

SUPPLEMENTARY INFORMATION

ITEM NO. 4

FILE NO: 24/97026

EDRMS NO: PSC2019-04770-0010

MALLABULA SPORTS COMPLEX MASTERPLAN

REPORT OF: JOHN MARETICH - ASSETS SECTION MANAGER

DIRECTORATE: FACILITIES AND INFRASTRUCTURE

RECOMMENDATION IS THAT COUNCIL:

- 1) Endorse the draft Mallabula Sports Complex Masterplan as shown at **(ATTACHMENT 1)**.
- 2) Place the draft Mallabula Sports Complex Masterplan on public exhibition for 28 days and should no submissions be received, the masterplan be adopted without a further report to Council.

BACKGROUND

The purpose of this report is make the Mallabula Sports Complex Masterplan **(ATTACHMENT 1)** available to Council following the recent briefing with the Mayor and Councillors.

ISSUES

The Mallabula Sports Complex Masterplan **(ATTACHMENT 1)** was not included in the original agenda.

ATTACHMENTS

- 1) Mallabula Sports Complex Masterplan. [↓](#)



Mallabula Sports Complex

Site Analysis and Revised Masterplan

Mallabula Sports Complex

Analysis Report

Located on Worimi Country

Prepared for
Port Stephens Council

Issue
03

Date
23.04.2024



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Acknowledgement of Country

Moir Landscape Architecture would like to acknowledge the traditional custodians of the lands and waters of Australia, most notably the Worimi Nation, the traditional owners of the lands on which this project resides. We acknowledge their contribution to our community and their deep connection to the land. We pay our respects to Elders, past and present.



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- 03 Site Analysis
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- 05 Opportunities & Constraints
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- 07 Proposed Masterplan

Issue 03

Revision	Date	Author	Checked	Comment
01	04.03.24	EB	TB	Preliminary Masterplan For review
02	10.04.24	EB	TB	Revised Masterplan for Review
03	23.04.24	EB	TB	Revised Masterplan for Review

01

Introduction



Project Overview

Moir Landscape Architecture (Moir LA) has been engaged by Port Stephens Council (PSC) to undertake the landscape masterplan design and documentation for Mallabula Sports Complex in Mallabula on the Tilligerry Peninsula in Port Stephens.

The purpose of this report is to provide a comprehensive site analysis including opportunities and constraints and a preliminary masterplan diagram. The research and analysis will inform the design principles and an indicative spatial layout for the site.

The following project requirements were gathered through consultation with stakeholders:

- Exploration of an off leash dog area
- Maximised vehicular access
- Reconfigured parking & pedestrian access points
- Amenities redevelopment and field layout

PSC Masterplanning Process:

This Masterplan captures a 20 year vision for the site. This lifespan allows Council to periodically check in with the community and sports users about current and developing issues and sporting trends to make plans that are relevant to the community

Masterplan value and opportunities:

- A point in time to check that current thinking meets club and community needs. This is an opportunity for the community to have input into the ongoing development of Mallabula Sports Complex.
- A clear vision for the site. This ensures that future upgrades are not incorrectly placed or scaled for the user's needs, preventing inefficient use of funds
- An adopted masterplan assists in Grant Applications for future funding to deliver upgrades, demonstrating a well considered understanding of the site and consultation on the needs of its users to funding bodies.
- A joint understanding between the broader community, Council and sporting clubs about the future plans for the site



Site Overview

Mallabula Sports Complex is a District level Sports Ground located at 1195 Lemon Tree Passage Road. The sports complex borders Lemon Tree Passage Road to the south and backs onto the residential lots on Wychewood Avenue to the west, it is surrounded by existing bushland to the north and east. While it presently meets sporting needs, there is a need for space optimisation and amenity enhancements.

The park is currently utilised by several sporting groups including rugby league, cricket, soccer, tennis and athletics. There is a local scale skate park as well as a small playground accompanied by a small multi-court, picnic tables and a public toilet. It also houses the Tilligerry Aquatic and Fitness Centre, Mallabula Community Centre and a Mens Shed.

Planning District: Tilligerry

Suburb: Mallabula

Existing Facilities

- Fields 1 to 5 (rugby league, 2 x senior football, athletics, training / cricket)
- Athletics field
- Netball courts
- Tennis Courts
- Canteen
- Meeting room
- Car parking
- Accessible toilet
- Skate park and Playground
- Swimming Pool

Existing Users

- Tilligerry Tennis
- Tilligerry Football Club
- Tilligerry Athletics Club
- Mallabula Panthers Rugby League
- Tilligerry Aquatic Centre (Managed by private operator under contract with PSC)
- Mallabula Community Centre (various community groups including Martial Arts, Port Stephens Neighbourhood Centre)
- Tilligerry Mens Shed

LEGEND

- Property boundary
- Extent of works boundary
- Suburb boundary

0 50 100 150 250m



Source: Nearmap, 2023. Scale: 1:3000 @ A3

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Site Photos

The following images show the site character, built form, the landscape features, typical site materials and vegetation.



Site Photos



02

Document Review



Government Architect NSW Documents



Better Placed

The Government Architect NSW (GANSW) has prepared Better Placed as an overarching policy that guides the planning and design of the built environment across NSW.

The Policy outlines key priorities for good design in NSW with regard to current issues including climate change, population growth and health. The document provides outlines key objectives for design, driven by an iterative, comprehensive design process.

Better Placed sits alongside other GANSW policies, guides, manuals and case studies including the Draft Connecting with Country framework and the Draft Greener Places Design Guide. The guidance provided by these documents will inform the design approach for the landscape strategy, ensuring the delivery of a high quality design in line with State Government principles.



Connecting with Country Framework

The Connecting with Country document is a framework for understanding the value of First Nations knowledge and experiences in the design and planning of the built environment in NSW. The framework has been prepared by GANSW in collaboration with Traditional Custodians, community representatives, consultants and other government staff.

The framework outlines the term 'Country' as "*Country encompasses everything. It includes both living and non-living elements. It holds everything within the landscape, including Earth, Water and Sky Country, as well as people, animals, plants, and the stories that connect them*" (p.20).

The document provides guidance on developing connections with Country to inform the planning, design and delivery of projects. It includes key principles and strategies for consideration, which are supported by case studies of existing projects across design disciplines.



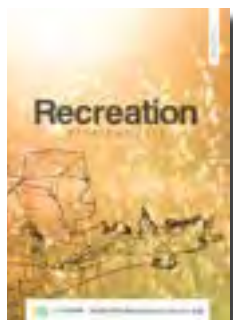
Public Open Space Strategy for NSW

The Public Open Space Strategy for NSW is a significant initiative aimed at enhancing public open spaces across the state. The document aims to create vibrant, accessible, and sustainable open spaces that enhance our quality of life. It's a step toward healthier, happier communities.

These spaces include parks, natural areas, waterways, sports grounds, historical sites, and recreation trails. The strategy aims to create more effective and accessible open spaces that contribute to ecological, economic, social, and cultural well-being. Projects such as the Parks for People program, the Open Spaces Program, and the Everyone Can Play program are part of this effort to improve public open spaces in NSW. Access to these spaces promotes physical and mental health, making them essential for our communities.

It provides a collaborative, coordinated, and evidence-based approach for government agencies to plan, invest, and deliver public open spaces.

Guiding Strategies



Recreation Strategy 2018 Volumn 01

The Port Stephens Recreation Strategy aims to enhance recreation facilities by assessing current supply and demand while considering the needs of the present and future population. The Strategy's scope includes auditing current facilities, understanding future needs, establishing a planning framework, and developing a prioritized implementation plan to achieve strategic objectives.

- Objective 1: Provide recreation facilities that are appropriately scaled and responsive to community need
- Objective 2: Improve the quality and diversity of existing recreation facilities to provide a range of leisure and recreation opportunities for residents and visitors.
- Objective 3: Create a network of centralised sporting precincts and facilities.
- Objective 4: Provide a recreation facility network that is inclusive and accessible.
- Objective 5: Implement environmentally sustainable approaches to alleviate the impacts of climate change on the recreation facility network.
- Objective 6: Provide recreation facilities that are safe, attractive and well utilised.
- Objective 7: Achieve well managed and maintained recreation facilities through a coordinated and planned approach.



Recreation Strategy 2018 Volume 02

"Port Stephens Recreation Strategy Volume 2 – Background and Information" serves as a supporting resource for the creation of the Port Stephens Recreation Strategy (Volume 01). It compiles detailed insights into the resources and methodologies utilised in the development of the Strategy. The key sections of this document include, Planning Context, Participation Trends, Categorisation of Recreation Land, Planning Profiles, Recreation Land and Facility Gap Analysis and Community Engagement.

The Tilligerry Peninsula is anticipated to experience minimal population growth to 2036 with a continued high representation of the 55 year and older cohort. Recreation facilities currently offered are well represented by local parks and district sports grounds. The focus in the Tilligerry Peninsula should be on rationalisation/consolidation of local parks that are surplus to need.



CSIRO - 'The Future of Australian Sport'

In 2013, CSIRO published 'The Future of Australian Sport' for the Australian Sports Commission, identifying key 'megatrends' expected to influence the sports industry for the next 30 years. One significant trend is the growing popularity of individual sports and fitness activities, such as aerobics, running, walking, and gym memberships. This shift is driven by people incorporating sports into their busy lifestyles for personal health goals, favouring flexibility over regular organised events.

The top five activities for NSW adults include walking, fitness/ gym, swimming, athletics (jogging/running), and cycling. Sporting clubs are adapting by modifying game formats to attract time-constrained individuals, leading to the rise of short sporting competitions like 20/20 cricket and 6-a-side soccer.

This trend has implications for recreation provision, emphasising the importance of linkages, pedestrian and cycleway networks, and accommodating non-organised physical activities. Short sporting game formats necessitates flexibility in surface and court layouts.

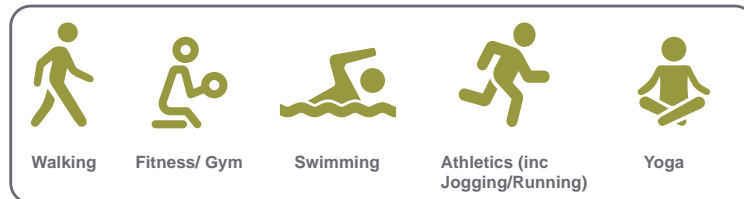
Other Relevant Documents

AusPlay Participation (accessed 19 September 2023).
Top Activities for adults in NSW



Top 5 Activities for adults in NSW (Jan – Dec 22)

Women

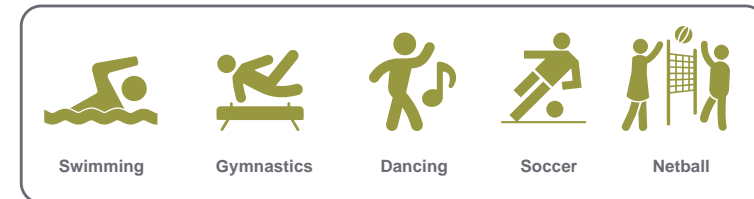


Men

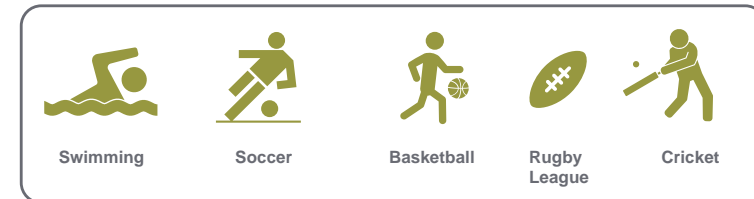


Top 5 Activities for children in NSW (Jan-Dec 22)

Girls



Boys



Port Stephens Council Recreation Strategy

- Adequate provision of District Sports grounds within the Tilligerry Peninsula, maintaining existing facilities will continue to service the Tilligerry populations beyond 2036.
- Benchmark gap analysis indicates there is currently adequate cricket ovals, football (soccer) fields, athletics tracks, tennis courts and aquatic centers to 2036. Rugby league fields are to be monitored in accordance with demonstrated demand.
- Upgrading facilities should be undertaken with consideration to the Recreation Strategy and relevant Sporting Facility Guidelines

03

Site Analysis



Wider Context

The site is located within the Tilligerry Peninsula which consists of the suburbs Lemon Tree Passage, Mallabula, Tanilba Bay and Oyster Cove. Tilligerry Peninsula is bounded by the Karuah River to the north and Tilligerry Creek to the South. Major features of the area include the Tanilba Bay Golf Course, Tanilba (historic) house, extensive foreshore reserves and the recently upgraded Lemon Tree Passage foreshore.

Forecast in Population Change

- Actual Population (2016): 6,767
- Projected population (2036): 7,179

KEY DESTINATIONS

- | | |
|---|---|
| 1 Mallabula Sports Complex | 9 Tanilba Bay Shopping Centre |
| 2 Caswell Reserve | 10 Tilligerry RSL Sports Club |
| 3 Billy Beach Off-Lead Dog Exercise Area | 11 Tanilba Bay Public School |
| 4 Koala Park | 12 Tilligerry Habitat |
| 5 Lemon Tree Passage Waste Disposal Station | 13 Tanilba Bay Boardwalk |
| 6 Koala Shores Port Stephens Holiday Park | 14 Peace Park |
| 7 Tanilba Bay Waste Water Treatment Works | 15 Club Lemon Tree |
| 8 Tanilba Bay Golf Course | 16 Lemon Tree Passage Dog Exercise Area |
| | 17 Henderson Park |

LEGEND

- Property boundary
- Suburb boundary
- Lemon Tree Passage (60-90km)
- Bus Route
- Town Centre



Source: Nearmap, 2023. Scale 1:15000 @A3

Ecology Network

The Tilligerry peninsula has an abundance of nature reserves, national parks and environmental conservation areas.

The vegetated areas identified in this plan consist predominantly of the following vegetation communities, Coastal Sand Swamp Mahogany Dry Forest, Coastal Sands Apple-Blackbutt Forest, Hunter Coast White Mahogany Low Forest, Coastal Sands Swamp Mahogany Rush Forest, Hunter Coast Lowland Apple-Bloodwood Forest, Northern Paperbark-Swamp Mahogany Saw-sedge Forest, and Lower North Sands Swamp Scrub.

In the immediate surrounds of the site is the Coastal Sands Swamp Mahogany Dry Forest and the Coastal Sands Apple-Blackbutt Forest.

RECREATION DESTINATIONS WITHIN VEGETATED AREAS

- 1 Tilligerry Habitat
- 2 Tanilba Bay Boardwalk
- 3 Koala Park
- 4 Surrounding Crown Lands (Reserve for Preservation of Native Flora and Fauna)
- 5 Panorama Outlook Reserve
- 6 Gibber Point Reserve
- 7 Native Corridor

LEGEND

- Property boundary
- Suburb boundary
- Water body
- Significant vegetation areas
- Parks and Reserves



Source: Nearmap, 2023. Scale 1:15000 @A3

Mallabula Sports Complex Masterplan - Analysis Report

Land Use

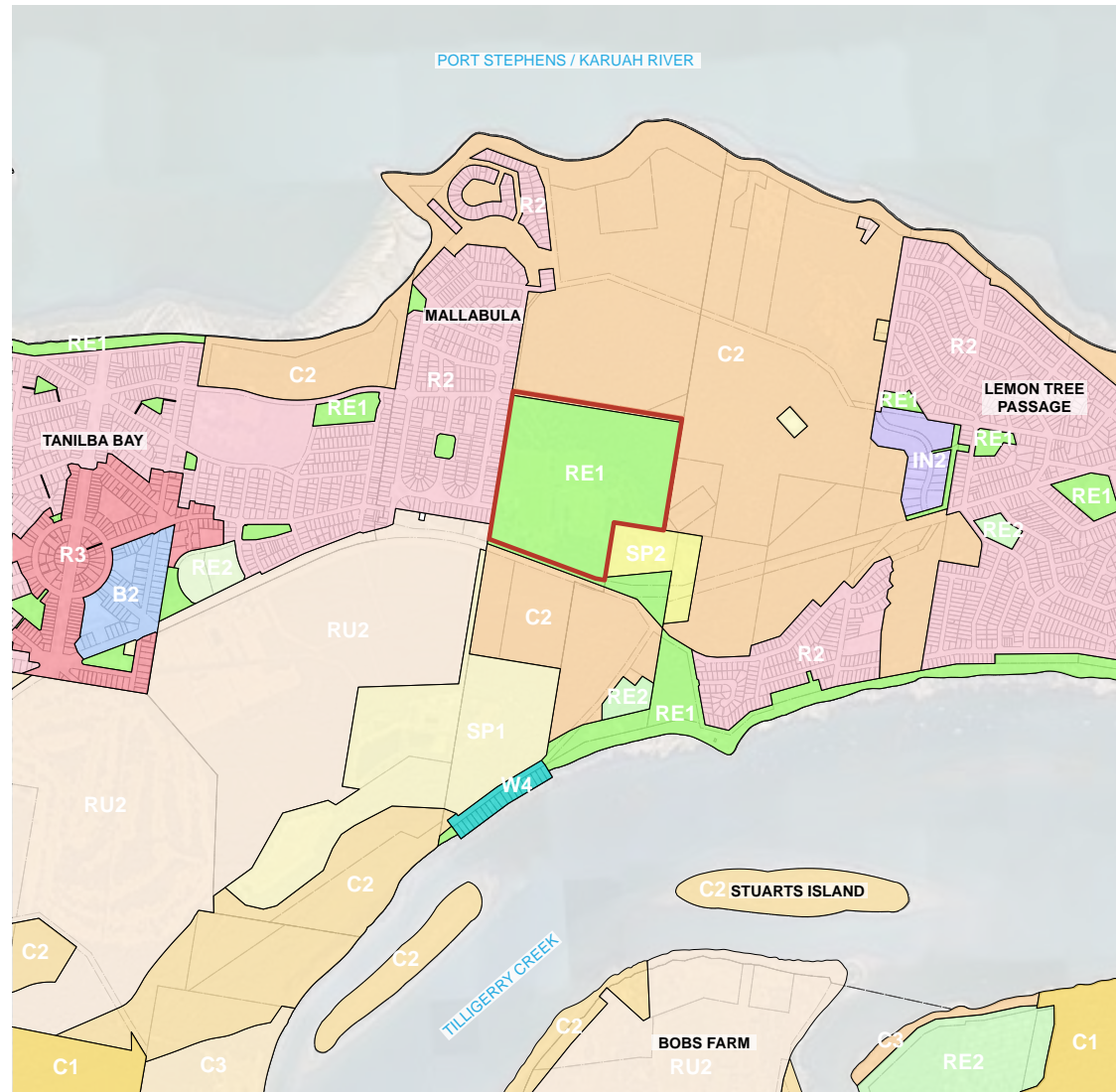
The site is zoned as RE1 Public Recreation. The land use zoning within the site's immediate surrounds is R2 - Low Density Residential, C2 - Environmental Conservation and Management and SP2 - Infrastructure (Lemon Tree Passage Waste Facility)

Other areas zoned as RE1 are scattered throughout the peninsula. Mallabula Sports Complex is the largest site zoned for Public Recreation.

LEGEND

- Property boundary
- Suburb boundary
- C1 - National Parks and Nature Reserves
- C2 - Environmental Conservation; C2, Environmental Management
- C3 - Environmental Management
- R2 - Low Density Residential
- R3 - Medium Density Residential
- B2 - Local Centre
- W4 - Working Waterfront
- RE1 - Public Recreation
- RE2 - Private Recreation
- RU2 - Rural Landscape
- SP1 - Special Activities
- SP2 - Infrastructure

0 200 400 800m



Source: Nearmap, 2023. Scale 1:15000 @A3

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Connectivity

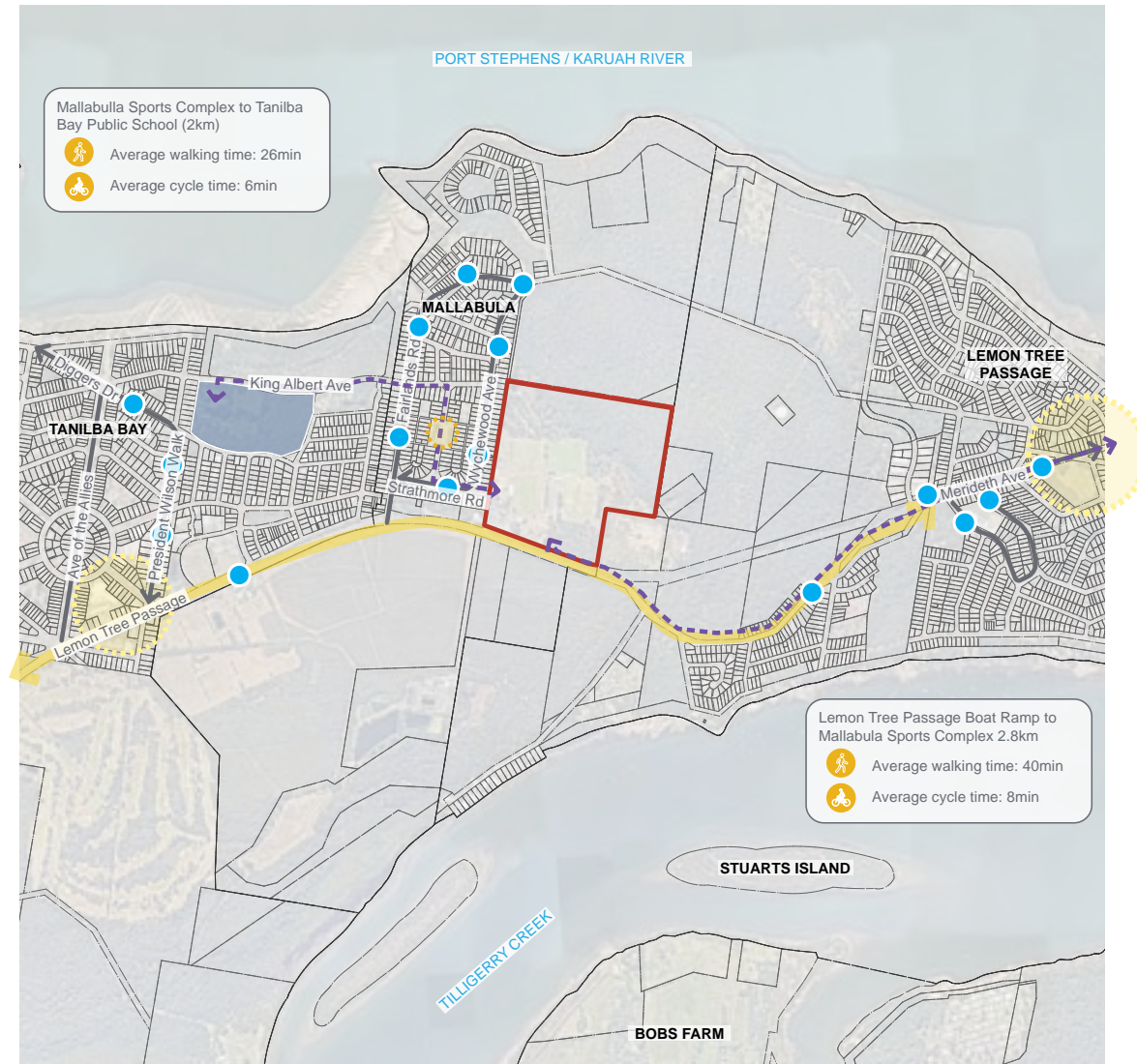
The site is accessed primarily via Lemon Tree Passage Road, and secondarily from Strathmore Road. A narrow road which serves as the only route in and out of the Tilligerry Peninsula.

A number of bus stops are located within walking distance of the site, providing public transport access within the local area and wider region.

There is currently limited cycle and pedestrian connections provided within the surrounding area. A strong pedestrian / cycle link exists from Lemon Passage to the site, however, this path does not continue through to Mallabula or Tanilba Bay. There is opportunity to continue this link to Tanilba Bay Public School and on to Tanilba Bay Waters edge and foreshore parks going via the Mallabula Square and along King Albert Avenue.

LEGEND

- Property boundary
- Suburb boundary
- Major road
- Bus Route
- ↔ Pedestrian / Cycle Connections
- ☀ Town Centre
- Tanilba Bay Public School
- ⦿ Mallabula Square
- Bus stop



Source: Nearmap, 2023. Scale 1:15000 @A3

Mallabula Sports Complex Masterplan - Analysis Report

Bush Fire Prone Land

The site is surrounded by bushfire prone land and the park itself is classified as category 0 - vegetation buffers. The vegetation surrounding the site is classified as follows.

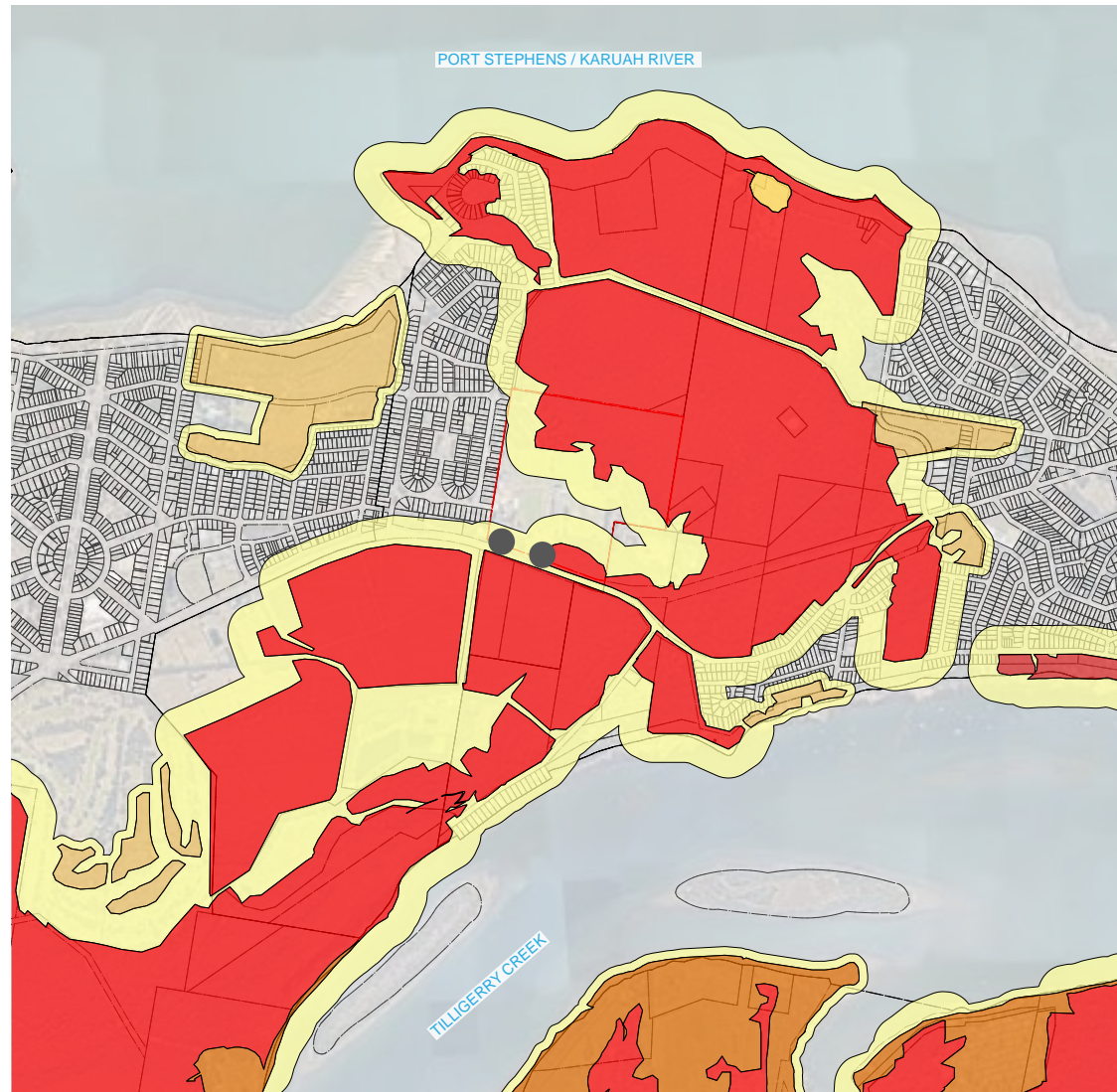
- Category One - Areas of forest, woodlands, heaths (tall and short), forested wetlands and timber plantations.
- Category Two - Rainforests or Lower risk vegetation parcels.

A Bushfire Report is recommended.

LEGEND

- Property Boundary
- Category 1
- Category 2
- Category 3
- Category 0 - Vegetation Buffer
- Existing Emergency Evacuation Point

0 200 400 800m



Source: Nearmap, 2023. Scale 1:15000 @A3

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Existing Amenities

- 1 Sports Amenities Building 1
Tenanted by Rugby League – Tier 2 – Good Condition
- 2 Sports Amenities Building 2
Tenanted by Football and Athletics – Tier 3 – Satisfactory Condition, however it is disjointed and does not meet current user needs
- 3 Three senior rectangular fields with floodlighting and irrigation
- 4 One training field and one mod field with irrigation
- 5 Three cricket synthetic pitches
- 6 One Athletics track, long jump, shot put, discus, javelin, lighting and irrigation, 1 unsatisfactory storage container
- 7 Aquatic Centre with 8 lane x 25m outdoor pool and water play
- 8 Three Tennis Courts, 2 x synthetic and 1 x hard court. All with lighting.
- 9 One Tennis amenities building with outdoor shaded undercover area
- 10 Existing hard surfaced area - previously used for Netball
- 11 Community Centre
- 12 Council depot/shed
- 13 Men's Shed
- 14 Skatepark
- 15 Playground
- 16 Multi court
- 17 Public accessible toilet block

LEGEND

- Property boundary
- Area outside project scope



Source: Nearmap, 2023. Scale: 1:3000 @ A3

Mallabula Sports Complex Masterplan - Analysis Report

Condition of Existing Amenities

Mallabula Sports Complex is the only sporting facility within the Tilligerry Peninsula and is therefore a well used recreation destination by locals.

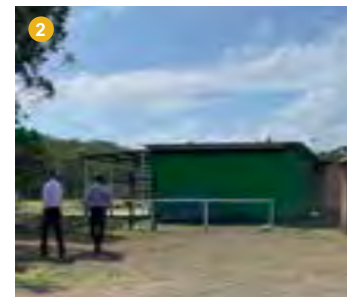
Redevelopment of the existing amenities building will allow inclusion of new change rooms, toilets, additional internal storage, new canteen facilities and better integration with parking.

The existing amenities for the football fields has been identified for complete renewal, whereas the existing amenities at the League fields are sufficient, requiring only adjustments to cater to female players and the inclusion of a covered BBQ area.

The following summarises the key desires of the current users:

- Gender neutral facilities / renewal of ageing infrastructure
- Irrigation and drainage for fields
- Improved lighting - carpark and back fields for training
- Field fencing improvements and safety fencing behind goals
- Improved shade and shelter
- All- abilities access, overall improved circulation and pathway networks
- Refurbished training nets
- Multi-purpose facilities / pickle court / multi court / hit wall
- Spectator seating, bench seating

Subject to consultation during detailed design phase of implementation.



Movement, parking and local access

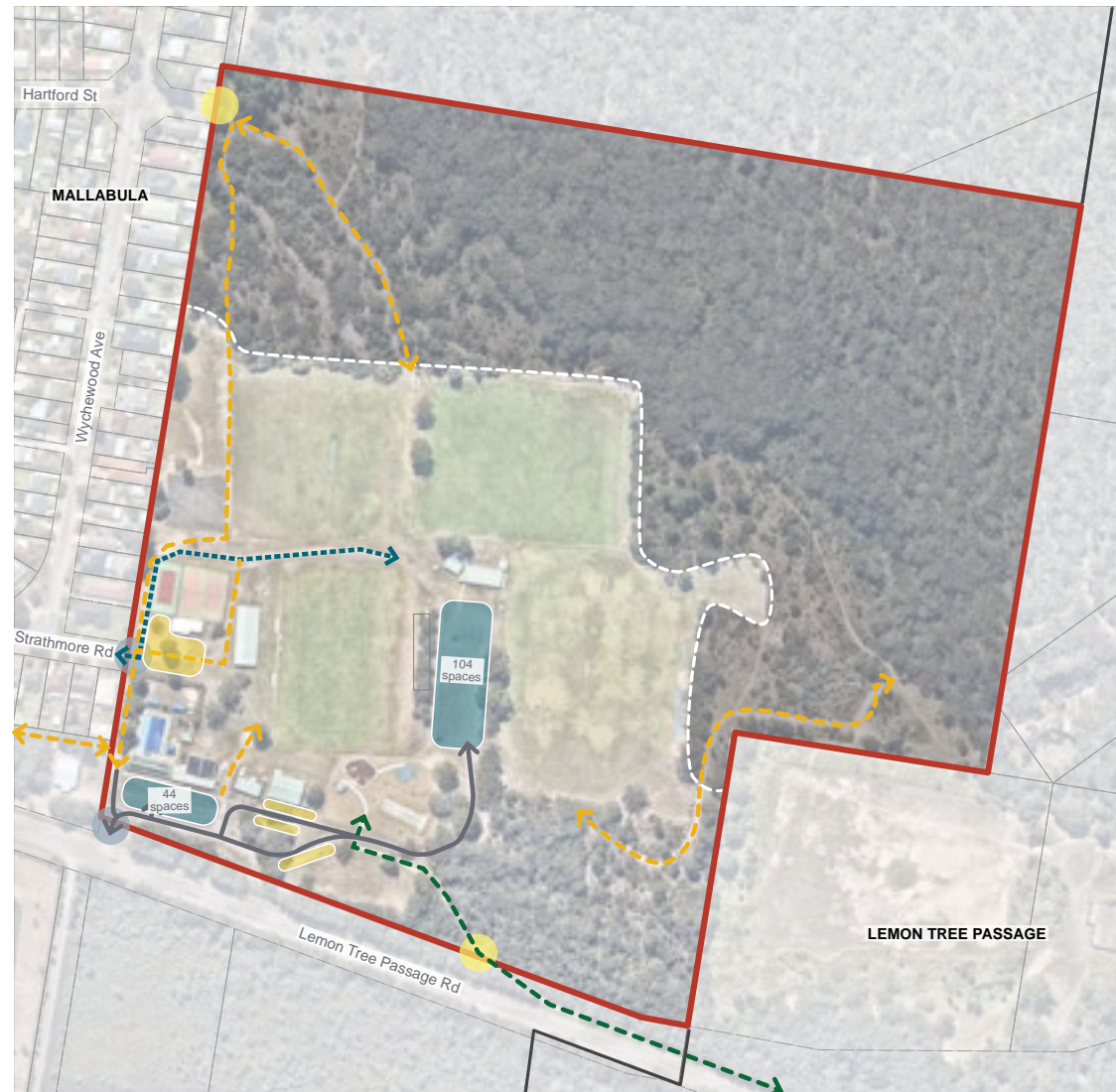
The current state of the site is characterised by disjointed pathways, challenges with vehicular access, congestion problems, and instances of vehicles and motorcycles entering the sports fields.

There is a recognised need for the establishment of a formalised entry from Strathmore Road, the implementation of traffic control measures, enhanced parking facilities, and the development of a DDA compliant pedestrian network throughout the site.

There is an opportunity to create connections to the existing bush trails surrounding the site. Furthermore, extending the shared path along Lemon Tree Passage Road within the site presents a chance to link to the local school and community.

LEGEND

- Property boundary
- Suburb boundary
- Area outside project scope
- - - Informal pedestrian connections
- - - Existing shared path connecting to Lemon Tree Passage
- Vehicular access
- - - Informal vehicular trails across site
- Pedestrian site access
- Pedestrian / vehicular access
- Formalised parking
- Informal parking



Source: Nearmap, 2023. Scale: 1:3000 @ A3

Mallabula Sports Complex Masterplan - Analysis Report

Condition of Existing Entries and Parking

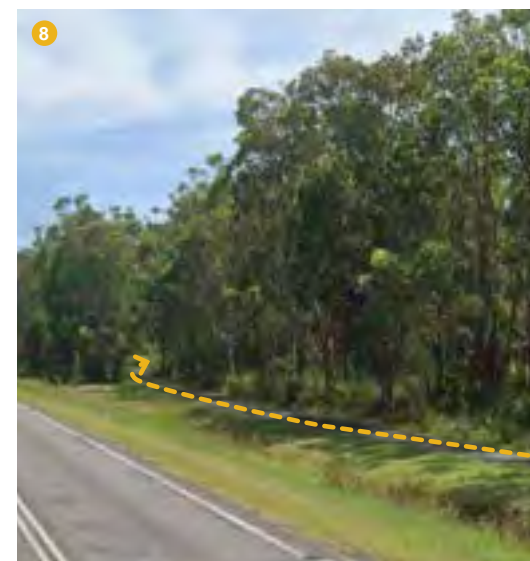
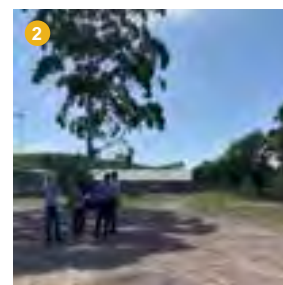
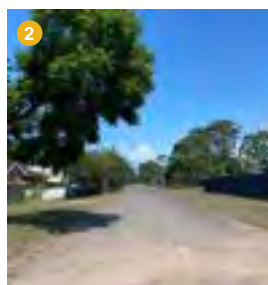
A key concern of the existing users is access to, and within the site as a major limitation for larger events. The proposal of a new turning lane on Lemon Tree Passage Rd, improved traffic design and parking layout will aim to address these concerns.

Objectives:

- 1 Alleviate congestion at intersection and allow easier traffic control by exploring a new turning lane into/ out of facility off Lemon Tree Passage Road
- 2 Formalise entry and parking from Strathmore Road including a new one-way vehicle link from Lemon Tree Passage entry
- 3 General vehicle control improvements across site
- 4 Parking to be reconfigured and lined
- 5 Propose new parking opportunities
- 6 Formalise pedestrian pathways away from collision points / vehicle routes
- 7 New Perimeter pathway around facility with vehicular control fencing / access points
- 8 Formalise connections to existing paths

Design Considerations:

- Design pending future detailed Traffic Engineering.
- Early exploration shown for consultation purposes, not final design. This demonstrates the design intent to be investigated.



Topography & Views

The Mallabula Sports Complex has predominantly even terrain, characterised by a slight elevation change of approximately 2 meters throughout the project area. The adjacent bushland, situated beyond the project's scope of works, forms a green backdrop for the fields, reaching its pinnacle at approximately 65 meters.

Positioned to the south of the League amenities building, there is an elevated viewing mound. This elevated point is a favoured location for spectators, offering a vantage point beneath the shelter of existing trees, making it an ideal spot to observe the games.

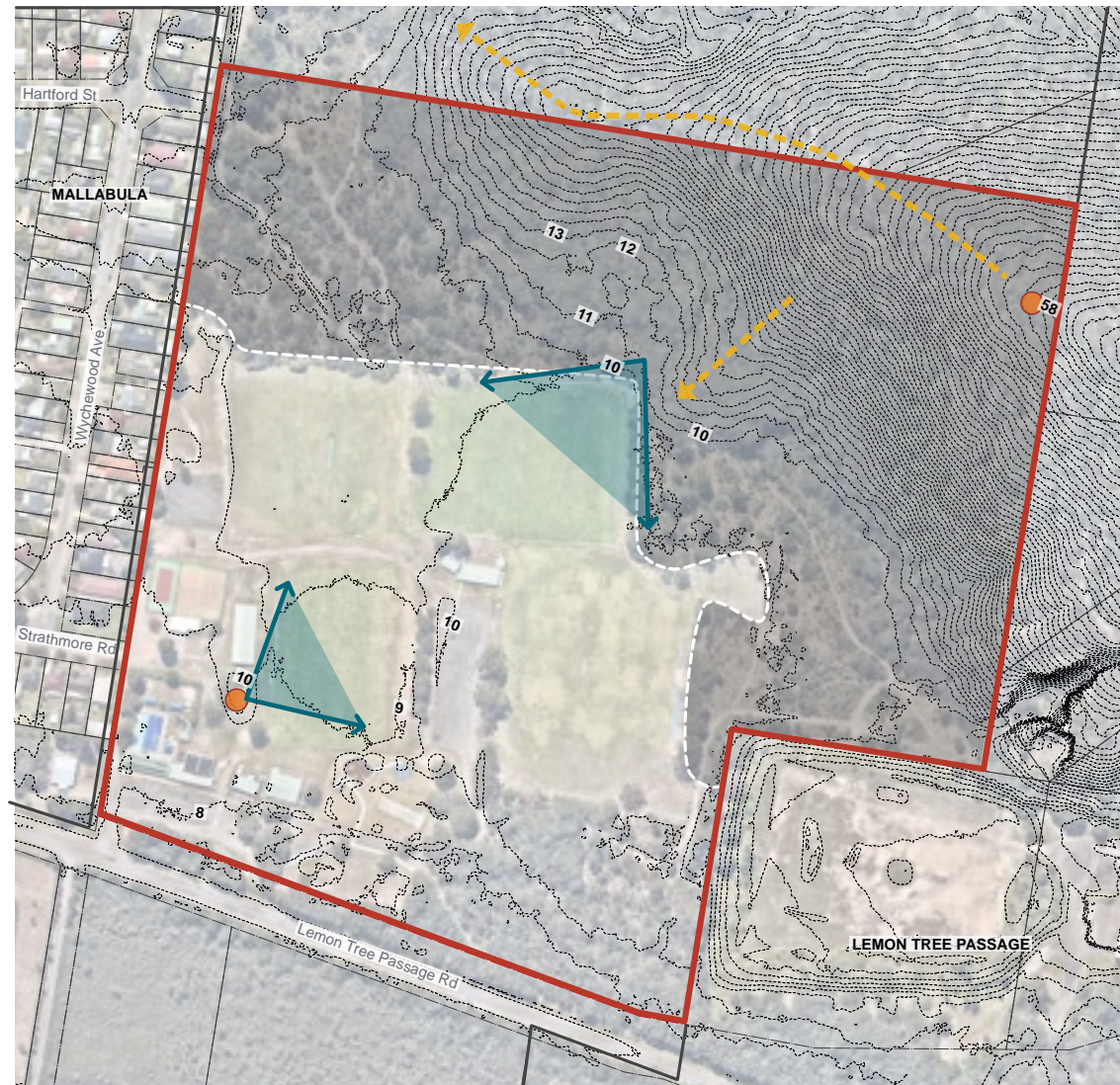
The site's flat topography affords expansive views across the entire area. There exists significant potential to enhance the overall legibility of the site by improving view corridors, implementing strategic fencing, and optimising access and entry points.

LEGEND

- Property boundary
- Suburb boundary
- Area outside project scope
- Existing contour
- Fall direction
- High point

X RL50.0 Existing RL (approx only. No survey at time of Masterplan)

↔ Key view corridor



Source: Nearmap, 2023. Scale: 1:3000 @ A3

Mallabula Sports Complex Masterplan - Analysis Report

Heritage

The bushland surrounding the Mallabula Sports Complex is valued as significant bushland by the Worimi people, who are the original custodians and inhabitants of Port Stephens. It holds high cultural value for the community, serving as a site for cultural burnings and education. It was in a tin shed, at the back of the football fields at the Mallabula Sports Complex, that the Worimi Local Aboriginal Land Council (WLALC) was initially formed in November, 1984.

One of the noteworthy initiatives at the bushland adjacent to Mallabula Sports Complex is the Culturally Informed Cool Burn project, led by the Worimi Local Aboriginal Land Council, Firesticks Alliance and Hunter Local Services. The project is a comprehensive endeavour aimed at enhancing koala habitat, reinstating appropriate fire regimes, and minimising the risk and impact of wildfires. These strategic projects contribute significantly to long-term bushfire reduction, providing vital support to both local communities and ecosystems.

In implementing the masterplan, there is opportunity to collaborate with community groups for plant sourcing and landscape works. This collaboration can ensure plants are sourced from local seed and also reinforces a sense of unity and shared responsibility among community members.

Photos are taken from the cool burn workshop on the 26th October 2023.



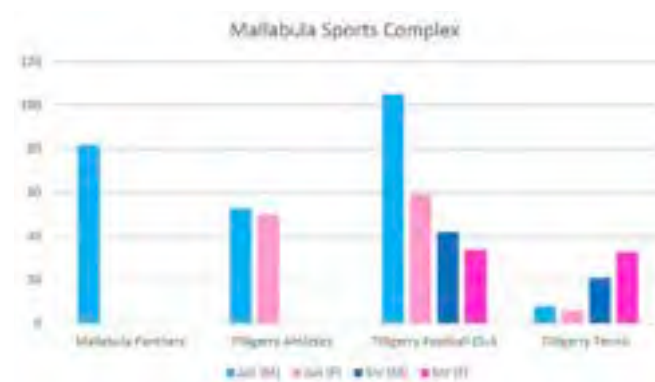
04

Community Consultation Summary



Demand and Analysis Report Findings

Port Stephens Council undertook significant community and stakeholder engagement to complete the Mallabula Sports Complex Demand and Analysis Report. The findings are summarised in this chapter.



Primary User Needs

Representatives from each sporting club provided feedback on their desires for the Mallabula Sports Complex Masterplan. Summarised as follows.

Tilligerry Athletics

- Upgrade and reorientate javelin area
- Improve lighting
- Upgrade storage and amenities
- Tiered seating and improved pathway connections
- The club would like to attract zone and regional carnivals
- The club do not support a senior football field due to damage that would occur to track
- Dogs discouraged from facility

Tilligerry Tennis

- Upgrade the hard court to accommodate pickle ball and incorporate a hit up wall
- The club run a social comp two nights per week (Mon and Thurs)
- Add additional synthetic courts and a croquet lawn
- Formalise car parking
- Drainage near facility needs improving

Junior Rugby League (Mallabula Panthers)

- Upgraded car parking
- More seating around field 1
- Building alterations to allow direct access to gym
- Additional female friendly change rooms
- Lighting upgrades (100 Lux)
- An additional senior sized field and outdoor bbq area

Tilligerry Football Club

- Additional fields to accommodate expected growth
- Upgraded lighting
- Additional change rooms
- Pitch fencing and improved amenities

Tilligerry Aquatic Centre and Community Hall

- Tilligerry Aquatic Centre attract programs from Salt Ash, Tanilba and Medowie Public Schools.
- Planning upgrades to provide non aquatic programs such as volleyball, climbing wall and connection to Community Hall.
- Facility requires more shade over pool. Relocate pool covers to allow for outdoor eating area / cafe expansions, new garden shed.
- Long-term operations of the pool may continue to cause significant implications to budgets due to poor condition of pool shell.
- Community hall users would like air conditioning, shade and furniture near playground.

Demand and Analysis Report Findings

Council Staff Needs

- Contracts and Licensing Team would like to see upgrades to Community Hall to Incorporate indoor sports, function room, meeting room etc.
- Assets team would like to see pitch fencing on soccer fields, screens behind goals, irrigations upgrades to league and athletics, upgrades amenities at soccer/athletics, improved traffic flow.
- Events would like to see more multi use rooms for non-sport related programs and events, improved traffic conditions, better access to power.

State Sporting Organisation Desires

- Northern NSW Football request new amenities as a priority, upgraded lighting, pitch fencing, and screening behind goals.
- Little Athletics request upgrades to lighting, car parking, intersection upgrades on LTP Road, improved disabled access, upgraded storage and meeting rooms.
- Cricket NSW advised cricket is unlikely to return to Mallabula. One synthetic pitch is adequate to future proof facility.
- Tennis NSW advised that upgrades to support pickleball and facilitate social tennis are recommended.
- NSW Rugby League advised that facilities are dated but functional, retaining perimeter fencing is ideal to allow for ticket sales.

Demographics

- The population of Tilligerry peninsula is expected to reach around 8,500 people over the next 20 years.
- The age distribution of the Tilligerry Peninsula is generally comparable with Port Stephens with a high representation of older workers and retirees as well as school aged children.
- The Tilligerry peninsula has a notably lower SEIFA score (937) than the average of the Port Stephens LGA (982).

Recommendations

- 1 Upgrade athletics facilities** to include lighting and tiered seating, Reorientate and expand javelin area.
- 2 Upgrade soccer and athletics building** to provide inclusive facilities and storage.
- 3 Provide space for future upgrades to tennis facilities to include pickle ball and small croquet lawn.** Consider provision of one additional synthetic court.
- 4 Provide outdoor BBQ area** at rugby league.
- 5 Provide more shade and furniture near playground.**
- 6 Upgrade fencing** around soccer fields.
- 7 Upgrade car parking and access roads** to improve traffic movement and parking capacity.
- 8 Provide additional international rectangular fields** with lighting and irrigation to cater for rugby league and football training and matches.
- 9 Upgrade pedestrian connections** throughout facility.
- 10 Provide shaded spectating seating.**
- 11 Upgrade community hall** to provide for multi-use community and recreation programs.
- 12 Upgrade aquatic centre** to include non-aquatic infrastructure such as playground, courts, dining area.
- 13 Consider provision of fenced dog off lead area** to assist in keeping dogs off fields.



Constraints

The following key constraints have been identified for the site:

- 1 Manage interface with adjacent vegetation and motorcyclists entering the site.
- 2 Manage interface with adjoining residential areas.
- 3 Existing parking has issues with congestion and pedestrian access
- 4 Retain and protect existing mature trees wherever possible.
- 5 Comply with requirements of bushfire assessment, including setbacks and building controls.
- 6 Issues with access into the site.
- 7 Existing sports field (football and athletics) amenities building is inadequate
- 8 Dogs on sports fields.
- 9 Lack of shade across the site, specifically around playground and spectating areas
- 10 Disconnected pedestrian pathways
- 11 Field fencing
- 11 Existing maintenance, men's sheds and fencing are cluttered and form a barrier at the site main entry

LEGEND

- Property boundary
- Extent of works boundary / Interface with protected vegetation
- Interface with residential area
- Existing trees
- ↔ Disconnected pathways / access points
- ⊙ Existing parking congestion issues
- High point
- Amenities building to be rebuilt
- ↔ Issues with unwanted motorcyclists / vehicles entering site
- ↔ Access off Stathmore Road Required
- ↔ Traffic control improvements off Lemon Tree Passage
- Proposed dog park space is limited in size.
- |||| Maintenance and Men's Sheds



Source: Nearmap, 2023. Scale: 1:3000 @ A3

Mallabula Sports Complex Masterplan - Analysis Report

Opportunities

The following key opportunities have been identified for the site:

- 1 Retain and protect existing bushland for biodiversity passive recreation, and heritage values.
- 2 Retain existing trees and provide additional tree planting for benefits including shade, screening and enhanced biodiversity.
- 3 Opportunity to create new central Sports Pavilion with improved facilities for all clubs and the community
- 4 Maintain existing avenue of trees as a key thoroughfare.
- 5 Using Strathmore Rd informal entry as a new official vehicular access to the site to open opportunity for better circulation, eliminate congestion and provide additional parking
- 6 Utilise open space at Strathmore Road entry for additional formalised parking
- 7 Improve existing parking with new linemarking and efficiency
- 8 Utilise some open space for additional parking
- 9 Improve and/or reconfigure sporting facilities by additional fields, improved lighting, improved access and drainage
- 10 Improve and expand community centre for multifunctional uses
- 11 Utilise space surrounding pools for additional programming such as volley ball, climbing wall, cafe space
- 12 Improve overall pedestrian circulation

LEGEND

- Property boundary
- Existing bushland to be retained and protected
- Existing trees
- Significant tree avenue
- Enhance connection to existing pedestrian / cycle connections
- Existing vehicular site access
- High point
- Key view corridors
- Improved / additional parking opportunities
- Opportunity to explore space for dog park
- New Access from Strathmore Road
- Central Sport Pavilion



Source: Nearmap, 2023. Scale: 1:3000 @ A3

Design Principles

Six Design Principles have been developed to guide the Masterplan process. The principles are underpinned by the community and stakeholders key priorities, Port Stephens Council Recreation Strategy and the overall site analysis.



Facility Enhancement

Provide facilities that are responsive to community needs and wants. Improve overall equality by catering for both genders improving accessibility across all facilities. Diversify and enhance existing facilities to provide a wide array of safe and appealing leisure and recreation opportunities.



Cater for Growing Demands

Reconfiguration and additional parking required for the growing demand of the Sports Complex. Ensure the masterplan seeks to optimise the space with improved sporting field alignments that are responsive to the community needs, whilst also retaining the existing open space and landscape character, through a sensitive design approach that provides diverse range of recreational and passive offerings.



Promote Recreation

Enhance existing sporting facilities through upgrading and providing additional lighting to fields, improved seating and shaded areas for spectators and providing additional recreation facilities that respond to the community and stakeholder desires.



Access For All

The design of the Masterplan will be underpinned by the importance of accessibility. Adhere to all relevant universal design and Australian standards to ensure a safe and enjoyable user experience while also providing facilities with accessibility at the forefront. Accessibility via additional parking facilities is also a community desire.



Movement and Connection

Ensure seamless and accessible movement throughout the site with logical circulation. Improve site entries and simplify and enhance pedestrian movement throughout the site for a more pleasurable experience. Simplify and improve the fencing system throughout the site to ensure legibility and functionality.



Celebration of Nature

Establish purposeful and distinctive links with the surrounding ecological environment. Strengthen and showcase local flora through thoughtful consideration of plant species which enhance the park amenity through provision of shade and comfort. Implement sustainable practices to mitigate the effects of climate change on the recreational facility network.

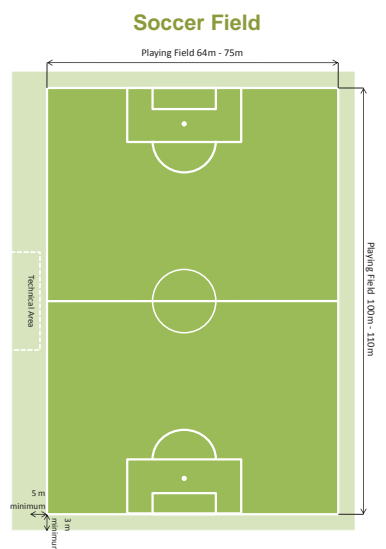
06

Spatial Exploration



Sporting Areas

The following sporting design guidelines are provided by the NSW Government Office of Sport via the Outdoor Design resources portal. Please note, the excerpts below are not to scale.

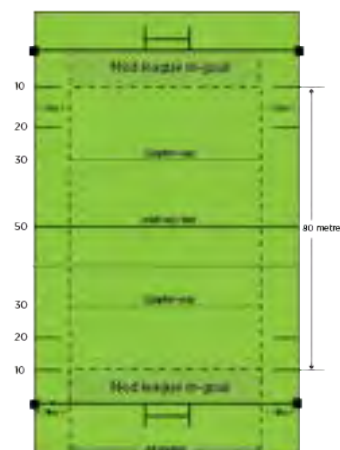


- FIFA recommends 105x68m field size for professional football, creating a total area = 76x111m including run-off
- Field sizes vary for different age competitions

Source:

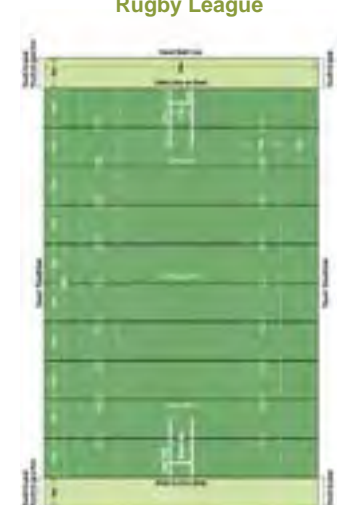
1. *Field Markings & Equipment - A guide to preparing your field for football* - Football NSW, 2015

Rugby League Mod



- Mod League is a game of rugby league for 10-12 years (inclusive) with an option for 9 years if adjustable
- Minimum 3m run-off area
- 80m long and 48m wide
- The boundaries are the 10m touch lines and goal lines from the regulation field

Rugby League



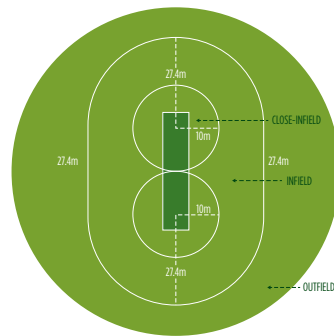
- Minimum 3m run-off area
- Length ranges from 110-116m
- Field sizes vary for different age competitions

Sources:

1. *Rugby League Laws of the Game* - The Australian Rugby League Commission, 2017
2. *Preferred Facility Guidelines for Grassroots Rugby League* - National Rugby League, 2014

Sporting Areas

Cricket



- Pitch and outfield distances vary for different age competitions
- Outfield is a maximum of 82m radius (domestic men's and underage national male events)

Source:

1. *Guidance Note 01: Pitches & Playing Fields* - Cricket Australia, 2015

Source:

1. *Guidance Note 01: Pitches & Playing Fields* - Cricket Australia, 2015

Cricket Nets

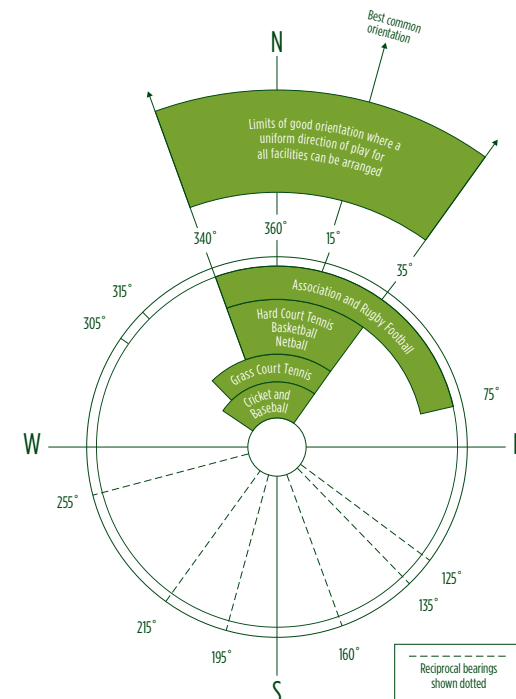


- Pitch and outfield distances vary for different age competitions
- Outfield is a maximum of 82m radius (domestic men's and underage national male events)

Source:

1. *Guidance Note 01: Pitches & Playing Fields* - Cricket Australia, 2015

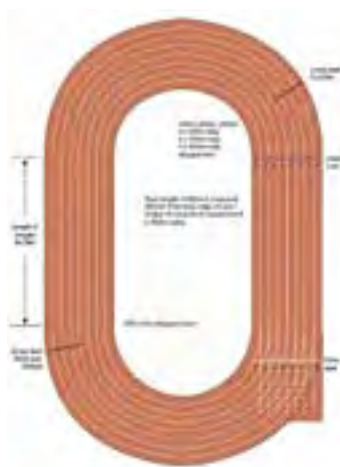
Orientation



¹ WA Sports Dimensions Guide for Playing Areas.

Sporting Areas

Athletics Track

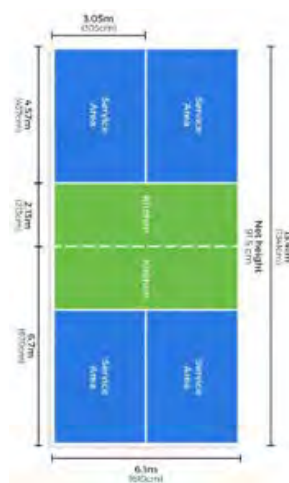


- The 400m oval track forms the basis of a multi-sports arena and its dimensions are dependent on the requirements of other sports
- The Track comprises 2 semicircles, each with a radius of 36.50m, which are joined by two straights, each 84.39m in length.
- The Track has 8, 6 or occasionally 4 lanes but the last is not used for international running competition. All lanes have a width of 1.22m \pm 0.01m.

Source:

1. *Department of Local Government, Sport and Cultural Industries Website*, 2022

Pickleball Court

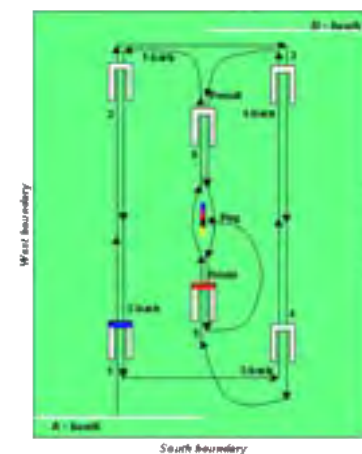


- The tennis like net is hung 91.5cm on the ends and 86.4cm at the center
- The "kitchen" is the area between the net and the 2.13 meter line on the court.
- The boundary lines are striped like a tennis court without the alleys.

Source:

1. *Pickleball Superstore Website*, 2022

Croquet Court



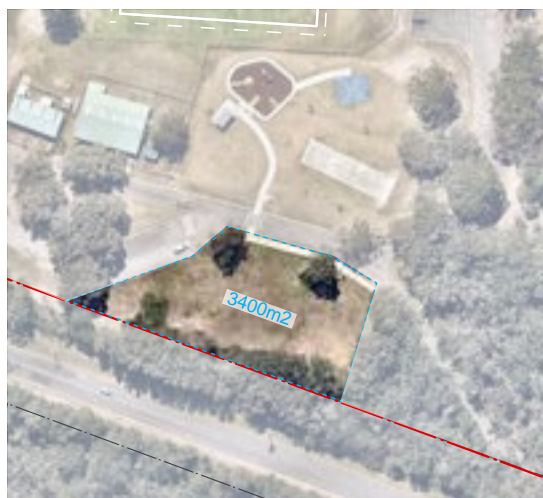
- Full sized lawn, are 32 metres by 26.6 metres
- Smaller lawns can be used but the ratio of the longer to the shorter side should be 5:4.

Source:

1. *Croquet NSW Website*, accessed 2024

Spatial Analysis - Dog Park

Option 1



- The ideal size for an off-leash dog park is roughly 0.5ha in size (5000m²). Space only allows for approx 3400m².
- Space does not allow for throwing balls for dogs which is what current users tend to use the park for.
- If divided into two fenced areas (small and large), each fenced area will only be approx 1700m².

Option 2



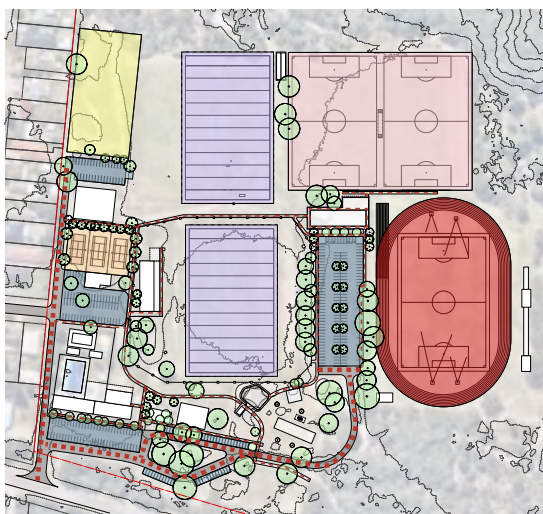
- Space allows for approx 5000m².
- Located further away from playground and sporting fields to avoid potential user conflicts
- Demolishing off netball courts allows for more space or additional parking.
- Will place dog park in close proximity to adjacent residences.
- Will prevent the addition of the desired sporting surfaces.

Option 3 (Preferred)

- Council to look into alternative locations for additional off-leash park within the peninsula.
- Park to maintain open space or use space for other programming

Spatial Analysis - Fields and Parking

Option 1 - Minimal change



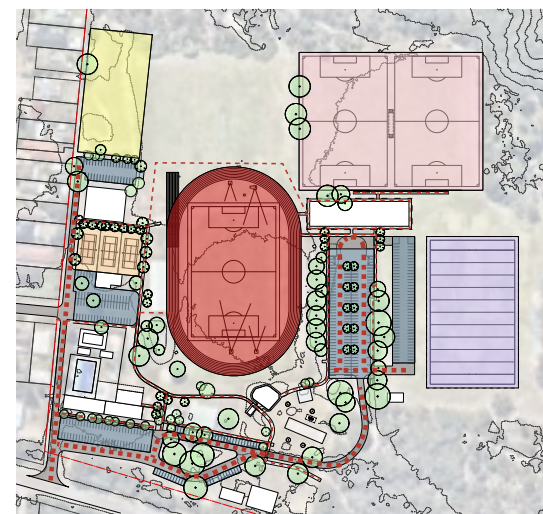
- 2 x 'International' Rugby League Field.
- 3 Senior Football Fields
- Maintained Open space for training
- Dog Park at Northern end

Option 2 - Moderate change (Preferred)



- 2 x 'International' Rugby League Fields
- 3 Senior Football Fields
- Existing Athletic track / field
- Space for small croquet pitch north of tennis courts
- Relocated maintenance and Men's sheds to southern boundary to allow open space for community gatherings and better site permeability
- Additional central and southern parking, formalised parking around tennis courts

Option 3 - Significant change



- 1 x 'International' Rugby League Field (shifted east to allow central area of park to be free of fencing, allowing better site access and permeability)
- 3 Senior Football Fields
- Open space for training
- Dog Park at Northern end
- Relocated maintenance and Men's sheds to southern boundary to allow open space for community events and greater site permeability.
- Additional central carpark
- New single central sports amenities and pavilion building



Masterplan

PROGRAMMING

Swimming Pool and Community Hall

- 1 Extensions to Community Hall to incorporate space for indoor sports, function and meeting rooms.
- 2 Cafe and covered outdoor seating with fenced softfall / toddler play area
- 3 Opportunity for volleyball court / climbing wall
- 4 Improved pedestrian pathways and entries
- 5 Better connection to playground and open space
- 6 Proposed loop road and shared path

Amenities

- - - 900mm high fencing
- - - 1800mm high fencing
- High fencing screens behind football goals and league posts as required
- 7 Upgrade existing facilities to cater for female changing rooms (min additional 2 x change rooms)
- 8 Increased covered space to allow for additional BBQ area
- 9 New amenity building to be designed to be able to accommodate football and athletics (canteen facilities, minimum 4 x change rooms)
- Upgraded lighting across site (100 lux)
- 10 Upgraded and additional parking opportunities
- Sports seating / dugout opportunities

Tennis

- 11 New Line marking on existing hard court that supports pickle-ball
- New hit wall at end of hard court
- Spatial allowance for future pickle ball and tennis court, for future implementation if additional capacity is required and space allows

Other

- Open kick-about / community space
- 12 Relocated Maintenance and Men's Shed
- 13 New shade sails over existing playground



Precedent Images



Access and Connectivity

- ⋯→ DDA accessible pathways
- Opportunity for occasional/event/emergency vehicle access to assist in traffic flow for events or future growth.
- Improved access from Lemon Tree Passage (pending traffic engineer input)
- New entry from Strathmore Road
- ↔ Vehicle Directions
- Proposed loop road and shared path
- Existing central parking space relined, extended and additional tree plantings (approx 148 spaces)
- Existing entry parking space relined (approximately 46 spaces)
- Proposed additional southern parking (approximately 80 spaces)
- Proposed Strathmore Road parking (approximately 57 spaces)
- Proposed central parking (approximately 39 spaces)
- ♿ Disabled parking spaces
- B Bus Stop
- Pedestrian crossings
- Field fencing
- Field entries

