

Captain Oldrey District Sports Park Landscape Masterplan 2018

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This report has been prepared by Eurobodalla Shire Council’s Recreation Services Division

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Eurobodalla Shire Council acknowledges the Traditional Owners of the land to which this plan relates.



Table of contents

1 - Executive Summary	1
2 - Background	3
Introduction	3
Purpose	3
Literature review	4
Demographic considerations	6
3 - Existing situation	7
Site description	7
Planning considerations	8
Existing facilities	9
Site elements	10
4 - Development demand	15
Engagement outcomes	15
Participation considerations	21
5 - Masterplan	22
Vision	22
Masterplan design	23
Design considerations	24
6 - Action Plan	29
Action Plan and indicative costing	29
Appendix A	32
Masterplan design (A3-sized)	32



Executive Summary

Captain Oldrey District Sports Park (Captain Oldrey) is the regional sporting facility for netball and hosts six netball courts, two rectangular playing fields, a mini field, a playground and sporting amenities building/community hall.

The 7.37 hectare reserve is located in the centre of the Broulee township and is Council-owned community land designated for Public Recreation. A little over 40 per cent of the land parcel is mature Bangalay Sand Forest.

The Captain Oldrey District Sports Park Masterplan (Masterplan) vision is *'to provide a quality outdoor multi-sport and community venue that is recognised for its regular sporting events and community recreation opportunities'*. This Masterplan establishes a consistent direction and provides a framework for future improvement in line with this vision.

The Masterplan recommends a number of facility

upgrades and expansions to meet growing needs, while retaining and maintaining native vegetation where practical. The Masterplan provides regional-quality netball facilities, high quality district rugby and football (soccer) fields, and supporting sport and community facilities in a practical and attractive environment.

The Masterplan has been developed incorporating ideas and feedback from the community and reviews of literature, strategic contexts and current participation trends.

Indicative costing for full Masterplan implementation comes to a total of \$3.25 million (2018 dollars).

A summary of actions to deliver this Masterplan are presented below.

Captain Oldrey District Sports Park Masterplan action plan

	High Priority Actions
H1	Perform survey to identify and risk assess significant mature trees and mark them for retention where practical across the site.
H2	Upgrade or replace the sporting amenities building, in accordance with ROSS 2018 action E7, and include: <ul style="list-style-type: none">» new toilet facilities» an additional set of changerooms» practical floor surfaces» PA system» skylight/s and security screens» courtside and fieldside bubblers» extended awnings on the east, north and west sides of the building.
H3	Car parks Stage 1 Expand road width and construct sealed car parking on both sides of the road along the southern boundary of Captain Oldrey from existing entrance to the sporting amenities building car park. Where possible retain mature vegetation between Captain Oldrey and the (proposed) new residential road. Where vegetation cannot be retained, revegetate area with suitable native species.
H4	Refurbish the playing surfaces of Field 2 and the mini field.
H5	Upgrade lighting on Field 2 to provide uniform illumination to training standard (50 lux).
H6	Construct a low, black-plastic coated chain mesh fence along the southern perimeter of Fields 1 and 2. Incorporate intermittent offset access points.
H7	Level the subsurface and replace the synthetic matting within the fenced area used by the playgroup.
H8	Review and modify storage areas to better accommodate the identified needs of user groups.
H9	Install directional signage at the intersection of George Bass Drive and Train Street and at the intersection of Elizabeth and Francis Street, in accordance with the Eurobodalla Signage Strategy.

Captain Oldrey District Sports Park Masterplan action plan

	Medium Priority Actions
M1	Replace the six current bitumen netball courts with eight acrylic courts.
M2	Provide training standard lighting (100 lux) for six of the netball courts and competition standard lighting (200 lux) for the two netball courts planned to be covered (refer Action L1).
M3	Construct high, black-plastic coated chain mesh fence between the netball courts and the (Action L3 proposed) road. Incorporate intermittent offset access points. Landscape to soften appearance.
M4	Install spectator seating around the netball courts and on the western side of Field 1.
M5	Replace the synthetic pitch surface and upgrade the condition of the cricket practice nets.
M6	Work with the local Landcare group and Broulee Public School to design and establish a compacted gravel accessible trail for education and recreation purposes through the trees. Perform risk assessment of trees for retention.
M7	Install picnic settings in natural clearings alongside the nature trail.

	Low Priority Actions
L1	Construct a cover over two of the new netball courts adjacent to the sporting amenities building.
L2	Car parks Stage 2 Redesign central car park alongside sporting amenities building and accommodate mobility parking and a drop off zone. Construct footpath access to sporting amenities building.
L3	Car parks Stage 3 After relocation and construction of new netball courts, construct a road with sealed car parking on both sides along the southern boundary of Captain Oldrey from the sporting amenities building. Construct a footpath between the car park and the fence for extent of netball courts. Where possible retain mature vegetation between Captain Oldrey and the (proposed) new residential road. Where vegetation cannot be retained, revegetate area with suitable native species.
L4	Install Captain Oldrey entry signs on new road frontages and directional signage at the new Heath Street intersections once roads are constructed.
L5	Replace synthetic cricket pitch (should active teams recommence use of the field).
L6	Subject to demonstrated demand for nighttime competition, upgrade lighting on one field to competition standard (100 lux).
L7	Subject to future demonstrated demand, investigate options for a third field to service the area, considering both on-site and off-site options.

Introduction

Captain Oldrey Park is classified as a District Sports Park in the Recreation and Open Space Strategy (ROSS) 2018. ROSS Action C2 recommends completion of this Masterplan to ensure that Captain Oldrey usage capacity is increased, in keeping with demonstrated demand, and the native vegetation elements are retained and managed where practical.

District sports parks typically contain a small number of fields/courts that are maintained at a high standard, but may not comply to state regulations for the sporting codes using the park. Site infrastructure should reflect supporting facilities to meet the needs of the site sporting codes and recreation purposes.

The aim of this Masterplan is to provide a realistic and achievable landscape design and action plan that upgrades the capacity of Captain Oldrey while balancing the established needs, requirements and capacity of the user groups, community and Council.

Implementation of the Masterplan will require funding as identified and a staged approach that allows for development and upgrades that minimise the impact on users and the community. Funding will be sourced from a combination of external grants and annual Council allocations.

Purpose

This Masterplan provides a vision for Captain Oldrey, identifying what it should look like and how it should function into the future. It establishes a consistent direction, providing a framework for ongoing improvement. It considers the relationship between:

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

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

It is important to note that the intent of the Masterplan is to provide a framework for future development of Captain Oldrey over an extended time period so that ad hoc improvements are avoided, and community use and long-term viability are maximised. The Masterplan will be regularly monitored to ensure the outcomes continue to meet community needs in the best possible way.

This Masterplan will be an essential tool in attracting external investment such as grant funds, recognising that neither Council nor the community possesses funds for all of the recommended capital improvements.



Various popular Rugby Union Gala Days are held at the Sports Park each year.

Literature review

In order to present a clear picture of the background issues impacting on the potential upgrade and development of Captain Oldrey, a literature review has been undertaken and demographic changes considered. A summary of each document reviewed is included below and key impacts for the development of the Masterplan are highlighted in the breakout box at the end of this section.

Community Land (Sportsgrounds) Generic Plan of Management 2000

This Plan of Management provides the existing direction for how Council manages and develops sportsgrounds. Captain Oldrey District Sports Park is one of eleven facilities covered by this dated plan.

Netball, rugby, football and cricket were all conducted at Captain Oldrey when the Plan of Management was developed. The existing building had been constructed and the former playground was located at the site. There is no reference to the state or adequacy of these facilities.

The Plan of Management notes that masterplans are important tools to guide facility development and can be particularly useful where funds become available for upgrades, when grants are sought and/or when boundary changes are under consideration.

A new generic plan of management for sportsgrounds will be prepared by 2021, in line with the new *Crown Lands Management Act 2016*.

Preliminary masterplans

A number of indicative masterplan layouts have been developed over the years, however none have proceeded to adoption by Council. The most recent layout was prepared in 2005. This version includes:

- » retaining the existing rugby and football fields
- » expanding the sporting amenities building area
- » developing a turf cricket wicket block
- » developing an additional football field
- » developing a total of 12 netball courts (expansion by six courts)
- » developing two additional car park areas.

None of these proposed changes have been undertaken to date.

Delivery Program 2017-21 Operational Plan and Budget 2018-2019

This suite of documents provides Council's key actions, individual projects and services. Key activities considered in the development of this master plan include:

- » 1.3.2 - Plan for and provide a safe and accessible network of recreation and community facilities
- » 8.2.1 - Provide and promote opportunities for the community to be engaged on decisions, policies and plans through the use of the community engagement framework
- » 8.2.2 - Work in partnership with the community on key projects
- » 9.1.1 - Undertake sound, best practice long term community and corporate planning
- » 9.1.3 - Advocate and collaborate to advance the region and address local issues.

Far South Coast Regional Economic Development Strategy 2018-2022

This document, produced with the assistance of the NSW Government, sets out a long term vision '*to build a sustainable path to long-term economic prosperity and quality of life for businesses and residents in the Far South Coast by building on industry specialisations, attracting new residents who bring economic, social and cultural capital and leveraging the significant natural amenity*'.

Development of sport, recreation and cultural assets are identified as a priority to both:

- » increase the appeal of the region as an attractive destination for both tourists and potential residents
- » grow sporting events to help diversify the tourism product offerings for out-of-season tourism.

Recreation and Open Space Strategy 2018

Current provision

The ROSS 2018 identified that while the Tomakin, Mossy Point and Broulee planning area is well supplied with sporting facilities, additional sporting capacity is required to meet current and expected demands. User groups have demonstrated that Captain Oldrey is already at capacity on game days (mainly Saturdays) and at key training times throughout the winter sporting season. In addition, there is a shire-wide sport park deficiency across all sports park types projected by 2036.

The ROSS 2018 highlights a minimal surplus of recreation open space (0.33ha) in this planning area using the 'Desired Standard of Service' approach to open space planning. However, this surplus is mostly at local recreation park level and a deficiency in district recreation parks, which provide key gathering areas for larger groups, is identified out to at least 2036.

In the community survey undertaken for the development of the ROSS 2018, the following proportion of residents rated the overall quality of sport and recreation facilities in Tomakin, Mossy Point and Broulee as *good or great*:

» sports fields	95.7%
» playgrounds	86.6%
» natural bushland parks	89.4%
» community halls/centres	82.2%

Future development

The ROSS 2018 proposes the upgrade of Captain Oldrey and Jack Buckley Reserve (in Tomakin) to create two destination parks, particularly for larger groups.

Captain Oldrey is already an established active recreation site and home to play opportunities, picnicking facilities and bike riding, in addition to formal sport. The lack of public toilets was identified in the ROSS 2018 as a barrier to use of open spaces in this planning area. This could be addressed at Captain Oldrey in the future, especially in line with likely demand increases with residential development of neighbouring land parcels.

ROSS 2018 Action C2 recommends that this Masterplan be completed to ensure that usage capacity is increased at Captain Oldrey, in keeping with demonstrated demand, and that native vegetation elements are retained and managed where practical.

Initial developments proposed in the ROSS 2018 for

consideration in the Masterplan included:

- » upgrade layout, accessibility and undercover spaces at the existing amenities building
- » add two additional netball courts and upgrade to acrylic surfaces
- » improve vehicular traffic movements and the availability of set down and parking for public transport and private cars
- » develop a third rectangular playing field with lighting to training standard
- » add spectator seating parallel with western touchline of Field 1 and around netball courts
- » maintain and landscape selected areas of mature trees to provide a balance of uses (environmental preservation, recreation and passive surveillance)
- » continue to work with Broulee Public School, as a neighbouring property, regarding opportunities for shared recreation, parking and transport resources in the precinct.

Completion of this action and implementation of the Masterplan will assist provision of higher-level sporting facilities across Eurobodalla Shire.

Demographic considerations

In order to understand the make-up for the Captain Oldrey 'catchment', a snapshot of existing and future population characteristics has been undertaken.

Population characteristics for the Tomakin, Mossy Point and Broulee planning area is the focus, however it is acknowledged that with the facility being one of the key community sporting spaces in the area, many users come from outside of this catchment. Participants include representative teams and coaching clinics from other schools, clubs and shires.

Analysis of the characteristics of the Tomakin, Mossy Point and Broulee planning area¹ reveals:

- » an estimated resident population of 3,258 for 2016 with a predicted population increase of 1,176 by 2036.
- » a slightly ageing area, with the 65+ years age cohort expected to increase by over 3% to almost one third of the total population by 2036.
- » Between 2016 and 2036 the proportion of the area aged under 25 is predicted to drop by just over 1% to 23.7% of the total population. Across this time the actual number of young people under 25 years is expected to increase by 246.

1 *id, the population experts (August 2018)*



Literature review - summary

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

- » Captain Oldrey District Sports Park is a popular and valued community sport and recreation asset.
- » Council acknowledges the importance balancing sport and recreation facility needs with the native bush on site.
- » The Tomakin-Mossy Point-Broulee planning area is expected to grow and result in demand for additional open space for sport and recreation.
- » A range of recreation opportunities that are attractive across the ages should continue to be made available at Captain Oldrey.

3 Existing situation

Site description

Captain Oldrey is located in the centre of the Broulee township. It is 7.37 hectares of Council-owned community land (Lot 58 DP245167). The reserve is mostly flat and just over 40% of the land parcel is mature Bangalay Sand Forest typical of the area.

Captain Oldrey is the regional sporting facility for netball, hosts rugby and football and is occasionally used for cricket.

The site has formal sporting facilities located either side of a central sporting amenities building. Six bitumen netball courts are located on the western side, while an oval with two rectangular playing fields and a mini field is located on the eastern side of the building.

The facility is heavily used by the Broulee Public School that adjoins the northern boundary of Captain Oldrey. Established residences adjoin the eastern boundary, and residential development land surrounds the southern and western sides.

Future development

Residential development is proposed directly to the south and west of Captain Oldrey. These works will eventually see new roads constructed along the southern and western boundaries.

These changes will create additional road frontage and increased ease of access to Captain Oldrey and greatly enhance passive surveillance from passing traffic.



Planning considerations

Local Environmental Plan (2012)

Captain Oldrey District Sports Park is zoned RE1 Public Recreation.

The objectives of this zone include:

- » to enable land to be used for public open space or recreational purposes
- » to provide a range of recreational settings and activities and compatible land uses
- » to protect and enhance the natural environment for recreational purposes
- » to conserve the scenic and environmental resources of the land including the protection of environmental assets such as remnant vegetation, waterways and wetlands, and habitats for threatened species, populations and communities.

For the outdoor sport and recreation developments included in the Masterplan, permits, other than necessary vegetation assessments, are not likely to be required.

Biocertification Agreement

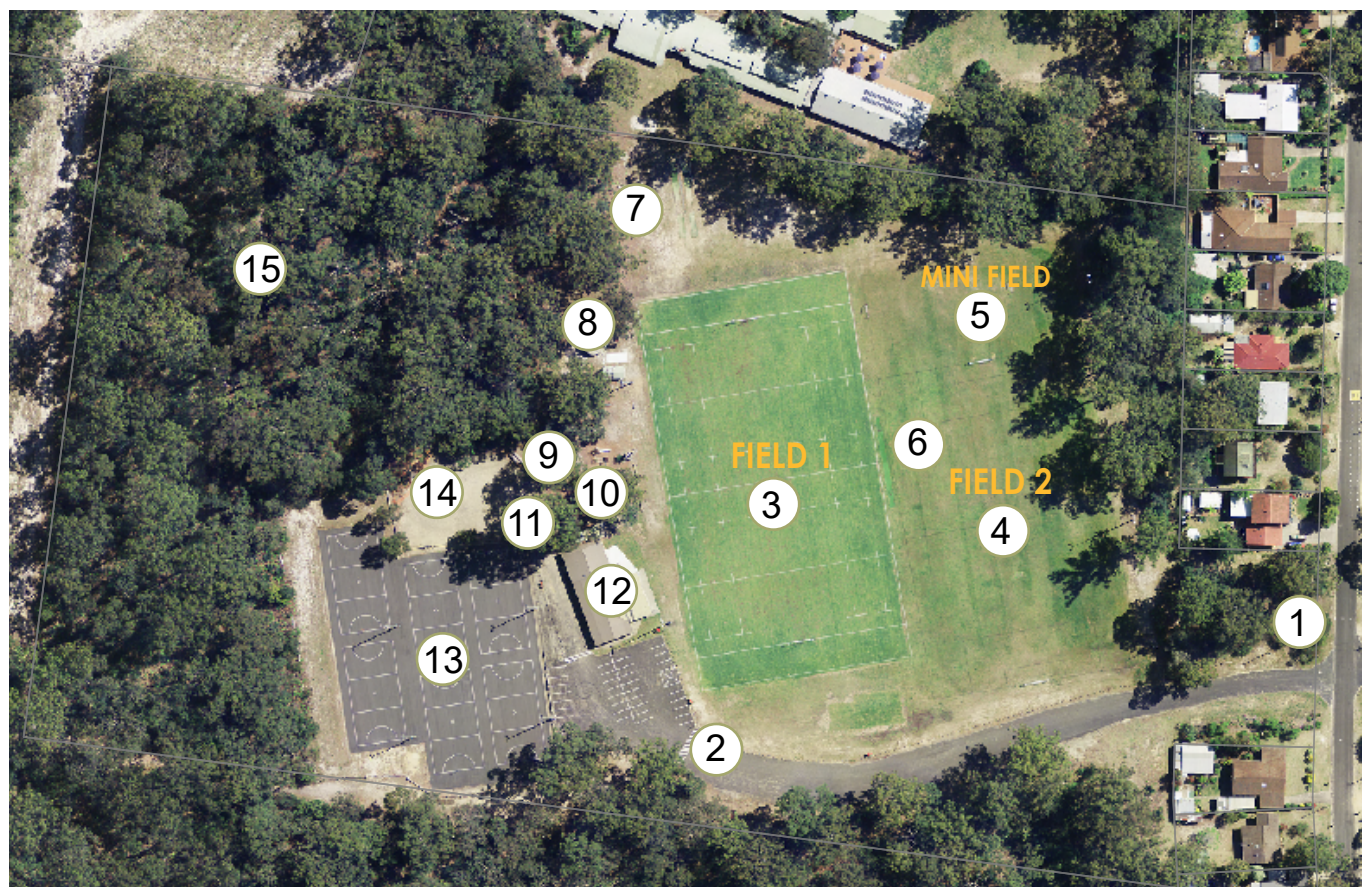
As shown in the map below, much of the vegetation on Captain Oldrey is Biodiversity Certified and subject to a Biodiversity Certification Agreement. No further biodiversity assessment under State legislation is required for any impacts to native vegetation or animals, should some or all of the vegetation be removed. Impacts within the Biodiversity Certified area have already been offset by conservation measures including the creation of a biobank site.

Under the Biodiversity Certification Agreement, Council is required to pay for biodiversity credits before removing any vegetation. Vegetation clearing procedures to minimise impacts to fauna that may be using the vegetation as habitat must be followed for any vegetation removal, whether within the biodiversity certified area or not.

Native vegetation outside of the Biocertification area may require biodiversity assessment of the proposed impacts before any clearing of native vegetation can take place.



Existing facilities



Existing facilities

- | | | |
|------------------------------------|---|--|
| 1. Entry and signage | 7. Two-net cricket practice facility | 12. Sporting amenities building and community hall |
| 2. Sealed entry road and car park | 8. Storage shed - rugby equipment and Council bore pump | 13. Six bitumen netball courts |
| 3. Field 1 - lit rectangular field | 9. Playground | 14. Unsealed overflow car park |
| 4. Field 2 - lit rectangular field | 10. Covered picnic tables | 15. Bangalay Sand Forest |
| 5. Mini field | 11. Storage shed - Broulee Bunyips Playgroup | |
| 6. Synthetic cricket pitch | | |

Site elements

Netball courts

There are six lit bitumen netball courts to the west of the sporting amenities building.

The courts and goal posts are in good condition.

Four light fittings provide training standard lighting for the netball courts however this is not uniform across the courts.

Sports fields

Field 1 is the main rectangular football field and is located closest to the sporting amenities building. This field has the better playing surface but is the most used field and the turf coverage shows signs of wear during the winter sporting season.

Field 2 is the secondary rectangular playing field and is located to the east of Field 1. Turf coverage is mostly good, with some seasonal wear, however the playing surface is uneven.

A mini-field adjoins the northern edge of Field 2. The surface is of poor quality with limited turf coverage, affected by lack of sunshine due to shading by surrounding trees.

Four light poles provide training standard lighting (50 lux) across Fields 1 and 2 but illumination is not consistent across the fields.

Ancillary facilities

Sporting amenities building

A sporting amenities building with community hall space is located at the centre of Captain Oldrey. The building has a relatively narrow verandah and awning around the perimeter and contains:

- » large function room
- » two kitchen/canteens, one facing east and one facing west
- » two change rooms
- » male, female and accessible toilets, open on game days only
- » three storage spaces
- » an office

The building has been developed with various extensions over the years, but overall is dated, dark and not fully practical for current site needs.

Storage

A small shed is located next to the sporting amenities building to provide storage for the Broulee Bunyips Playgroup. It is surrounded by a small, fenced play area.

A larger storage shed is located off the north-western edge of Field 1. It houses football and rugby equipment and the Council bore pump. A cage is attached to the side of the storage shed to house the rugby scrum machine.

Shade and seating

Two covered picnic tables are located between Field 1 and the playground.

An awning surrounds the sporting amenities building.

Mature trees surround Captain Oldrey, providing numerous shade opportunities.

Recreation facilities

Playground

A large playground is located at the centre of Captain Oldrey next to the sporting amenities building.

The playground was installed in 2017 and is of bright and vibrant colours, chosen by students from the adjacent school.

Broulee Bunyips Playgroup

A small fenced play area surrounds the the Broulee Bunyips Playgroup storage shed. The surface under the synthetic grass in this area is uneven and the grass is worn.

Native bush

A large portion of the western half of Captain Oldrey comprises Bangalay Sand Forest. Residents and walking groups sometimes make use of this area for recreational purposes.

There is some understorey clearing around the perimeter of the vegetation adjacent to the sports fields and a track along the boundary with the development land which enable walking in this space. No trails enter or cross through the bush.

Vegetation needs to be actively managed on the edge of Field 2 and the mini field. This will ensure that mature tree growth does not obstruct field lighting and understorey vegetation does not excessively shade playing surfaces and affect turf growth.

Access and connectivity

Signage

Blue fingerboard signage is provided on the corner of Train Street and Elizabeth Drive, Coronation Drive and Francis Street and Elizabeth Drive and Francis Street.

A small naming sign is located at the Captain Oldrey entrance on Elizabeth Drive.

The Community Hall advisory sign is the only notable signage within the Park.

Signage is small and easy to miss, especially noting that many visitors for regional netball competitions or gala day events come from outside the district. Visitors frequently report difficulty in locating Captain Oldrey due to limited signage and the 'battle-axe' nature of the current entrance.

Access

The only access to Captain Oldrey is via the formal entry from Elizabeth Drive.

Formal sports areas are largely protected from unauthorised vehicle access by timber bollards and timber rail fencing.

Connectivity

Captain Oldrey is currently somewhat isolated. It has very limited road frontage and is surrounded by native bush, Broulee Public School, residences and designated development land.

Captain Oldrey has no pedestrian links with the wider open space network or the cycle path that runs along the Coronation Drive foreshore.

Connectivity and frontage will be significantly impacted by neighbouring residential land development and related road access. This will create new road frontage and related footpath works along the southern edge of Captain Oldrey.

Captain Oldrey is also used by parents for before and after school drop off and pick up, due to the absence of a drop off zone and limited parking in Cambridge Avenue. School buses also use Captain Oldrey for temporary parking each afternoon due to the limited bus zone at the official school entry on Cambridge Avenue.

Site infrastructure

Parking

Sealed car parking is available along the entry road and in a central car park area, providing approximately 100 spaces.

Additional unsealed overflow car parking is available along the southern side of the entry road and to the northern side of the netball courts. Vehicular access to this unsealed area is via a narrow bitumen section between the netball courts and the amenities building.

Sporting courts and fields



Sport ancillary facilities



Cricket pitch



Cricket practice nets



Sporting amenities building - western side



Sporting amenities building - eastern side



Football storage shed



Playgroup storage shed and fenced area

Recreation facilities



4 Development demand

Engagement outcomes

The assessment of demand for upgrade and development at Captain Oldrey has been through engagement with sporting, community and school user groups and other key stakeholders including the Broulee Mossy Point Community Association and relevant Council officers from within the Community, Arts and Recreation, Planning and Sustainability, and Infrastructure directorates.

Findings from the surveys undertaken as part of the ROSS 2018 and an analysis of participation trends, including data from Council's venue booking system, have also been considered.

This section presents a summary of issues and development considerations reported by individuals and groups engaged. This information has been used to inform the design considerations and proposed solutions on page 24 to 28.

Council

Issues

- » The site has limited passive surveillance and experiences regular building vandalism.
- » While access and aesthetic improvements were made to the existing amenities in 2017-18, the internal layout is poor and does not cater for the growth in sporting participation at Captain Oldrey, particularly in female participation.
- » Car parking is limited and this has led to pedestrian conflict and safety concerns.
- » The community hall component of the building receives very limited use in its current form.
- » Council has received numerous representations from the local community seeking preservation of Captain Oldrey vegetation.

Development considerations

- » Field irrigation has been problematic, however a new bore and pump is being installed which should deliver improved service into the future.
- » Residential development of the land directly to the south of Captain Oldrey will provide opportunities to enhance surveillance by creating additional passing pedestrian and vehicular traffic.
- » Opportunities may exist to work with the NSW Department of Education on sharing the cost of future sporting and transport infrastructure.



The sporting amenities building has the potential for upgrades to improve user and spectator experience.

Eurobodalla Netball Association

Membership

- » Recent years have seen significant growth in both junior and senior membership, steadily increasing from 470 in 2014 to 591 members in 2017.
- » The Association has been required to turn prospective teams away due to court scheduling issues.

Facility usage

- » Matches are conducted each Saturday during the winter sporting season. An integrated shire-wide netball competition runs for 12-16 weeks from May. It is held every Saturday from 9.30am to 4pm involving teams from Batemans Bay, Batehaven, St Peter's College, Broulee, Tuross, Bodalla and Narooma.
- » A twilight competition is held on Thursday evenings for 8-10 weeks from October to December for male and female players.
- » Representative teams train Monday to Thursday nights from February to July on the illuminated courts. Ages range from under 11 to all age.
- » Broulee Primary and St Peter's Anglican College netball clubs hold evening training.
- » Two Netball NSW school gala days are held annually, one for juniors and another for seniors.

Development considerations

- » One central location is essential for a viable district netball competition, particularly in securing adequate volunteers to umpire games and to manage competitions and the venue.
- » Designated female changerooms at the venue would deliver an equitable outcome for all sporting codes.
- » Current lighting on two courts is dim. Trimming of overhanging trees and the addition of better lighting to more courts will allow for safer training and potential night play.
- » A courtside drinking water bubbler would be a valuable inclusion.
- » Installation of an outdoor public address (PA) system for game and general public announcements.
- » Additional courts are required to meet growing demand. At least one new court is necessary to meet short- to medium-term needs.
- » Parking is very difficult on Saturdays. Cars park wherever they can fit and vehicle and pedestrian movement is dangerous.
- » While the new playground is a welcome addition, children currently cross a busy car park entry to access it.
- » The bitumen courts are hard-wearing, however, acrylic surfaces are preferred, including for player safety.
- » The toilets within the building are in poor condition and need to be redesigned.
- » Spectator opportunities are limited - particularly given netball is a sport that draws significant spectator numbers.



Captain Oldrey is the regional sporting facility for netball.

Broulee Stingrays Football Club

Membership

- » The club averaged 122 members per season between 2013 and 2018. Membership was lower (110) in 2016 and 2017 due to the lack of an all age women's team.
- » The bulk of membership is in the juniors, but there are also active all-age men and women's teams.

Facility usage

- » The facility is used for formal club training two afternoons/evenings each week during winter.
- » Matches are conducted Friday and Wednesday nights and every Sunday, noting that the Sunday competition is spread amongst a range of Eurobodalla venues.
- » A Football Gala Day is conducted annually by the Stingrays Club.

Development considerations

- » The site requires an access and parking layout that ensures pedestrian safety.
- » Large overhanging trees need to be trimmed to improve the effectiveness of current lighting and small trees pruned to maintain appropriate visibility.
- » Nets or fencing is required behind the southern goals to catch balls before they enter the road.
- » Improved playing surfaces on the full-sized fields and the mini field, by initially top dressing then better management of the field surfaces and the training load.
- » Installation of a third field would help share the load and reduce wear on all fields. A third field may allow the club to host multi-team gala days and district and regional football events.
- » More storage for training resources.
- » Sharing the venue with rugby and netball in winter means that the existing facilities and parking operate at capacity at peak times. Sharing field space with rugby affects the quality of the playing surface and has resulted in the exclusion of junior football matches on the main field.
- » Lighting upgrades are required so that both rectangular fields are fully lit to training standards or better. Improved lighting will spread playing load and surface wear across both fields.
- » While the sporting amenities building generally functions quite well, the layout of the amenities is poor.
- » More spectator seating is required.



Broulee Dolphins Rugby Club

Membership

- » The club has averaged 107 members per season between 2013 and 2018, with recent strong growth expected to continue.
- » The club fields five junior teams and a senior team.
- » In addition to 7s and 10s and full team competitions, the club is facilitating 'Access Rugby' for 6-17 year old girls and boys with disabilities and a Veteran Men's (35+) competition.

Facility usage

- » Training occurs on Tuesday and Thursday afternoons/evenings each week during the winter sporting season.
- » Matches are conducted every Saturday, with age groups spread across venues so that there is at least one home match each week.
- » The Club conducts a mini rugby program at the venue on Friday evenings during Term 2 and a junior coaching program for four weeks in November.
- » An Annual Gala Day played at the Sports Park includes:
 - Brumbies 7s, involving 200 players from four local schools
 - Brumbies Super 7s series for girls and women involving 16 teams.
- » The Cootamundra Annual Gala Day involves seven visiting teams.

Development considerations

- » With the fields heavily used by two winter codes (and the adjoining school), field quality wanes toward the end of each season. Junior football matches create notable damage and should be scheduled for Field 2 only.
- » The installation of a third field would help share the load and reduce wear on all fields. A third field may allow the club to co-host regional rugby events with the Brumbies.
- » The dimensions of local school fields are currently insufficient for senior competition play and safe run-off.
- » Parking issues arise on Saturday match days as netball also operates throughout the day. Vehicles nose into the surrounding bushland and parking expands out into the nearby street network.
- » There are very limited spectator opportunities available.
- » The showers and amenities within the building are dated and require upgrading.
- » There are no publicly available amenities when the sporting amenities building is locked.
- » Storage options could be improved.



Broulee Bunyips Playgroup

Membership

- » Five to ten families each week during the school term.

Facility usage

- » The playgroup uses the facility between 10am and 12pm each Monday during the school term.
- » The group has a fenced play area and storage shed located between the sporting amenities building and the playground.
- » The toilets and canteen are opened for each playgroup meeting but the hall is only used during inclement weather.

Development considerations

- » Improved management of clover and long grass around the playgroup site to reduce instances of insect bites and bee stings.
- » A shade structure erected over the fenced area.
- » More storage for resources.
- » Hall carpet replaced with a washable vinyl floor.

Broulee Public School

Facility usage

- » Without its own oval, Captain Oldrey is an important facility for the school.
- » The school holds its athletics carnival, physical education classes and formal sport events at Captain Oldrey. However, the school is considering relocating future athletics carnivals given difficulty accessing the toilets.
- » Students use the cricket nets and playing fields during school breaks.
- » Captain Oldrey is crucial in managing private and public school student transport by providing an area for bus waiting and parent before and after school drop off and pick up.

Development considerations

- » The school is seen by locals as a community hub and the Principal encourages the public use of school facilities including classrooms for meetings and the playground.
- » Teachers conduct environmental classes in the bush areas of the school. These areas will be lost if the school continues to grow and additional classrooms are installed. The retention of some managed bush areas (partially cleared for safety and access) within Captain Oldrey will become invaluable if the school is to continue the environment curriculum in this way.
- » Planning and resourcing of a new parking layout will require negotiation with Broulee Public School, the schools' Parents and Citizens group and the NSW Education Department. This is essential to agreeing shared responsibility for the needs of school student transport.



The neighbouring Broulee Public School makes regular use of Captain Oldrey.

St Peter's Anglican College

Facility Usage

- » The College participates in the annual Brumbies 7s and Super 7s rugby competitions at Captain Oldrey.
- » The College has previously conducted its athletics carnival and other school sports events at Captain Oldrey. However, with difficulty gaining access to the toilets, the College now prefers to use its own facilities.

Development considerations

- » The current College Principal is committed to establishing the College as a community hub and to publicly share school facilities including open spaces, performance hall space and the playground. The College is open to exploring use of its excess open space for field sports based on a memorandum of understanding with relevant clubs and Council for shared costs and maintenance over time.
- » The current available open space at the College requires surface improvement and lengthening plus irrigation. Player amenities, public toilets, catering facilities and floodlighting would be required if future competition play and training was to occur on a regular basis as part of an formal agreement between Council and the school.

Carroll College

Facility usage

- » The College participates in the annual Brumbies 7s and Super 7s rugby competitions at Captain Oldrey.

Development considerations

- » The College Principal is open to publicly sharing the school's sporting facilities based on an agreement with relevant clubs and Council for shared costs and maintenance over time.
- » The current available open space at the College requires surface improvement and irrigation, while player amenities, public toilets, catering facilities and floodlighting would be required if competition playing and training was to occur on a regular basis.

Local Community

Facility usage

- » Community members, visitors and family/spectators attending sporting events appreciate the natural bush component of Captain Oldrey.
- » Eurobodalla Walking for Pleasure pass through Captain Oldrey, taking breaks within the natural bush area.

Development considerations

- » Members of the Broulee Mossy Point Community Association and other visitors and residents of Broulee have emphasised the importance of the Bangalay Sand Forest that comprises a portion of Captain Oldrey.
- » The community recognises that this bush can be used as an environmental education area as well as an accessible natural space for the enjoyment of local residents and visitors.



Eurobodalla Walking for Pleasure members take a break under the trees at Captain Oldrey.

Participation considerations

The table below compares national, state and local trends in participation for existing and potential Captain Oldrey user groups. Australian Bureau of Statistics data (2001-2012) and National and State sporting body annual reports (where available) have been used for national and state trends while the results gained from interviews conducted during the Masterplan have been shown for local trends.

The number of arrows reflect the scale of the increase or decrease in participation. The curved lines represent stable participation rates.

Sport	Participation trend		
	National	State	Local
Netball	~	↑	↑
Football	↑↑	↑	~ ¹
Rugby union	~ ²	~	↑

1 - recent significant decreases in senior participation

2 - slight increases in senior participation

Each of the three sports regularly played at Captain Oldrey have steady or growing membership bases. This is particularly positive for the sport of rugby union that has achieved growth despite a decline in participation at state and national levels.

Small participation increases may be expected to continue for these clubs given a predicted local population increase of 890 over the next 20 years. Additionally, as the central netball facility for this Shire, the netball Association may see more pronounced membership increases given Shire-wide population increases.

5 Masterplan

The Captain Oldrey District Sports Park serves as the regional facility for netball and supports active football and rugby communities. Just over 40 per cent of the land parcel is mature Bangalay Sand Forest and there is strong support in the community to retain much of this vegetated area for other forms of recreation.

The Masterplan design aims to increase the number of netball courts to meet the current and increasing demand for this sport and improve the quality of the existing rectangular playing fields. Improvements to the sporting amenities building are proposed to ensure equity of use and a more functional internal space.

Informal access into the bushland is proposed to increase recreation and educational use.

The provision of quality recreation facilities and an attractive environment for pedestrians will support and encourage use from both the sporting and the non-sporting communities at Captain Oldrey.

Council has undertaken road and utility infrastructure planning in relation to the adjacent residential land development to determine possible infrastructure, concept layouts and road network considerations. The plan layout represents the current preferred design based on the preliminary demand considerations and road designs are not final.

Overall, the Masterplan integrates existing facilities with a range of new elements and embellishments in order to meet the sport and recreation needs of Captain Oldrey users and visitors. It has been developed by considering existing literature, engagement outcomes and environmental and strategic contexts.

Captain Oldrey District Sports Park Vision

"To provide a quality outdoor multi-sport and community venue that is recognised for its regular sporting events and community recreation opportunities."



Proposed design



- | | |
|--|--|
| H1. Tree survey and risk assessment | M5. Cricket practice net upgrade |
| H2. Sporting amenities building upgrade | M6. Accessible nature trail |
| H3. Car parks Stage 1 | M7. Picnic tables |
| H4. Field 2 and mini field refurbishment | L1. Cover over two netball courts |
| H5. Field 2 lighting upgrade | L2. Car parks Stage 2 |
| H6. Field fencing | L3. Car parks Stage 3 |
| H7. Playgroup area upgrade | L4. New entry signage |
| H8. Storage modifications | L5. Replace synthetic cricket pitch |
| H9. Directional street signage (off map) | L6. Lighting upgrade (subject to demand) |
| M1. Eight new synthetic netball courts | L7. Possible location of third field |
| M2. Court lighting | (subject to demand and alternative site investigation) |
| M3. Court fencing | |
| M4. Spectator seating | |

*See Appendix A for A3-sized design

Design considerations

The Masterplan design on page 23 illustrates the proposed overall layout for Captain Oldrey for which the design considerations are detailed below.

This table outlines identified needs for Captain Oldrey, any opportunities or constraints for each particular element and the recommended solution incorporated in the Masterplan to deliver the required future outcome.

Plan Reference	Element	Identified need/Demand	Opportunities/Constraints	Proposed Solution
Sporting courts and fields				
M1 M2	Netball courts	<ul style="list-style-type: none"> » Additional courts to meet increased participation rates. » Acrylic is considered the most appropriate surface for contemporary netball facilities. » Current lighting is not uniform across courts for training and too dim for evening competition. 	<p>The two most southern netball courts will need to be removed to allow for car parking and vehicle movement.</p> <p>Some vegetation will have to be removed to accommodate additional courts.</p>	<p>Replace the six current bitumen courts with eight non-slip acrylic courts.</p> <p>Design court layout to minimise bush encroachment and vegetation removal.</p> <p>Provide training standard lighting (100 lux) for four of the netball courts and competition standard lighting (200 lux) for the two planned undercover netball courts.</p>
L1	Netball courts	<ul style="list-style-type: none"> » Undercover courts would further increase year-round use. 	<p>Opportunities exist to increase the range of sporting activities at Captain Oldrey.</p> <p>Environmentally sustainable development should be supported.</p>	<p>Construct a cover over two of the courts adjacent to the sporting amenities building.</p> <p>Consider linemarking the undercover courts for basketball and installing backboards to the roof structure.</p> <p>Consider the opportunity for rainfall harvesting and water storage under the new road and car parking area.</p>
M3	Netball courts	<ul style="list-style-type: none"> » Future conflict between road and courts. 	<p>New road and car parking will be developed at the southern end of the courts.</p>	<p>Construct high black-plastic coated chain mesh fence between the netball courts and the (proposed) road.</p> <p>Incorporate intermittent offset access points.</p>
H6 L2	Field 1	<ul style="list-style-type: none"> » Balls kicked for goal at the southern end of the field enter the car park and road. » Field surface deteriorates over season. 	<p>New road way and car parking will be developed at the southern end of the field.</p> <p>New bore and pump to improve irrigation and water costs.</p> <p>Students walk across the field for parental drop off and pick up.</p>	<p>Construct a low black-plastic coated chain mesh fence along the southern perimeter of Fields 1 and 2.</p> <p>Incorporate intermittent offset access points.</p> <p>Signpost specified drop off point next to amenities building to encourage children to walk along perimeter rather than across field.</p>

Plan Reference	Element	Identified need/Demand	Opportunities/Constraints	Proposed Solution
Sporting courts and fields				
H4 H6	Field 2	<ul style="list-style-type: none"> » Field surface is poor. » Balls kicked for goal at the southern end of the field enter the car park and road. 	New road and car parking will be developed at the southern end of the field.	<p>Perform full refurbishment of the Field 2 and the mini field playing surfaces, incorporating good proportions of organic matter.</p> <p>Construct a low black-plastic coated chain mesh fence along the southern perimeter of Fields 1 and 2. Incorporate intermittent offset access points.</p> <p>Consider the addition of a catch net in the future if preferred by the Rugby Club.</p>
H4	Mini Field	<ul style="list-style-type: none"> » Field surface is poor. 		Perform full refurbishment of the Field 2 and the mini field playing surfaces, incorporating good proportions of organic matter.
L7	Additional Field	<ul style="list-style-type: none"> » Future demand may warrant a third rectangular playing field at Captain Oldrey. 	Substantial amounts of vegetation will have to be removed to accommodate an additional field.	<p>Re-assess demand for a third field at five yearly intervals.</p> <p>Subject to demonstrated demand, investigate various possible location options and surface types.</p>
Sports ancillary facilities				
H2	Sporting Amenities Building and Community Hall	<ul style="list-style-type: none"> » The building is dated and the internal layout is dark and not practical. » Additional changerooms for equitable access. » PA system. » Access to drinking water outside. » Sheltered spectator and playgroup areas. » Toilets are locked on non-sports days. 	ROSS 2018 action E7 specifies minimum inclusions for sporting amenities buildings.	<p>Upgrade or replace the sporting amenities building, in accordance with ROSS 2018 action E7, and include:</p> <ul style="list-style-type: none"> » new toilet facilities » an additional set of changerooms » practical floor surfaces » PA system » skylight/s and security screens » courtside and fieldside bubblers » extended awnings on the east, north and west sides of the building. <p>Negotiate improved/easier access to toilet keys for school activities.</p>
M2	Court lighting	<ul style="list-style-type: none"> » Lighting for new courts. 	Invest in LED lighting for greater sustainability.	Install training standard (100 lux) lighting on six courts and competition standard (200 lux) lighting on the two undercover courts.

Plan Reference	Element	Identified need/Demand	Opportunities/Constraints	Proposed Solution
Sports ancillary facilities				
H5 L6	Field lighting	<ul style="list-style-type: none"> » Lighting is not uniform on Field 2. » Lit fields should have a minimum of 50 lux lighting for ball and physical training. At least one field should be lit to 100 lux to enable match practice and club competition. » Australian Standard 2560.2.3. 	<p>Fields 1 and 2 are currently lit to 50 lux.</p> <p>Vegetation from mature trees has disrupted illumination.</p>	<p>Upgrade lighting on Field 2 for uniform 50 lux illumination.</p> <p>Protruding branches from mature trees alongside light poles to be regularly pruned to prevent interference.</p> <p>Subject to future demand for night competition, upgrade lighting on one field to 100 lux. Consider Field 2 as a priority to reduce load on Field 1.</p>
M5 L5	Cricket pitch and practice nets	<ul style="list-style-type: none"> » The synthetic pitches on the field and in the practice nets are in poor condition. 	There is currently no formal club use but the Public School makes use of the practice nets.	<p>Retain the existing cricket facilities.</p> <p>Negotiate with the Department of Education to partner in replacing the synthetic pitch coverings in the practice nets and renewing the nets.</p> <p>If formal club use is established, replace the synthetic pitch covering on the field.</p>
M4	Seating	<ul style="list-style-type: none"> » More spectator areas. 		Install spectator seating around the netball courts and Field 1.
H8	Storage shed	<ul style="list-style-type: none"> » Improved storage options. 	Improved shelving and storage layout will improve capacity.	In partnership with the clubs, review and modify storage design to better accommodate storage needs.
Community and recreation facilities				
H2	Community Hall and Sporting Amenities Building	<ul style="list-style-type: none"> » see H2 above. 		see H2 above.
	Playground	<ul style="list-style-type: none"> » A range of informal recreation opportunities are available for locals and visitors. 	New and popular playground.	Retain the playground in its current location

Plan Reference	Element	Identified need/Demand	Opportunities/Constraints	Proposed Solution
Community and recreation facilities				
H7 H2 H8	Broulee Bunyips Playgroup storage and playspace	<ul style="list-style-type: none"> » Sub surface and synthetic matting in fenced area is in poor condition. » Additional shading over fenced play area. » Storage space could be improved. 	Extensions are planned to the sporting amenities building roofline.	<p>Level the subsurface and replace the synthetic matting within the playgroup fenced area.</p> <p>Extend the sporting amenities building roofline to shade part or all of the playgroup fenced area.</p> <p>Review and modify shelving within the storage shed to better accommodate playgroup equipment.</p>
H1 M6 M7	Native bush	<ul style="list-style-type: none"> » Preserve native vegetation. » Possible environmental education area. » A range of informal recreation opportunities are available for locals and visitors of all ages and abilities. 	<p>Some site development and vegetation removal is required to meet current demand and growing community needs.</p> <p>Captain Oldrey is located between a school and a retirement village making it well-suited for accessible recreation activities.</p>	<p>Perform survey to identify and risk assess significant mature trees for retention where practical across the site.</p> <p>Minimise removal of vegetation for all site developments.</p> <p>Establish an accessible nature trail for education or recreation through the trees.</p> <p>Install picnic settings in natural clearings.</p>
Site infrastructure				
H9 L4	Signage	<ul style="list-style-type: none"> » Limited signage is in place to direct patrons to Captain Oldrey. 	Roadworks required for the new residential development will enhance park visibility and clarity of access.	<p>Construct new Captain Oldrey entry and naming signage on new road frontages.</p> <p>In line with the Eurobodalla Signage Strategy, install directional signage at the intersection of George Bass Drive and Train Street, new Heath Street intersections and at the intersection of Elizabeth and Francis Street.</p>
L2	Pedestrian movement	<ul style="list-style-type: none"> » Parking layout creates safety conflicts between pedestrians and vehicles. 	New entries and car parks will allow for full redesign of pedestrian movement.	<p>Construct paths that connect car parking with amenities and sports facilities.</p> <p>Incorporate pedestrian crossings or refuge islands as required.</p>

Plan Reference	Element	Identified need/Demand	Opportunities/Constraints	Proposed Solution
Site infrastructure				
H3 L2 L3	Parking	<ul style="list-style-type: none"> » Car parking is at capacity on game days. » Parking layout creates safety conflicts between pedestrians and vehicles. » Captain Oldrey is used as a school drop off and pick up point. 	<p>New internal car parking can be developed concurrently with roadwork for the new residential development.</p> <p>Some vegetation will have to be removed to accommodate increased parking requirements.</p>	<p>Expand road width and construct sealed car parking on both sides of the road along the southern boundary of Captain Oldrey. Perform survey to identify significant mature trees and preserve these where practical.</p> <p>Redesign central car park to accommodate a safe drop off zone.</p> <p>Establish bus set-down areas in conjunction with roadworks for the new residential development.</p> <p>Where possible retain mature vegetation between Captain Oldrey and the new residential road.</p> <p>Where vegetation cannot be retained, revegetate area with suitable native species.</p>
L2 H6 M3	Vehicle movement	<ul style="list-style-type: none"> » Parking layout creates safety conflicts between pedestrians and vehicles. 	<p>New entries and car parks will allow for full redesign of vehicle movement.</p>	<p>Develop a drop off zone in the central car park near the sporting amenities building.</p> <p>Consider pedestrian access and safety as priority in regard to parking and vehicle access design. Maximise efforts to separate pedestrian and vehicle movement zones.</p> <p>Incorporate pedestrian crossings or refuge islands where required.</p> <p>Install suitable height fencing between road/car parking and sports fields/courts with intermittent access points.</p>
H1 M3	Landscaping	<ul style="list-style-type: none"> » Suitable shade and site appeal. » Preserve native vegetation. 	<p>Large mature trees are a feature of the site.</p>	<p>Perform survey to identify and risk assess significant mature trees. Where possible, stands of trees should be retained as vegetation buffers.</p> <p>Individual trees should be risk assessed and retained where they will provide appropriate shade for spectators and visitors.</p> <p>Undertake suitable landscaping to soften the chain mesh fencing required at the southern end of the netball courts.</p>

6 Action Plan

This table provides a prioritised Action Plan for implementation of the Masterplan. The information provided is designed as an indicative guide - changes in user needs or earlier opportunities for funding may alter prioritisation.

Prioritisation of actions as presented in the Action Plan provides the following indicative timeframe for completion should funding be identified:

- » High - within 2 years
- » Medium - within 5 years
- » Low/for consideration - 6 or more years.

Indicative costing

The table also presents indicative costs of each action, not including legal fees or GST. These figures do not indicate a Council allocation for the works. Implementation of the full Masterplan is beyond the Council's and the community's ability to fully fund in the short-term and external investment will be sought.

Action	Action	Indicative \$ cost
High priority actions		
H1	Perform survey to identify and risk assess significant mature trees and mark them for retention where practical across the site.	(internal)
H2	Upgrade or replace the sporting amenities building, in accordance with ROSS 2018 action E7, and include: <ul style="list-style-type: none"> » new toilet facilities » an additional set of changerooms » practical floor surfaces » PA system » skylight/s and security screens » courtside and fieldside bubblers » extended awnings on the east, north and west sides of the building. 	500,000
H3	Car parks Stage 1 Expand road width and construct sealed car parking on both sides of the road along the southern boundary of Captain Oldrey from existing entrance to the sporting amenities building car park. Where possible retain mature vegetation between Captain Oldrey and the (proposed) new residential road. Where vegetation cannot be retained, revegetate area with suitable native species.	215,000
H4	Refurbish the playing surfaces of Field 2 and the mini field.	200,000
H5	Upgrade lighting on Field 2 to provide uniform illumination to training standard (50 lux).	82,000
H6	Construct a low, black-plastic coated chain mesh fence along the southern perimeter of Fields 1 and 2. Incorporate intermittent offset access points.	45,000
H7	Level the subsurface and replace the synthetic matting within the fenced area used by the playgroup.	2,500
H8	Review and modify storage areas to better accommodate the identified needs of user groups.	4,000
H9	Install directional signage at the intersection of George Bass Drive and Train Street and at the intersection of Elizabeth and Francis Street, in accordance with the Eurobodalla Signage Strategy.	3,000
	High priority actions subtotal	1,051,500

Action	Action	Indicative \$ cost
Medium priority actions		
M1	Replace the six current bitumen netball courts with eight acrylic courts.	475,000
M2	Provide training standard lighting (100 lux) for six of the netball courts and competition standard lighting (200 lux) for the two netball courts planned to be covered (refer Action L1).	185,000
M3	Construct high, black-plastic coated chain mesh fence between the netball courts and the (Action L3 proposed) road. Incorporate intermittent offset access points. Landscape to soften appearance.	40,000
M4	Install spectator seating around the netball courts and on the western side of Field 1.	50,000
M5	Replace the synthetic pitch surface and upgrade the condition of the cricket practice nets.	20,000
M6	Work with the local Landcare group and Broulee Public School to design and establish a compacted gravel accessible trail for education and recreation purposes through the trees. Perform risk assessment of trees for retention.	65,000
M7	Install picnic settings in natural clearings alongside the nature trail.	40,000
Medium priority actions subtotal		875,000

Action	Action	Indicative \$ cost
Low priority actions		
L1	Construct a cover over two of the new netball courts adjacent to the sporting amenities building.	300,000
L2	Car parks Stage 2 Redesign central car park alongside sporting amenities building and accommodate mobility parking and a drop off zone. Construct footpath access to sporting amenities building.	280,000
L3	Car parks Stage 3 After relocation and construction of new netball courts, construct a road with sealed car parking on both sides along the southern boundary of Captain Oldrey from the sporting amenities building. Construct a footpath between the car park and the fence for extent of netball courts. Where possible retain mature vegetation between Captain Oldrey and the (proposed) new residential road. Where vegetation cannot be retained, revegetate area with suitable native species.	300,000
L4	Install Captain Oldrey entry signs on new road frontages and directional signage at the new Heath Street intersections once roads are constructed.	4,000
L5	Replace synthetic cricket pitch (should active teams recommence use of the field).	10,000
L6	Subject to demonstrated demand for nighttime competition, upgrade lighting on one field to competition standard (100 lux).	80,000
L7	Subject to future demonstrated demand, investigate options for a third field to service the area, considering both on-site and off-site options.	
Low priority actions subtotal		974,000

Total		\$2,900,500
	Contingency and sundry site works (10%)	\$290,050
	Subtotal	\$3,190,550
	Escalation (2%)	\$63,811
Total indicative cost of Masterplan implementation		\$3,254,361



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|--|--|-----------------------------------|--|
| H1. Tree survey and risk assessment | H6. Field fencing | M3. Court fencing | L2. Car parks Stage 2 |
| H2. Sporting amenities building upgrade | H7. Playgroup area upgrade | M4. Spectator seating | L3. Car parks Stage 3 |
| H3. Car parks Stage 1 | H8. Storage modifications | M5. Cricket practice net upgrade | L4. New entry signage |
| H4. Field 2 and mini field refurbishment | H9. Directional street signage (off map) | M6. Accessible nature trail | L5. Replace synthetic cricket pitch |
| H5. Field 2 lighting upgrade | M1. Eight new synthetic netball courts | M7. Picnic tables | L6. Lighting upgrade (subject to demand) |
| | M2. Court lighting | L1. Cover over two netball courts | L7. Possible location of third field
(subject to demand and alternative site investigation) |