pola Park is zoned RE1 Public Recreation.

The objectives of the public recreation zone are to:

- enable land to be used for public open space or recreational purposes
- provide a range of recreational settings and activities and compatible land uses
- protect and enhance the natural environment for recreational purposes.

Outdoor sport and recreation uses are permitted uses (with consent) of RE1.



Site elements

Site characteristics

The site is typified by uninviting facilities (many of which are no longer used and/or in disrepair). The aquatic facility, however, is a quality community venue that attracts significant use.

Buildings and improvements

A number of embellishments are spread across Pola Park:

- oval precinct
 - turfed oval with quality synthetic cricket wicket and goal posts for rugby league and football
 - former golf course area (disused)
 - outdoor exercise equipment (poor condition)
 - cricket practice net (disused)
 - kiosk (fair condition)
 - amenities block (poor condition)
 - demountable changerooms (poor condition)
 - storage shed (fair condition)
 - informal tracks
- aquatics precinct
 - 6-lane 25m pool and wading pool both with shade sails (good condition)
 - turf surrounds (good condition)
 - kiosk and amenities (fair condition)
 - club building and plant room
 - caretaker's residence
 - storage sheds
 - rural fire brigade building
- recreation precinct
 - covered skate facility (good condition)
 - four lit hard surface tennis courts (poor condition)
 - spectators' shelter (poor condition)
 - amenities (poor condition).

A large dam and two smaller dams are also located to the south of the recreation precinct.

Lighting

The oval is lit by 12 lights fitted across six long timber poles. The four tennis courts are lit by a total of 12 lights.

Parking

A partially sealed car park is located directly at the front of the aquatic facility. Unsealed car parking is located around the oval and near the skate and tennis facilities.

Access, linkages and connectivity

Entry and access

Formal brick pillars mark the entry to the oval. The former playground area is fenced with a low chainmesh fence, while high human-proof fencing is located around the aquatic facility.

Linkages and connectivity

While there are no footpaths in the area, the Park is located near to the local school and the residential area. The limited traffic in the area does not indicate a need for formal path systems.

Shade

Very limited shade (neither natural nor artificial) is available in and around the oval precinct. In contrast, the aquatic facility enjoys areas of shade from both shade sails and perimeter trees.

The shade sail over the skate facility helps to prevent the steel ramps and concrete surfaces from becoming too hot to use.

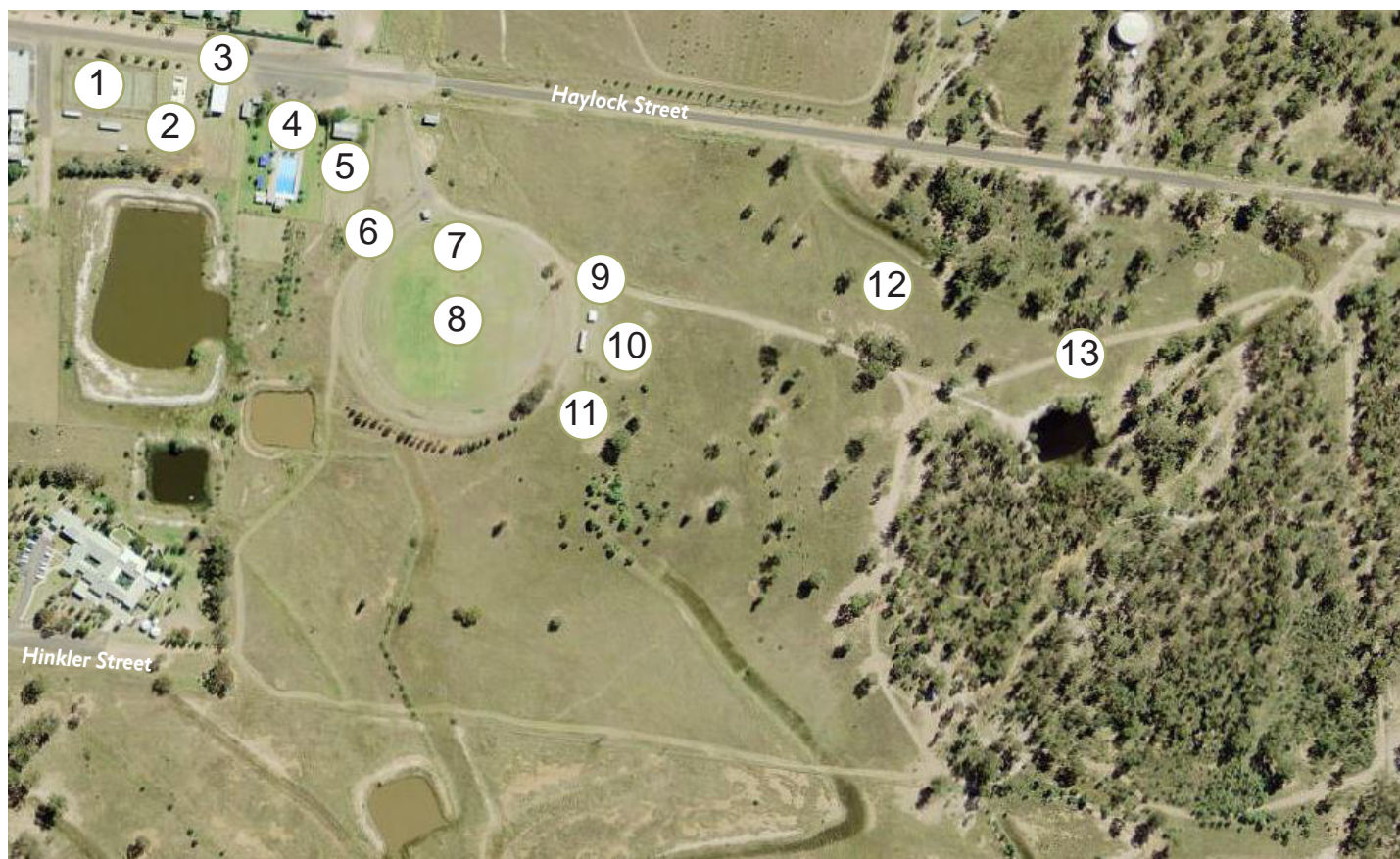
Signage

There is very limited signage across the Park. 'Pola Park' is embedded into the formal gates at the oval and a regulatory sign is located immediately inside these formal gates.

Interestingly, a naming sign remains for the Apex Children's Playground despite the fact that this facility no longer exists.



Facility snapshot



Existing facilities

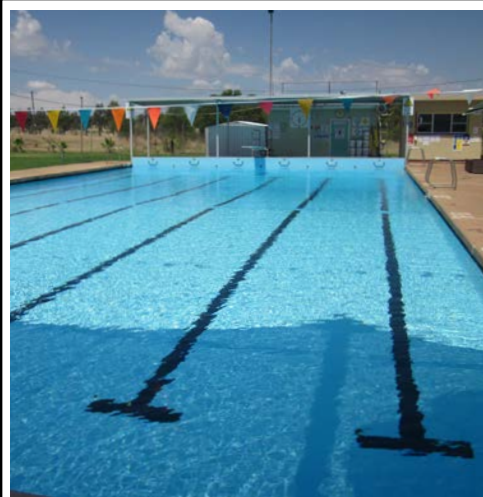
1. Four lit hard court tennis courts. Includes spectators' shelter and amenities
2. Skate facility with shade sail
3. Rural fire brigade building
4. Aquatics facility (6-lane 25m pool, wading pool, shade sails, kiosk and amenities, club building and plant room)
5. Caretaker's residence
6. Outdoor exercise equipment
7. Kiosk
8. Oval (with limited lighting, synthetic cricket wicket and goal posts)
9. Amenities
10. Demountable changerooms
11. Cricket practice net
12. Former golf course
13. Informal tracks



Oval precinct facilities

The oval includes a range of embellishments (most in poor and/or disused condition):

- lit oval
- cricket practice net
- kiosk
- amenities
- demountable changerooms
- outdoor exercise equipment
- storage shed
- former golf course
- informal tracks
- heavily treed 'bushland' area



Aquatic precinct facilities

The aquatic facility is an 'oasis' among the other facilities at the Park. The facility includes:

- 6-lane 25m pool and wading pool both with shade sails
- irrigated turf surrounds
- kiosk and amenities
- club building and plant room
- caretaker's residence
- storage sheds
- rural fire brigade building



Recreation precinct facilities

While the skate facility is in good condition and provides quality shade, the tennis courts are disused.

- covered skate facility
- four lit hard surface tennis courts with fencing
- spectators' shelter
- amenities

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Demand analysis

Demand for development at Pola Park has been established through consultation (with Council, user group representative and local school) combined with an analysis of existing opportunities.

Consultation summary

Council

Issues

- with a limited population base, the oval attracts little use
- many of the facilities are in poor condition
- ongoing requests for facility upgrades and development without associated evidence of demand

Opportunities

- continue to focus development at the aquatic facility
- with the local school developing tennis courts, potential to develop the tennis court area at Pola Park for alternate uses.

Existing user groups

Sporting groups

Facility use

- Pola Park previously hosted weekly use by Little Athletics. But dwindling numbers resulted in the club folding
- one round of Trundle Boomers Rugby League fixtures are conducted at the oval each year
- irregular use for cricket fixtures
- no golf course use for approximately 5 years
- annual use for cross country and athletics

Facility issues

- oval has poor grass cover (limited irrigation)
- golf course in disused state
- exercise equipment is very rarely used
- amenities and changerooms are not inviting

Future considerations

- focussed attention on upgrading the oval grass quality
- need to attract local commitment to resurrect the golf course.

Tullamore Central School

Facility use

- annual school cross country
- annual school athletics carnival
- regular pool use for learn-to swim and the school carnival
- the school hosts the district cross country carnival at the Park every 2-3 years

Facility issues

- poor grass quality
- poor maintenance
- amenities need to be re-built
- limited seating
- limited shade (the school takes its own tents to provide shade for students and spectators)
- canteen functions well for school requirements.



Catchment considerations

Sport

Pola Park is the key home for sport in Tullamore. Other than the playing field and tennis courts at the local school, there are no other field or court sports available in the village.

The Bowling Club (located directly across Haylock Street from Pola Park) forms a sporting 'precinct' with the Park.

Recreation

Tullamore Memorial Park is located on the main road into the village (and approximately 500m from Pola Park). It is a quality recreation park that includes shaded play, covered picnic tables, barbecue, amenities and mature shade trees. This Park would be particularly attractive to travellers and locals with young children.

In contrast, the existing (and proposed) recreation facilities at Pola Park are targeted more toward older children looking for more adventure- and physical activity-based play.

Demand - summary

- Tullamore already has a feature 'play and picnic' park
- opportunity exists to expand the elements at Pola Park to create a youth active recreation precinct
- the aquatic facility will continue to be a key community asset
- additional seating and shade are required to service the oval
- the amenities and changerooms buildings at the oval should be significantly updated or removed





Design considerations

Opportunities and constraints

Key opportunities and constraints for the Park are summarised below and provide much of the direction for the designs.

Issue	Opportunities/Constraints	Desired Outcomes/Design Drivers
Movement		
Entry	<ul style="list-style-type: none"> <input type="checkbox"/> Site is easily located from the main street via Haylock Street <input type="checkbox"/> Opportunity for a second entrance via Hinkler Street <input type="checkbox"/> Attractive entry gates to the oval <input type="checkbox"/> Apex 'Children's Playground' signage is no longer required 	<ul style="list-style-type: none"> <input type="checkbox"/> Develop a second entrance from Hinkler Street to the oval precinct <input type="checkbox"/> Remove unnecessary signage
Parking	<ul style="list-style-type: none"> <input type="checkbox"/> Suitable areas for off-street parking within the oval precinct <input type="checkbox"/> Suitable part-sealed car parking in front of the aquatic facility <input type="checkbox"/> Suitable areas for off-street parking adjoining the recreation precinct 	<ul style="list-style-type: none"> <input type="checkbox"/> Retain existing car parking options
Pedestrian network	<ul style="list-style-type: none"> <input type="checkbox"/> No existing internal or external formal path system <input type="checkbox"/> Existing network of walking tracks and cross country trails 	<ul style="list-style-type: none"> <input type="checkbox"/> Continue to maintain the existing network of tracks and trails
Fencing	<ul style="list-style-type: none"> <input type="checkbox"/> Perimeter fencing is largely functional 	<ul style="list-style-type: none"> <input type="checkbox"/> Continue to maintain the existing fencing
Buildings and structures		
Amenities (oval)	<ul style="list-style-type: none"> <input type="checkbox"/> The amenities building is located in a highly visible area <input type="checkbox"/> The building is in poor condition <input type="checkbox"/> The toilets would receive little use (outside occasional formal sport use) 	<ul style="list-style-type: none"> <input type="checkbox"/> Upgrade (or replace) the building so that the toilets are appropriate for school sports and club sporting fixtures
Changerooms (oval)	<ul style="list-style-type: none"> <input type="checkbox"/> This building receives little use and is in poor condition 	<ul style="list-style-type: none"> <input type="checkbox"/> Consider removal of this building
Canteen (oval)	<ul style="list-style-type: none"> <input type="checkbox"/> This building has recently been updated by the local Men's Shed group and, generally, meets the needs of users 	<ul style="list-style-type: none"> <input type="checkbox"/> Continue routine minor maintenance
Kiosk (aquatic facility)	<ul style="list-style-type: none"> <input type="checkbox"/> The kiosk has recently been extended and upgraded 	<ul style="list-style-type: none"> <input type="checkbox"/> Continue routine minor maintenance
Amenities (recreation precinct)	<ul style="list-style-type: none"> <input type="checkbox"/> This building is in disrepair 	<ul style="list-style-type: none"> <input type="checkbox"/> Remove the amenities building near the recreation precinct
Shelter (recreation precinct)	<ul style="list-style-type: none"> <input type="checkbox"/> This building is unattractive and largely unused 	<ul style="list-style-type: none"> <input type="checkbox"/> Remove this building and replace with a picnic shelter



Issue	Opportunities/Constraints	Desired Outcomes/Design Drivers
Open space		
Oval precinct	<ul style="list-style-type: none"> <input type="checkbox"/> Poor oval surface and limited use <input type="checkbox"/> Limited shade for players, officials and spectators <input type="checkbox"/> Disused golf course <input type="checkbox"/> Unsealed walking tracks used for cross country <input type="checkbox"/> Exercise equipment is in poor condition and appears rarely used <input type="checkbox"/> Cricket practice net is in poor condition and unused 	<ul style="list-style-type: none"> <input type="checkbox"/> Enhance the surface through regular irrigation <input type="checkbox"/> Plant shade trees around the oval perimeter <input type="checkbox"/> Work with the community to establish demand for golf <input type="checkbox"/> Continue basic maintenance of tracks and trails <input type="checkbox"/> Remove the outdoor exercise equipment <input type="checkbox"/> Remove the cricket practice net
Aquatic precinct	<ul style="list-style-type: none"> <input type="checkbox"/> This is a quality community facility that attracts significant use throughout the 'pool' season <input type="checkbox"/> Opportunity to establish additional shade in the areas around the pool decks <input type="checkbox"/> Removable pool steps are not user-friendly 	<ul style="list-style-type: none"> <input type="checkbox"/> Continue to focus resources into the aquatic facility <input type="checkbox"/> Plant additional shade trees (with suitable root barriers) in the turf areas around the pool decks <input type="checkbox"/> Replace the existing pool steps with a suitable entry ramp
Recreation precinct	<ul style="list-style-type: none"> <input type="checkbox"/> The skate facility is well-maintained, shaded and appears to attract regular use <input type="checkbox"/> The tennis courts are in poor condition. The two eastern courts are completely beyond repair while the two western courts are in poor condition (but appear salvageable) <input type="checkbox"/> Opportunity exists to further develop this area as an active recreation precinct for older youth 	<ul style="list-style-type: none"> <input type="checkbox"/> Extend the skate area to provide additional skate elements <input type="checkbox"/> Remove the two eastern tennis courts. Resurface the two western courts to ensure they are safe for play <input type="checkbox"/> Develop a half court and rebound ball wall in the area between the skate facility and upgraded tennis courts





Master plan

The master plan has been developed by considering all consultation, appropriate strategic contexts and previous research. Further, concept options were developed and reviewed before a preferred 'melded' option was agreed to by the project steering committee as the basis for the master plan development. Overall, it provides an ideal opportunity to significantly enhance the capacity of the facility to meet the needs of the sporting community and address the recreation needs of residents and visitors (particularly youth).

The master plan integrates a number of the existing site features with a range of new elements and embellishments. The provision of quality recreation facilities and a more attractive environment will encourage use from both the sporting and non-sporting communities.

Facility design

The master plan shows the overall layout of the proposed design and facilities. The table below depicts the proposed developments and rationale for individual sport and recreation areas.

Element	Description	Rationale
Oval precinct		
Oval	<input type="checkbox"/> Enhance the surface through improved irrigation practices <input type="checkbox"/> Plant shade trees around the oval perimeter	<input type="checkbox"/> To ensure a suitable playing surface for formal sport <input type="checkbox"/> To ensure a comfortable sports environment
Golf course	<input type="checkbox"/> Work with the community to further establish demand for golf	<input type="checkbox"/> To ensure sustainable development
Tracks and trails	<input type="checkbox"/> Continue routine maintenance of the track network	<input type="checkbox"/> To ensure a safe surface for walking and running
Embellishments	<input type="checkbox"/> Remove the cricket practice net and outdoor exercise equipment <input type="checkbox"/> Continue routine minor maintenance at the canteen <input type="checkbox"/> Upgrade or replace the amenities building <input type="checkbox"/> Consider removal of the changeroom building	<input type="checkbox"/> To ensure a suitable community facility
General	<input type="checkbox"/> Remove all unnecessary signage <input type="checkbox"/> Develop a second entrance from Hinkler Street	<input type="checkbox"/> To ensure an attractive facility
Aquatic precinct		
Pool surrounds	<input type="checkbox"/> Plant additional shade trees (with suitable root barriers) in the turf areas around the pool decks <input type="checkbox"/> Replace the existing pool steps with a suitable entry ramp	<input type="checkbox"/> To ensure a quality aquatic facility is available for the community
Recreation precinct		
Youth active recreation precinct	<input type="checkbox"/> Extend the skate area to provide additional skate elements <input type="checkbox"/> Develop a half court and rebound ball wall in the area between the skate facility and upgraded tennis courts <input type="checkbox"/> Construct a picnic shelter for this area	<input type="checkbox"/> To ensure a range of active recreation opportunities are available
Tennis courts	<input type="checkbox"/> Remove the two eastern tennis courts. Resurface the two western courts to ensure they are safe for play	<input type="checkbox"/> To ensure a range of safe sport/recreation opportunities are available
Embellishments	<input type="checkbox"/> Remove the amenities building near the recreation precinct <input type="checkbox"/> Remove the tennis shelter and replace with a simple picnic shelter with water point	<input type="checkbox"/> To ensure an attractive and sustainable facility

The Pola Park Master Plan can be found on the following pages. The master plan includes:

- master plan layout
- indicative image palettes.

Vision

The vision for Pola Park is:

to provide a community hub that includes a focus for youth active recreation, a quality aquatics facility and a range of local-level sporting opportunities.



Pola Park - Master plan layout

1. Re-establish two tennis courts
2. Ball wall and half court development
3. Extend skate and play area. Include a picnic shelter
4. Picnic shelter
5. Aquatic facility
Redeveloped kiosk and amenities
Additional shade tree planting
Provide a suitable pool ramp
6. Remove disused infrastructure (outdoor exercise equipment, children's playground signage)
7. Shade tree planting around the perimeter of the sporting oval
8. Enhance playing surface by suitable irrigation practices
9. Upgrade the amenities building. Remove the changeroom building
10. Remove disused cricket practice nets
11. Consider redevelopment of the golf precinct (reinstate tees and greens, maintain fairways)
12. Walking track and cross country trail network continued maintenance
13. Develop a secondary entrance from Hinkler Street





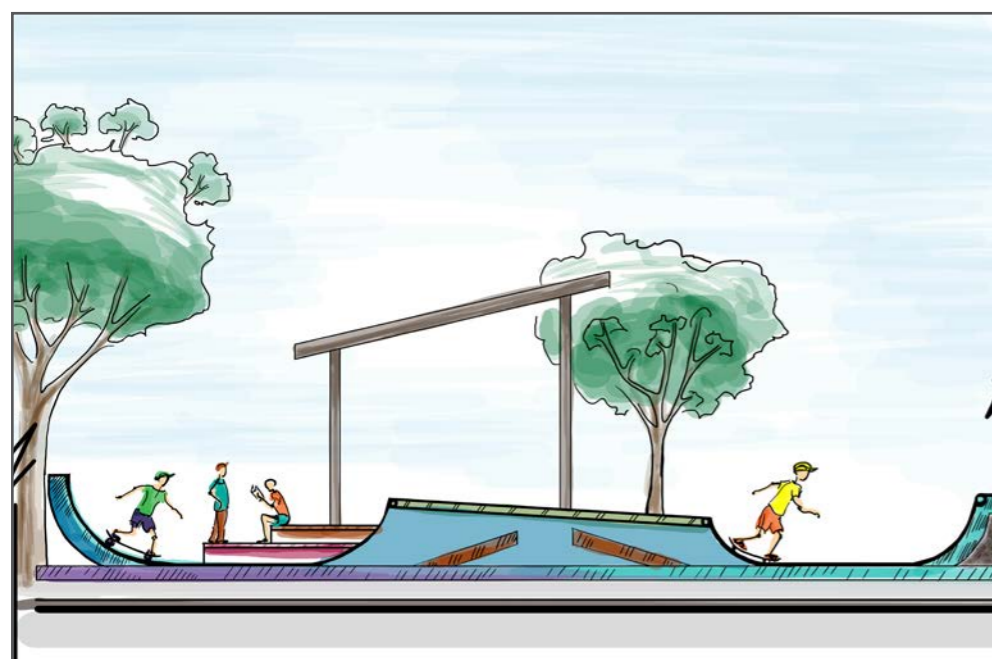
VIEW A

New youth activity node with half court basketball court, double-sided ball wall, expanded skate and play area and picnic shelter



VIEW B

Expanded skate and play area to create a new youth activity area with adjoining infrastructure



VIEW C

Shaded seating area around the perimeter of the sports oval to encourage spectators



VIEW D

Attractive unsealed walking track through the forest area. This track will also continue to be a regular site for cross country events and training



Staged implementation and indicative costing

The cost of the development of the master plan is beyond the Council's and the community's ability to fund in the short-term. Thus, this section provides staged budgeting. The information provided is designed as a flexible guide—changes in user group priorities or earlier opportunities for funding may alter staging. The adjoining table summarises indicative costs for the stages of development. These costs do not include legal fees or goods and service tax.

Stage 1 (short-term)

- Enhance the oval surface through improved irrigation practices
- Plant shade trees around the oval perimeter
- Work with the community to further establish demand for golf
- Remove the cricket practice net and outdoor exercise equipment
- Upgrade or replace the amenities building at the oval
- Plant additional shade trees (with suitable root barriers) in the turf areas around the pool decks
- Remove the two eastern tennis courts
- Resurface the two western courts to ensure they are safe for play
- Remove the amenities building near the recreation precinct

Stage 2 (medium-term)

- Consider removal of the changeroom building at the oval
- Remove all unnecessary signage
- Replace the existing pool steps with a suitable entry ramp
- Extend the skate area to provide additional skate elements
- Develop a half court and rebound ball wall in the area between the skate facility and upgraded tennis courts
- Construct a picnic shelter for the recreation area
- Remove the tennis shelter and replace with a simple picnic shelter with water point

Stage 3 (long-term)

- Develop a second entrance from Hinkler Street

Stage	Area	Description	Cost	
1	Oval	Increase irrigation	8,000	
		Plant shade trees	5,500	
		Remove cricket nets and exercise equipment	6,000	
		Upgrade the amenities	35,000	
	Aquatics	Plant shade trees	2,500	
	Recreation node	Remove two tennis courts	18,000	
		Resurface two tennis courts	34,000	
		Remove the amenities building	9,000	
	Stage 1	<i>Sub-total</i>	<i>118,000</i>	
	2	Oval	Consider removal of the changerooms	1,500
Remove unnecessary signage			1,200	
Aquatics		Replace the pool entry steps with a ramp	6,000	
Recreation node		Extend the skate area	38,000	
		Construct half court and rebound wall	21,000	
		Construct a picnic shelter for the skate area	9,000	
		Replace tennis picnic shelter	10,000	
Stage 2		<i>Sub-total</i>	<i>86,700</i>	
3		Movement	Develop an entrance from Hinkler Street	7,000
		Stage 3	<i>Sub-total</i>	<i>7,000</i>
<i>Sub-total</i>			<i>211,700</i>	
		Contingency and sundry site works (10%)	21,170	
<i>Sub-total</i>			<i>232,870</i>	
		Escalation (2%)	4,660	
TOTAL (exc GST)			237,530	



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open space
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