



Lakeside Sports Complex

Site Analysis and Preliminary Masterplan

Lakeside Sports Complex

Analysis Report

Located on Worimi Country

Prepared for
Port Stephens Council

Issue
03

Date
17.04.2024



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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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Issue 02

Revision	Date	Author	Checked	Comment
01	29.02.24	MG	TB	For review
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03	17.04.24	MG	EB & TB	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 Lakeside Sports Complex in Raymond Terrace.

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

PSC has provided the following project requirements based on early user group engagement:

- Relocate southern amenities
- Reconfigure Vehicular Access
- Maximise parking
- Alter field linemarking

PSC Masterplanning Process:

Masterplans capture the medium term vision for a site. A period of 20+ years. 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

- 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 Lakeside.
- 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

Lakeside Sports Complex is District Level Sports Ground in Raymond Terrace and as such it is a significant piece of both physical and social fabric of the community. It is a place where the community gathers to participate in sport and it hosts many large sporting events.

The park is currently utilised by several sporting groups including cricket, rugby league, soccer, and Oztag. Adjacent to the fields is the Lakeside Leisure Centre - which includes the only swimming pool in Raymond Terrace and Terrace Strike Zone - a ten pin bowling centre. The complex is primarily used for Rugby League during winter months and circket at touch football through summer.

Size: 17.06ha

Existing Facilities

- Sports Amenities Building 1
- Sports Amenities Building 2
- Grandstand
- Three rectangular fields. Two with floodlighting.
- Two cricket ovals with synthetic pitches.
- All playing surfaces are irrigated.
- Aquatic Centre with 8 lane x 50m outdoor pool and indoor program and leisure pool. One. playground.

Existing Users

- Lakeside Cricket Club
- Raymond Terrace Junior Rugby League Club
- Raymond Terrace Senior Rugby League Club
- Port Stephens Oz Tag
- Belgravia (pool)
- Terrace Strike Zone

LEGEND

- Site boundary
- Suburb boundary
- Lot boundary



Source: Nearmap, 2023

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. 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 draft framework has been prepared by GANSW in collaboration with Traditional Custodians, community representatives, consultants and other government staff.

For First Nations people, the term 'Country' refers to *"the nation or cultural group and land that we belong to, yearn for, find healing from and return to...it is our place of origin in cultural, spiritual and literal terms...includes both the tangible and the intangible...People are part of Country, and our identity is derived in a large way in relation to Country."* (Danièle Hromek, p.14)

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.



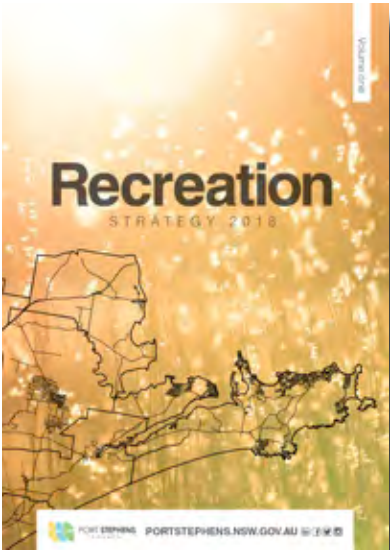
Public Open Space Strategy for NSW

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 recreation strategy states The Raymond Terrace Planning District is anticipated to experience moderate growth to 2036 and will retain the second largest residential population in the LGA. The focus for the Raymond Planning District should be centred on improving existing recreation facilities and reducing the overlap of facility catchments.



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, emphasizing 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.

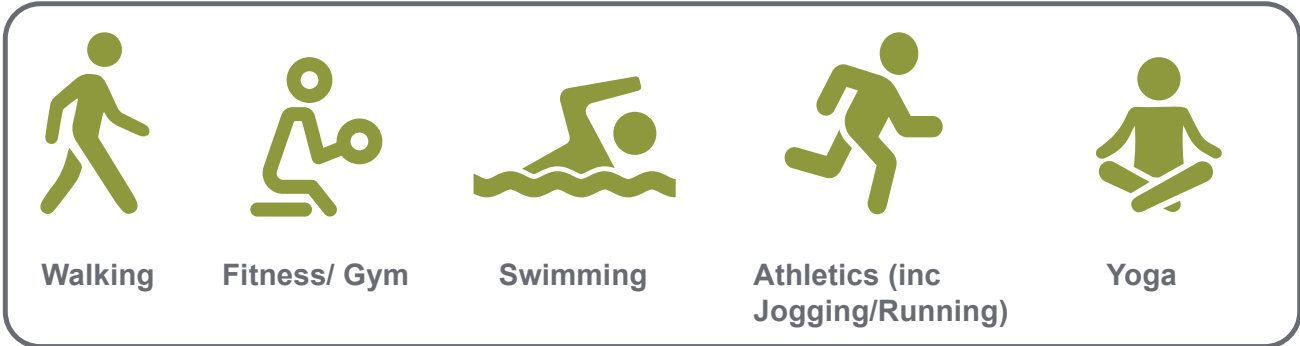
Other Relevant Documents

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 Raymond Terrace, maintaining existing facilities will continue to service the Raymond Terrace 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

KEY DESTINATIONS

- 1 Irrawang High School
- 2 Raymond Terrace On-Lead
Dog Exercise Area
- 3 Lakeside Skatepark
- 4 Grahamstown Public School
- 5 Retail and Commerical Area
- 6 Anderson Oval On-Lead Dog Exercise Area
- 7 Raymond Terrace Baptist Church
- 8 Lakeside Leisure Centre
- 9 Raymond Terrace Fire Station
- 10 Grahamstown Dam
- 11 Grahamstown Dam Lookout
- 12 Skate Park

LEGEND

- Site boundary
- Suburb boundary
- Pacific Highway
- Major road
- Connector
- Vegetated / drainage corridors
- Retail / commercial area

0 100 200 300m



Source: Nearmap, 2023

Open Space Network

The Lakeside area has extensive area of open space and natural environment including parks and areas of environmental conservation

Surrounding parks and reserves provide green spaces for relaxation, picnics, and outdoor activities. Integrated with the Lakeside Sports Complex, local open space network creates a well-rounded environment that caters to both active sports enthusiasts and those seeking tranquillity in nature.

The vegetated areas identified in the plan consist predominantly of the following vegetation communities:

- Northern Melaleuca quinquenervia Swamp Forest
- Coastal Sands Apple-Blackbutt Forest
- Hunter Coast Sandy Creekflat
- Low Paperbark Scrub
- Northern Paperbark-Swamp Mahogany Saw-sedge Forest

Vegetation communities in the immediate surrounds of the site:

- Northern Paperbark-Swamp Mahogany Saw-sedge Forest
- Coastal Sands Apple-Blackbutt Forest

LEGEND

- Site boundary
- Adjacent development site boundary
- Suburb boundary
- Water body
- Parks and Reserves
- Conservation eareas
- Vegetated drainage corridors

0 100 200 300m



Source: Nearmap, 2023

Land Use

The site is primarily zoned for RE1 Public Recreation land use, with a small area zoned for RE2 Private Recreation due to the presence of the Terrace Strike Zone and a linear C3 Environmental Management Zone along the southwest perimeter.

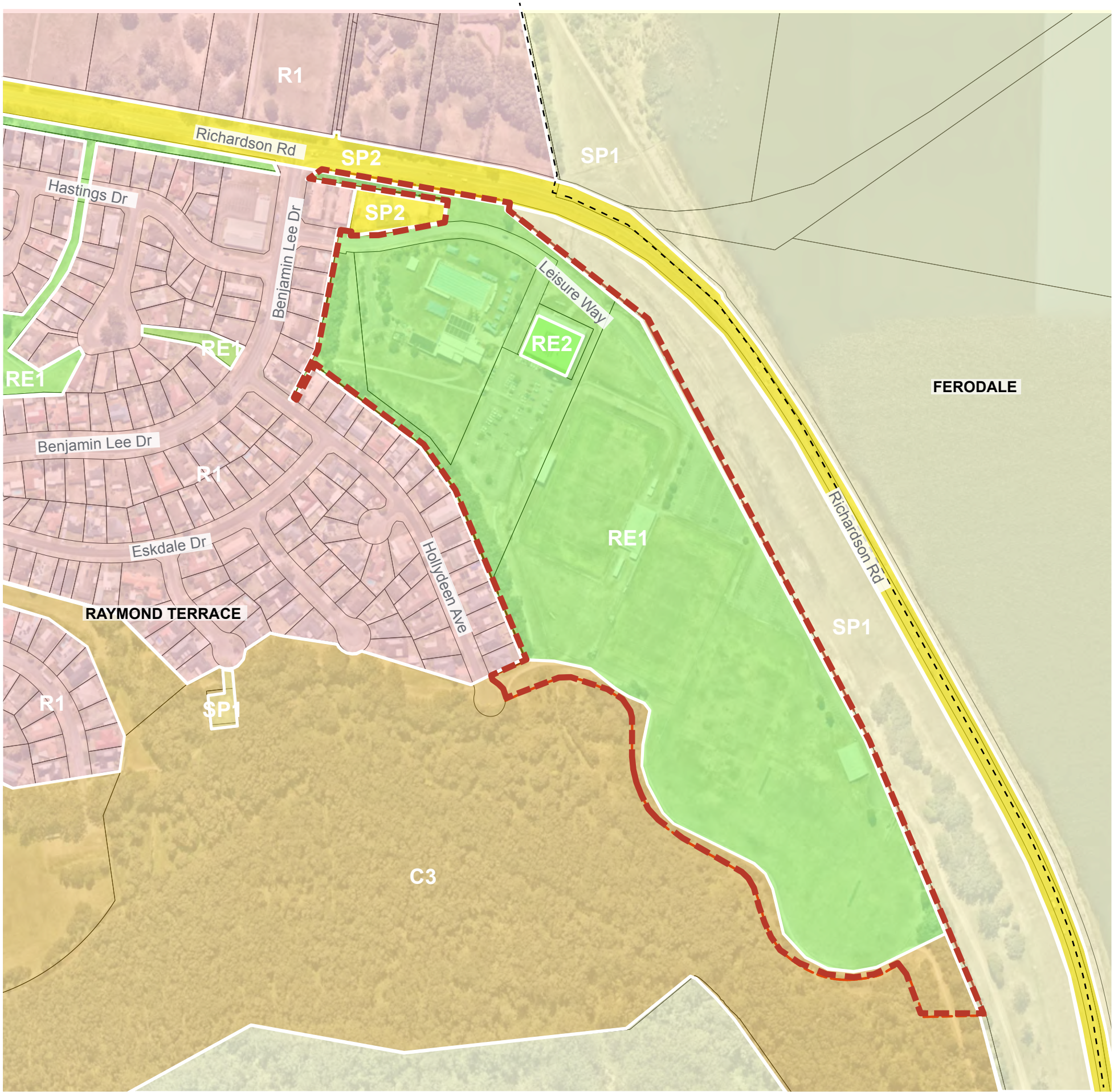
The land use zoning in the site's immediate surrounds is R1 General Residential, consisting mostly of low-scale residential development. Additionally, there are areas zoned as C3 Environmental Management and SP1 Special Activities, managed by Hunter Water Corporation. Grahamstown Public School is located 750m to the west.

A mix of commercial and retail activities is concentrated at the intersection of Benjamin Lee Drive and Mount Hall Road to the west.

Areas zoned as RE1 for public recreation are scattered within the immediate surrounds, including a vegetated corridor used for cycle and pedestrian access and a passive open space.

LEGEND

- Site boundary
- Suburb boundary
- C3 Environmental Management Zone
- R1 General Residential Zone
- RE1 Public Recreation Zone
- RE2 Private Recreation Zone
- SP1 Special Activities Zone - Hunter Water Corporation
- SP2 Infrastructure Zone



Source: Nearmap, 2023

Connectivity

Car

To the west of the site, the Pacific Highway serves as a major arterial road connection through the area, extending from Newcastle to the north and beyond to the MidCoast Region to the northeast.

Walking and Cycling

A walk trail along the southwest boundary links the site with nearby open space, facilitating pedestrian and cyclist access from the west and south.

Public Transport

Several bus stops are situated within walking distance of the site, offering public transport access within the local area and the wider region

LEGEND

- Site boundary
- Suburb boundary
- Highway
- Major road
- Connector road
- Trail
- Bus stop



Source: Nearmap, 2023

Existing Amenities

- 1 Sports Amenities Building 1 – Tier 2 – Satisfactory Condition
- 2 Sports Amenities Building 2 – Tier 3 – Satisfactory Condition
- 3 Grandstand – Tier 2 – Good Condition
- 4 Two rectangular fields with floodlighting and irrigation
- 5 One rectangular fields with irrigation
- 6 Two cricket ovals with synthetic pitches and irrigation
- 7 Aquatic Centre with 8 lane x 50m outdoor pool and indoor program and leisure pool and a playground..
- 8 Terrace Strike Zone (Privately owned)

LEGEND

- Site boundary
- Suburb boundary
- Existing contour (1m interval)
- Lot boundary



Source: Nearmap, 2023

Condition of Existing Amenities

Lakeside Sports Complex is one of the three sporting facilities within Raymond Terrace.

Redevelopment of the existing amenities building will allow inclusion of female friendly change rooms, additional space for hosting functions, presentations and training nights, and better integration with parking. Specific outcomes for any upgrades to the Amenities building will be subject to consultation and refinement with Stakeholders during the design phase of any upgrade.

The following summarises the key desires of the current users:

- Gender neutral and female friendly facilities
- Field fencing around fields 1, 2 and 3
- More training facilities.
- Irrigation and drainage for fields
- Improved lighting.
- Better pedestrian connectivity
- Indoor sports facilities



Movement, parking and local access

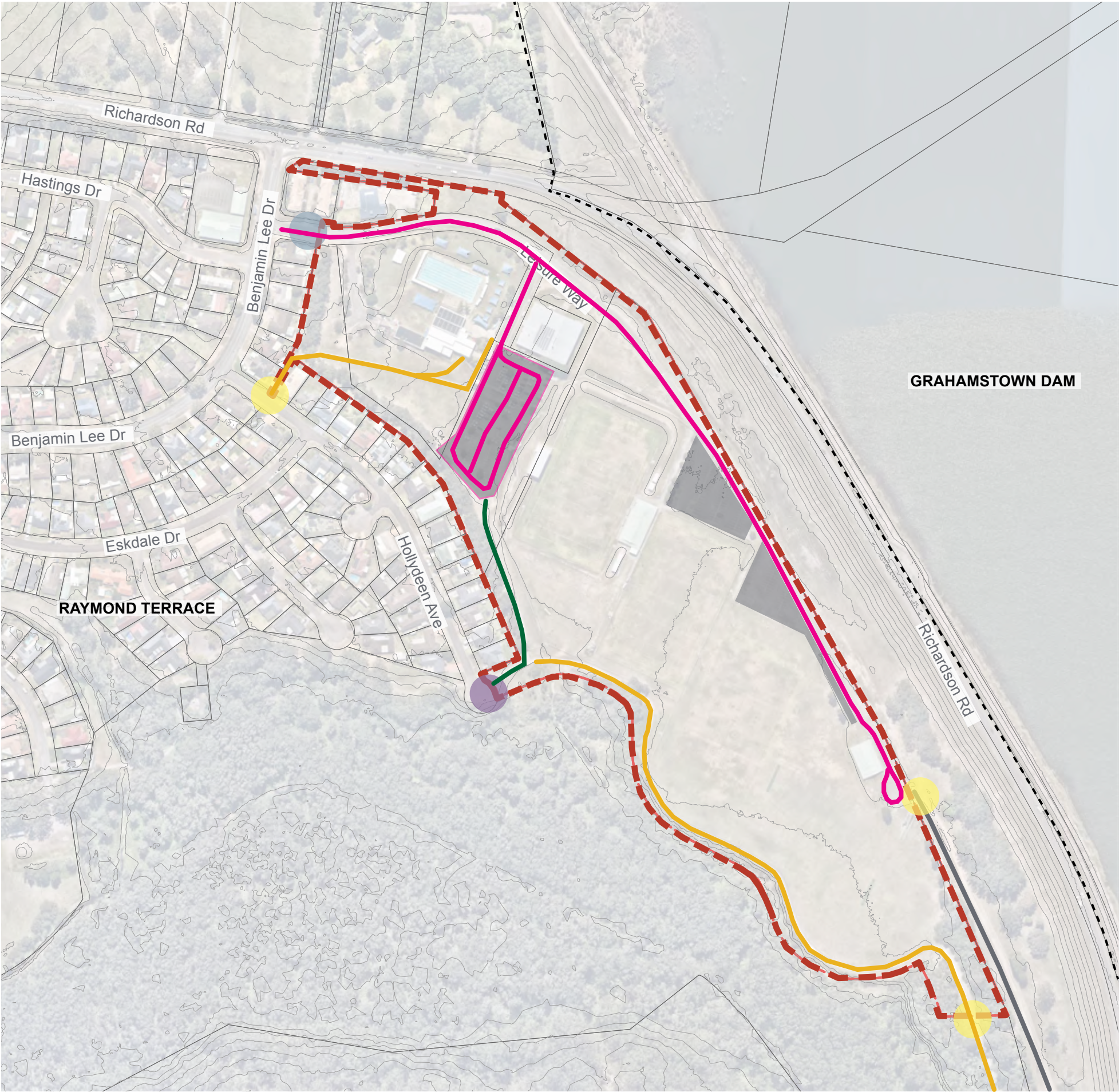
The site has limited access opportunities. There is a long road frontage to the north east along Richardson Road however the carriageway is situated on the top of the Dam wall - meaning access along this north east edge is not possible.

The existing primary access points for vehicles is from Benjamin Lee Drive to the west of the site. Other points of access for pedestrians and cyclists are provided via off-road links through the adjoining residential area to the west and along a shared paved pathway through the adjacent green corridor to the south.

Within the site, vehicular access is defined with sealed road surfaces and linemarking . One parking area is located between Lakeside Leisure Centre and Field 1. The other two are located along Leisure Road, close to Fields 2 and 3. The two existing pedestrians and cycle paths are separated by a car park and a shared pathway used for emergency services, meaning that pedestrian and cycle connectivity is compromised.

LEGEND

- Site boundary
- Suburb boundary
- Vehicular circulation
- Off-road pedestrian/cyclist connections
- Off-road shared connections (emergency access)
- Informal trails
- Carpark
- Pedestrian access
- Vehicular access
- Shared access



Source: Nearmap, 2023

Condition of Existing Entries and Parking

There is currently only one vehicular entry on Benjamin Lee Drive. Key user groups consistently mention this is a major limitation for access to and from the site during larger events.

Pedestrian entries are provided via off-road links through the adjoining residential area to the west and along a shared paved pathway through the adjacent green corridor to the south.

Parking areas are in overall good condition, but need to be configured to increase capacity and ameliorate congestion during larger events and additional uses of the site.








Bush Fire Prone Land

The site is surrounded by bushfire prone land. The vegetation surrounding the site is classified as follows.

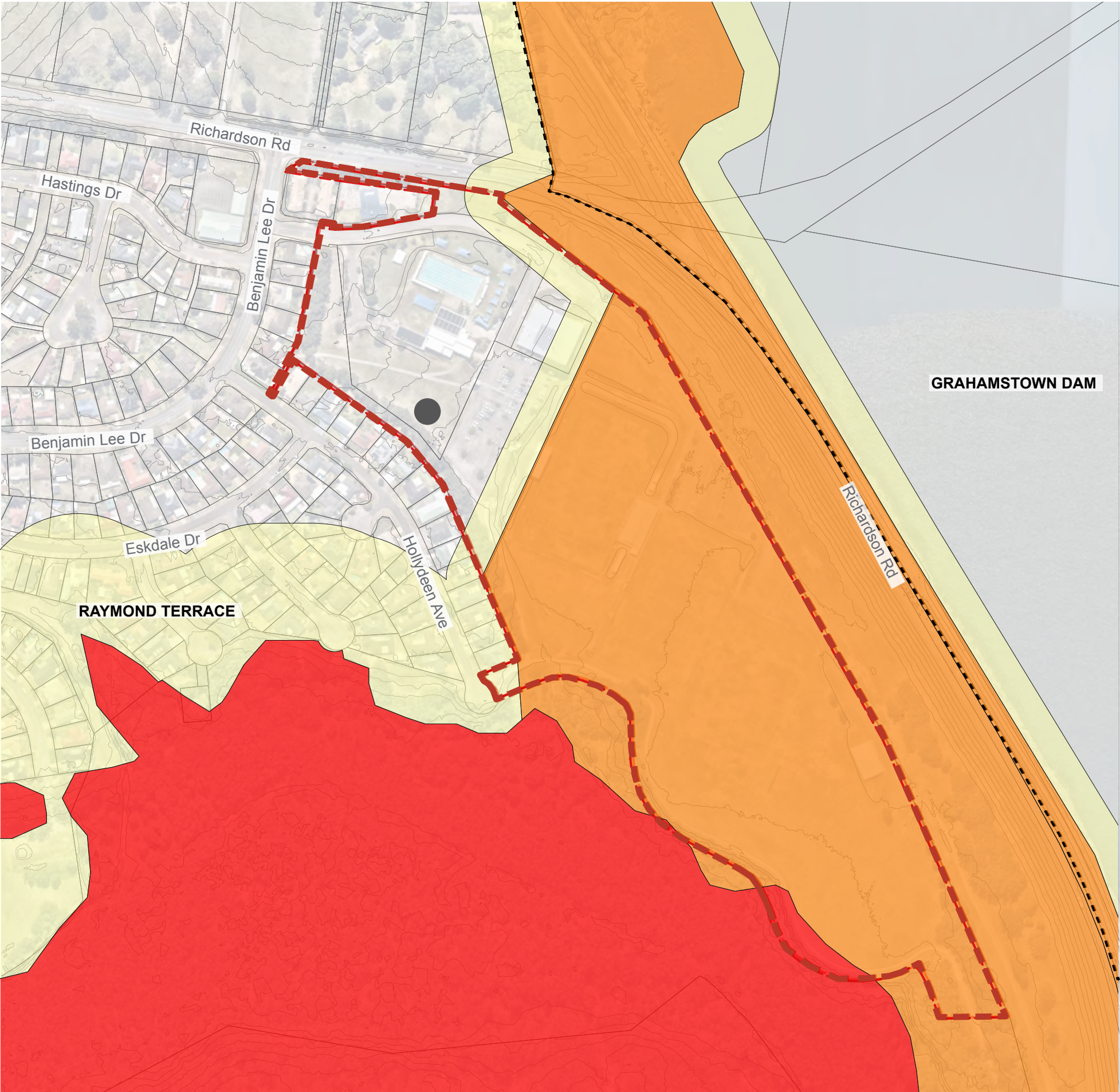
- Category One - Areas of forest, woodlands, heaths (tall and short), forested wetlands and timber plantations.
- Category Two - Rainforests or Lower risk vegetation parcels.

The sportsground within the site is classified as Category One.
A Bushfire Report is recommended.

LEGEND

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

0 100 200 300m



Topography & Views

The topography of the site varies gently, with a difference of up to 4m from north to south. In the north-west, there is a level change of up to 1m between the exiting internal road and its surrounding lawn areas proposed for additional parking, Grading will need to be addressed to manage drainage and provide accessible connections.

The top of Grahamstown Dam is up to 8m higher than the site to the east. It offers expansive views towards the sportsground and other facilities in the site from Richardson Road. Local views to the south and west towards adjacent bushland create a sense of sanctuary and connection to nature

LEGEND

Site boundary

Suburb boundary

Existing contour (1m interval)

Fall direction

High point

Approx. 1m height difference between road and lawn

Key view corridor



Source: Nearmap, 2023

04

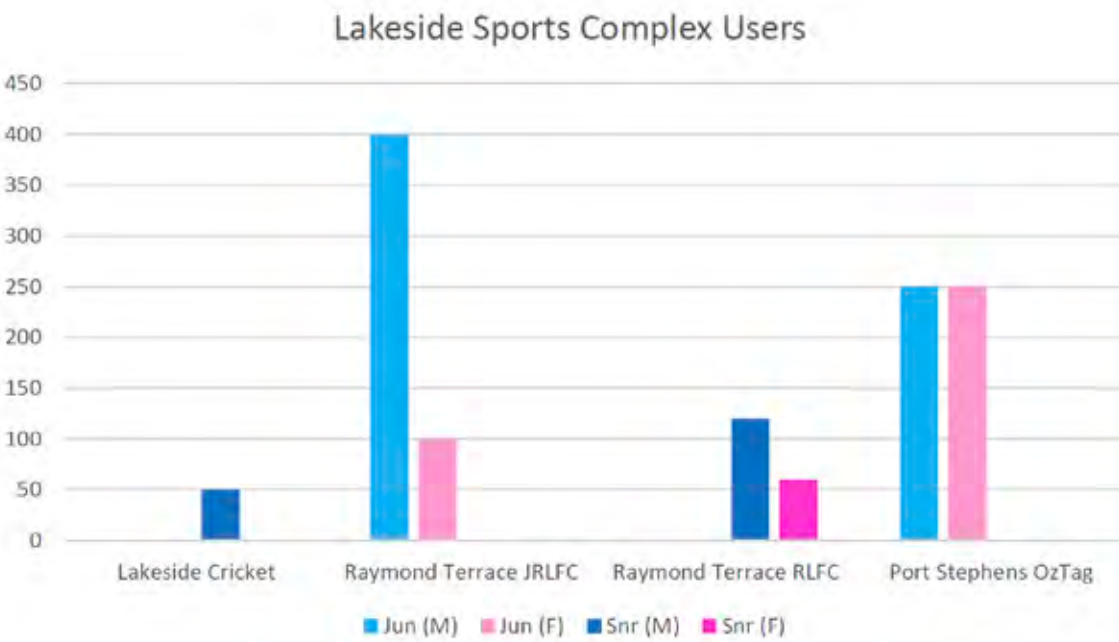
Community Consultation Summary



Demand and Analysis

Report Findings

Port Stephens Council undertook significant community and stakeholder engagement to complete the Lakeside 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 Lakeside Sports Complex Masterplan. Summarised as follows.

Raymond Terrace Junior Rugby League Club

- The club have high participation numbers and struggle to host larger fixtures due to facility constraints.
- Would like to see fencing around fields 1, 2 and 3 with better pedestrian connectivity between.
- More car parking is needed
- Upgraded amenities to cater for female players and also allow club to host functions, presentations and training nights.

Lakeside Cricket Club

- Would like access to a dedicated sports amenities building.
- Expecting to have three teams and would like an extra wicket.
- Would like to have a turf wicket and lighting.
- Car parking is an issue during rugby league fixtures.

Lakeside Leisure Centre

- Looking to expand non-aquatic offerings and activities such as basketball and rock climbing.
- Other desired upgrades include a gym, water play, storage,hydrotherapy and sauna.

Council Staff Needs

- Assets team noted cricket nets are in poor condition, league warm up area/mod field requires irrigation upgrade.
- Events team 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 Needs

- Northern NSW Football consider King Park the priority for investment over Lakeside.
- Football is unlikely to grow significantly at Lakeside.
- Cricket NSW request female friendly change rooms, shade for spectators, more training nets and growing 5-12 year old participants (eg Milo cricket).
- NSW Rugby League request four international sized fields, facilities to cater for female players, increased lighting to allow for training and take pressure of main fields, better pedestrian connections, PA system for fields 3 and 4, media box, upgrades suitable to host NSW Cup.
- Oztag would like to see a 4th international sized field, lighting upgrades, elevated viewing areas..

Demand and Analysis

Report Findings

Demographics

- The age distribution in Raymond Terrace is younger than Port Stephens average with a higher representation of persons in all age groups up to 44 years old. The highest represented age groups are 10-14 (7.6%), 5-9 (7.2%) and 25-29 (7%).
- Raymond Terrace is estimated to grow by 4500 persons over the next 20 years taking the total estimated population to almost 18,000 people.
- Raymond Terrace has a significantly lower SEIFA score (899) than the whole of Port Stephens LGA(982).

Recommendations

- 1 **Provide additional rectangular international fields** with irrigation and lighting to support touch and rugby league training and matches.
- 2 **Upgrade amenities buildings** to cater for female players and make fully accessible.
- 3 **Provide regional standard rugby league facilities.**
- 4 **Upgrade floodlighting area** to cover all playing areas.
- 5 **Improve pedestrian connectivity** between spectating areas, amenity buildings and car parking.
- 6 **Upgrade cricket training nets.**
- 7 **Provide synthetic cricket pitch** to cater for Milo cricket.
- 8 **Upgrade car parking and access road** to improve traffic movement and parking capacity.
- 9 **Upgrade aquatic centre** to include additional program/therapy water and non-aquatic recreational infrastructure.
- 10 **Provide an indoor sports facility** that provides multi-purpose rooms and gym.
- 11 **Consider provision for athletics track.**



04

Opportunities & Constraints

Constraints

The following key constraints have been identified for the site:

- 1 Mitigate potential impacts along adjacent vegetation corridor.
- 2 Manage interface with adjacent conservation area.
- 3 Manage interface with adjoining residential areas.
- 4 Address the level change for any additional parking provision
- 5 Manage existing undulating topography to ensure accessibility and accommodate facilities associated with the proposed future sportsground, playspace and other amenities.
- 6 Retain and protect existing mature trees wherever possible.
- 7 Comply with requirements of bushfire assessment, including setbacks and building controls.
- 8 Limited site access causing congestion on and off the site.
- 9 CPTED concerns within pool grounds due to poor unobserved areas

LEGEND

- Site boundary
- Adjacent development site boundary
- Suburb boundary
- Interface with protected vegetation
- Interface with residential area
- Existing trees
- Adjacent vegetation corridor / pedestrian & cycle link
- Fall direction
- High point
- Low point
- Approx. 1m height difference



Source: Nearmap, 2023

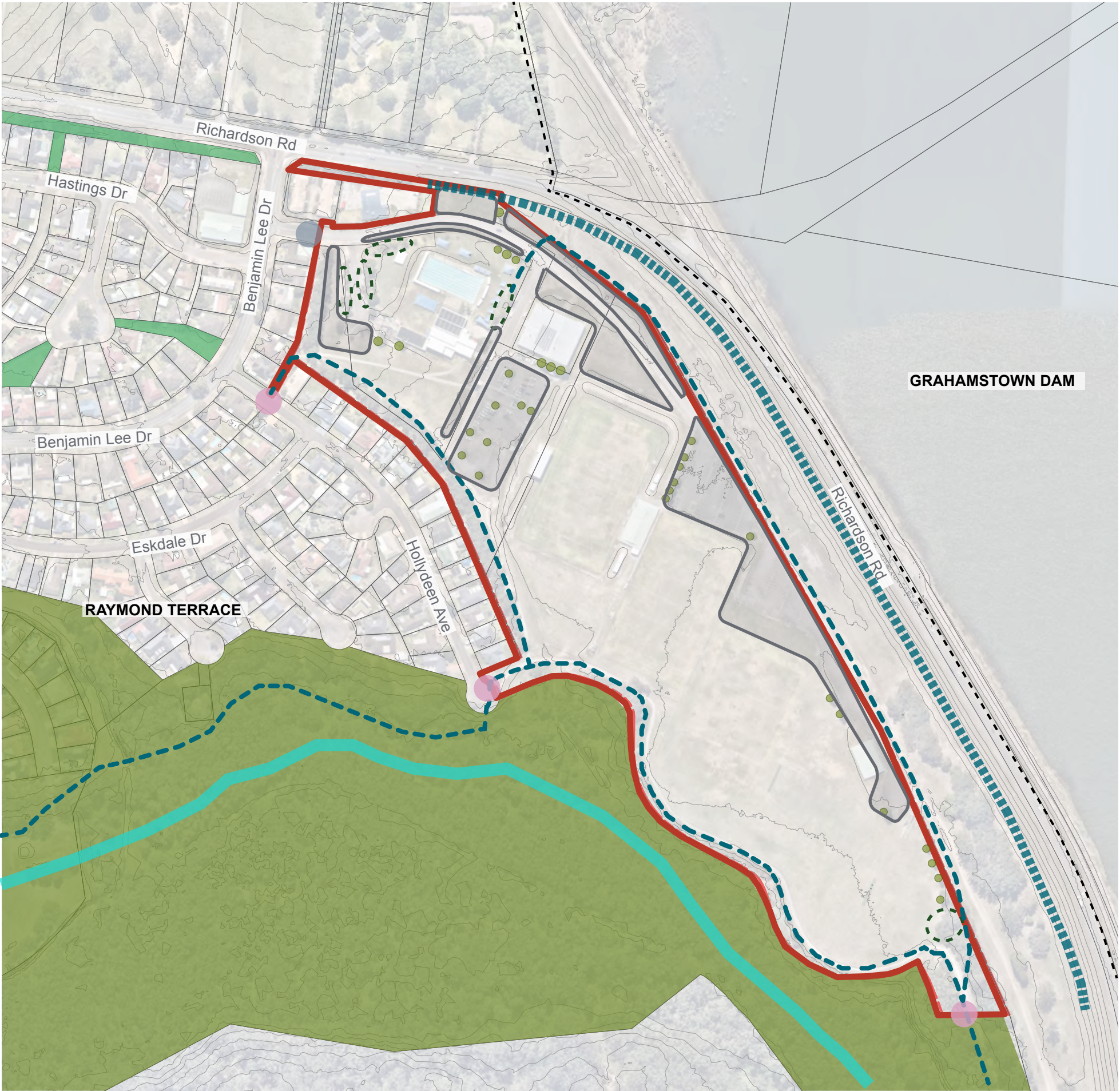
Opportunities

The following key opportunities have been identified for the site:

- 1 Retain and protect existing vegetation corridor for biodiversity and passive recreation value.
- 2 Consider opportunities to integrate site with existing drainage corridors.
- 3 Integrate proposal with existing open space network.
- 4 Maximise retention of existing trees for benefits including shade, screening and enhanced biodiversity.
- 5 Provide green connections between existing tree clusters.
- 6 Reconfigure vehicular circulation and add more parking to reduce congestion.
- 7 Reconfigure pedestrian connectivity between fields.
- 8 Relocate southern amenities and alter line-marking to provide more fields
- 9 Add opportunity to straighten pool fencing to enhance safety.

LEGEND

Site boundary

Adjacent development site boundary

Source: Nearmap, 2023

Design Principles

Six Design Principles have been developed to guide the Masterplan process. The landscape design principles are underpinned by the community and stakeholder 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.



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.



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.



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.



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.



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

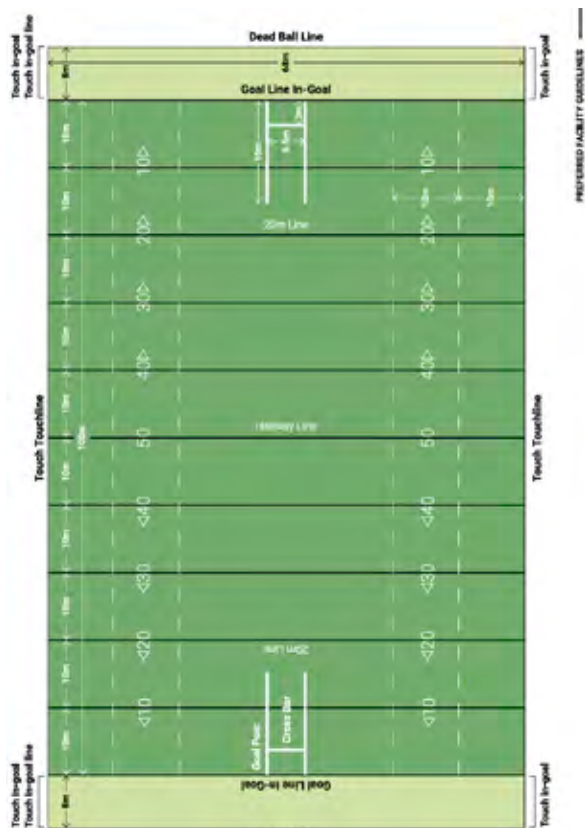
Spatial Exploration



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.

Rugby League

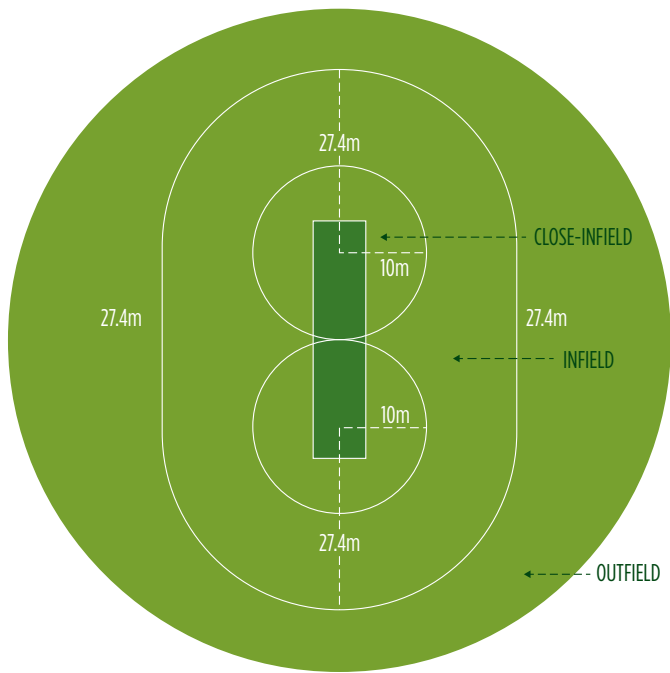


- Minimum 3m run-off area
- Length ranges from 110-116m
- Field sizes vary for different age competitions

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

Cricket

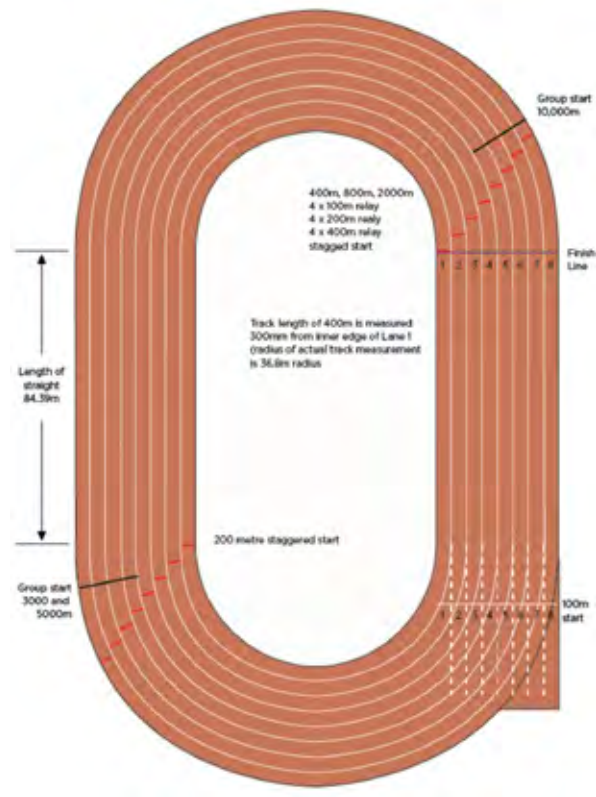


- Pitch and outfield distances vary for different age competitions
- Outfield is a maximum of 82m radius (domestic men's and underage national male events)

Source:

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

Athletics Track



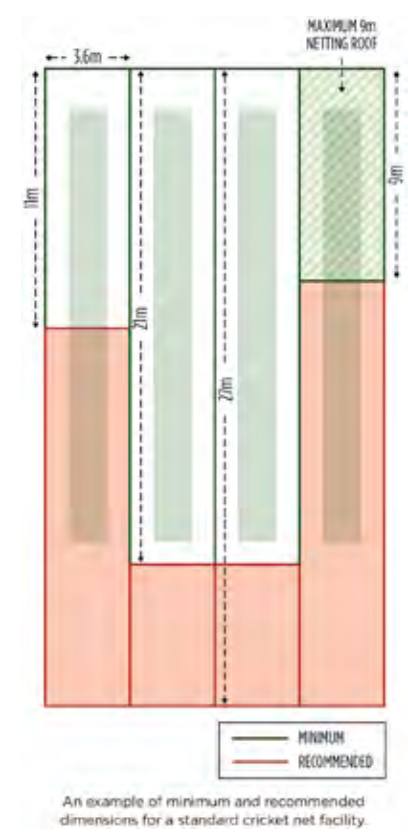
- The 400m oval track forms the basis of a multi-sports arena and its dimensions are dependent on the requirements of other sports
- The Track comprises 2 semicircles, each with a radius of 36.50m, which are joined by two straights, each 84.39m in length.
- The Track has 8, 6 or occasionally 4 lanes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

Source:

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

Sporting Areas

Cricket Nets

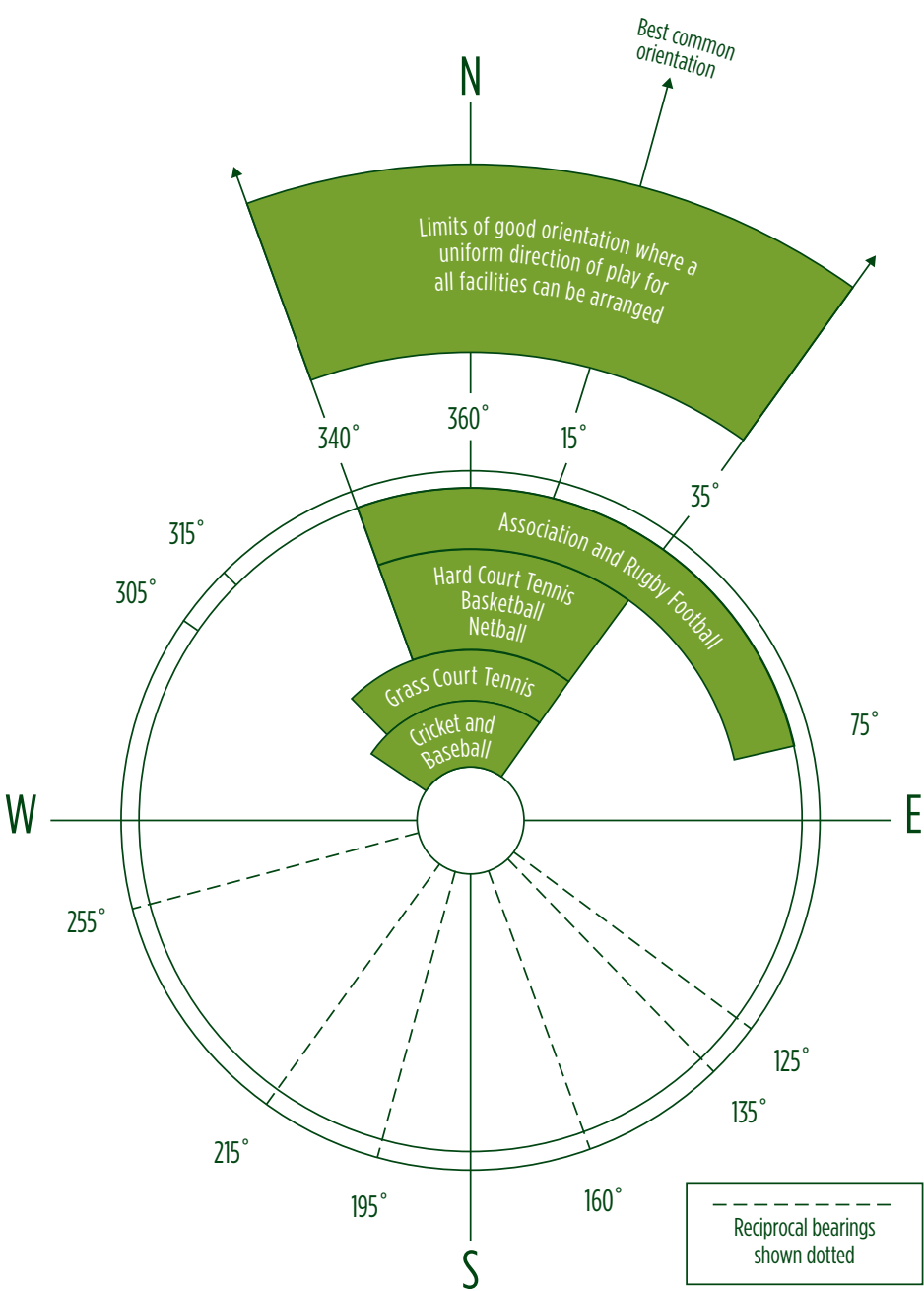


- Pitch and outfield distances vary for different age competitions
- Outfield is a maximum of 82m radius (domestic men's and underage national male events)

Source:

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

Orientation



Source:

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

¹ WA Sports Dimensions Guide for Playing Areas.

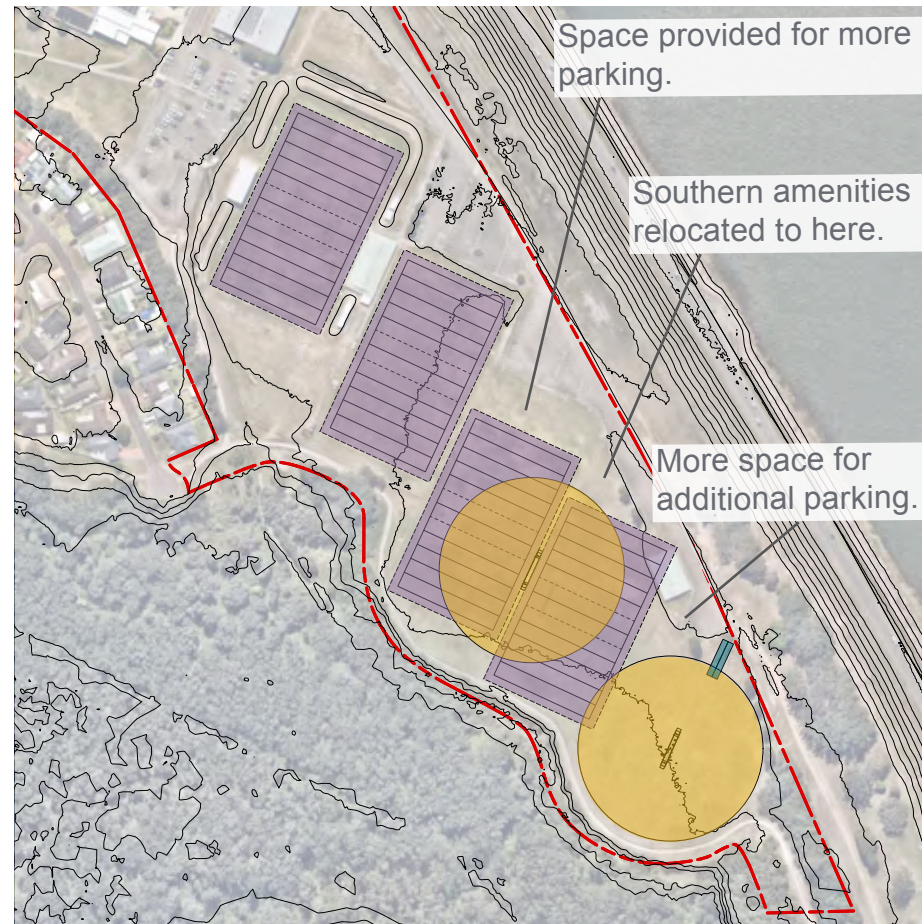
Sportsground Spatial Analysis

Existing Arrangement



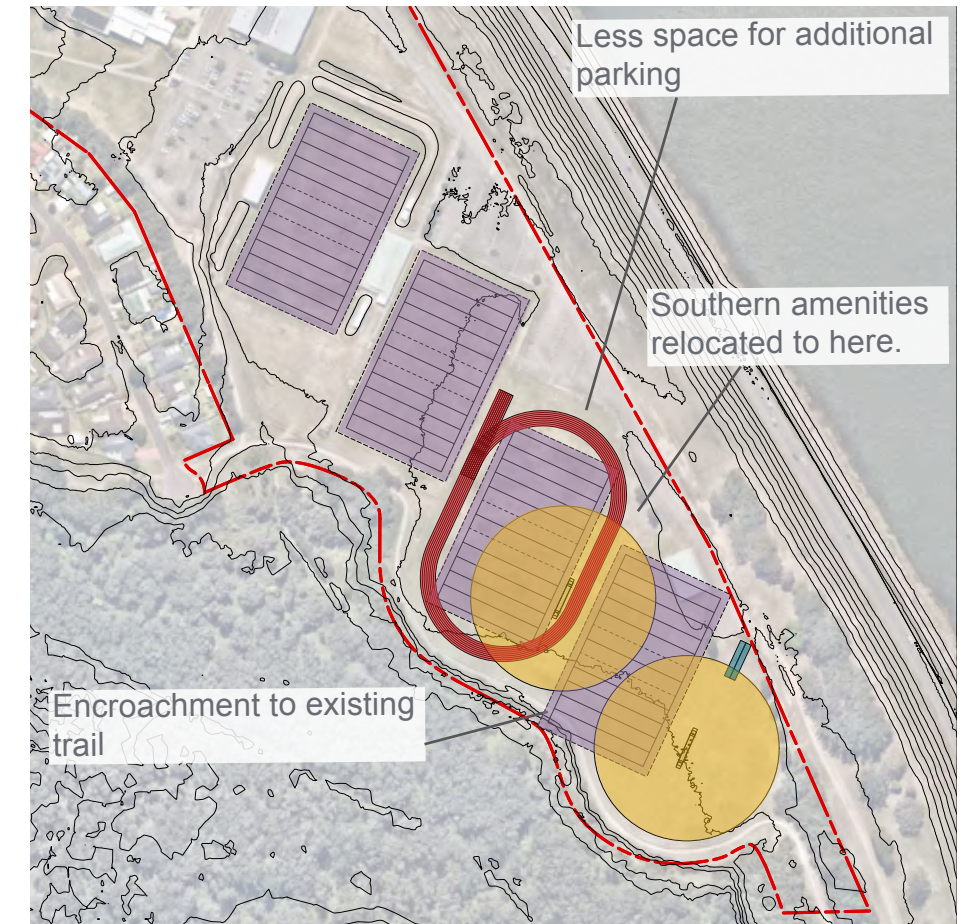
- 3 x 'International' Rugby League Fields.
- 2 x Cricket
- 2 x Cricket Nets

Option 1



- 2 x International Rugby League Fields in their current location (Fields 1 and 2)
- 1 x International Rugby League Field with modified location (Field 3)
- 1 x International Rugby League Field - additional
- 2 x Cricket Ovals
- 2 x Cricket Nets

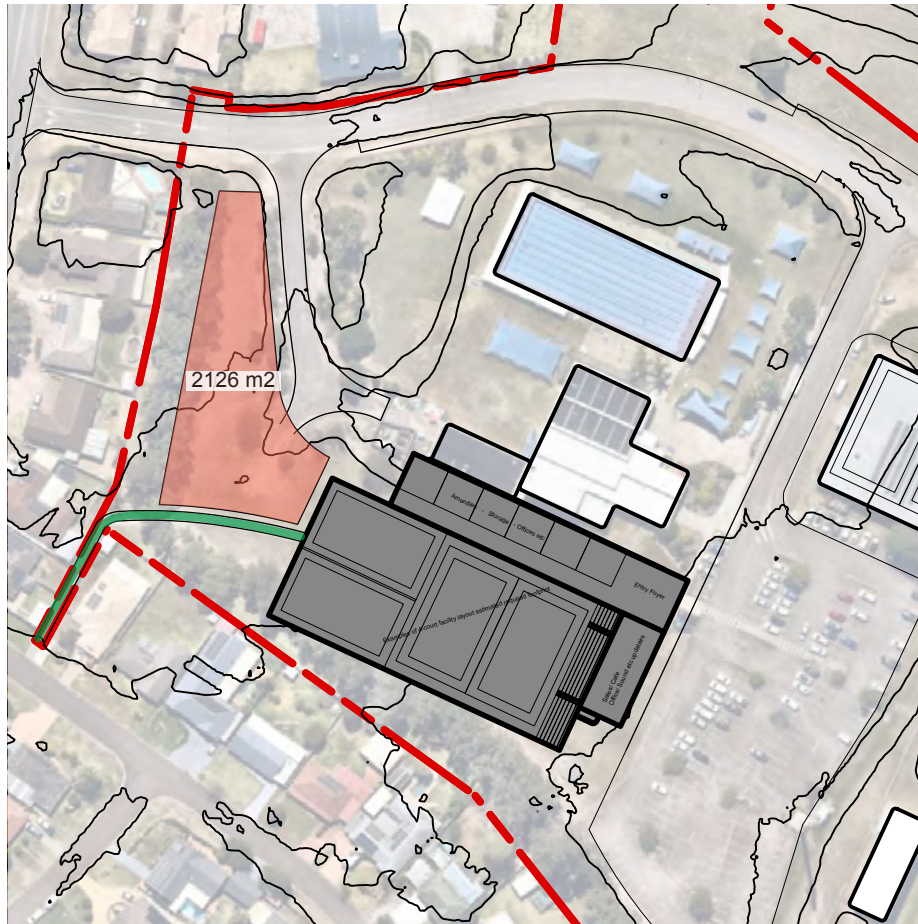
Option 2



- 2 x International Rugby League Fields in their current location (Fields 1 and 2)
- 1 x International Rugby League Field with modified location (Field 3)
- 1 x International Rugby League Field - additional
- 1 x Athletics track (grass surface)
- 2 x Cricket Ovals
- 2 x Cricket Nets

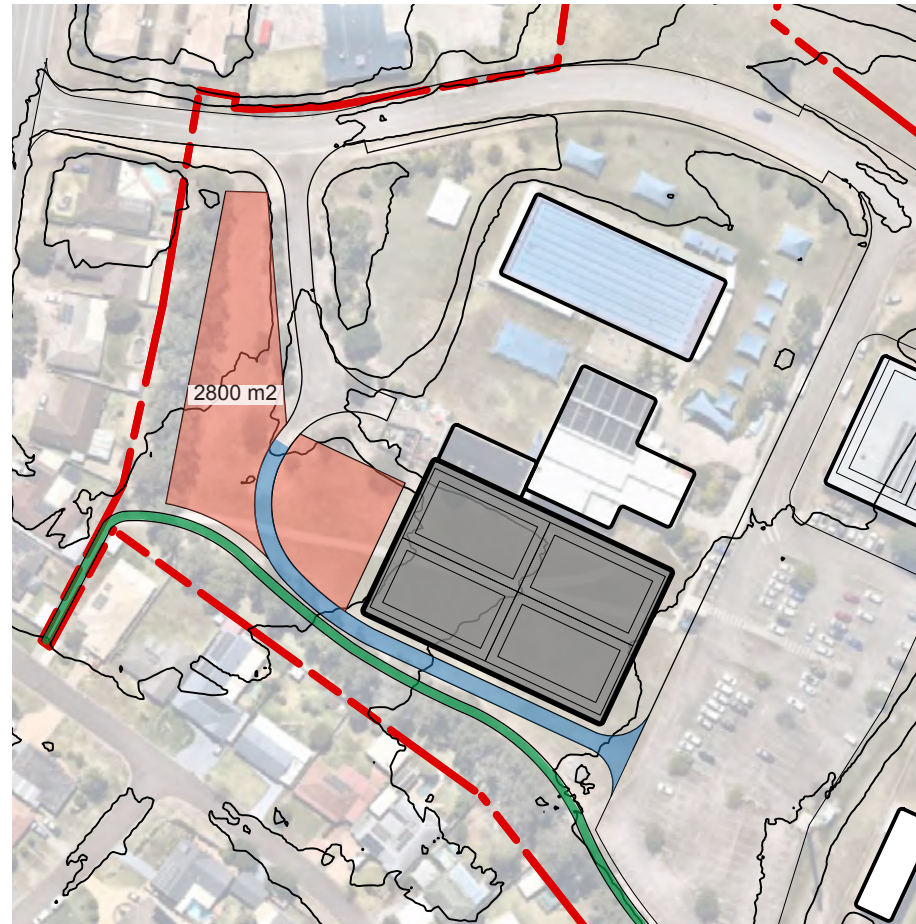
Indoor Sports Centre Spatial Analysis

Option 1



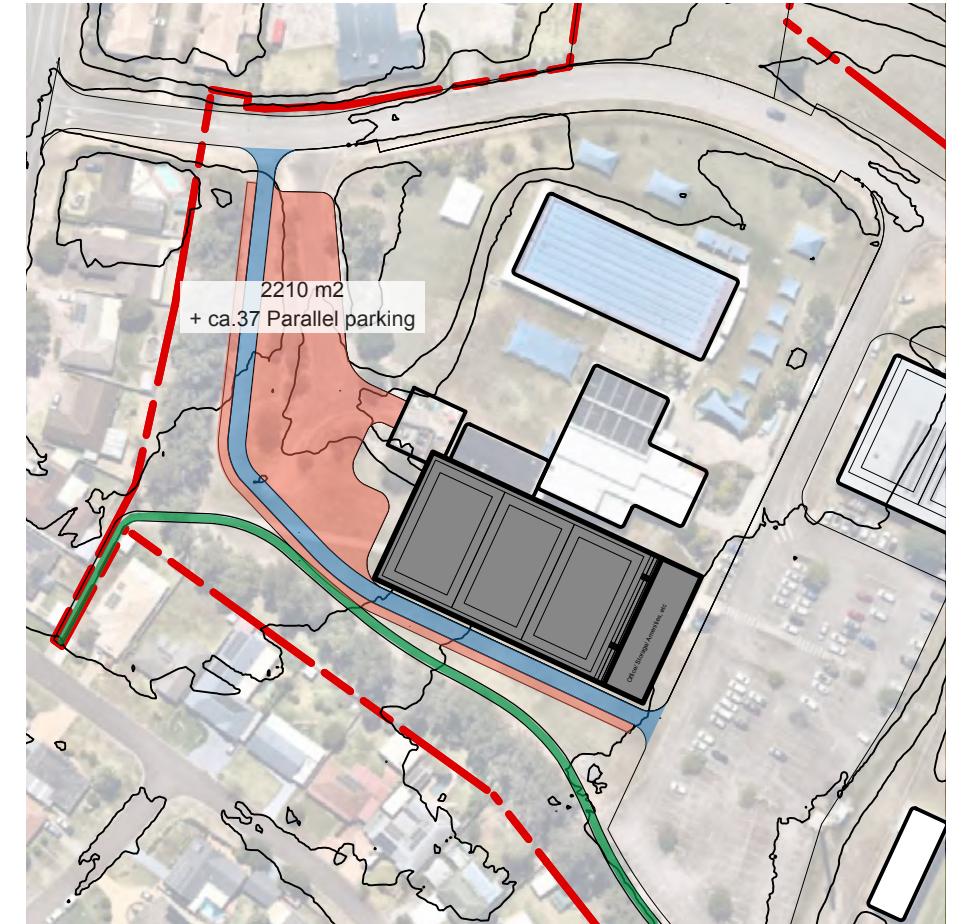
- 1 x Four-court indoor sports facility
- No room for a loop road
- Removal of eastern part of the existing path
- Significant encroachment to existing vegetation buffer
- Additional 2126 sqm car park, accessibility constrained by existing landforms

Option 2



- 1 x Four-court Indoor sports facility without services
- Modified existing pedestrian path
- New single-lane road to connect the current road to allow for one-way traffic system
- Significant encroachment to existing vegetation buffer
- Additional 2800 sqm car park, accessibility constrained by existing landforms

Option 3



- 1 x Three-court Indoor sports facility (Indicative footprint)
- Modified existing pedestrian path
- Landforms to be engineered to allow for better parking and road arrangement
- New single-lane road to allow for one-way traffic system
- Additional 2210 sqm car park+ approx. 37 parallel parking
- Minor / No encroachment to existing vegetation buffer



07

Proposed Masterplan

Masterplan

PROGRAMMING

Swimming Pool and Indoor Sports Centre

- 1 New Indoor Sports Facility (3 court)
- 2 Access from Swimming Pool to Indoor Sports Facility

Amenities

- Fencing 1.8m high
- Fencing 0.9m high
- - - Adjusted pool fence
- 3 New amenity building
 - Single storey
 - x6 change rooms
- Upgraded lighting across site
 - Field 1 & 2 - 200 Lux
 - Field 3 & 4 - 100 Lux
 - Field 5 - 50 Lux
- 4 Upgraded amenity building
 - min x6 change rooms
 - Dual facing to allow use in each separately fenced area
 - View space and associated rooms upstairs

Sportsground

- 5 New Line marking on existing sportsground that supports provisional athletics track (grass surface)
- 6 New Line marking on existing sportsground that allows for additional rugby league
- 7 Irrigation to be added to new southern fields

Traffic & Parking

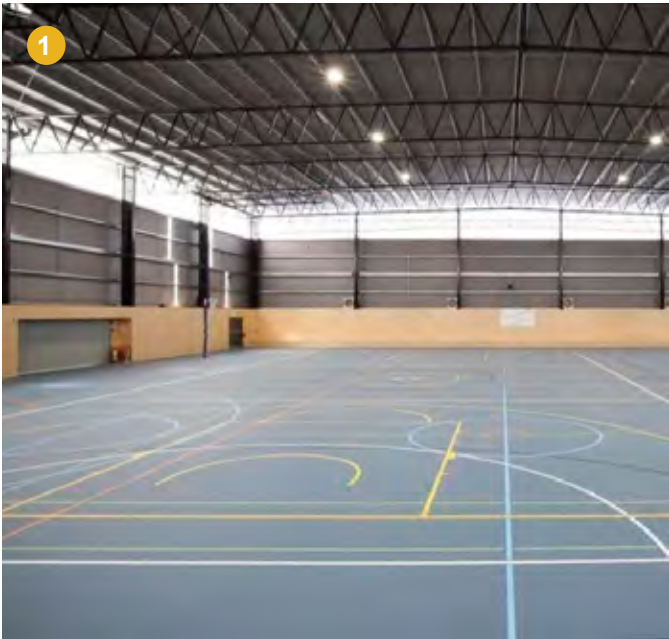
- 8 Upgraded and additional parking opportunities
- Additional road for one-way traffic management during larger events (4.5m wide)
- Improved off-road pedestrian/cycle connection















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



Precedent Images



Vehicular Access

-  Access from Benjamin Lee Drive
-  Vehicle Directions
-  Existing central parking
-  Existing eastern parking relined (277 spaces)
-  Additional parallel parking (95 spaces)
-  Proposed eastern parking (approx 138 spaces)
-  Proposed western parking (approx 67 spaces)
-  Proposed northern parking (approx 55 spaces)
-  Accessible parking spaces
-  Fencing 1.8m high
-  Fencing 0.9m high
-  Adjusted pool fence



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

Pedestrian Access

- Internal pedestrian path
- Shared cycle path
- Access from Benjamin Lee Drive
- Accessible parking spaces
- Fencing 1.8m high
- Fencing 0.9m high
- Adjusted pool fence
- Entry points of sports facilities



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