

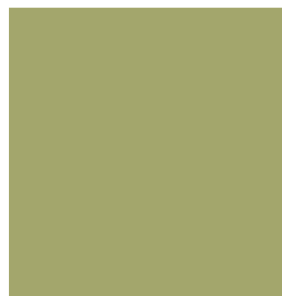


MASTER PLAN

woodward park



Parkes
Shire
Council



ross
planning





recreation
open space
and sport
specialists

This report has been prepared by:

ROSS Planning Pty Ltd
ABN 32 508 029 959
Upper floor, 63 Bay Terrace
Wynnum QLD 4178

PO Box 5660
Manly QLD 4179

Telephone: (07) 3901 0730
Fax: (07) 3893 0593

Version control:

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

© 2016 ROSS Planning Pty Ltd

This document may only be used for the purpose for which it was commissioned and in accordance with the terms of engagement for the commissions. Unauthorised use of this document in any form whatsoever is prohibited.





Table of contents

Executive summary	1
Introduction	1
Existing situation	1
Demand for upgrade	1
Design directions	1
Background	3
Introduction and purpose	3
What is a master plan?	3
Project methodology	3
Literature review	4
Demographic considerations	5
Trends considerations	6
Existing situation	7
Site description	7
Planning considerations	7
Site elements	8
Facility snapshot	9
Demand analysis	11
Consultation summary	11
Catchment considerations	12
Design considerations	13
Opportunities and constraints	13
Master plan	15
Vision	15
Facility design	16
Staged implementation and indicative costing	18



Executive summary

Introduction and purpose

Woodward Park is currently the home of tennis for Parkes. Additionally, the site hosts cricket and rugby league. A small playground with shade sails is located in the far north-east corner. As a premier sporting venue, the Park is well-used for local fixtures, representative matches and carnivals.

Existing situation

The 4.0ha site is located to the north-west of the Parkes central business district on a block bordered by Bushman, Philip, Victoria and Metcalfe Streets. Woodward Park is a Council-owned facility categorised as a sports ground.

The Park is sloped - dropping down from the northern to southern ends. The tennis courts have been cut into the landscape in terraced banks while the oval has been developed to allow a large grassed bank on the northern side. Mature trees are located around the oval perimeter and on the Park boundary along Philip and Victoria Streets.

Existing embellishments include:

- oval with quality turf cricket wicket block (lit)
- small clubhouse with grandstand servicing the oval
- four-net cricket practice facility with synthetic grass approaches
- aged three-net cricket practice facility
- storage sheds
- amenities building
- primary and secondary tennis clubhouses
- fifteen synthetic grass tennis courts (all lit)
- small playground with shade sails
- scattered benches.

Demand for upgrade

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

- sport
 - the only premier tennis facility in Parkes
 - established venue for junior and senior cricket matches (including the preferred venue for representative and finals matches)
 - important venue for rugby league training
- recreation
 - existing play area appears well used.

Design directions

The proposed master plan is located within Section 6.

The vision for Woodward Park is:

to provide a premier home for tennis and a highly-regarded cricket venue. The multi-purpose oval will also provide training opportunities for rugby league, while picnic and recreation nodes will provide additional opportunities for local residents and Park visitors.

Proposed ultimate embellishment for the Park includes:

- sporting opportunities
 - 16-court tennis facility with additional hot shot courts
 - quality oval with turf wicket block lit for large ball sport training
 - 6-net cricket practice facility
- recreation opportunities
 - recreation node in the north-east corner
 - central recreation and picnic node
- common areas
 - additional storage shed servicing the oval
 - paths providing links to key nodes within the Park
 - internal service vehicle access
 - unsealed car parking areas to the south and east.





Background

Introduction and purpose

Parke Shire Council engaged ROSS Planning to develop a master plan for Woodward Park (the Park). The Park is located to the north-west of the Parke CBD and is home to both field-based sport (cricket and rugby league) and tennis.

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. Importantly, 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 and potential 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
- 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.

Pedestrian Access Mobility Plan and Bike Plan 2008

The Pedestrian Access Mobility Plan (PAMP) and Bike Plan aim to increase pedestrian and cyclist activity by encouraging walking and cycling as legitimate transport options and recommending a connected network of suitable walk/cycle opportunities.

PAMP does not recommend any paths in the immediate vicinity of Woodward Park.



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 Woodward Park's position as a premier sports facility, population characteristics for the Parkes township (Parkes-Urban) and adjoining rural areas (Parkes-Rural) have been the focus where possible. (It is acknowledged that Woodward Park may also draw use from outside these areas).

Analysis of these characteristics¹ reveals:

- a population of 11,589 with limited population increases between 2006 and 2011
- higher proportion of young people 17 years and under (27.0%) compared with Regional NSW (23.5%)
- emergence of older adults and seniors (increase of more than 320 between 2006 and 2011).

In terms of impacts for the future development of Woodward 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)
- with a relatively stable population base, sports club memberships can, at least, be maintained.

¹ profile.id (2015)



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 Woodward Park? As the master plan has been developed, we have:

- ensured the provision of a range of high quality field and court facilities
- ensured opportunities for shared-use of key ancillary facilities
- maximised opportunities for walking, as this is a popular physical activity option
- 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.

3

Existing situation

Site description

Woodward Park is located to the north-west of the Parkes CBD (as depicted in the adjoining context map).

The 4.0ha park (Lots 229 and 384 on DP750152) is Council-owned and managed.

The Park is currently home to regular junior and senior cricket training and matches, junior and senior rugby league training and daily tennis coaching and fixtures.

Planning considerations

Parkes Local Environmental Plan 2012

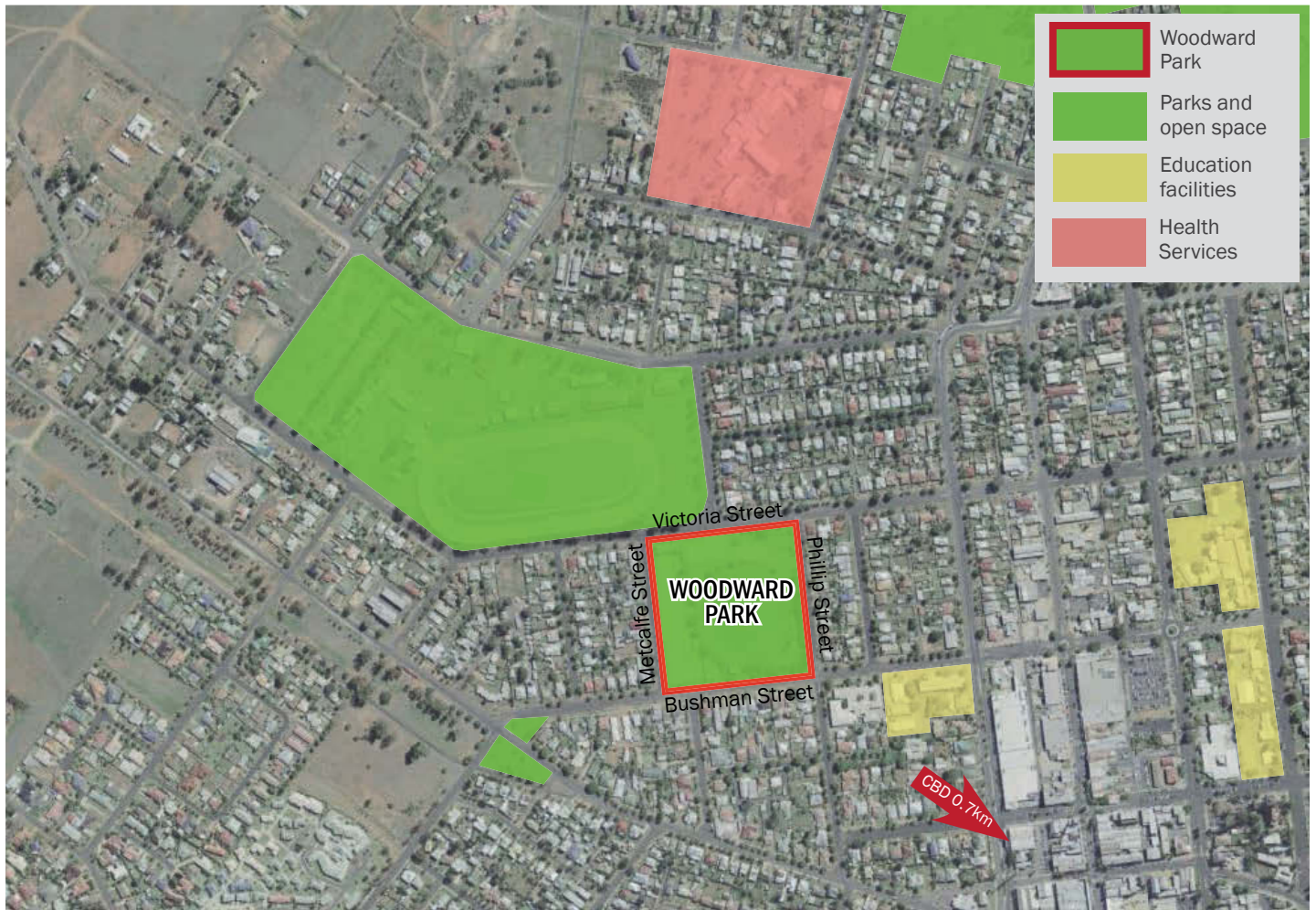
Public recreation zone

Armstrong 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 Park has a notable fall from its northern boundary (Victoria Street) down to the southern boundary (Bushman Street). This has resulted in the oval being cut-out of the landscape while the tennis courts have been terraced down the slope.

Buildings and improvements

Woodward Park has a range of embellishments available to users:

- clubhouse with small grandstand on the southern side of the oval
- Council (Sports Council) storage sheds
- 4-net cricket practice facility
- 3-net cricket practice facility
- shaded play node
- main tennis clubhouse in the north-west corner of the Park
- second tennis clubhouse overlooking the lower banks of courts
- amenities building
- fifteen synthetic grass tennis courts (all lit)
- low chain mesh fence around the oval
- high chain mesh fence around the tennis courts.

Lighting

The oval is currently lit to a low level, while all tennis courts are lit to competition standard.

Parking

On-street parking is located along all four streets surrounding the Park. Additionally, unsealed car parking is available on the southern, eastern and northern sides of the oval. A small section of sealed car parking has been developed near to the cricket practice nets and play node.

Access, linkages and connectivity

Entry and access

The tennis courts fencing provides protection from vehicles and inappropriate use. Similarly, the low chain mesh fence protects the oval from vehicles. Importantly, the remainder of the Park (outside the tennis courts) remains open to the general public for informal use outside booked times.

Entries to the car parking areas are available from Victoria Street (between the tennis courts and cricket practice facility), from Phillip Street (near the play node) and either side of the clubhouse from Bushman Street.

Linkages and connectivity

There are no footpaths on the Park side of any of the adjoining streets. Footpaths are located in front of the residences along Bushman Street and Victoria Street (extending to the east of Ward Street).

Woodward Park is surrounded by residential areas to the east, south and west with the Parkes Showground and Paceway located to the north.

Shade

Mature trees provide shaded areas around most of the perimeter of the oval. A small amount of shade is also available from an awning on the cricket pavilion.

An awning on the tennis clubhouse provides covered viewing down across the courts.

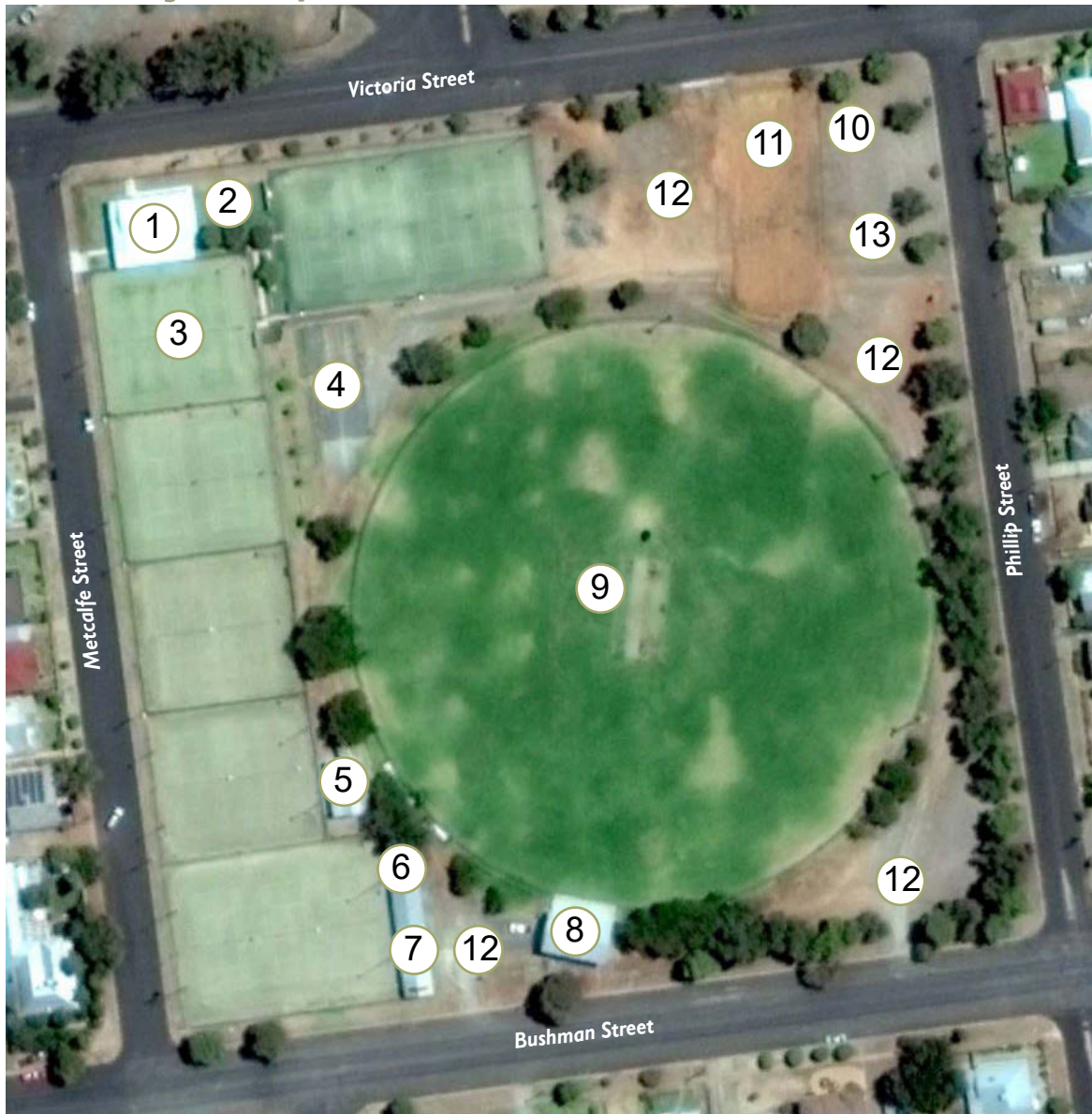
The play node has a single shade sail to protect users.

Signage

The Park currently has an unattractive timber naming sign at the corner of Phillip and Bushman Streets and five 'regulatory' signs at the entrances across the Park.

Additionally, tennis coaching and sponsor advertising signage is erected on the tennis fencing.

Facility snapshot



Existing facilities

- | | |
|---|--|
| 1. Tennis clubhouse and awning | 8. Cricket pavilion and grandstand (Wes Cheney Pavilion) |
| 2. Rebound wall and synthetic grass surface | 9. Quality turf oval (with turf wicket cricket block) |
| 3. 15 synthetic grass tennis courts with fencing and lighting | 10. Covered play node (not shown in photo) |
| 4. Disused 3-net cricket practice facility | 11. 4-net cricket practice facility (not shown in photo) |
| 5. Secondary tennis clubhouse | 12. Unsealed car parking areas |
| 6. Amenities building | 13. Sealed car parking area (not shown in photo) |
| 7. Large brick Council storage facility | |



Tennis-specific facilities

As Parkes' premier tennis facility, Woodward Park includes a wide range of embellishments:

- 15 synthetic grass courts (all lit)
- main clubhouse with awning
- second clubhouse
- rebound wall and synthetic grass surfaces



Cricket-specific facilities

Cricket facilities at Woodward Park include:

- quality turf wicket block
- pavilion with small grandstand
- 4-net cricket practice facility with synthetic grass approaches
- 3-net cricket practice facility (in poor condition)



Common facilities

- Quality turf oval (with limited lighting)
- Brick amenities building
- Shaded play node
- Unsealed car parking





Demand analysis

Demand for development at Woodward Park has been established through consultation (with Council, user groups and local schools) combined with an analysis of existing opportunities.

Consultation summary

Council

Issues

- the Park attracts overflow car parking associated with the annual Show
- the old cricket practice nets are in poor condition and need to be removed

Opportunities

- to further embed Woodward Park as a premier cricket venue, quality practice nets were recently developed. (This also helped to meet additional demand created from removal of the nets at Keast Park)
- with the sport of tennis struggling in the smaller villages, the tennis facility is a key asset.

Existing user groups

Parkes Cricket (Junior and Senior)

Woodward Park is a key cricket venue for the Association. It is heavily used throughout the summer sporting season with junior matches conducted each Saturday morning and senior matches on Saturday afternoons. Additionally, the Park hosts regular representative fixtures on Sundays. Given the quality of the wicket block and the turf outfield, Woodward Park is a preferred venue for finals matches.

Woodward Park is also a busy training venue. The practice nets are used each afternoon mid-week and also regularly host weekend trials and representative training.

There is currently limited storage available for the Association at the Park. The covers are stored beneath the pavilion and they can be difficult to access (particularly when haste is required to protect the wicket from rain). It would be preferable if a storage shed was constructed with direct access to the oval.

Additional facility upgrade considerations include:

- need for power near to the practice nets to allow for a bowling machine
- sightscreens and a scoreboard are required to further develop the Park as a cricket venue
- internal pavilion upgrades to the kitchen area would be beneficial.

Cricket NSW (Western Region)

Woodward Oval is a highly-regarded cricket venue for the region. The Park hosts regular representative trials and matches. Additionally, matches in a regional school-based competition are conducted at the Park.

The recently developed cricket practice nets are a positive addition to the facility. However, the lack of toilets near to the nets is somewhat problematic.



Parkes Tennis Club

The Tennis Club is strong and growing and provides a range of coaching and fixture opportunities. The courts are in use everyday of the week for afternoon coaching. Additionally, fixtures are conducted three nights each week, while daytime use (coaching and fixtures) is also undertaken at least twice each week.

Close links with local schools ensures depth in both school-based coaching and flow-on into the junior playing ranks.

To host large tournaments, the facility requires a 16th synthetic grass court. Additionally, the Club sees value in developing four hot shot hard courts for junior coaching and development.

Despite the large playing numbers attracted to the Park for some tournaments, car parking is rarely an issue.

Stormwater and drainage issues exist at the Park. Stormwater often runs from the showgrounds to the north into the tennis area. This overflows the swale that runs along the eastern side of the courts and causes significant back-up. Additionally, run-off from the courts has caused damage by undermining the concrete footings on the outside south-west corner of each bank of courts.

Continued maintenance and upgrades are required in the main clubhouse (the timber floors need attention).

Tennis NSW (Central West Region)

The Parkes Tennis Club is held in high regard by Tennis NSW. The Club has a strong committee and access to quality facilities. Additionally, the Club hosts a number of well-attended open days and a round of the Junior Development Series.

While a number of associations and clubs are looking to develop hard courts in line with the Australian Open surface, Parkes offers an alternate option - hosting tournaments on synthetic grass courts (the preferred courts for older players). The synthetic courts should be retained at Woodward Park.

Parkes Rugby League Club

The senior rugby league club has three teams that train together at Woodward Park one evening each week.

Ideally, the Club would like the playing field lights upgraded on the oval to meet requirements for training standard.

Parkes Marist Junior Rugby League Club

During the winter sporting season, the Junior Rugby League Club train at Woodward Park two evenings each week. While the season is shortened to accommodate the requirements of cricket, the Club appreciates the quality playing surface.

There are three key facility issues that the Club feel worthy of consideration:

- access to toilets. Often the Club finds that the amenities building is locked
- suitable storage. The Club has lost equipment and had equipment damaged when stored in the area beneath the pavilion. Preferably, a purpose-built storage facility could be constructed with individual bays for user groups
- enhanced lighting. The existing playing field lights have poor uniformity with a number of dark areas around the oval.

Catchment considerations

Sport

There are currently a number of quality playing fields available to the community within Parkes. Indeed, a number of the key sports facilities (Northparkes, Spicer and Pioneer Ovals and Cheney Park) are all located less than 1,400m from Woodward Park.

Recreation

The site context map on page 7 highlights the limited range of parks servicing the residential area in the vicinity of Woodward Park.

The large open space to the north is the Parkes Showgrounds and Paceway (rather than an open community parkland area). Also, Campbell and M O'Donnell Parks on Condobolin Street (and south-west of Woodward Park) provide no recreation infrastructure. As a result, it is not surprising that the simple play elements recently developed in the Park are well-used.



Demand - summary

- opportunity exists to upgrade and expand the tennis facilities
- opportunity exists to upgrade the oval lighting
- additional storage options should be considered
- opportunity exists to further develop play nodes for local residents and Park visitors



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"/> Given road frontage, passive surveillance is appropriate <input type="checkbox"/> Little sense of entry or arrival <input type="checkbox"/> No directional signage from the Newell Highway 	<ul style="list-style-type: none"> <input type="checkbox"/> Install directional signage at the intersection of Bushman Street and the Newell Highway <input type="checkbox"/> Install naming signage at key corners of the Park
Parking	<ul style="list-style-type: none"> <input type="checkbox"/> Lack of formal parking arrangements, yet no expressed demand for change 	<ul style="list-style-type: none"> <input type="checkbox"/> Continue to maintain unsealed car parking areas <input type="checkbox"/> Install removable bollards on the eastern side of the oval to manage vehicle movement <input type="checkbox"/> Allow informal overflow nose-in parking on Phillip St
Pedestrians	<ul style="list-style-type: none"> <input type="checkbox"/> No existing internal or external path system 	<ul style="list-style-type: none"> <input type="checkbox"/> Limited opportunity to create internal path links
Park vehicle access	<ul style="list-style-type: none"> <input type="checkbox"/> Access to the unsealed car parks is well designated by oval fencing and timber bollards <input type="checkbox"/> An internal access road will be required for vehicles servicing the new storage shed 	<ul style="list-style-type: none"> <input type="checkbox"/> Construct a service road from Phillip Street to the new storage facility
Fencing	<ul style="list-style-type: none"> <input type="checkbox"/> Perimeter fencing for the tennis courts and oval is functional 	<ul style="list-style-type: none"> <input type="checkbox"/> Retain the existing perimeter fencing. Replace with like fencing at the end of the fences' useful life
Buildings and structures		
Primary tennis clubhouse	<ul style="list-style-type: none"> <input type="checkbox"/> Building is well located with views across the courts <input type="checkbox"/> Timber floor requires upgrade and continued further maintenance 	<ul style="list-style-type: none"> <input type="checkbox"/> Sand, polish and seal the timber floor in the tennis clubhouse
Oval pavilion	<ul style="list-style-type: none"> <input type="checkbox"/> Extended cover over the tiered seating will provide shaded areas for players, officials and spectators <input type="checkbox"/> The kitchen requires a minor update 	<ul style="list-style-type: none"> <input type="checkbox"/> Extend the cover over the tiered seating at the front of the cricket pavilion <input type="checkbox"/> Update the kitchen within the cricket pavilion
Open space		
Sports facilities	<ul style="list-style-type: none"> <input type="checkbox"/> Build upon the existing tennis facilities to ensure the Park can host regular fixtures, tournaments and extensive coaching (junior coaching is a key focus at the facility) <input type="checkbox"/> The paved area on the northern end of the tennis courts on Victoria Street cause issues with stormwater and rolling tennis balls <input type="checkbox"/> As a key venue for cricket practice and matches, opportunity exists to further develop quality facilities <input type="checkbox"/> Ensure the oval remains attractive as a venue for a range of user groups 	<ul style="list-style-type: none"> <input type="checkbox"/> Construct two additional synthetic grass tennis courts <input type="checkbox"/> Convert one of the existing courts into four hot shot courts <input type="checkbox"/> Build a retaining wall, realign the fence and develop spectator seating at the northern end of the Victoria Street courts <input type="checkbox"/> Extend the newer cricket practice facility by two nets <input type="checkbox"/> Remove the older cricket practice facility <input type="checkbox"/> Construct sight screens and a scoreboard at the oval <input type="checkbox"/> Construct a large storage shed with internal bays and direct access to the oval playing surface <input type="checkbox"/> Upgrade the oval playing field lighting standard to training standard for large ball sports
Recreation spaces	<ul style="list-style-type: none"> <input type="checkbox"/> Limited recreation opportunities in surrounding residential area <input type="checkbox"/> Existing play opportunities appear well utilised and include artificial shade <input type="checkbox"/> Opportunity to develop a range of additional recreation options 	<ul style="list-style-type: none"> <input type="checkbox"/> Develop a picnic node near the proposed new hot shot courts and with views across the oval <input type="checkbox"/> Develop a central recreation node directly south of the proposed new picnic node <input type="checkbox"/> Develop a network of pedestrian paths throughout the Park
Stormwater and drainage	<ul style="list-style-type: none"> <input type="checkbox"/> Stormwater flows from the northern end of the Park down across the cricket practice nets, tennis courts and central area between the courts and oval <input type="checkbox"/> Stormwater run-off is damaging the footings on the outside south-west corner of each bank of courts <input type="checkbox"/> Stormwater run-off can back-up at the drainage swale that runs between the tennis courts and oval 	<ul style="list-style-type: none"> <input type="checkbox"/> Undertake drainage works to divert stormwater from Victoria Street to Phillip Street <input type="checkbox"/> Undertake drainage works at the run-off points in the south-west corner of the banks of courts along Metcalfe Street <input type="checkbox"/> Widen the drainage swale between the tennis courts and oval and ensure the exit point near the amenities building is functioning well







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 also the recreation needs of nearby residents and visitors. The master plan sits well within the existing open space network - providing for local residents and complementing the existing facilities.

The master plan integrates a number of the existing site features with a limited range of new elements. The provision of quality recreation facilities 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 common areas.

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

- master plan layout
- indicative image palette.

Vision

The vision for Woodward Park is:


to provide a premier home for tennis and a highly-regarded cricket venue. The multi-purpose oval will also provide training opportunities for rugby league, while picnic and recreation nodes will provide additional opportunities for local residents and Park visitors.

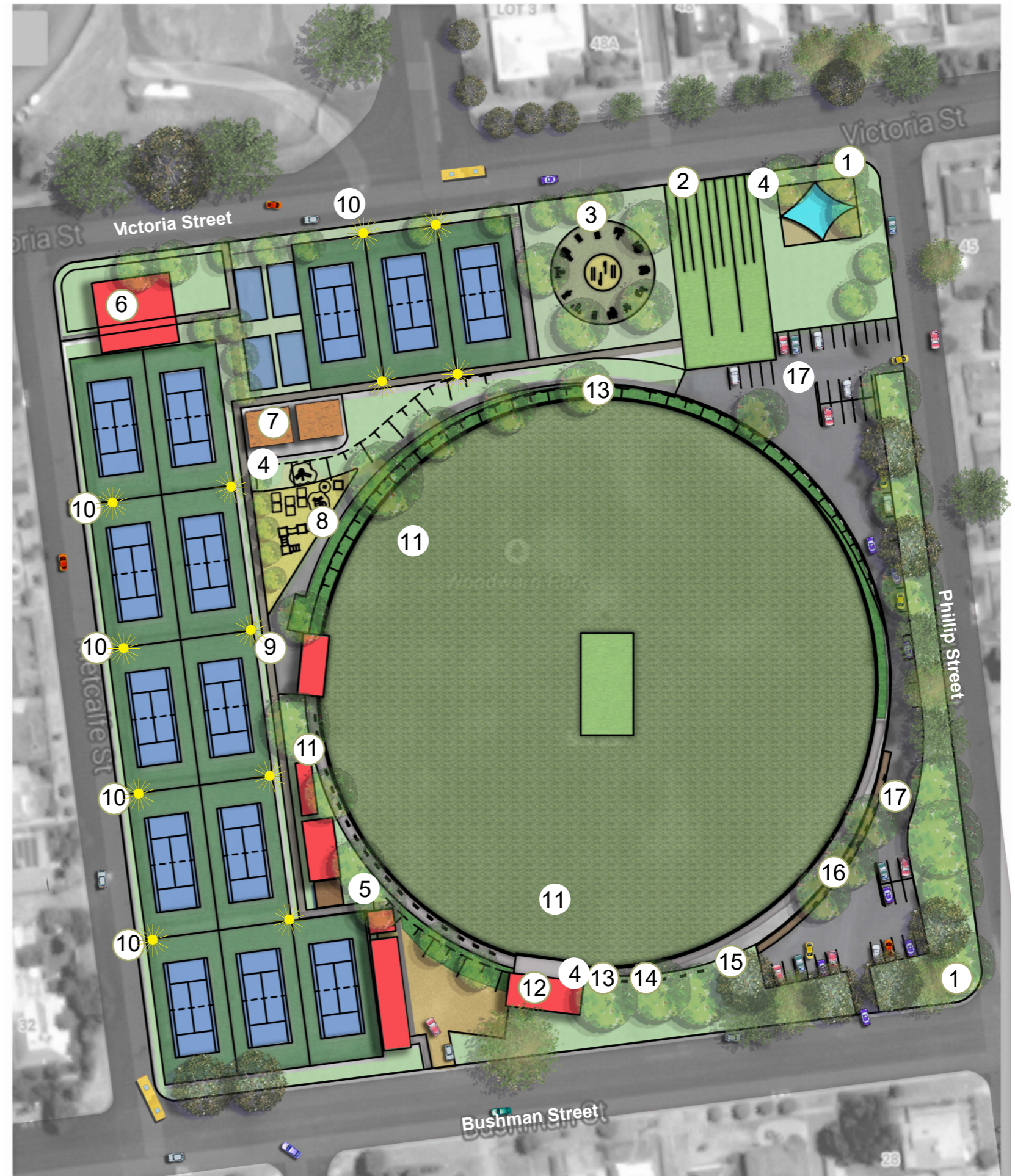
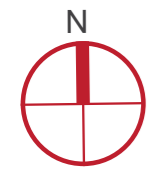
Element	Description	Rationale
Recreation opportunities		
Recreation node	<input type="checkbox"/> Develop a central recreation node directly south of the proposed new picnic node	<input type="checkbox"/> To ensure a wide range of quality informal recreation opportunities are available
Picnic node	<input type="checkbox"/> Develop a picnic node near the proposed new hot shot courts and with views across the oval	<input type="checkbox"/> To ensure a wide range of quality informal recreation opportunities are available
Pathways	<input type="checkbox"/> Develop a network of pedestrian paths	<input type="checkbox"/> To ensure suitable pedestrian opportunities
Sporting opportunities		
Tennis	<input type="checkbox"/> Construct two additional synthetic grass courts <input type="checkbox"/> Convert an existing court into four hot shot courts <input type="checkbox"/> Build a retaining wall, realign the fence and develop seating at the northern end of the Victoria St courts <input type="checkbox"/> Sand, polish and seal the clubhouse timber floor	<input type="checkbox"/> To ensure quality facilities exist for continued (and expanded) tennis opportunities
Cricket	<input type="checkbox"/> Extend the newer cricket practice facility by two nets <input type="checkbox"/> Remove the older cricket practice facility <input type="checkbox"/> Construct sight screens and a scoreboard <input type="checkbox"/> Extend the cover at the front of the cricket pavilion <input type="checkbox"/> Update the kitchen within the cricket pavilion	<input type="checkbox"/> To continue to provide a high quality cricket facility
Multi-purpose oval	<input type="checkbox"/> Construct a large storage shed with internal bays and direct access to the oval playing surface <input type="checkbox"/> Upgrade the oval playing field lighting standard to training standard for large ball sports	<input type="checkbox"/> To ensure suitable facilities for training and matches
Common areas		
Entries	<input type="checkbox"/> Install directional signage at the intersection of Bushman Street and the Newell Highway <input type="checkbox"/> Install naming signage at key corners of the Park	<input type="checkbox"/> To promote and encourage community use of the facility
Car parking	<input type="checkbox"/> Install removable bollards on the eastern side of the oval to manage vehicle movement <input type="checkbox"/> Allow informal overflow nose-in parking on Phillip St	<input type="checkbox"/> To provide adequate car parking for formal sporting user groups
Vehicles	<input type="checkbox"/> Construct a service road from Phillip St to the storage facility	<input type="checkbox"/> To allow necessary access to the shed
Drainage	<input type="checkbox"/> Undertake drainage works to divert stormwater from Victoria Street to Phillip Street <input type="checkbox"/> Undertake drainage works at the tennis court run-off points along Metcalfe Street <input type="checkbox"/> Widen the drainage swale between the tennis courts and oval and ensure the exit point near the amenities building is functioning well	<input type="checkbox"/> To limit the impact of stormwater



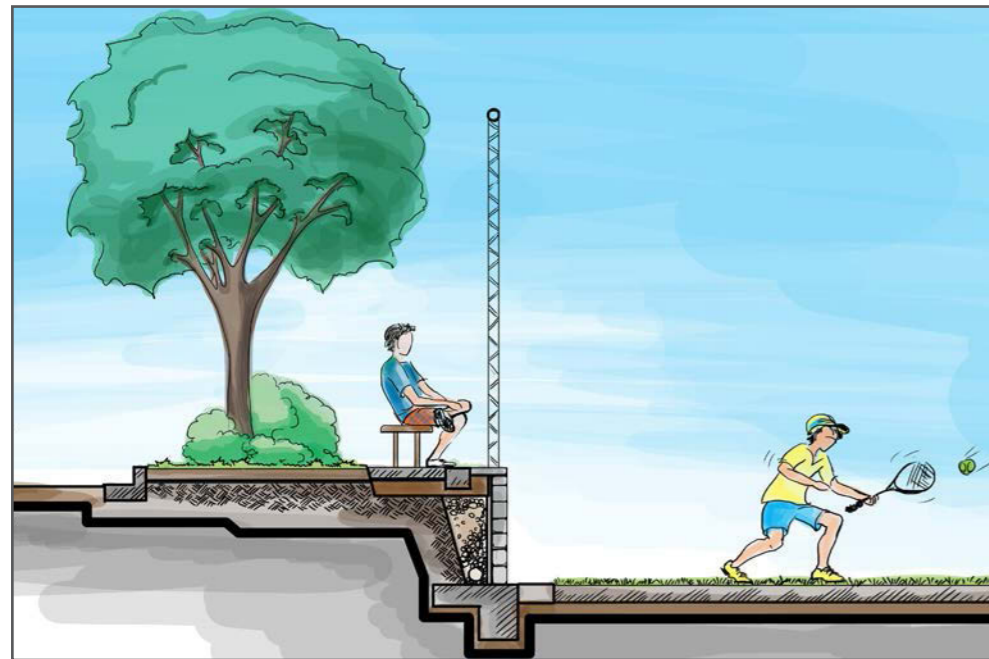
Woodward Park - Layout

1. Park entry signage
2. Two additional cricket practice nets and drainage works to divert storm water from Victoria Street to Phillip Street (and away from the nets)
3. Exercise static equipment
4. Filtered water stations
5. Upgrades to existing amenities
6. Pavilion upgrades - timber floor sand, polish and seal
7. Picnic shelters providing views across tennis courts, adjoining play area and playing field
8. Central play node
9. Construct a new storage shed with direct access to the playing field
10. Drainage works from tennis court run-off
11. Drainage works
12. Internal pavilion upgrades (kitchen) and construction of a cover over the tiered seating + Recognition of the history of Woodward Oval including cricket and tennis
13. Provision of sight screens + Allow for Picket fence with kerb and gutter around the ground
14. Construction of scoreboard
15. Pedestrian connections
16. Playing field lights upgraded to training standard for large ball sports
17. Formal Parking & Removable bollards to manage traffic flow

 Upgraded Tennis Lighting & infrastructure



Woodward Park - Indicative images



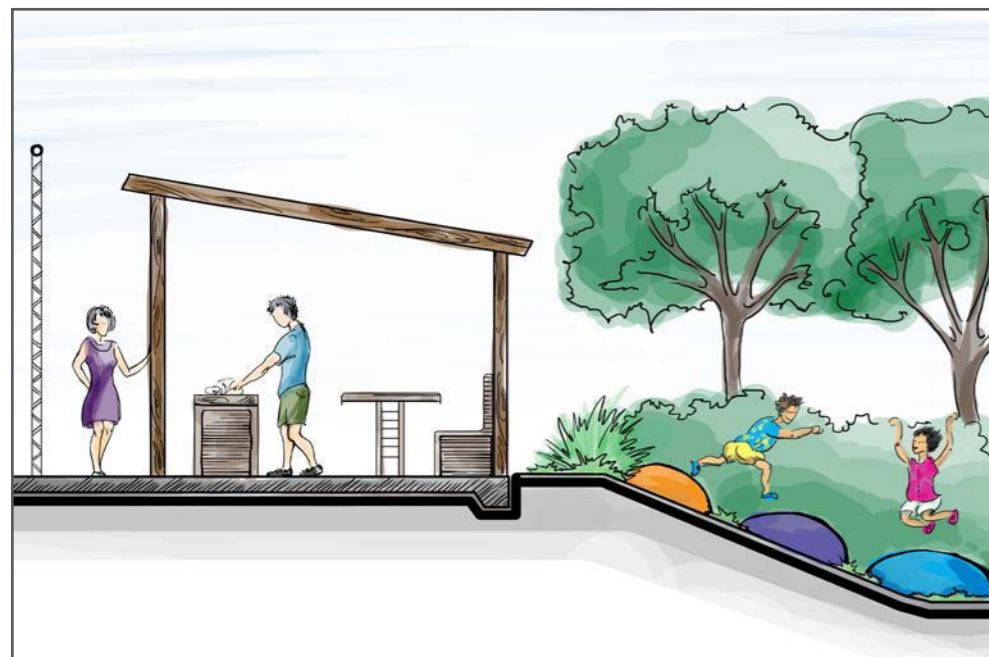
VIEW A

New tennis backnet to include retaining wall (to limit balls rolling back onto the court area from the current sloped arrangement). New set-up will also include spectator bench seating outside the fencing.



VIEW B

New picnic shelters to provide additional viewing and gathering areas and to complement new central play node.



VIEW C

New central play node to incorporate a range of adventure-style climb and slide experiences.



VIEW D

Shaded seating providing views across lower tennis courts and linking with pedestrian network.



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)

- Sand, polish and seal the clubhouse timber floor
- Remove the older cricket practice facility
- Construct sight screens and a scoreboard
- Construct a large storage shed with internal bays and direct access to the oval playing surface
- Upgrade the oval playing field lighting standard to training standard for large ball sports
- Install directional signage at the intersection of Bushman Street and the Newell Highway
- Construct a service road from Phillip St to the storage facility
- Undertake drainage works at the tennis court run-off points along Metcalfe Street

Stage 2 (medium-term)

- Develop a picnic node near the proposed new hot shot courts and with views across the oval
- Develop a network of pedestrian paths
- Construct two additional synthetic grass courts
- Convert an existing court into four hot shot courts
- Build a retaining wall, realign the fence and develop seating at the northern end of the Victoria St courts
- Extend the cover at the front of the cricket pavilion
- Update the kitchen within the cricket pavilion
- Install naming signage at key corners of the Park
- Undertake drainage works to divert stormwater from Victoria Street to Phillip Street
- Widen the drainage swale between the tennis courts and oval and ensure the exit point near the amenities building is functioning well

Stage 3 (long-term)

- Develop a central recreation node directly south of the proposed new picnic node
- Extend the newer cricket practice facility by two nets
- Install removable bollards on the eastern side of the oval to manage vehicle movement

Stage	Area	Description	Cost	
1	Tennis	Upgrade clubhouse timber floor	4,000	
		Remove cricket practice nets	1,500	
	Oval	Construct sightscreens and scoreboard	17,000	
		Construct storage shed	21,000	
		Upgrade lighting	65,000	
	Signage	Install directional signage	1,000	
	Movement	Construct service road	42,000	
	Drainage	Tennis court drainage works	6,500	
	Stage 1	Sub-total (with rounding)	142,700	
2	Recreation	Develop a picnic node	35,000	
		Develop pedestrian paths	85,000	
	Tennis	Develop two synthetic grass courts	116,000	
		Establish four hot shot courts	6,500	
		Retaining wall, fencing and seats	36,000	
	Pavilion	Extend the awning on the cricket pavilion	31,000	
		Update the kitchen	4,500	
	Signage	Install naming signage	5,600	
	Drainage	Drainage works - Victoria Street	12,000	
		Drainage swales	3,500	
	Stage 2	Sub-total (with rounding)	335,100	
3	Recreation	Develop central node	125,000	
	Oval	Develop two additional cricket practice nets	28,000	
	Movement	Removable bollards	2,000	
		Stage 3	Sub-total (with rounding)	155,000
Sub-total			632,800	
			Contingency and sundry site works (10%)	63,280
Sub-total			696,080	
			Escalation (2%)	13,920
TOTAL (exc GST)			710,000	



recreation
open space
and sport
specialists



ROSS Planning Pty Ltd

ABN 32 508 029 959

Upper floor, 63 Bay Terrace
Wynnum QLD 4178

PO Box 5660
Manly QLD 4179

Telephone: (07) 3901 0730
Fax: (07) 3893 0593