



TOMAREE SPORTS COMPLEX MASTERPLAN (REVISION)



Prepared for: Port Stephens Council
Project No: 2903 Issue: REVISION Date: April 2026

This document provides minor refinements to the original Masterplan, as set out in the Masterplan Report finalised and approved by Port Stephens Council in October 2018.

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1.1 Purpose of the Masterplan

The Tomaree Sports Complex (TSC) is one of the premier outdoor sports complexes within the Port Stephens Council LGA and it is the aspiration of the Council and the complex stakeholders to both maintain and extend these attributes to become one of the leading regional sporting complexes in NSW.

The park is enjoyed by many community members including; sports players, residents, school children, active fitness groups and recreational walkers. The complex is currently home to fourteen formal sporting clubs and one community group. These stakeholders have shared the site and grown the complexes facilities over many years. As a result of the site success, a Masterplan is required to assist in directing the development of its assets and infrastructure into the future, while still holding onto the qualities and attributes that have made it such a successful sporting venue across many sports and seasons to this point in time.

In order to continue the level of sustained development of the facility into the future, the Masterplan addresses issues including turf pitch quality, road layout, surface improvements, building refurbishment and facility adaptability.

The purpose of the Masterplan is to provide a clear vision and guide future sport and recreation facility improvements for the precinct. These improvements will be implemented in stages over time, subject to available funding.

The Tomaree Sports Council elected to provide funding for a revision of the 2018 masterplan in order to explore opportunities for the inclusion of upgraded aquatic and indoor sports facilities. At the same time a review of the whole of site design was conducted to ensure that the Masterplan still meets the communities’ changing needs.

1.2 Report Overview and Structure

1	BACKGROUND	
	PROJECT BACKGROUND	Provides background into the planning context and process of the Masterplan.
	MASTERPLAN PROCESS	
	STAKEHOLDER INVOLVEMENT	
2	CONTEXT & ANALYSIS	
	REGIONAL CONTEXT	Overview of the context of TSC and provides an overview of the analysis of the Study Area. Analysis of the Study Area was undertaken through a number of site visits, desktop investigation and consultation with council staff, stakeholders and community. This analysis informed the development of the design constraints diagrams, which assist in guiding the Masterplan development process.
	PRECINCT ANALYSIS	
	CHARACTER AND IDENTITY	
3	VISION & OBJECTIVES	
	TSC VISION	Key opportunities and initiatives were identified through the thorough analysis phase. This section identifies the key design principles and objectives and indicates how they have been applied to the development of the Tomaree Sports Complex Masterplan.
	MASTERPLAN OBJECTIVES	
	DESIGN PRINCIPLES	
4	MASTERPLAN	
	MASTERPLAN	Section 4 documents the final Masterplan. It includes plans, sections, visualisations and materials palette.
	KEY PROJECTS	
5	MANAGEMENT & IMPLEMENTATION	
	PROJECT PRIORITISATION	Key projects have been identified and prioritised to provide practical options for the implementation of the Masterplan. It also outlines the principles that should be applied to future development within the Study Area.
	KEY PROJECT DETAILS	

Figure 1. Report overview and structure

1.3 Background Documents

The following documents have been referenced through out the Masterplan report:

- Port Stephens Flood Hazard Mapping 2016
- Port Stephens Design Flood Levels Review 2010
- Nelson Bay/Shoal Bay Cycleways Plan 2016
- Nelson Bay/Shoal Bay Pathways Plan 2016
- Port Stephens DCP 2014
- Section 94 Contributions Plan Tomaree Peninsula 2006
- Port Stephens Local Environmental Plan 2013
- Port Stephens Significant Tree Register 2014
- Port Stephens Bushfire Prone Land Map 2009
- Port Stephens Recreation Strategy 2018

1.4 Community Consultation

Port Stephens Council consulted with the local community on the TSC Masterplan. The engagement process resulted in clear findings and direction in relation to the overall project objectives and opportunities.

In preparation of the Masterplan there were revisions undertaken following review and input from stakeholders.



1.5 Land Ownership

The TSC has had a very enduring and successful ownership arrangement based upon sharing where the sports/clubs, through the Tomaree Sports Council and the Port Stephens Council (PSC), both contribute financial and social capital into the complex.

This arrangement keeps all of the stakeholders involved, engaged and aware of the needs of the facility, not only for themselves but for all of the other stakeholder members.

It also ensures that the clubs are an active contributing member in creating and developing the future of their sport and its facilities, as the raising of funds for capital cost investment can be shared by both parties and the facilities they are intended to develop can also be nominated by both groups to ensure the investment is where it needs to be. The majority of the clubs use the purpose built facilities developed by the PSC and Tomaree Sports Council. All of which are community owned assets.

It is important to note that ownership and crown land across the site varies and the future Port Stephens Council Ownership and Crown Land implementation of TSC development will be subject to change of the lease, land ownership and relocation of current facilities such as the Council Depot site which could occur over a number of years.

Some of the Crown Land parcels are also subject to Aboriginal Land Claims, Native Title interests under the Commonwealth Native Title Act 1993 and any applicable public interest test as required by the Crown Land Management Act 2016.

Lot / DP	Crown Reserves / Tenures	Reserve Manager / Controlling Authority	Undertermined Aboriginal Land Claims
530 / 822120	Reserve 91548 for Public Recreation. Reserve gazetted 31/08/1979	Port Stephens Council	1. ALC 19492 - Worimi LALC - Lodged 24/08/2009 2. ALC 36438 - NSW ALC - Lodged 22/04/2013
529 / 822120	Reserve 91548 for Public Recreation. Reserve gazetted 31/08/1979	Port Stephens Council	Nil
513 / 728984	Reserve 91548 for Public Recreation. Reserve gazetted 31/08/1979	Port Stephens Council	Nil
302 / 1035055	1. Part Reserve 1004588 for Public Recreation. Reserve gazetted 30/05/2003 2. Part Reserve 753204 for Future Public Requirements gazetted 29/06/2007	1. Port Stephens Council 2. DOI - Lands	ALC 19563 - Worimi LALC - Lodged 24/08/2009 Part Lot 302 DP1035055
260 / 753204	Reserve 91548 for Public Recreation. Reserve gazetted 30/05/2003	Port Stephens Council	Nil
Part 374 / 753204 Part 374 / 753204	1. Reserve 1004588 for Public Recreation. 2. Reserve 1003032 for Urban Services gazetted 05/04/2002	1. Port Stephens Council 2. DOI - Lands	ALC 19481 - Worimi LALC - Lodged 24/08/2009
303 / 1035055	Lease 320885 for Sporting Facilities. Nelson Bay Pistol Club inc.	DOI - Lands	Nil

Figure 2. Land Ownership Table



Figure 1. Lot Boundaries and DP Numbers Diagram

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2.1 Regional Context

Tomaree Sports Complex is a unique facility and important sporting centre within the Port Stephens LGA. TSC has its own unique character which can be identified by its scale, its ability to cater for a large number of sporting codes and its beautiful bushland setting.

The Tomaree Sports Complex is surrounded by coastal heath and woodland, the TAFE NSW CLC Tomaree school campuses and low density residential dwellings. The sports precinct is within an open space corridor bound by Gan Gan Hill, Lily Hill, Tomaree National Park and forested ridge lines.

Located at the intersection of Nelson Bay Road and Salamander Way, the TSC is well positioned to serve both the local community and the wider Port Stephens region. The surrounding short-stay accommodation and dining options also enable the centre to occasionally host large-scale regional events.

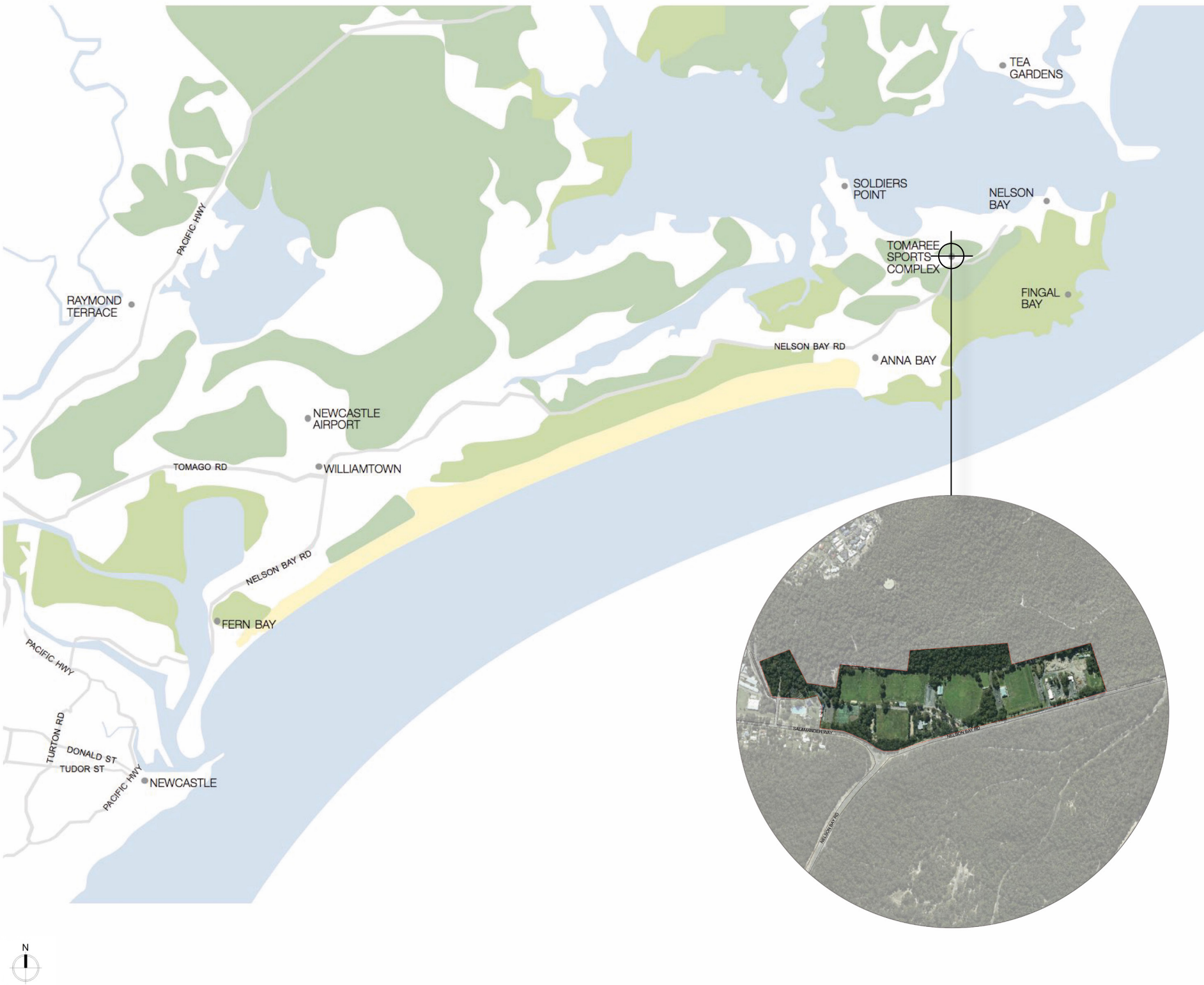


Figure 2. Regional Context (Study Area)

2.2 The Study Area

For the purpose of this report, the Masterplan will focus on the main sporting precinct, council depot site, aquatic centre and helipad site.

A detailed analysis of the Study Area was undertaken to inform the Masterplan report. The following section of the report provides an overview of the following key aspects:

- Traffic and Car Parking
- Ecological Character
- Cycle and Pedestrian
- Bushfire Prone Land
- Passive Recreation
- Land Zoning
- Fencing and Gates
- Sporting facilities in the Port Stephens LGA
- Sporting facilities under the management of the Tomaree Sports Council

The Study Area generally extends to the aquatic centre and schools in the west, the Helipad and Pistol Club in the east, the Nelson Bay Road in the south and dense bushland in the north.

The area contains a variety of important destinations and attractions, most notably:

- A variety of sports fields, courts and open space
- Tomaree Aquatic Centre
- The Toboggan Hill Park
- Cross Country Track
- Gan Gan Hill
- Nelson Bay Pistol Club
- Tomaree Markets
- Large scale regional sport competitions
- TAFE, Primary and secondary school



Figure 3. The Study Area

2.3 Character and Identity

A combination of dense bushland surroundings, a wide array of sporting code facilities and expansive vistas all contribute to the complex. The area has a strong sense of character enhanced by it's constant activity by school children, sports players and community members.

Situated in a valley surrounded by eucalypt covered hills, the TSC is an idyllic location to play sport. This is due to the shade and shelter amenity provided by the surrounding forest and the acoustic atmosphere the valley creates. The east to west location of the sporting fields ensures good northern light year-round and in combination with excellent free draining sandy soils and a reliable artesian water source, these attributes have the ability to provide some of the most adaptive, durable and high quality playing surfaces in the region.

TSC offers a range of sports for local members including Touch Football, Netball, Soccer, Cricket, AFL, Athletics, OzTag, Baseball, Croquet, Rugby Union, Rugby League, Bocce, Hockey and Bridge.

Additionally, the facility is home to the Tomaree Markets, which are held every second and fourth Sunday of the month.

The facility is also known as being the home of large scale regional sporting competitions and school recreational activities.



2.4.1 Environmental

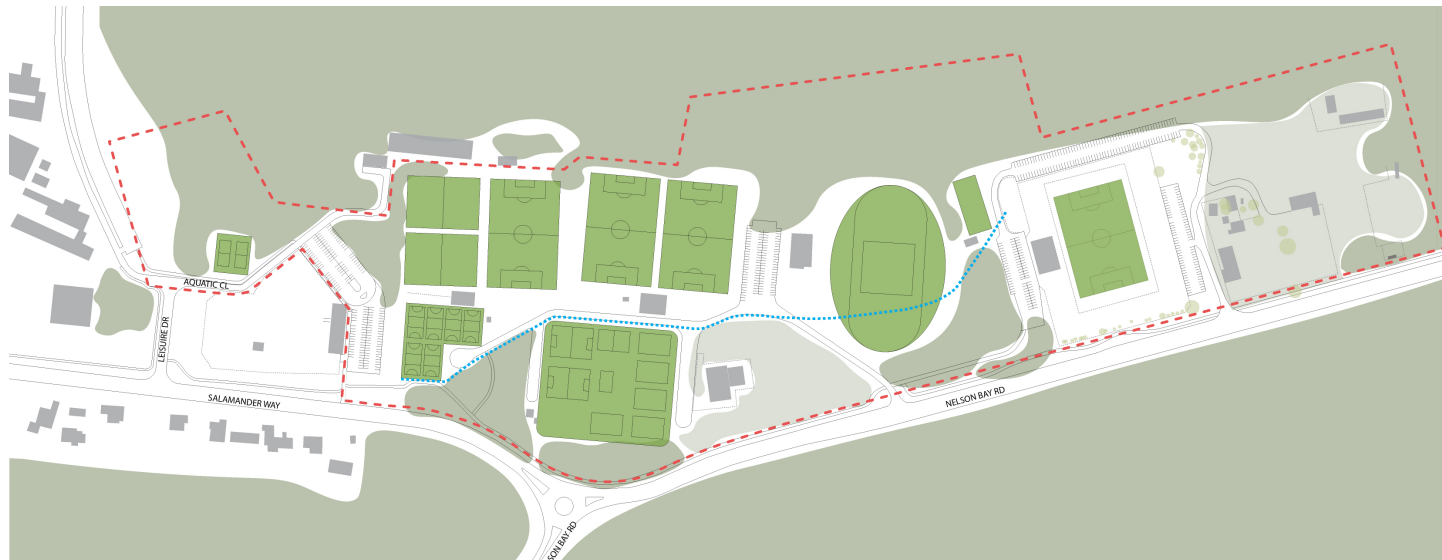


Figure 4. Ecological Character Analysis

The site is surrounded by high quality and environmentally significant indigenous habitat for both flora and fauna. The dense bushland is largely comprised of coastal sand apple-blackbutt forest.

The site derives a lot of its character and aesthetic quality from this relationship and it is vital that these qualities are conserved and maintained to ensure its enduring presence into the future.

- LEGEND
- Site Boundary
 - Drainage
 - Remnant woodland
 - Semi-open space
 - Open space

2.4.2 Land Zoning & Bushfire Overlay

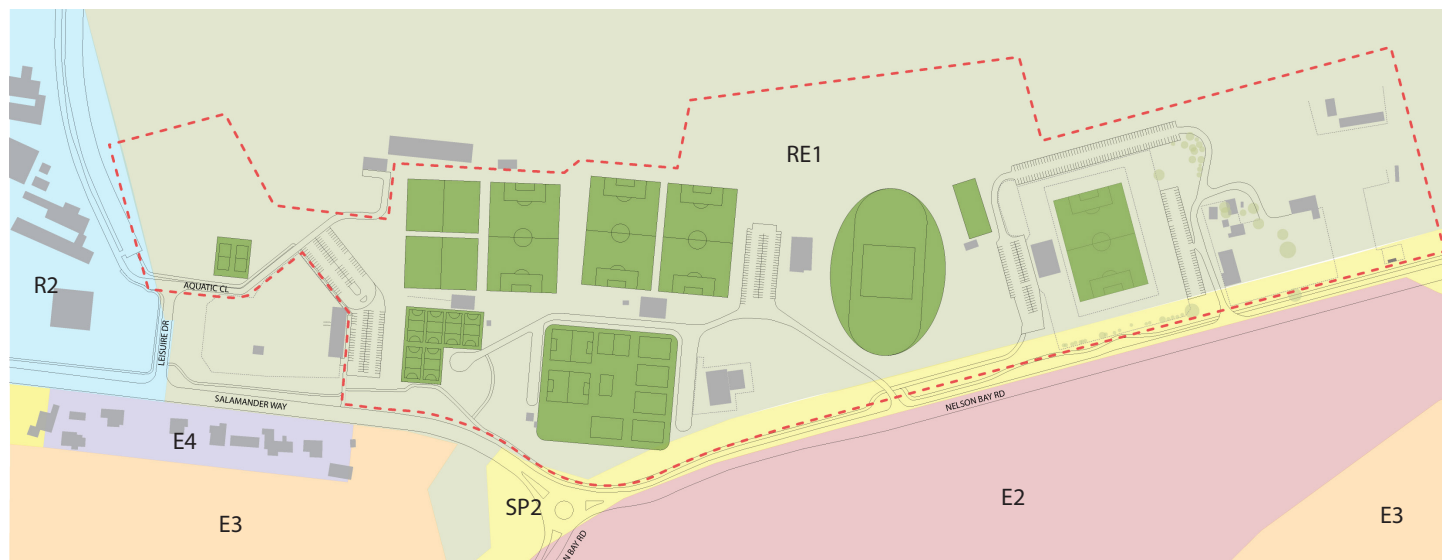


Figure 5. Land Zoning Analysis

The site is classified as RE1 Public Recreation, which covers the entire site and the adjacent land on the northern and eastern boundaries. Nelson Bay Road is classified SP2 Infrastructure with the area south of this being E2 Environmental conservation and E3 Environmental management.

- LEGEND
- Site Boundary
 - E2 - Environmental conservation
 - E3 - Environmental management
 - E4 - Environmental living
 - RE1 - Public recreation
 - SP2 - Infrastructure
 - R2 - Low density residential

2.4.3 Land Zoning & Bushfire Overlay

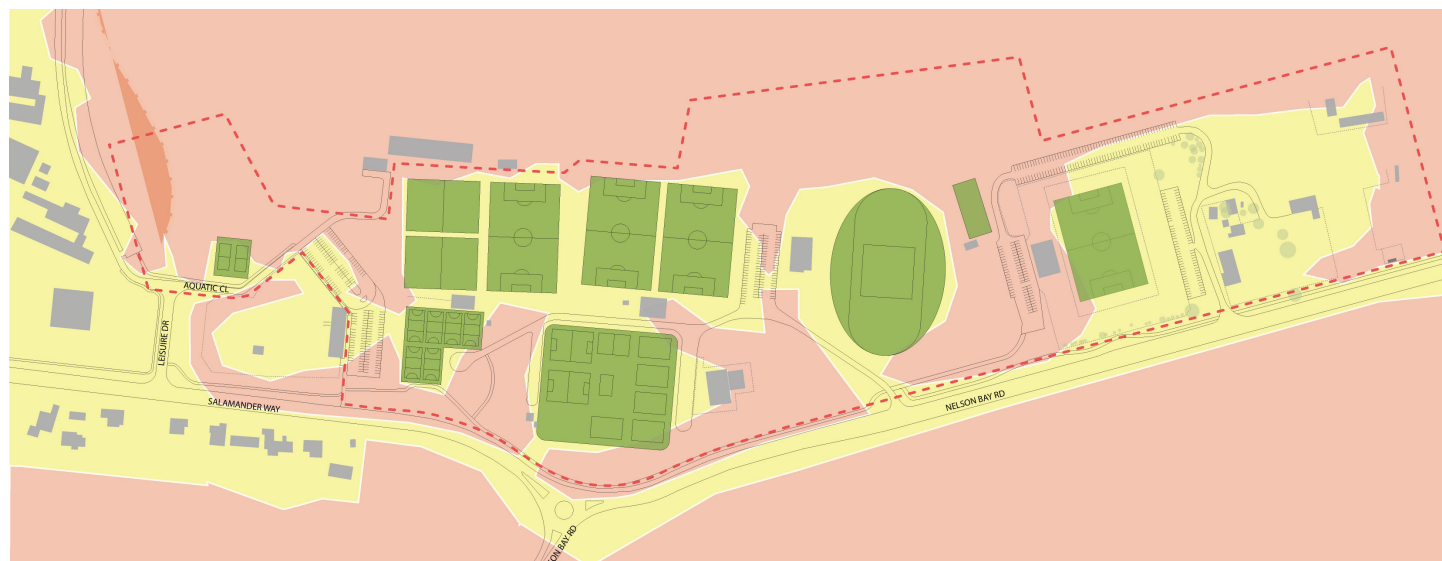


Figure 6. Bushfire Prone Land Analysis

The TSC site is located in bushfire prone land. The vegetation surrounding the site and the peninsulas of vegetation dividing the sporting fields are all classified as vegetation category 1. The sports fields themselves are also classified as vegetation buffers.

There is also an important fire trail leading through the western part of the site adjacent to the education precinct.

- LEGEND
- Site Boundary
 - Vegetation Category 1
 - Vegetation Buffer

2.4.4 Circulation

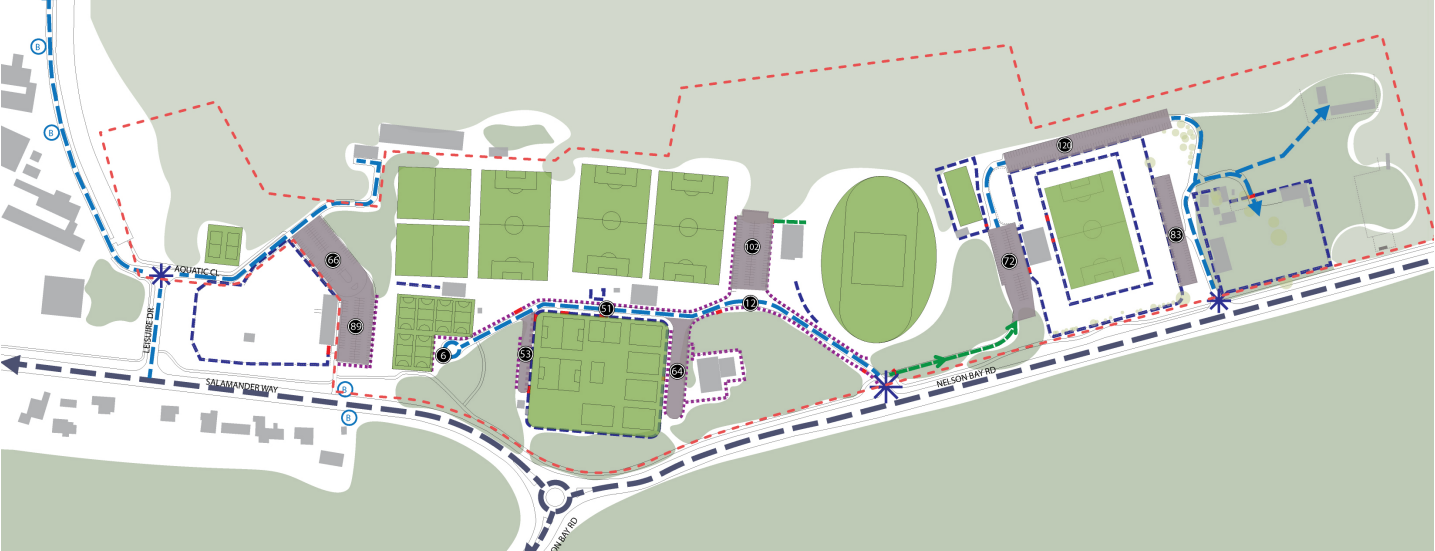


Figure 7. Cycle and Pedestrian Analysis

2.4.5 Passive Recreation



Figure 8. Passive Recreation Analysis

There is currently a lack of footpaths throughout the site and limited connectivity from end to end, forcing pedestrians and cyclists to use roads. The lack of identifiable pedestrian areas and networks is not only potentially dangerous but it makes wayfinding across the site for new visitors very difficult.

Cycle interconnection is lacking defined routes and poor surfacing which means that road based cyclists would find it difficult to enter the site and get from one end to another.

Currently, Don Waring Oval, Croquet Courts and No. 1 Sportsfield are the only fenced fields in the complex. Bollards exist as barriers to vehicles and the only area that allows for ticketing at large-scale events is the No.1 Sportsfield.

LEGEND

- - - Site Boundary
- * Entry/exit
- █ Main road
- - - Secondary road
- - - Restricted road
- ... Bollard
- - - Fence
- Gate
- █ Carpark
- ⊗ No. of parks
- Formal parking = 659
- Informal parking = 68
- Ⓟ Bus stop

Passive recreation spaces that do not require a minimum facility standard exist throughout the site between playing surfaces. These spaces provide an opportunity for additional, less formal recreational activities for community members.

LEGEND

- - - Site Boundary
- Passive Recreation Spaces

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3.1 Tomaree Sports Complex Vision

The Tomaree Sports Complex will be an accessible community facility supported by a beautiful setting, strong connectivity and a focus on recreation, leisure and the natural environment.

The vision and objectives for the development of the TSC Masterplan builds on those identified in the project brief. Feedback from the community workshops and discussions with key stakeholders has further informed the key objectives of the Masterplan.

The beautiful coastal heath bushland setting and koala habitat will be retained and restored. The regionally significant multi-code sporting facility will be built upon and a shared sports complex that imbues stewardship and pride will be created. The facility will address and maximise the active sport and recreation opportunities into the future and will encourage players, visitors and spectators to be healthy and physically active.

The complex will meet the needs, improve the amenity and usability for players, support staff, volunteers, spectators and visitors.

TSC will be thriving and welcoming both physically and socially. A focus on pedestrian and cyclist connectivity will increase safety, amenity and activity within the complex.

Improved vehicular movements and connections will encourage visitors from the wider region into the area.

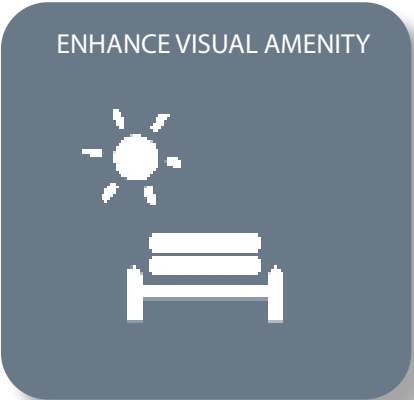
Physical and visual links will be strengthened and improvements to existing facilities will ensure they encourage use by a mixed range of formal and informal user groups, with the ability to cater for large scale events to encourage visitors to the complex.

3.2 Key Masterplan Objectives

The Masterplan will guide future improvements in the complex. The improvements will retain the character of the complex whilst catering for increased growth in sporting codes and high use of facilities.

The key objectives for the development of the TSC Masterplan build on those identified in the project brief and in response to the vision for TSC.

The objectives are as follows:



Improve the visual amenity of TSC with public domain improvements, such as paving, landscaping and street furniture.



Enhance accessibility for pedestrians and cyclists.



Provide clubrooms and storage that adequately facilitate all sporting members.



Provide functional and easily-accessible facilities for all sporting codes as well as sustainable playing surfaces.



Improve traffic flow and carparking within the area.

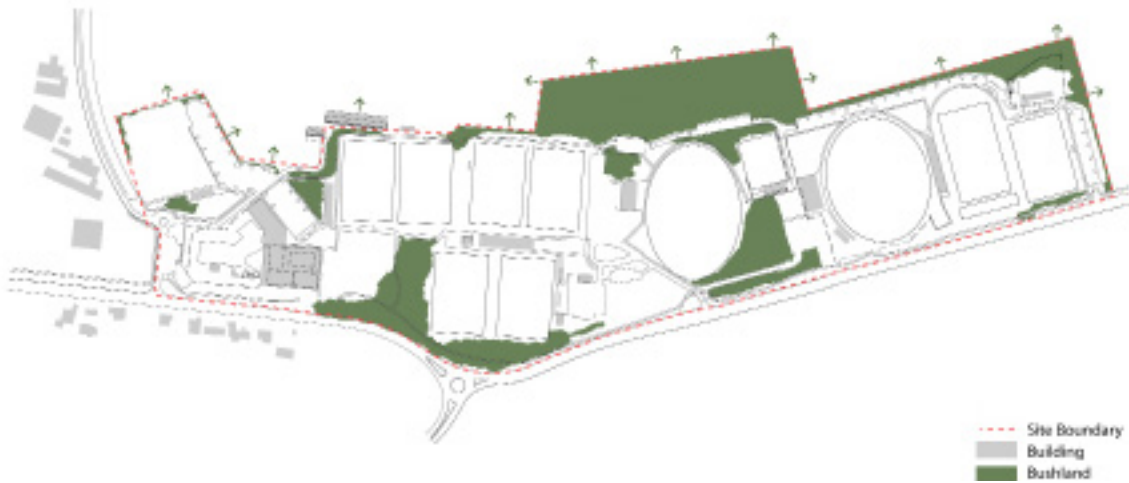


Improve the attractiveness of the Park for members of the community and visitors, whilst retaining the existing bushland setting.

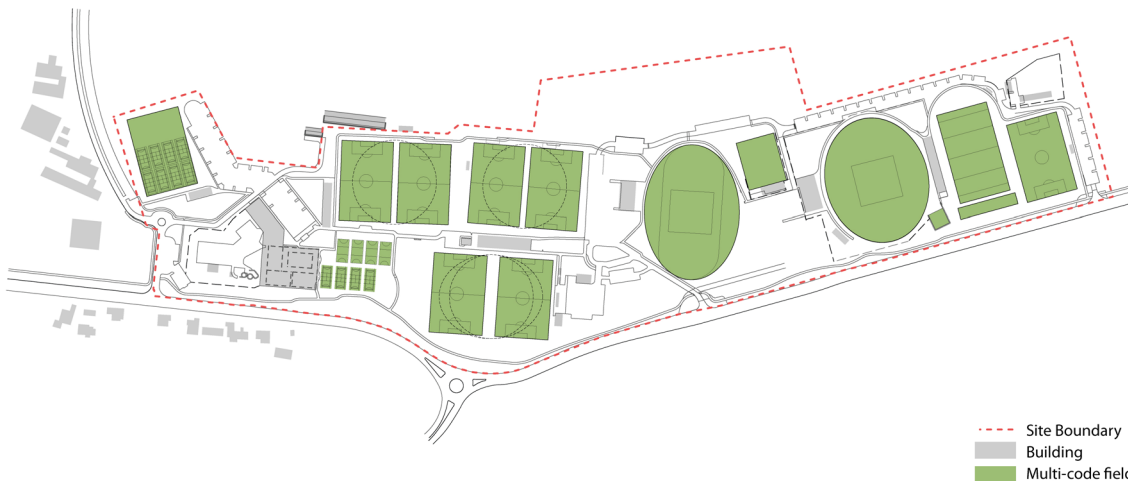


Identify and strengthen important vistas to surrounding natural features and landmark elements within the precinct.

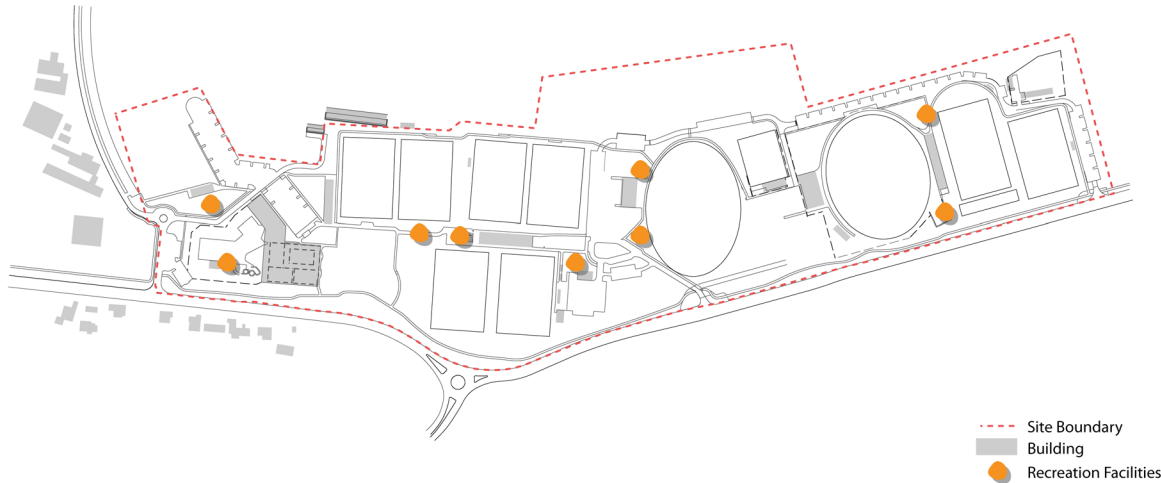
3.3 Design Principles



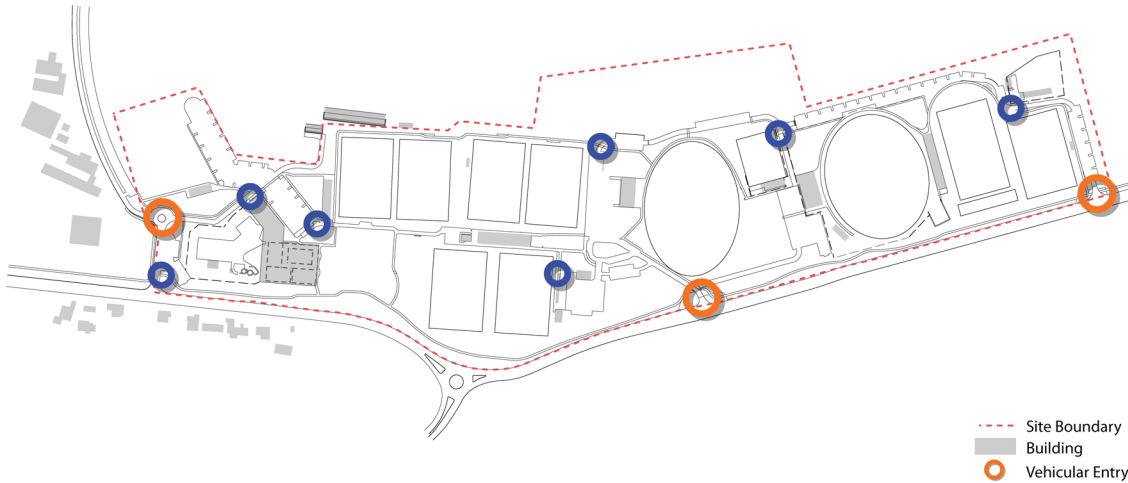
Principle 1. Retain and enhance the beautiful coastal heath bushland setting & koala habitat.



Principle 2. Build upon and develop a regionally significant multi-code sporting facility.



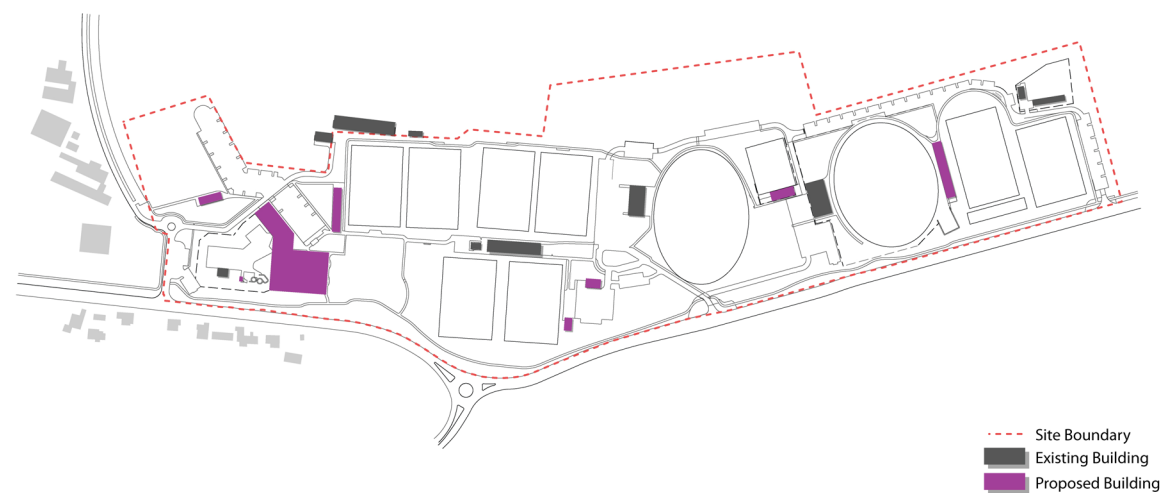
Principle 3. Create a shared sports complex that imbues stewardship and pride.



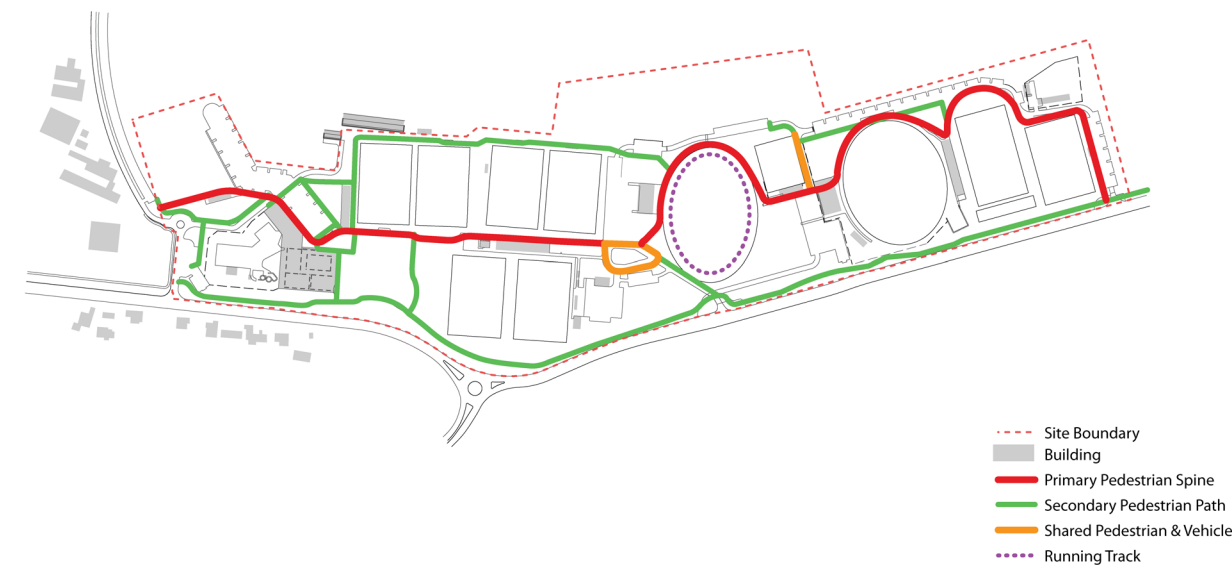
4. Provide a safe, welcoming and inclusive park and sports precinct for everyone.

Vision & Objectives

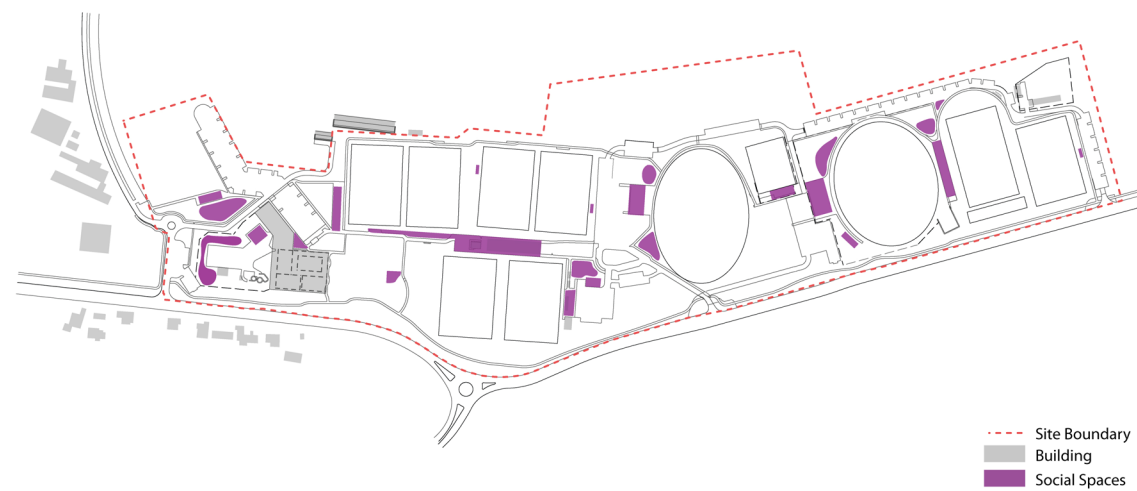
3.3 Design Principles



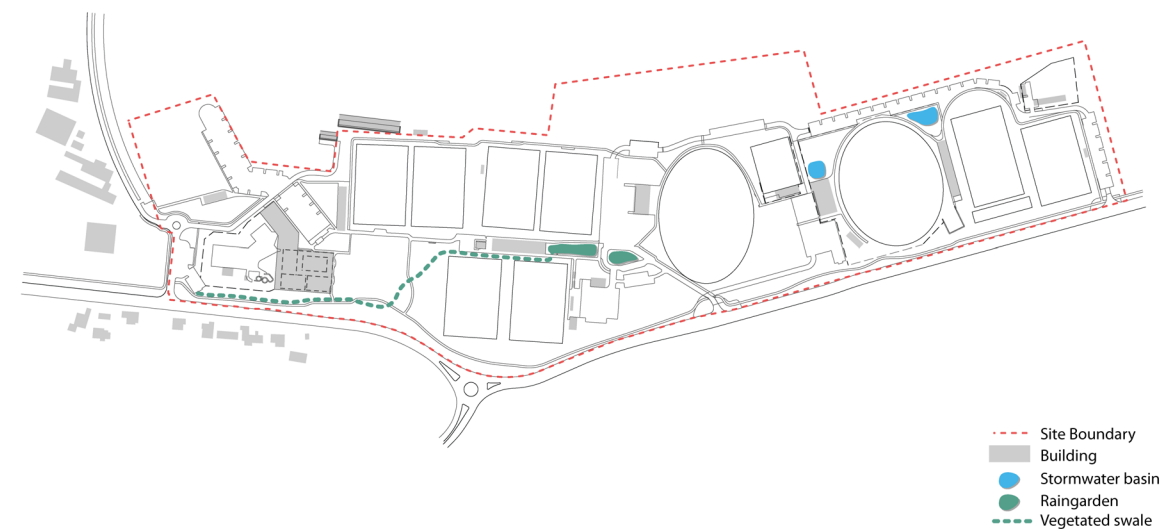
Principle 5. Create a flexible facility that addresses and maximises the active sport and recreation opportunities into the future.



Principle 6. Encourage players, visitors and spectators to be healthy and physically active.



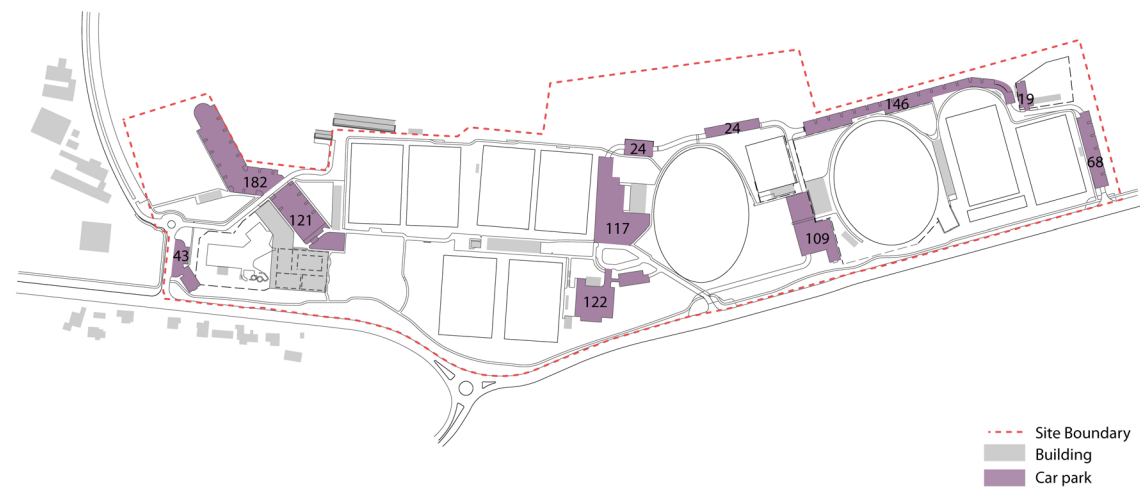
Principle 7. Foster camaraderie, community, healthy competition and enable social inclusion.



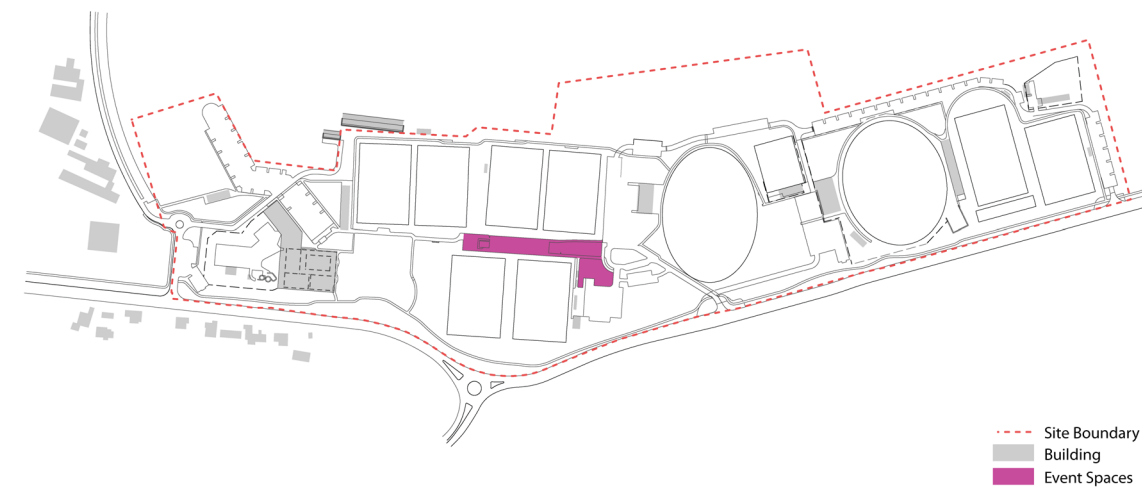
Principle 8. Improve the sustainability and environmental performance of the park.

Vision & Objectives

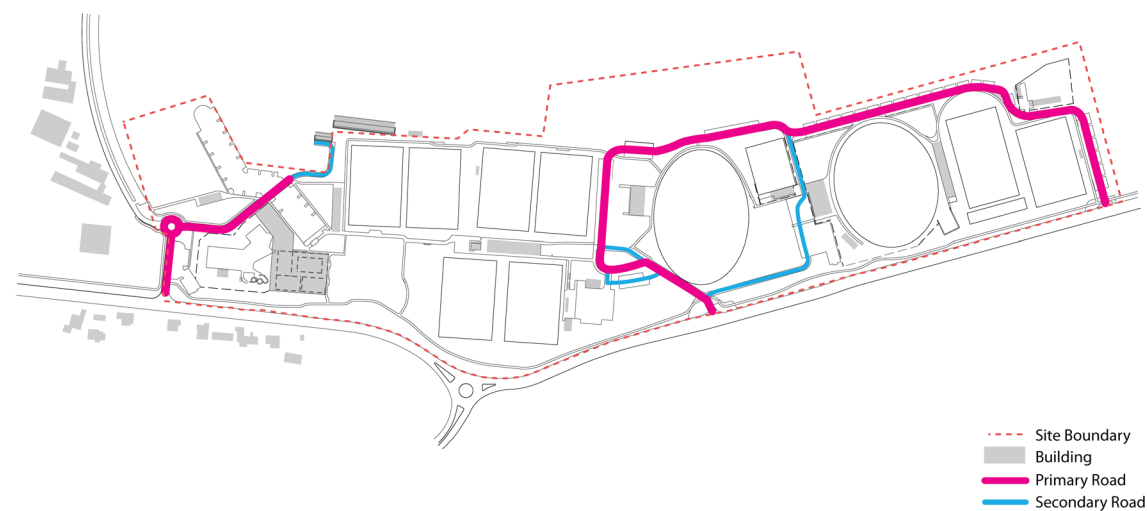
3.3 Design Principles



Principle 9. Meet the needs, improve the amenity and usability for players, support staff, volunteers, spectators and visitors.



Principle 10. Improve the off field spaces to cater for varying scales of event eg. Markets.



Principle 11. Create a road system that services all areas and can be reconfigured for large events.

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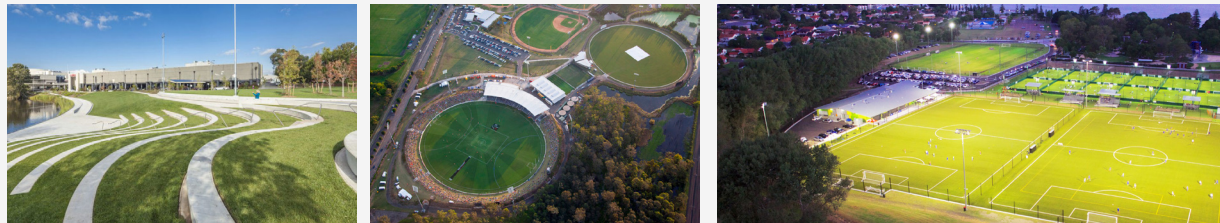


4.1 Overview of the Masterplan

The Masterplan has been developed based on a response to the findings in the detailed analysis and the community and stakeholder feedback.

A focus has been placed on the following key components:

1. Providing appropriately sized and multi-functional sports fields with sufficient irrigation, drainage and lighting. Incorporating shade, shelter and amenity landscaping appropriate to the used area.



2. Relocating traffic circulation to the site's edges to prevent congestion and utilise loops and interconnectors. This will improve flow and enhance safety by preventing vehicle conflict with other users. An upgrade to the main entry point to the complex will represent the scale and significance of the facility, through identifiable signage, lighting and planting.



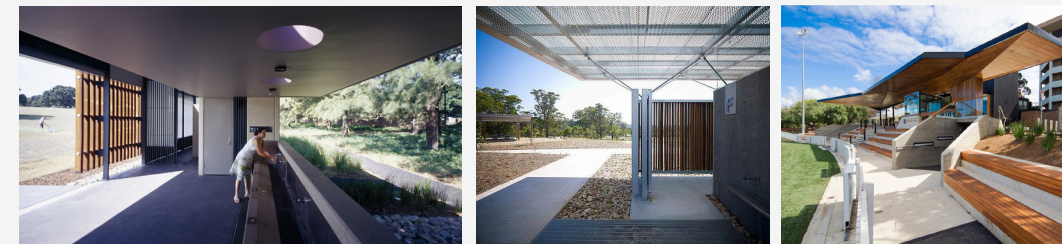
3. Create a safer, pedestrian/cycle prioritised network throughout the site that promotes leisurely movement along a shared pathway. A pedestrian walkway linking to key attractions within the park, whether this be open space, shady bushland, play/fitness equipment or distance markers. A main sports walk spine also allows for events such as markets or park runs that appeal to the wider community.



4. Car parking that is clearly marked and conveniently located whilst allowing for a sufficient buffer between the playing fields and vehicles, as well as increasing capacity and restricting unauthorised access. Another key principle is to shift and increase parking around the periphery of the site to ease pressure on the internal road systems.



5. Increased use within the complex demands that the amenities be retrofitted and new buildings be constructed to adequately meet the current and future needs of a regionally significant sport and recreation precinct.



6. Maintenance of existing bushland and ascending topography which are major contributors to the site's character. Enhancement of the site's vegetation with the inclusion of Australian species that are native to the local region to maintain environmental integrity and provide visual integration with surrounding areas.



4.2 Tomaree Sports Complex Masterplan



- ① Round-about and Entrance No. 2 including minor entry sign, planting and improved wayfinding and directional signage
- ② Synthetic Hockey field or 8x synthetic Tennis Courts
- ③ Hockey or Tennis Clubhouse including store, amenities, canteen and office
- ④ Aquatic and Multi-sport Indoor Centre. To include competition and local level facilities and associated amenities
- ⑤ Relocated Aquatic Centre entry plaza to create a single, consolidated entrance with improved seating, circulation, and shared amenities.
- ⑥ New clubhouse for netball and/or Pickleball with toilets, changerooms, canteen, storage and office
- ⑦ 2 additional netball courts with new lighting, seating and improved access. 4 southern courts to be repurposed as multi-courts (basketball, pickleball and netball)
- ⑧ Central pedestrianised 'Sports Walk' allowing safe pedestrian only access to all of the sports fields, facilities and events
- ⑨ Resized Don Waring Field to accommodate cricket and 2 full sized soccer fields or 4 touch fields
- ⑩ New pathways and seating around existing sports pavilion

- ⑪ Drainage pit within planted raingarden. Existing natural drainage line to becomes subsoil drainage adjacent to the sports fields
- ⑫ Spectator seating with potential for additional sporting amenity
- ⑬ Additional parking and road network designed to improve circulation, connectivity and remove conflict with pedestrians
- ⑭ Turfed area for markets
- ⑮ Main Entrance No. 1 including; main entry sign, planting and improved wayfinding and directional signage
- ⑯ Refurbished Dick Burwell Pavilion to accommodate Little Athletics including; club rooms, canteen, change rooms, storage and amenities
- ⑰ Resized and levelled Dick Burwell Oval to accommodate AFL and Little Athletics
- ⑱ New croquet pavilion including; clubhouse, amenities and storage
- ⑲ Reuse water tanks for irrigation
- ⑳ Stormwater retention basins
- ㉑ Spectator shelter and seating
- ㉒ No.1 sportsfield; reshaped to accommodate more sporting codes, including; AFL, Rugby, Soccer and Little Athletics

- ㉓ New sports pavilion including; amenities, change rooms, canteen and storage
- ㉔ New playing fields; current depot site to be redeveloped into potential rugby, cricket, soccer, touch and athletics
- ㉕ Existing pistol club to be retained, formalised entry and increased parking
- ㉖ Entrance No. 3 including; planting, minor entry sign and improved wayfinding and directional signage
- ㉗ Controlled accessway; shared pedestrian path and road during large events
- ㉘ Terraced grass spectator seating running along existing topography
- ㉙ Retention and enhancement of existing coastal heath bushland
- ㉚ Car parking
- ㉛ Cricket nets
- ㉜ Fitness stations
- ㉝ Drop off and loading parking
- ㉞ Storage building
- ㉟ New clubhouse to facilitate soccer, touch football, cricket and oztag including; canteen, store, change rooms, toilets and clubrooms

NOTE: Plan is indicative only and subject to change.
Each area within the Masterplan is multifunctional.

4.3 Visualisation and Sections



Section A - (Refer To Masterplan for location)



View 1 - TSC Main Entrance:

The arrival and entrance experience is articulated by a long low wall containing the 'Tomaree Sports Complex' name and it is embellished further with low foreground planting. The entrance wall and low planting are backdropped by a characteristic finger of remnant bush contrasted with the rich green turf of the Dick Burwell Oval.



View 3 - The new No. 1 Oval:

The newly reconfigured No. 1 oval will be the premier venue hosting many of the sports and clubs present at the Tomaree Sports Complex. The refurbished Margret Waring pavilion and new rugby pavilion will flank each wing of the No 1 oval creating enhanced spectator viewing and amenities during large ticketed events such as finals.

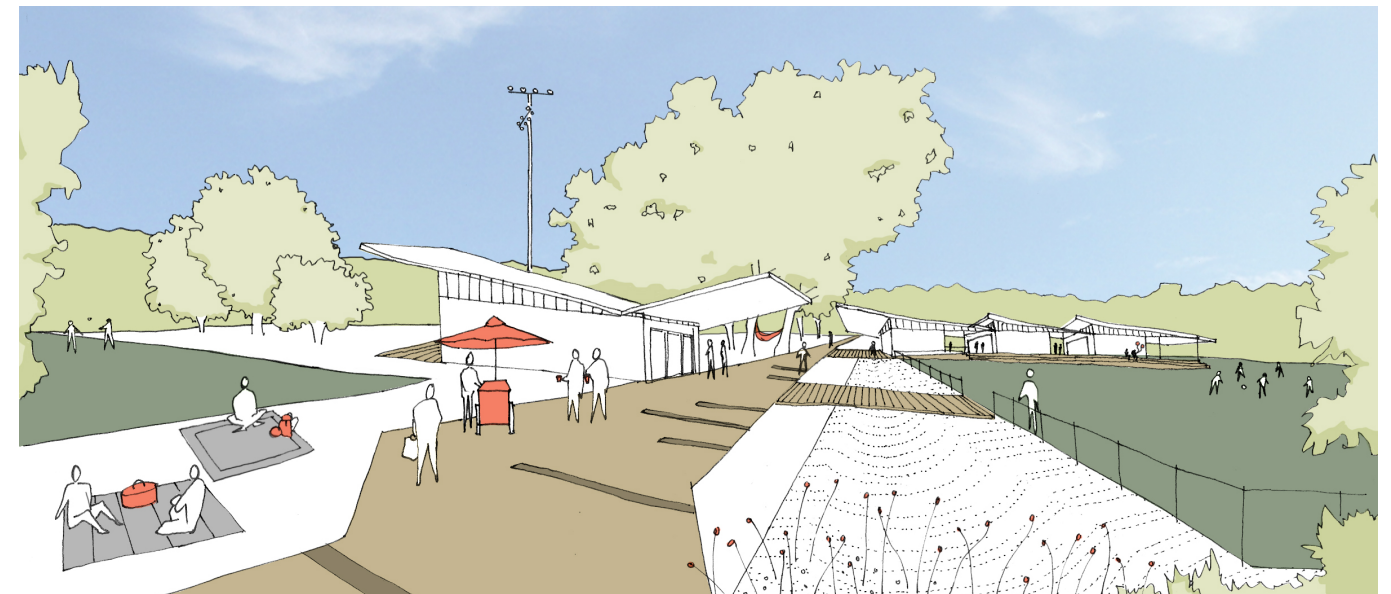


Section B - (Refer To Masterplan for location)



View 2 - View along the 'Sports walk spine' from the proposed netball pavilion:

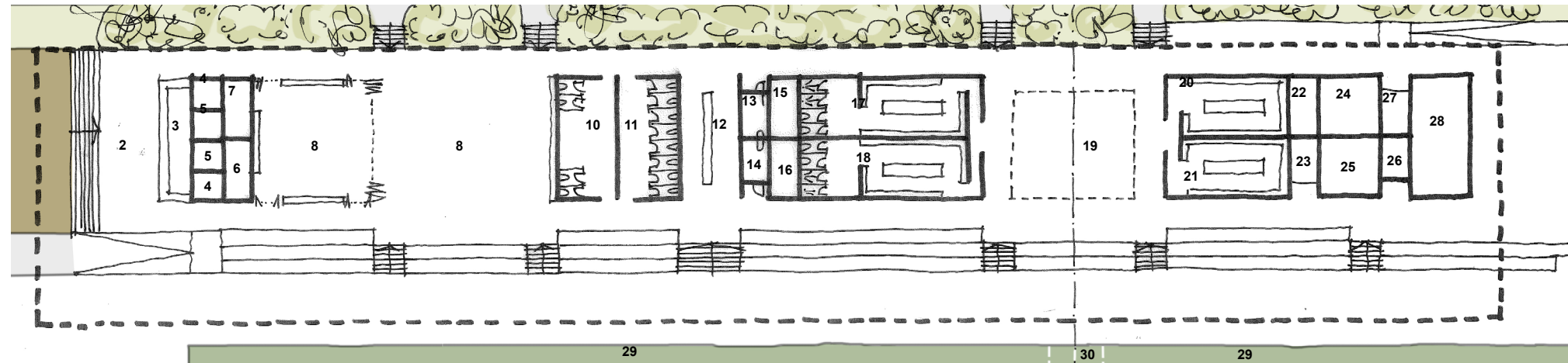
The view along the 'Sports Walk' pedestrian spine from the western end provides clear access across the site and allows for temporary stalls, benches, BBQ's and marquees.



View 4 - View along the 'Sports walk' spine opposite Don Waring Field:

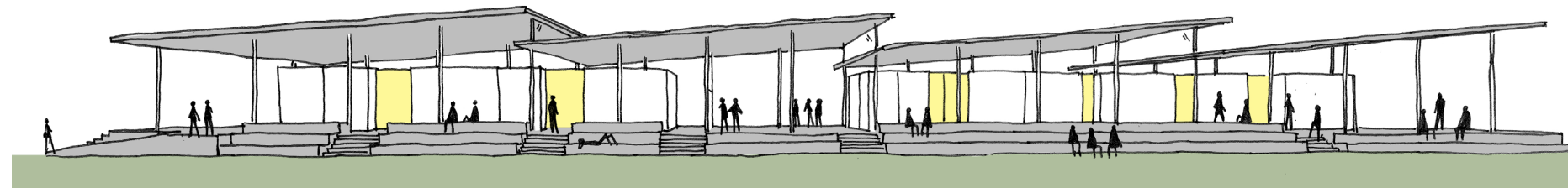
The flexible Pedestrian 'Sports Walk' spine will service the week to week use and accommodate larger events such as markets and sports finals or major events such as the Peter Wilson touch football carnival.

4.4 Buildings and Material Palette

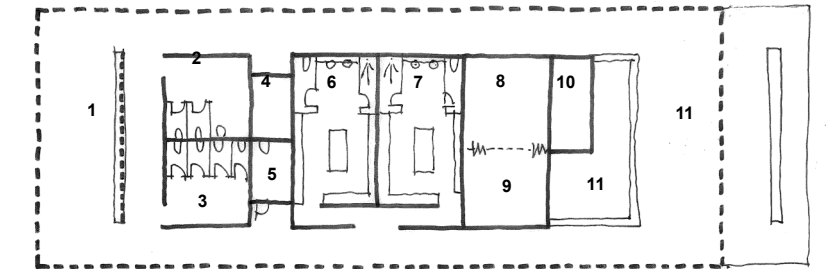


Expandable Modular Club Rooms - Concept Plan, NTS.

- | | | | | | |
|-----------------------|-------------------|---------------------|---------------------------|-------------------|-----------------------|
| 1. Sports Walk | 6. Kitchen | 11. Female Toilets | 16. Officials change Room | 21. Change Room 4 | 26. Match Day Office |
| 2. Verandah | 7. External Store | 12. Wash basins | 17. Change Room 1 | 22. Office 1 | 27. External Store |
| 3. Canteen | 8. Club Rooms | 13. Disabled Toilet | 18. Change Room 2 | 23. Office 2 | 28. Field Storage |
| 4. Dry Rooms | 9. Communal Space | 14. Disabled Toilet | 19. Temporary Seating | 24. Meeting Room | 29. Sports Field |
| 5. Refrigerated Rooms | 10. Male Toilets | 15. Plant Room | 20. Change Room 3 | 25. Meeting Room | 30. Field Centre line |

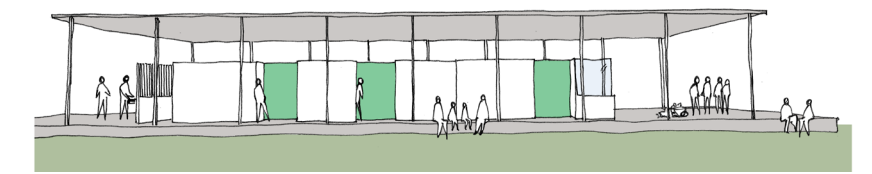


Large open clubrooms pavilion - Concept Elevation, NTS.

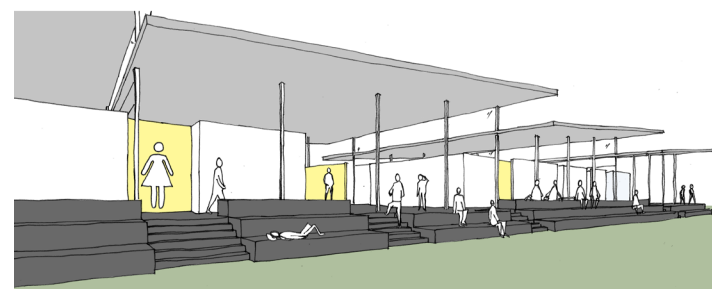


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|-------------------|---------------------|----------------------------|
| 1. Wash Basins | 5. Disabled Toilets | 9. Field Store |
| 2. Male Toilets | 6. Change Room 1 | 10. External Store |
| 3. Female Toilets | 7. Change Room 2 | 11. Canteen/First Aid Room |
| 4. Plant Room | 8. Field Store | 12. Verandah |

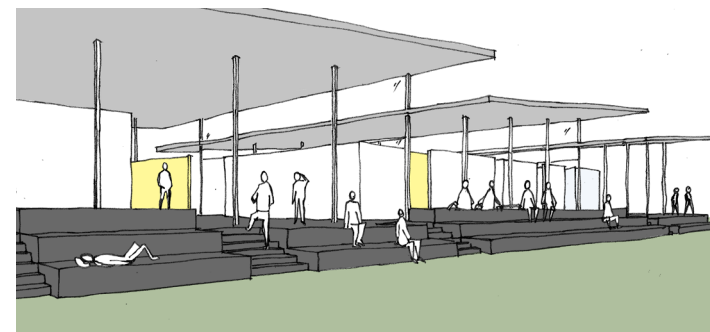
Typical Expandable Modular Sports Pavilion - Concept Plan, NTS.



Small open sport pavilions - Concept Elevation, NTS.



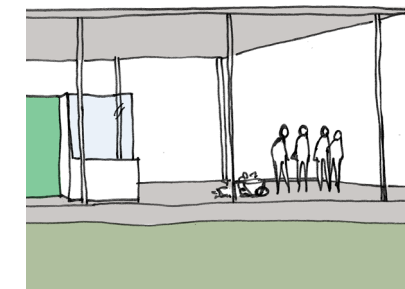
Wayfinding; using colour to highlight entry points into the building



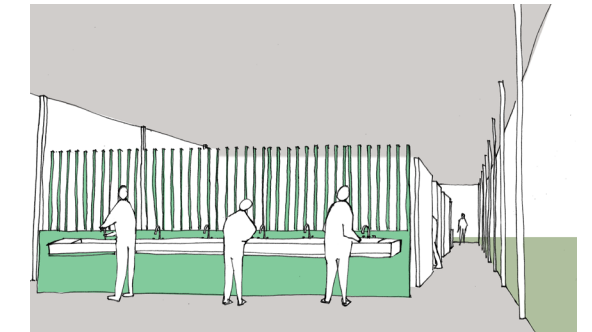
Terraced spectator seating under cover



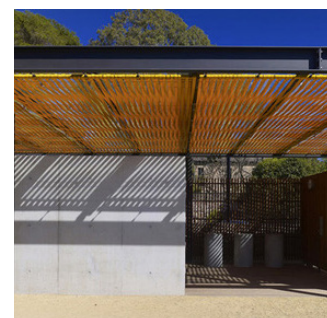
Sheltered walkways



Canteens next to sheltered space



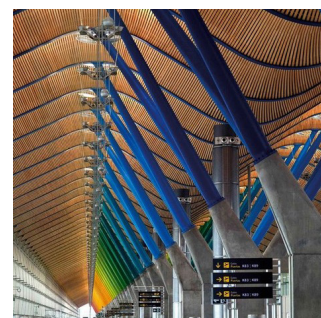
Open, visible, accessible amenities



Robust and secure



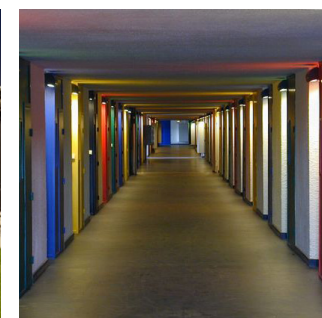
Visible, open and safe



Colourful



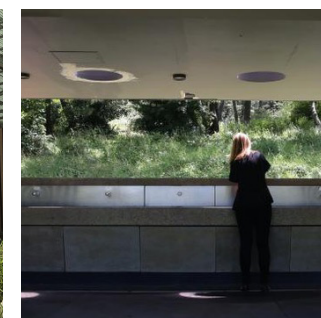
Communal covered space



Colour to help wayfinding



Light and airy



External basins



Open but private



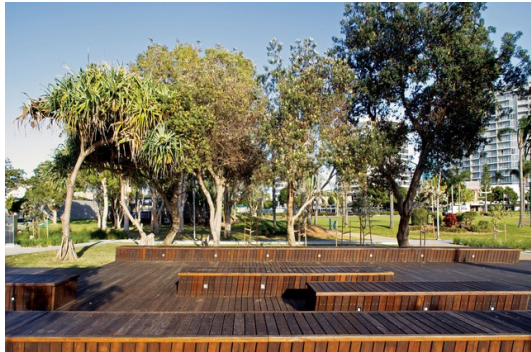
Connects with its setting

4.5 Precedents

Pedestrian spines - 'The Sports walk'



The Goods Line, Sydney; A single path which can accommodate a series of activities, temporary installations, infrastructure & services.



Jack Evans Boat Harbour, Tweed River; Surfaces & structures creating continuity while also protecting existing elements such as trees.



Speers Point Park, Lake Macquarie; Pedestrian spines also become service corridors for deliveries and service infrastructure.



Lakeway Redevelopment - Perth; The spine can provide very good access to co-located elements such as intensive use areas or drainage swales for both users & maintenance.

Sports Complexes



David Phillips Field, Sydney; Centralised, multi-sided pavilions that address and connect with all areas.



Kareela Fields, Sydney; Synthetic pitches are becoming more prevalent as they increase the hours of use per field & they can also accommodate several codes.



Deakin Elite Sports Precinct, Geelong; It is important that each field configuration is layered with as many sporting uses as it can to accommodate future demands.



Mt Barker Sports complex, SA; High quality and intensive use facilities can be integrated into an existing complex with minimal disruption thus allowing continued use.

Furniture & Facilities



Concrete edge lawn seating & viewing terraces, Redfern; Allows for large spectator sports uses and integrates visually into the park setting.



Viewing terraces, Erskineville; A simple set of terraces can accommodate standing room viewing & formal seating terraces.



Exercise stations; Specialised exercise equipment can be at key points along the sports walk and expand the facilities available for all users of the park.



Playgrounds; At key points along the sports walk to provide another dimension to the park & entertain children when carers are playing sport.

Building Structures - Exterior



Lizard log amenities building - Chrofi; Flexible park pavilions need to provide as many services and amenities as possible in a efficient way.



Victoria Square, Adelaide - TZG; Elevated roof structure provides flexible weather protection options & this creates flexible and adaptable community spaces.



Calder Fwy Pavilion, Woodburn - BKK; Iconic architecture creates a sense of identity. Identifiable landmarks also help locate you within the Tomaree Sports Complex.



Cook Park, Sydney - Fox Johnson; A continuity of materials & forms creates a suite of buildings that will form an identity for the complex.

Building Structures - Interior



Times Property Staff Centre - C&C Design; Well designed, simple and robust finishes offer ease of use and express individual character.



Centennial Park Pavilion - Lahnznimmo; Hand basins can be opened up to hand basins & connect the user with their location.



Theatre d'eau Pool Pavilion - Log Architects; Good natural light access and ventilation are key to creating usable and inviting interior spaces.



Queen Elizabeth Pool Pavilion, Canada - Group 2; Sports pavilions need to create safe and inviting spaces when open or closed.

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MANAGEMENT &
IMPLEMENTATION



5.1 Management Options

The following management options have been selected to address the objectives of this Masterplan:

A. Maintain the complex as a recognised premier and multi-purpose facility that provides recreational facilities and experiences to serve the local and regional community.

1. The sports fields may be reconfigured to allow for additional sports fields. Preparation of a maintenance plan should be considered to ensure that the grass playing fields are maintained appropriately. This may include regular aerating, topsoiling and irrigation.

2. Refurbishment of existing buildings and new buildings should be simple, robust and sustainable. Key design considerations include:

- Maximum light and ventilation
- Minimal dark corridors
- Modular systems that are adaptable for individual code requirements
- Large, open entry spaces with flexible covered meeting areas.

3. Drainage problems are to be considered. Solutions may include kerb and gutter along sealed roads and a natural drainage swale throughout the site to prevent erosion.

4. As the masterplan design is developed into the future, the provision of sports lighting can be reviewed as part of the renovation or reconfiguration process. If higher towers or illumination levels are desirable for the sports using the fields then they can be considered.

It is recommended that the field lighting for the newly configured No. 1 oval would have the highest quality of any venue, as this would assist in enhancing the facilities desirability to host regionally significant sporting events as well as covering the largest range of sports being played at the TSC.

Pedestrian lighting could be considered to service the proposed 'sports walk' path and new parking areas. Systems such as smart poles can provide lighting as well as power and WIFI connections along this central spine, as this will act as a potential venue for night markets or events during carnivals.

A well-lit and active pedestrian spine also encourages community members to utilise this space and decreases the opportunity for anti-social behaviour.

5. The existing automated irrigation system which is provided by two bores, is suffering from the cumulative effects of some infrastructure being over 25 years old and largely built in an ad hoc manner. As a result, the irrigation system will need to be replaced and upgraded to deliver water efficiently across the site.

It is recommended that a whole site irrigation design is undertaken by a suitably qualified irrigation designer to ensure that supply, major delivery mains, sub-mains and irrigation supply lines create an efficient network and are installed at appropriate times when works are being undertaken.

6. It is envisaged that the majority of services should be located within the confines of the 'Sports Walk' path due to its close proximity to all of the buildings and sports fields.

The services that could be included are electricity, gas, sewer, potable water, irrigation water, irrigation control, communications etc. Further to this, existing overhead powerlines can be placed underground to allow for the establishment of shade tree canopy across the site.

B. Enhance the aesthetics of the complex in a manner that is sympathetic to the environmental identity of the complex, while ensuring visual continuity throughout.

1. It is recommended that the new and existing sealed carpark areas have trees located within them to provide important canopy shade for users and to assist in extending the life of the asphalt seal.

Trees can also reduce the dominance of large expanses of asphalt and reconnect these areas with the highly valued bush setting.

2. It is recommended that additional plantings include a selection of endemic trees and shrubs to connect with existing vegetation.

3. Preparation of a maintenance plan ensures that the gardens, amenities and facilities are all cared for appropriately and that the complex remains clean and free of rubbish and vandalism.

4. Clearing of native vegetation should be minimised but where it is necessary to accommodate facilities, areas of lower ecological significance are preferred. Replanting should occur to compensate for any cleared vegetation.

C. Improve access and circulation throughout the complex, ensuring there are clear connections between the sporting/recreational facilities, open space and the community.

1. The reconfiguration of the road system within the TSC is one of the key design features of the Masterplan as it allows for the independent movement of vehicles across the site and separates them from pedestrian movement systems.

It is recommended that all roads be sealed and have kerb and channel installed, this will remove the current dust hazard from the site, control storm water runoff, reduce current maintenance requirements and assist in keeping vehicles within the designated vehicle zone.

2. The intersection at Aquatic Close and Leisure Drive could be re-shaped into a round-about with bus drop-off to create a formalised entry and direct traffic clearly.

The relocation of entrance no. 3 to the eastern boundary allows for traffic to move around the periphery of the site. It is recommended that bus drop-off zones and parking take place in areas such as the road south of Dick Burwell Oval and within the market space.

During large events, there is also an opportunity for overflow parking to be distributed off site in areas such as the school oval, to prevent congestion within the complex.

3. Increased number of carparking spaces are recommended across the site and co-located with the sports facilities and buildings to service their projected requirements.

4. Security can be improved by installing bollards and the planting of trees to prevent vehicles gaining access to the playing fields.

5. Pedestrian/cycleway movement can be prioritised through the site with shared road access points during large events.

Every facility and amenities building can be connected through pathway networks and have legible formalised access. This connection extends all the way to the schools to the west of the site and the existing footpath/cycleway along Nelson Bay Road and Salamander Way.

Consultation with Roads and Maritime Services (RMS) will be necessary due to the traffic generating impacts of future development and the potential requirement for a traffic assessment.

D. Enhance existing use of open space and provide for a friendly, inviting, accessible and safe recreation area for the Port Stephens community.

1. It is suggested that updates to wayfinding and signage throughout the complex assist in guiding people in a logical manner through the use of colour and super graphics that are consistent across the site. As well as defining and locating various precincts, signage and planting can enhance the entry points to TSC from the main roads and paths.

2. Provision of shade, shelter and amenity landscaping appropriate to the use area could be considered. Spectator seating including benches and tiered seating with a number of shelters for shade and weather protection. Playgrounds and fitness stations could have direct links to pathways within the site and be placed in close proximity to sports fields with opportunities for clear visual surveillance.

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3. It is recommended that passive recreation including walking, jogging and dog walking is to be encouraged through the incorporation of the 'Sports Walk', with minimal interactions with roads. The design of the 'Sports Walk' means a full loop of the complex can be achieved making it a potential destination for park runs and school cross countries. Market event stalls and temporary shelters during large events could also utilise this central spine.

5.2 Implementation Overview

The implementation of the Masterplan will occur over many stages as funding becomes available or necessity drives the process.

The purpose of the Masterplan is to coordinate capital and maintenance works and help prioritise future funding and budgets. The implementation of works in stages will allow for the continued function of the complex, addressing needs and minimising risks.

In order to assist council in establishing budgets and exploring sources of funding, a preliminary cost estimate has been produced which breaks the Masterplan down into sections. These smaller scopes of works can be undertaken individually. They can also be done in combination, where significant savings would be achieved due to the lower relative design and site establishment costs along with a larger quantum of work generally achieving a more competitive price.

It is recommended that when contemplating a scope of works that consideration is given to several key elements such as site wide pieces of infrastructure e.g. service utilities, irrigation, roads, pedestrian pathways and storm water drainage. These should all be considered holistically to ensure that they are set up in the most advantageous way, allowing for the next scope of works to be undertaken and that it is able to connect seamlessly to the previous stage of works as well as ensuring that they are not causing any detrimental effects to both the infrastructures operation or that of the TSC site.

5.3 Delivery

This Masterplan has undergone several revisions since its original approval and delivery in 2018. The original plan has successfully guided the staged delivery and implementation of works across the site to date.

As previously noted, the Tomaree Sports Council explored the potential inclusion of an updated aquatic and indoor sports facilities as part of the broader precinct. In addition, the realignment, rearrangement, and updating of sports fields and associated infrastructure have been subject to minor amendments and refinements. These changes reflect evolving community needs, operational requirements, and a more detailed understanding of site constraints and opportunities.

Since 2018, Port Stephens Council has delivered the following key projects in accordance with the Masterplan:

- ① Bruce Scott Pavilion
- ② Expansion of the Don Waring Fields
- ③ Partial delivery of the Sports Walk
- ④ Upgrades to the main car park
- ⑤ Installation of drainage infrastructure around the main entry
- ⑥ Replacement of the playground west of the Bruce Scott Pavilion.

This updated Masterplan will continue to guide future development across the site, underpinning the long-term strategic vision and informing the delivery of ongoing and future projects.

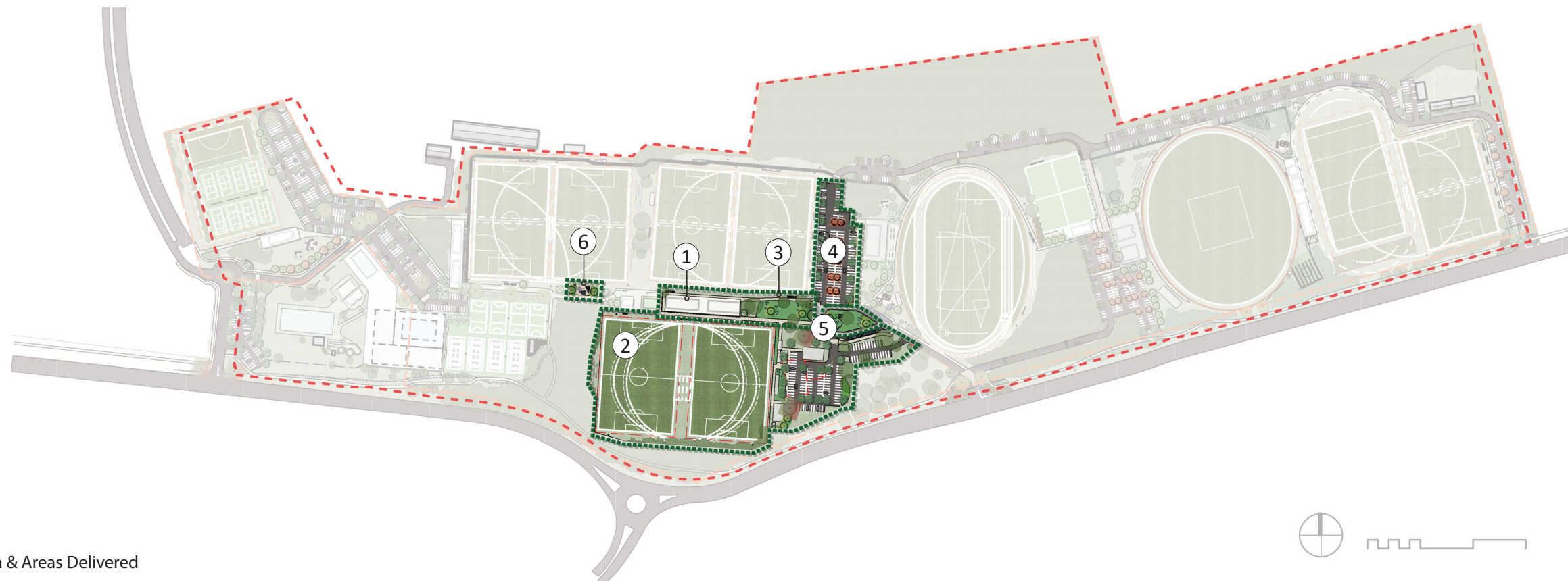


Figure 9. Refined Masterplan & Areas Delivered