

# Gundry Oval District Sports Park Landscape Masterplan 2018





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

in conjunction with:  
ROSS Planning Pty Ltd  
ABN 32 508 029 959

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



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# Executive Summary

Gundry Oval District Sports Park (Gundry) is located in Moruya and hosts a range of sports fields, a skate park, an inclusive playground, a criterium circuit and a number of buildings including public amenities.

The Gundry Oval District Sports Park Masterplan (Masterplan) outlines developments required to upgrade Gundry to regional facility standard as recommended in the Recreation and Open Space Strategy 2018.

Gundry is located on the north-western side of the Moruya township. The 18.8 hectare reserve is largely Council-owned and managed community land, with a small section of Crown Reserve under Council control.

The reserve is low-lying and subject to flooding, which impacts on development opportunities and costs.

The Masterplan vision for Gundry is 'to provide a regional quality sport and recreation venue that attracts regular sporting events and carnivals for a wide range of sports codes'. This Masterplan establishes a consistent direction and provides a framework for future improvement in line with this vision.

The Gundry Oval District Sports Park Masterplan recommends a number of new elements and embellishments to integrate with existing site features. It seeks to provide regional standard sport and recreation facilities and a practical and attractive environment for broader community use.

The Masterplan has been developed incorporating ideas and feedback from the community, state sporting organisations and Council divisions as well as reviews of literature, strategic contexts and current trends.

Indicative costing for implementing the Masterplan comes to a total of \$2.78 million, plus potentially a further \$7 million for a possible indoor leisure centre and related parking (2018 dollars).

Implementation of the full Masterplan is beyond Council and the community's ability to fully fund in the short-term and external investment will be sought. All actions are subject to funding being available.

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

## Gundry Oval District Sports Park Masterplan action plan

	High Priority Actions
H1.	Construct new sporting amenities building between Field 1 and Field 7 in accordance with ROSS 2018 Action E7.
H2.	Plant shade trees between Field 1 and Field 7 and around the new sporting amenities building.
H3.	Construct a footpath along the western edge of the Evans Street car park connecting the playground to the criterium circuit.
H4.	Construct a footpath along the western side of Evans Street, connecting Campbell Street footpaths with the playground (in accordance with the Pathways Strategy 2017).
H5.	Construct entry and naming signage at the Campbell Street entries.
H6.	Install directional signage at the intersection of Vulcan and Campbell Streets.
H7.	Level and turf an area to the south east of Field 7 within the perimeter fencing for hockey warm-up and skills training.
H8.	Remove overhead netting from cricket practice nets and ensure their condition meets required standards into the future.
H9.	Refurbish the playing surfaces of Field 2 and Field 3 and improve drainage.
H10.	Install a practical ball-stop net system for use alongside Fields 2, 3, 6 and 8.
H11.	Upgrade lighting to ensure uniform competition standard (100 lux) on Field 1 and training standard (50 lux) on Fields 2,3 and 4.
H12.	Realign Field 4 in an anti-clockwise direction to increase the size of the AFL oval and reduce incidents of ball runoff into drainage lines
H13.	Erect a catch net system behind the northern goal posts of Field 4.

High Priority Actions (continued)	
H14.	Construct a shelter over the concrete slab next to the cricket practice nets.
H15.	Construct team and covered timekeepers benches on the eastern side of Field 4.
H16.	Install scoreboard posts on the western side of Field 4.
H17.	Investigate and implement drainage improvements across Gundry.
H18.	Restore the synthetic cricket wicket on Field 4 (should active teams recommence use of the field).

Medium Priority Actions	
M1.	Reconfigure or remove the existing sporting amenities building as per evidenced demand after establishment of new amenities building (Action H1).
M2.	Replace existing cyclone fencing around the eastern and southern sides of Field 7 with a 1500mm black-plastic coated chain mesh fence with access points to the new amenities building and the Campbell Street car park.
M3.	Construct a low black-plastic coated chain mesh fence around the perimeter of Field 1 with access points on each side.
M4.	Install irrigation on Field 4.
M5.	Construct a second shade shelter at the skate park.
M6.	Install additional bench seating around Gundry and provide covered seating alongside Fields 1, 2, 4 and 7.
M7.	Construct a car park on the former depot site on Campbell Street (Lot 10 Sec 22 DP 758710), extending partially into Lot 1 DP 995776 at the rear.
M8.	Expand and upgrade the skate park in accordance with ROSS 2018 Action E22.
M9.	Upgrade and improve the surface of the criterium circuit.
M10.	Investigate and implement options to promote and activate the criterium circuit.
M11.	Assess proposed designs for a sporting amenities building in the vicinity of Field 4 for: <ul style="list-style-type: none"> <li>» suitability as a community asset</li> <li>» ability to meet all required building standards.</li> </ul> Subject to full external funding, construct the DA approved design in the most suitable location.
M12.	Prepare a Plan of Management and reclassify Gundry Oval as a Regional Sports Park.

Low Priority Actions / *Actions for future consideration	
L1.	Upgrade lighting infrastructure for Field 1 to enable 200 lux illumination.
L2.	Increase lighting to 100 lux on Fields 2, 3 and/or 4 should there be demonstrated ongoing demand for night time club competition.
L3.	Install lighting infrastructure to enable 50 lux illumination on Field 6, subject to ongoing demonstrated demand for night time training.
*L4.	Commence discussions with land owner of Lot 2 DP 233466, the corner of Campbell and Thomas Streets, regarding potential land acquisition.
*L5.	Subject to the outcomes of ROSS 2018 Action E3 and future demand, design and construct a multipurpose indoor leisure centre between the existing Campbell Street car park and Lot 2 DP 233466 on the corner of Campbell and Thomas Streets.
*L6.	Subject to future demand, consider car park construction in the following locations: <ul style="list-style-type: none"> <li>» On Lot 2 DP 233466, the corner of Campbell and Thomas Streets, should the opportunity to purchase the land arise.</li> <li>» Expansion of the existing Campbell Street car park to the east, relocating Field 8 to north of the new sporting amenities building.</li> <li>» On Lot 13 DP 236961 adjacent to Field 6. Provide sealed access from Thomas Street with sealed car parking closest to Field 6 and unsealed car parking alongside the residential area. Provide a vegetation screen between the sealed and unsealed areas and footpath access to the amenities buildings.</li> </ul>

# 2

## Background

### Introduction

Gundry Oval is classified as a District Sports Park in the Recreation and Open Space Strategy (ROSS) 2018. ROSS 2018 Action C7 recommends that this Masterplan upgrade the sports park to a regional facility standard.

Regional sports parks are a precinct rather than just a sports park. They incorporate formally maintained sports fields for a mixture of winter and summer sports that comply with and are maintained to state regulations for the sporting codes using the facility. Site infrastructure should reflect the ability to host events and carnivals.

The aim of this Masterplan is to provide a realistic and achievable landscape design and action plan that upgrades Gundry from a District Sports Park to a Regional Sports Park while balancing the established needs, requirements and capacity of the user groups, community and Council with the site's carrying capacity and environmental constraints.

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 over the life of the Masterplan will be sourced primarily from external grants and annual Council allocations.

### Purpose

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

- » current and historical character and functionality of the landscape
- » public expectations and needs
- » emerging issues and trends
- » environmental opportunities and constraints
- » the realities of the economic, social 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 Gundry over an extended time period so that ad hoc improvements are avoided, while 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 most appropriate way.

This Masterplan forms 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.



*Overlooking Gundry Field 1 to spectator bench seating and the sporting amenities building*

## Literature review

In order to present a clear picture of the background issues impacting on the potential upgrade and development of Gundry, 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.

## Plans and strategies

### **Plan of Management Gundry Reserve Moruya (2000)**

This Plan of Management provides the existing direction for how Council manages and develops Gundry Reserve, however it is somewhat dated.

A range of developments were proposed in the Plan of Management. The following have been completed:

- » Construction of a public amenities block with storage on the eastern side of the site.
- » Full lighting of Field 1.
- » Extension of the Evans Street car park to 42 spaces.
- » Establishment of lit Fields 5 and 6 to the north of Field 1.
- » Installation of aluminium bench seating overlooking Field 1.
- » Construction of a criterium circuit around Field 4.

### **Moruya Structure Plan (2007)**

The Moruya Structure Plan is a visionary document setting out the strategic planning framework for Moruya's development over 25 years (2006-2031). The plan sets out the strategic planning framework for protection of the environment and the scale, pattern and broad location of development.

This plan states that as a major sports venue for the Shire, Gundry is a suitable site for a future multi-purpose facility.

### **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*'.

Gundry is identified as a priority sport and recreational facility for development 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.

### **Infrastructure - Driving the NSW and Eurobodalla Economy (2016)**

This document recommends a range of key infrastructure projects for government support. It highlights that infrastructure provision plays a key role in stimulating and sustaining the NSW and Eurobodalla economies.

The document cites funding applications and allocations to upgrade infrastructure at Gundry, including amenities buildings, field surface and seating.

### **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 Masterplan 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

## Recreation and Open Space Strategy 2018

### Current provision

The Recreation and Open Space Strategy (ROSS) 2018 identified that the Urban Moruya and Moruya Heads planning area is well supplied for sporting land (at district level) now and into the future.

The ROSS 2018 also highlights an abundance of land for recreation purposes combined with a wide range of recreation activities and experiences in this planning area.

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 Urban Moruya and Moruya Heads as *good or great*:

- |                 |       |
|-----------------|-------|
| » sports fields | 86%   |
| » playgrounds   | 84.6% |
| » skate park    | 80%   |

The survey also indicated that organised sport was one of the top two activities that residents participated in when visiting an open space.

### Future development

An indoor sport and recreation facility for the planning area was consistently mentioned as one of the top open space priorities over the next ten years. Other top priorities include:

- » new/upgraded cycle and walking paths
- » improved pedestrian/cyclist connections between open spaces
- » provision of places/facilities for young people
- » improved quality of sports/grounds/ovals.

ROSS 2018 Action C7 recommends that this Masterplan be completed to detail provisions to upgrade Gundry from a district to regional standard. It specifies the following developments for consideration in the Masterplan:

- » additional lighting at an appropriate level
- » new amenities to service isolated playing fields
- » additional car parking.

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

ROSS 2018 Action E3 recommends a feasibility study into a multipurpose leisure centre for Eurobodalla and the Moruya Showground Landscape Masterplan 2018 indicates that the Showground may not be the best long-term location for indoor sports in Moruya. Gundry could provide a suitable location.

## Demographic considerations

In order to understand the make-up for the Gundry 'catchment', a snapshot of existing and future population characteristics has been undertaken. Population characteristics for the Urban Moruya and Moruya Heads 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 Urban Moruya and Moruya Heads planning area<sup>1</sup> reveals:

- » an estimated resident population of 3,561 for 2017 with a predicted population increase of 1,168 by 2036, the largest increase of any of Council's 12 planning areas.
- » an ageing population, with the 65+ years age cohort expected to increase by 636 to almost one third of the total Moruya population by 2036. Across this time the number of young people (under 25 years) is expected to increase by 203.
- » few households without a motor vehicle.

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



## **Background review - summary**

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

- » Council acknowledges the importance of sport and recreation facilities for the community and recognises the abundance of land currently available for recreation purposes in this area.
- » Gundry Oval District Sports Park has the potential to be a sporting focal point for the central region of Eurobodalla Shire. It has been recommended for upgrade to Regional Sports Park standard and has been identified as a priority sport and recreational facility for development in the Far South Coast of NSW.
- » The Urban Moruya and Moruya Heads planning area is expected to grow - suggesting that existing sporting clubs should be able to at least maintain (if not increase) membership numbers. Participation increases can be accommodated with existing field capacity at Gundry.
- » A range of sport and recreation opportunities that are attractive across various ages should continue to be made available at Gundry.
- » An updated Plan of Management is recommended.

# 3

## Existing situation

### Site description

Gundry Oval District Sports Park is located on the north-western side of the Moruya township. It has an area of 18.8 hectares and consists of a number of parcels of land bounded by Campbell Street, Thomas Street, Shore Street and Evans Street. The precinct is largely Council-owned and managed, with a small section of Crown Reserve under Council control.

Gundry is generally flat open space in what was originally low-lying swampland. This has gradually been filled to accommodate the current playing fields. Unformed drainage lines flow across the facility in both a south to north and west to east direction. The site is subject to flooding after concentrated rainfall, which results in field closures a number of times each year. All water flows leave the reserve and drain into the Moruya River, and, as a result, high tides can also add to the impact of flooding and affect drainage time.

Gundry contains six rectangular fields, an oval and a mini-field. A sporting amenities building with changerooms, storage, a canteen and public toilets is located towards the western side of the site.

Gundry is of a size that can host regional football (soccer) and hockey. Football, touch football, hockey and AFL are all regularly played on site. Gundry also formerly hosted cricket; there is a synthetic wicket on the oval and two cricket practice nets. Cricket has not been formally played at the venue since 2014.

Gundry includes a skate park and basketball half court in a small precinct north of the west to east drainage line. A criterium circuit surrounds the oval and includes a small bitumen loop off to the eastern side.

In 2017 a large inclusive playground with sheltered seating was built in the south-eastern corner of the reserve. An amenities block including accessible toilets and storage for sporting clubs is situated next to the playground.

The small parcel of Crown Reserve under Council control towards the south-western corner of Gundry houses the Gundry Community Room.



## Planning considerations

### Local Environmental Plan (2012)

Gundry Oval District Sports Park is primarily zoned RE1 Public Recreation. Part of Field 7 is in R2 Low Density Residential zoning.

The objectives of RE1 Public Recreation zoning 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.

With respect to the areas zoned R2, 'Recreation areas' are permitted with consent.

For the outdoor sport and recreation developments included in the Masterplan, a permit, other than necessary building permits, is not likely to be required.

### Moruya Flood Plain Code (2012)

This code outlines Council's requirements in relation to the use and development of land potentially affected by floods. Gundry is in flood liable land and therefore any Development Applications must provide specified flood information and development controls.

Gundry is impacted by flooding from the Moruya River, Gundry Creek and stormwater overland flows. Ideally all development is located above the 1% AEP<sup>2</sup> flood planning level, which, at Gundry are as follows:

#### Moruya River

- » Residential 5.72m AHD<sup>3</sup> (plus 500mm freeboard)
- » Commercial 4.48m AHD (plus 300mm freeboard)

#### Gundry Creek

- » Approximately 2.5m AHD

Where the impacts of such a requirement are very onerous to achieve and such a requirement would have significant negative community impacts, alternative solutions can be considered.

For structures proposed in this area it is up to the applicant to provide a detailed description of their development proposal, how the facilities will be used and operated, and subsequently convince Council that the flood hazards applicable to the site can be managed to an acceptable level.

### Flood Study

#### Murray Street crossing: Flood assessment and concept design (2013)

This document is a detailed investigation into flooding of Gundry Creek and provides an understanding of flood behaviour in this area for a range of flood events. It includes mapping for flood extents to assist with planning and to demonstrate flooding impacts on various crossings over Gundry Creek.

The report notes the following:

- » the size of the Moruya River catchment and associated flood volumes mean that when the Moruya River is in flood, the flood peak takes some time to pass through Moruya.
- » the September 1974 flood event had flood levels around 3.66m AHD on Gundry for approximately 12 hours. It is reasonable to assume that a similar impact would be experienced for a 1% AEP event.
- » It is entirely possible that a storm event could occur in the Gundry catchment whilst the area is already impacted by Moruya River flooding.



<sup>2</sup> Annual Exceedence Probability, the likelihood of occurrence of a flood of given size or larger occurring in any one year

<sup>3</sup> Australian Height Datum, or height above mean sea level

## Existing facilities



### Existing facilities

- |  |   |   |
|--|---|---|
| 1. Field 1 - main lit rectangular field  | 8. Field 8 - mini field                         | 15. Evans Street car park (42 spaces)               |
| 2. Field 2 - lit rectangular field       | 9. Criterium circuit                            | 16. Sporting amenities building                     |
| 3. Field 3 - lit rectangular field       | 10. Two-net cricket practice facility           | 17. Spectator benches                               |
| 4. Field 4 - lit oval and cricket wicket | 11. Concrete slab with water and power supply   | 18. Skate park, half court, shelter                 |
| 5. Field 5 - undersize rectangular field | 12. Public amenities and storage building       | 19. Wetland area                                    |
| 6. Field 6 - undersize rectangular field | 13. Inclusive playground with sheltered seating | 20. Drainage lines (link to the tidal Moruya River) |
| 7. Field 7 - hockey field                | 14. Campbell Street car park (95 spaces)        | 21. Gundry Community Room                           |
|  |   | 22. Rural Fire Service                              |
|  |   | 23. Former Council Depot site                       |

## Site elements

### Sports fields

#### **Field 1**

Field 1 is the main lit rectangular field at Gundry. It is an irrigated field and is located to the north of the Campbell Street car park and north-east of the sporting amenities building.

Field 1 is the main football field. It is the most used field at Gundry, particularly through the winter sporting season. The playing surface regularly shows signs of wear, particularly in front of the goals.

#### **Field 2 and Field 3**

Field 2 and Field 3 are two lit rectangular fields located in the north-western corner of Gundry. Both fields are irrigated.

These fields are predominantly used for football and touch football.

Fields 2 and 3 have an inadequate subsurface, poor drainage and poor turf coverage. The fields require top dressing to even out and improve the playing surface and a suitable gradient to improve drainage issues.

#### **Field 4**

Field 4 is an oval field located toward the north-east corner of Gundry. It has the potential for rectangular field overlays. The field is lit to training standard, but illumination is not consistent across the field.

Field 4 is mostly used for AFL, however the field is minimum-size.

A synthetic cricket wicket is located on Field 4. This is currently under turf as no active cricket teams use the field.

Field 4 in particular suffers from regular flooding and drainage issues. Turf coverage is generally good however there is no irrigation and the field surface could be improved.

#### **Field 5 and Field 6**

Fields 5 and 6 are under-sized rectangular fields located at the south-eastern corner of Gundry adjacent to Campbell Street.

The fields are regularly used by schools and other user groups for carnivals and athletics, as well as for football training and junior and women's competition.

They have quality turf coverage and a good playing surface.

#### **Field 7**

Field 7 is an irrigated grass hockey field, located along the western edge of Gundry.

The hockey field is in good condition and is used one day per week during the winter season.

#### **Field 8**

Field 8 is a mini-field is located between the Campbell Street car park and the south to north drainage line.

It is in good condition and is most often used for junior skills training and warm up activities.

### Sport ancillary facilities

A sporting amenities building with canteen, public amenities, change rooms, storage and small awning is located in the south-western corner of Gundry. This building is dated and does not meet site needs or participation levels.

A modern public amenities building with male, female and accessible toilets and storage is located near the playground on the eastern side of Gundry.

Spectator benches are installed on the western side of Field 1.

A two-net cricket practice facility is located on the south-eastern side of Field 4. It is used for informal practice and is in poor condition and has been subject to vandalism.

A concrete slab with power and water outlets is located next to the cricket practice nets to service Field 4.

### Lighting

Field 1 is lit to competition standard of 100 lux with appropriate infrastructure, but illumination is not uniform across the field.

Rectangular Fields 2 and 3 and the oval, Field 4, are lit to training standard of 50 lux but this level of illumination is not uniform across the fields.

## Recreation facilities

### Skate Park

A skate park is located at the northern edge of Gundry, across the drainage line from the sports fields. It includes a basketball half court and small shade shelter.

The skate park is relatively popular and the Recreation and Open Space Strategy 2018 recommends its upgrade and expansion for action in six to ten years.

### Cycling

A 600 metre bitumen criterium circuit surrounds Field 4. A 200 metre loop adjoins the eastern side of the circuit.

The Eurobodalla Cyclists Club holds twilight rides at the criterium circuit throughout summer months and local schools also use the circuit for training and recreation.

### Playground

A popular large inclusive playground with a range of accessible equipment and sheltered seating is located at the south-eastern edge of Gundry. The playground was constructed in 2017.

## Shade

There are limited formal shade structures at Gundry:

- » A small awning at the front of the sporting amenities building provides minimal protection against inclement weather.
- » Mature trees between Fields 1 and 7 provide areas of natural shade throughout much of the day.
- » The inclusive playground has a large sheltered area.
- » There is a small shade shelter at the skate park.

## Signage

Two small park naming signs are located on the corner of Campbell and Evans Streets and at the main car park facing Campbell Street.

There is no directional signage to provide assistance for visitors to Gundry. Information posts are available on the corner of Vulcan and Campbell Streets.

## Access

Access to Gundry is primarily via Campbell Street and Evans Street on the southern and eastern sides. There is also pedestrian access via Shore Street and, to a lesser extent, Thomas Street.

## Parking

Gundry is serviced by two sealed car parking areas.

- » A 95-space car park is located off Campbell Street at the southern edge of Gundry and near the sporting amenities building.
- » A 42-space car park is located off Evans Street to the east of Gundry near the playground and amenities block.

Additional street parking is also available along Campbell, Evans, Shore and Thomas Streets.

## Linkages and connectivity

A shared pathway links the criterium circuit north to Shore Street, connecting with the Moruya cycleway/ shared path network. The criterium circuit is connected to the Evans Street car park.

A shared path runs along Shore Street on the northern side of Gundry.

A pedestrian footpath runs along the southern side of Campbell Street to the town centre. The Eurobodalla Pathways Strategy 2017 recommends providing a connecting link from Campbell Street to the playground as a high priority.

Short sections of footpath connect the amenities block with the Evans Street car park and the sporting amenities building with the Campbell Street car park.

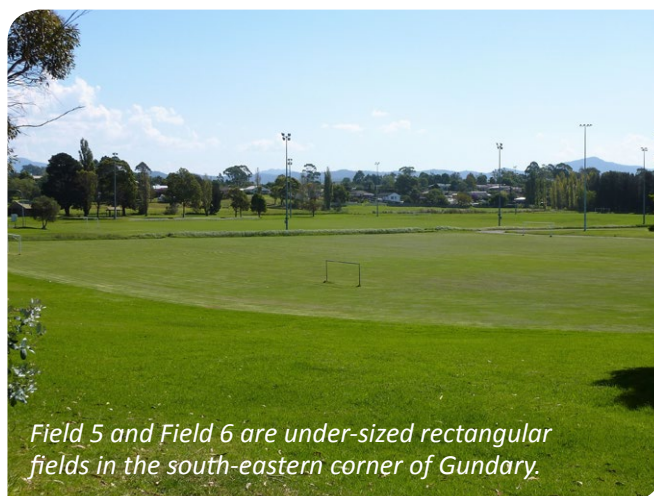
## Buildings and improvements

Council maintains the Gundry Community Room, a former preschool building, on the portion of Council-managed Crown Reserve towards the south-western edge of Gundry. This building hosts a specialised education centre operated by Moruya High School under an informal agreement with Council.

The Rural Fire Service (RFS) is located on the neighbouring block of Council-owned land. The RFS is proposing to relocate within the next ten years.

Non-Council land bordering Gundry includes a community facility (girl guides) in the south-eastern corner and a privately owned parcel with fuel depot in the south-western corner. The Bowling and Recreation Club car park also occupies a space on the northern edge.

## Sports fields



## Sport ancillary facilities



*The sporting amenities building is dated and does not meet site needs.*



*The new public amenities building also includes storage areas.*



*The sporting amenities building canteen/kitchen.*



*New bench seats service Field 1.*



*The cricket nets are in poor condition.*



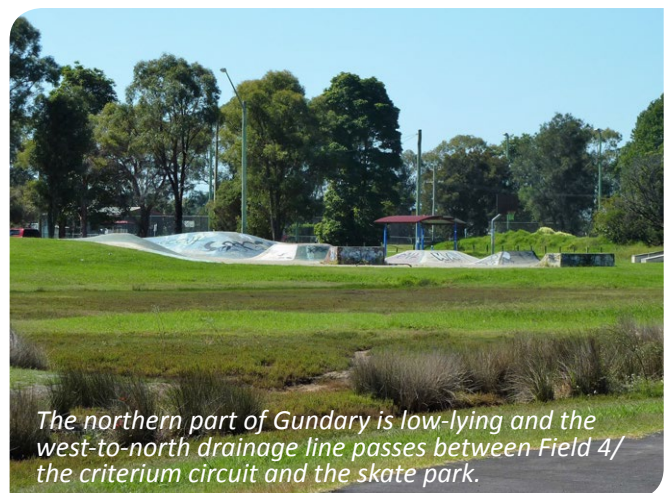
*Three fields are lit to training standard and one for competition.*



## Recreation facilities



## Site infrastructure and access



# 4

## Development demand

### Engagement outcomes

Demand for upgrade and development of Gundry has been established through engagement with Council, user groups, the community and other key stakeholders. Review of the findings from the surveys undertaken as part of the ROSS 2018 and consideration of participation trends further supports development of Gundry.

This section presents a summary of issues raised by individuals and groups engaged, their current usage and preferred direction for Gundry. This information has been used to inform the design considerations described at pages 23-29.

### Council

#### Issues

- » The existing sporting amenities building is dated, does not reflect the overall significance of the venue and may prohibit an increase in use.
- » The fencing between the sporting amenities building and hockey field is visually unappealing and impractical from accessibility and maintenance perspectives.
- » Large sections of the site are susceptible to flooding by rain, exacerbated by tidal impacts, and drainage is slow due to the low-lying nature of the area.

#### Development considerations

- » Potential exists to host carnivals and regional events if the ancillary facilities are upgraded and expanded.
- » Fields 2 and 3 could undergo field refurbishment to improve the quality of the playing surface.
- » Side goals on Fields 2 and 3 would distribute seasonal surface wear and tear.
- » As a potential Regional Sports Park, an indoor multipurpose leisure centre would be a suitable inclusion at this site.
- » The site is regularly subject to vandalism and infrastructure developments should take this into consideration in terms of both planning and materials used.
- » Ground levels of any future developments must be carefully engineered for effective drainage and to best direct runoff and water flow.
- » Disruption to the drainage and water flow through the site should be avoided. Any significant changes could impact on residential areas upstream as floodwaters may back up or slow drainage processes.
- » The development of facilities such as amenities, storage, fencing and seating in some areas is not considered to be appropriate due to flooding and drainage risks.

### Existing user groups

#### Moruya Football Club

#### Membership

- » Active membership is increasing steadily, from 208 in 2015 to 310 in the 2018 season.
- » The Club has 137 senior and youth team members and 173 juniors.

#### Facility usage

- » Games are played across three full fields and four modified fields on Wednesday nights (All Age Ladies) and Friday nights (All Age Mens) and Sundays.
- » Juniors play on marked half fields in an east-west direction on Field 3.
- » Training for all members takes place on Tuesdays, Wednesdays and Thursdays from 3.15pm to 8pm between February and September.
- » The Eurobodalla Football Association Representative Squads train throughout winter, with seven teams from under-12s to under-15s boys and girls from across Eurobodalla.

#### Development considerations

- » Field 1 is heavily used by both football and touch and shows significant wear and tear. The surface of Fields 2 and 3 is poor and balls kicked for goal roll into the drainage lines.
- » The Club would like to host more pre-season matches with travelling teams (eg, Canberra Premier League teams), however they refuse to play, stating inadequate amenities and risk of injury due to poor surface quality.
- » Field 1 would benefit from a low chainmesh perimeter fence<sup>4, 1</sup> to contain balls and to separate spectators from players and officials.
- » The new spectator bench seating could be supplemented by an additional row of seating behind as well as team and timekeeper benches and shelters on Fields 1, 2 and 6.
- » Field 6 has the best surface and lighting would be valuable for night training.
- » The ageing sporting amenities building does not meet the needs of the Club. The canteen, toilets and change rooms are inadequate and outdated. Storage is minimal and does not meet increasing needs.
- » Improved drainage on the fields is considered essential as the current situation makes it difficult to bid to host regional events, given the risk that the grounds will be closed after rainfall.

<sup>4</sup> Football NSW facility guidelines note the provision of perimeter fencing as one of the key elements required to raise a field from local to regional level

## Moruya 6-a-side Football

### Membership

- » The competition has held a regular participation base of between 200-250 people.

### Facility usage

- » Matches are played on Fields 2 and 3. On occasion, matches are also conducted on Field 1.
- » Matches are played one evening a week in the summer sporting season.
- » The competition runs in a self-sufficient manner. The public toilets within the sporting amenities building are opened, however neither the canteen nor internal storage areas are used.
- » Goal posts are stored in the storage cage on the outside of the sporting amenities building.

### Development considerations

- » Balls regularly enter the drainage lines during matches.
- » Annual carnivals could be conducted at Gundry, however the ancillary facilities, such as the sporting amenities building, are not of a high enough standard to accommodate this use.
- » Provision of car parking in the north-west corner of the facility off Thomas/Queen Street would better service the fields on the north-western side of Gundry.



## Broulee Moruya Giants AFL Club<sup>5</sup>

### Membership

- » The Club was established in 2014 and continues to attract new members.
- » In 2018 the Club fielded three Junior teams, a Senior Women's team and Reserve Grade Men's team with a playing membership of 115-120.

### Facility usage

- » Training is hosted at Gundry and in 2018 home matches were played at Kyla District Sports Park in Tuross Head due to vandalism of the cricket pitch on Field 4.
- » Training is conducted two afternoons each week during the winter sporting season and AFL 9s play Wednesday evenings throughout summer.

### Development considerations

- » The Club's preference is to host both training and matches at Gundry and to establish a permanent home base at the site.
- » Reorientation of the AFL goal posts approximately 30 metres anti-clockwise would extend the ground length slightly and improve the positioning of the lights. Goal netting would then only be required at the northern end of the field to minimise ball run-off into drainage lines.
- » Construction of shelter over the existing slab to service the canteen if used for game day.
- » An amenities building, including changerooms, canteen and storage (approximately 6m x 6m), closer to the AFL field.
- » Shelters for team and timekeeper benches on the eastern side of the field.
- » Scoreboard posts on the western side of the field.
- » A footpath around the Evans Street car park connecting to the criterium circuit would improve safety so people do not have to walk through the car park to the AFL field or playground.
- » Drainage improvements.

## Eurobodalla Hockey Association

### Membership

- » Hockey participation in Eurobodalla has decreased in recent years.
- » The current competition involves four senior women's teams, with boys aged up to 15 allowed to play in the women's teams.
- » Junior clinics (rather than matches) have been trialled, attracting up to 42 participants.

### Facility usage

- » Hockey is conducted on Saturdays throughout the winter sporting season on Field 7.
- » Junior clinics have been conducted in the late morning followed by the two senior matches.
- » A summer twilight competition involving four teams is conducted from October to December.
- » An annual one-day school gala event attracts approximately 200 primary school children from across Eurobodalla Shire. Up to eight half-size fields are spread across Fields 1, 2, 3 and 7.

### Development considerations

- » The Association reports that it is well-catered for.
- » Storage is not an issue due to the new compound at the rear of the sporting amenities building.
- » The area left vacant by the demolition of the building in the south-east corner of the hockey area could be developed as additional turf for hockey activities.
- » Closer parking opportunities would be well-received, particularly if hockey can achieve participation growth in coming years.
- » Additional bench seating and a shelter would benefit spectators, officials and players.
- » At least a 1500mm fence is requested around Field 7 to prevent inappropriate use and damage to the field surface.



*Hockey has an extensive history at Gundry, however participation has reduced in recent years.*

## Moruya Touch Association

### Membership

- » The Association conducts year-round competitions for seniors and a summer season junior competition.
- » Both summer and winter seasons have experienced membership growth. A number of men's teams left Moruya to play in the Batemans Bay competition however this was more than offset by a significant increase in the mixed competition.
- » The summer competition attracts approximately 300 players and the winter competition attracts 150.
- » The addition of a junior competition has increased participation and associated ground utilisation.

### Facility usage

- » The winter competition is conducted across Fields 1, 2, 3 and 4 one evening each week.
- » The summer competition is split across two nights (Mondays and Thursdays) and uses five fields.
- » The Batemans Bay-Moruya Challenge is a representative event conducted annually at the end of February. It includes six or seven age divisions and is conducted at Gundry on alternate years.

### Development considerations

- » Development of bench seating has been well-received, however, additional seating is still required.
- » The sporting amenities building is dated and poorly maintained.



*Touch football is a popular sport, especially over the summer season.*

## St Mary's Primary School

### Facility usage

- » The annual sports carnival is held on Fields 4, 5 and 6 with approximately 255 students from Kindergarten to Year 6. There is some ad hoc use of the fields for athletics practice prior to the sports carnival.
- » The annual cross country carnival is held across Gundry, with a loop marked out in cones from Field 5 to Field 7. This is a half day activity involving the whole school.
- » In 2017, a Bikeathon was held on the criterium circuit and surrounding streets, with mustering on Field 4. This event may be repeated in the future.
- » Every Friday afternoon over summer the cricket pitch is used by approximately 25 students from Years 3 - 6 as part of sports day.
- » Students are occasionally taken to the inclusive playground as a class reward.

### Development considerations

- » Additional shade around the sports fields would be welcome.
- » Marked or dedicated athletics spaces, such as for shot put and javelin would be beneficial.
- » The school population is growing, so Gundry may be a future location for more sports day activities.

## Moruya Public School

### Facility usage

- » Athletics skills training on Field 4 one hour a week with eight classes of 23-30 students.
- » Half hour fitness runs around Gundry once a week, occasionally followed by use of the playground. Eight classes of 23-30 students.
- » Occasional soccer, hockey and AFL days and inter-school sporting competitions.

### Development considerations

- » The grounds and equipment are very suitable for class sport and fitness needs.

## Moruya High School

### Facility usage

- » Football inter-school knockout, at least four games a year.
- » Once a year touch football zone knockout carnival.
- » Triathlon training, including road bike and running, on the criterium circuit.
- » Occasional recreational cycling on the criterium circuit.

### Development considerations

- » Increased shade, especially over seating.
- » Criterium circuit surface improvements.

## Special Olympics South Coast Club

### Facility usage

- » The Club hosts weekly sports training on Mondays from 3pm to 4.30pm.
- » 2018 winter activities involved 13 participants.
- » Sports played include soccer, t-ball, bocce and cricket.

### Development considerations

- » Gundry is seen as a user-friendly and safe environment for outdoor sport participation.
- » Space available provides enough room for several groups to participate simultaneously.



*Local primary and high schools regularly use Gundry.*

## Participation considerations

The table below compares national, state and local trends in participation for existing and potential user groups. Australian Bureau of Statistics latest data (2001-2012) and National and State sporting body annual reports (where available) have been used for national and state trends. Results gained from interviews conducted during the master planning process have been used 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
Football	↑↑	↑	↓ <sup>3</sup>
Hockey	~	~	↓
Touch	↑	↑	↑
AFL	~ <sup>1</sup>	~ <sup>2</sup>	↑

<sup>1</sup> decreases in senior participation

<sup>2</sup> slight increases in junior participation

<sup>3</sup> slight increases in junior participation

### Gundry user groups

Decreases in senior football membership has been a trend across Eurobodalla, however no further decreases are projected for the Moruya Football Club.

The Hockey Association is working hard to re-establish the sport by engaging with youth through school visits and coaching.

The introduction of junior touch will result in additional pressure for field space and is likely to see an increase in the senior playing ranks as new young players progress through the age groups.

In its fourth competitive year, the AFL Club has achieved growth and this is projected to continue in coming seasons.

Overall, small participation increases are expected for all these groups given a predicted local population increase of around 1,100 over the next 20 years. Given Gundry hosts the only hockey facility for Eurobodalla, the Hockey Association may see more pronounced membership increases given Shire-wide population increases of over 6,800 by 2036<sup>6</sup>.

<sup>6</sup> *id, the population experts (July 2018)*



# Masterplan

The Gundry Oval District Sports Park is centrally located in Eurobodalla and provides a strong foundation for upgrade to Regional Sports Park level. It already serves as the regional facility for football and hockey and there is potential in the longer term to co-locate an indoor sports building at the site. Flooding and drainage issues restrict infrastructure development across Gundry and this must be considered when designing and locating any new elements and buildings.

The Masterplan aims to provide the upgrades required to raise Gundry to a regional standard, improving amenities and ancillary facilities within site parameters.

The provision of quality recreation facilities and an attractive environment for pedestrians will also encourage recreational use across the wider non-sporting community.

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

## Gundry Oval District Sports Park Vision

*“To provide a regional quality sport and recreation venue that attracts regular sporting events and carnivals for a wide range of sports codes.”*





## Proposed design



### Proposed developments

- H1. New sporting amenities building
- H2. Shade trees
- H3. New footpath along car park
- H4. New footpath from Campbell St
- H5. New entry and naming signage
- H6. Directional signage at the intersection of Vulcan and Campbell Streets (off map)
- H7. New warm up area
- H8. Cricket practice net improvements
- H9. Refurbished field surface and improved drainage - Fields 2 and 3
- H10. Ball-stop net system
- H11. Lighting upgrades - Fields 1, 2, 3 and 4
- H12. AFL field realignment

- H13. Catch net system
- H14. New shelter over concrete slab
- H15. Bench seats and shelter
- H16. Scoreboard posts
- H17. Drainage improvements
- H18. Synthetic cricket wicket restoration (subject to demand)
- M1. Reconfigured sporting amenities building
- M2. New interior fence - Field 7
- M3. New perimeter fence - Field 1
- M4. Irrigation - Field 4
- M5. New skate park shelter
- M6. New bench seating and selected shade shelters
- M7. New car park
- M8. Skate park upgrade and expansion

- M9. Criterium circuit surface upgrade
- M10. Criterium circuit alternative uses
- M11. Indicative location for possible amenities building (subject to approvals, design and flood zone requirements)
- L1. Upgraded lighting infrastructure - Field 1
- L2. Increased lighting level (subject to demand) - Fields 2,3 and 4
- L3. New lighting - Field 6
- L4\*. Potential land acquisition
- L5\*. Possible multipurpose indoor leisure centre (location subject to land acquisition and flood zone requirements)
- L6\*. Possible future car parks and access

See Appendix A for an A3-sized design

*\*for future consideration*

## Design considerations

The Masterplan design on page 22 illustrates the proposed overall layout for Gundry for which the design considerations are detailed below.

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

Action/ Plan No.	Element	Identified need/Demand	Opportunities/Constraints	Recommended Solution
<b>Gundry Oval District Sports Park</b>				
M9	Gundry Oval District Sports Park	<ul style="list-style-type: none"> <li>» Gundry is a key community sport and recreation open space for both the local area and Eurobodalla Shire.</li> <li>» An updated Plan of Management is required.</li> </ul>	ROSS 2018 Action C7 recommends upgrading Gundry to a regional standard.	<p>Prepare a Plan of Management and reclassify Gundry Oval as a Regional Sports Park.</p> <p>Formalise licensing arrangements and increase activation of the Gundry Community Room in the Plan of Management.</p> <p>Ensure future development of Gundry reflects an enhanced status as a regional level facility.</p>
<b>Sporting fields</b>				
M3	Field 1	<ul style="list-style-type: none"> <li>» Football NSW guidelines note the provision of perimeter fencing as one of the key elements required for regional level fields.</li> <li>» Balls from Field 1 roll into the drainage line.</li> <li>» Field 1 suffers excessive wear from overuse.</li> </ul>	The drainage line and surrounds are subject to flooding.	<p>Construct a low black-plastic coated chain mesh fence around the perimeter of Field 1 with appropriate gateways on each side.</p> <p>The fence should be set back from the field to allow suitable ball run-offs and designed to minimise capture of debris or impact on flow during flood events.</p> <p>Recommended that Field 1 be limited to competition games only and not used for training.</p>
H9 H10	Field 2 Field 3	<ul style="list-style-type: none"> <li>» The playing surface of Fields 2 and 3 needs to be improved.</li> <li>» Field 1 suffers excessive wear from overuse.</li> <li>» Balls roll into drainage lines.</li> </ul>	<p>Availability of additional quality fields will allow more effective management and distribution of use.</p> <p>Regular flooding across Gundry limits feasible locations for new structures.</p>	<p>Perform full surface refurbishment on Fields 2 and 3, including raising the field level to improve drainage.</p> <p>Identify and install a ball-stop net system that is easy to set up and remove and can be used alongside Fields 2, 3, 6 and 8.</p>
H12	Field 4	<ul style="list-style-type: none"> <li>» The AFL field is smaller than standard field dimensions.</li> </ul>	Parts of Field 4 have drainage issues and are subject to flooding.	Realign the orientation of the AFL field anti-clockwise to increase field dimensions and reduce ball runoff into the drainage lines.

Action/ Plan No.	Element	Identified need/Demand	Opportunities/Constraints	Recommended Solution
Sporting fields				
H13	Field 4	» Balls kicked for goal on Field 4 regularly end up in the drainage lines.	Parts of Field 4 have drainage issues and are subject to flooding.	Install a catch net behind the AFL goals at the northern end of Field 4 once the field has been realigned.  The structure should be designed to minimise capture of debris or impact on flow during flood events. A temporary or portable design can be considered.
M4 H17	Field 4	» The field lacks irrigation and surface could be improved.	Parts of Field 4 have drainage issues and are subject to flooding.	Install irrigation on Field 4.  Investigate and implement drainage improvements.
M2	Field 7	» The current perimeter fence internal to Gundry is unsightly and impractical. » Fence is required to minimise inappropriate use of field and contain ball run-off.	Eurobodalla Hockey Association requests a minimum fence height of 1500mm.	Replace the perimeter fence along the eastern and southern sides of Field 7 with a new 1500mm black-plastic coated chain mesh fence in the same style as recommended for Field 1.  Include appropriate lockable gateways to access the new sporting amenities building and proposed Campbell Street car park.
H7	Field 7	» An additional grass area for warm up and junior skills training.	Disused buildings at the south-east corner of Field 7 were demolished in 2017-18.	Level the ground and lay grass turf in the vacant area to the south-east of Field 7 within the proposed fenceline.
Sports ancillary facilities				
H1 M1	Sporting amenities building	» The existing sporting amenities building is not functional and its location cannot practically service all fields. » The existing amenities within the building are dated and unattractive and the change rooms are small and poorly designed. » The building is not suitable for a proposed regional level facility.	Regular flooding across Gundry limits feasible locations for new structures, particularly on the eastern side of the site.  Additional structures next to the playground are unsuitable due to their impact on park amenity, shared use and visual surveillance.	Construct a new sporting amenities building in a more central location between Field 1 and Field 7.  The new building should incorporate at least minimum inclusions in accordance with the outcomes of ROSS 2018 Action E7, such as: » two change rooms » public amenities » canteen » awnings » significant storage  Reconfigure or remove the existing building to meet demonstrated demand after establishment of the new building (eg. for additional change rooms or storage).

Action/ Plan No.	Element	Identified need/Demand	Opportunities/Constraints	Recommended Solution
Sports ancillary facilities				
M11	Field 4 sporting amenities building	<ul style="list-style-type: none"> <li>» The AFL Club requests a sporting amenities building be constructed closer to Field 4.</li> <li>» AFL Club preferred locations are specified as on the eastern boundary at the halfway point or the location currently occupied by the cricket nets.</li> </ul>	<p>Regular flooding across Gundry limits feasible locations for new structures.</p> <p>Proposed developments in flood liable areas must meet Moruya Floodplain Management Code standards.</p> <p>Additional costs of building to overcome environmental constraints.</p> <p>Additional structures next to the playground are unsuitable due to their impact on park amenity, shared use and visual surveillance.</p>	<p>Assess proposed designs for a small sporting amenities building with changerooms, canteen and storage in the vicinity of Field 4 for suitability as a community asset and ability to meet all required building standards.</p> <p>Subject to provision of full external funding, construct the DA approved amenities building on the eastern side of Field 4 in the location determined as most suitable to address engineering and environmental constraints.</p> <p>Relocate cricket nets to new site if required.</p>
H14 H15 H16	Field 4 ancillary facilities	<ul style="list-style-type: none"> <li>» The AFL Club would like to make Gundry its home ground with suitable ancillary facilities.</li> </ul>	<p>Environmental limitations preclude development of Field 4 to competition standard.</p>	<p>Provide ancillary facilities around Field 4 to maximise utility, including:</p> <ul style="list-style-type: none"> <li>» Sheltered timekeeper and team benches on the eastern side of the field.</li> <li>» Shelter over concrete slab.</li> <li>» Scoreboard posts on the western side of the field.</li> </ul>
H8	Cricket practice nets	<ul style="list-style-type: none"> <li>» The practice nets are in poor condition and subject to vandalism</li> </ul>	<p>Nets are used for informal practice, but Gundry does not currently host an active cricket team.</p>	<p>Remove the cover netting from the nets to reduce vandalism.</p> <p>Ensure nets are at a standard that meets ongoing demand and safety considerations.</p>
M6 H15	Seating	<ul style="list-style-type: none"> <li>» There is limited seating for spectators and participants.</li> <li>» Field 1 bench seating should be supplemented with an additional row.</li> <li>» Sheltered officials seating and team benches alongside Fields 1,2 and 6.</li> </ul>	<p>Regular flooding across Gundry limits feasible locations for new structures.</p>	<p>Install additional row of bench seating alongside Field 1.</p> <p>Provide sheltered seating and benches on the western centreline of Fields 1 and 2 and at the eastern, western and southern sides of Field 7.</p> <p>Investigate most suitable locations and quantities and install bench seating at various locations around Gundry.</p>

Action/ Plan No.	Element	Identified need/Demand	Opportunities/Constraints	Recommended Solution
Sports ancillary facilities				
H1 H2 H15 M5 M6	Shade	» Gundry has limited shaded areas.	A new sporting amenities building is proposed.	<p>Ensure that the new sporting amenities building has an extended awning to provide shade and shelter on the western and eastern sides of the building.</p> <p>Plant shade trees in appropriate areas around the new building.</p> <p>Provide additional shade shelter at the skate park.</p> <p>Provide sheltered seating alongside Fields 1,2, 4 and 7.</p>
H11 L1 L2 L3	Field lighting	<p>» Lit fields should have uniform 50 lux lighting for ball and physical training. At least one field should be uniformly lit to 100 lux to enable match practice and club competition.</p> <p>» As a proposed regional level facility, should future demand warrant, lighting on at least one field should enable semi-professional competition (200 lux).</p> <p>» Australian Standard 2560.2.3</p>	<p>Field 1 has infrastructure to be lit to 100 lux.</p> <p>Fields 3,4 and 5 having lighting infrastructure suitable for 50 lux.</p>	<p>Field 1 lighting should be rectified to ensure uniform illumination at 100 lux.</p> <p>Future renewal of Field 1 lighting infrastructure should incorporate an upgrade to service 200 lux lighting to meet any future demand.</p> <p>Lighting on Fields 2, 3 and 4 should be upgraded to provide uniform 50 lux illumination.</p> <p>Should there be ongoing demand for night time match practice and/or club competition, infrastructure on Fields 2, 3 and 4 can be increased to 100 lux, and lighting infrastructure installed on Field 6 for 50 lux illumination.</p>

Action/ Plan No.	Element	Identified need/Demand	Opportunities/Constraints	Recommended Solution
<b>Indoor leisure centre</b>				
L4 L5	Indoor sports and leisure centre	<ul style="list-style-type: none"> <li>» Community feedback indicates that an indoor multipurpose leisure centre in the area should be a priority in the next ten years.</li> <li>» Action E3 in the ROSS 2018 is a high priority recommendation for a feasibility study for an indoor leisure centre.</li> </ul>	<p>Gundry is a suitable potential location for an indoor leisure centre.</p> <p>The Moruya Showground Landscape Masterplan suggests that the basketball stadium is not ideally suited at the site and recommends possible re-purposing of the basketball stadium as a low priority action.</p> <p>The RFS is considering vacating the Campbell Street premises (Lot 11 Sec 22 DP 758710) within the next 10 years.</p> <p>A private land parcel housing a fuel depot (Lot 2 DP 233466) exists on the south western edge of the Gundry precinct.</p>	<p>Consider Gundry Oval District Sports Park as a possible location in the ROSS 2018 Action E3 feasibility study.</p> <p>Respond to the outcomes of ROSS 2018 Action E3 and Moruya Showground Landscape Masterplan Action L3.</p> <p>Consider discussions with land owner of Lot 2 DP 233466, the corner of Campbell and Thomas Streets, regarding potential land acquisition.</p> <p>Consider demolition of the Gundry Community Room, vacated RFS building and proposed car park for location of a new indoor leisure centre on the south western corner of Gundry. Location and design to be subject to land acquisition and flood zone requirements.</p> <p>Incorporate appropriate meeting/ community space within the leisure centre to accommodate ongoing uses of the Gundry Community Room.</p>
<b>Recreation facilities</b>				
M5 M8	Skate park	<ul style="list-style-type: none"> <li>» There is limited shade available in the vicinity of the skate park.</li> <li>» The skate park is a popular asset with room for expansion.</li> <li>» Community interest for an expanded wheeled action sports park.</li> </ul>	<p>ROSS 2018 Action C9 is a low priority action for expansion and upgrade of the skate park.</p>	<p>Provide additional shade shelter at the skate park.</p> <p>Upgrades and expand the skate park as per ROSS 2018 Action C9 in consultation with skate park users. Consider bike related elements such as a pump track and options for parkour.</p>
M9 M10	Criterion circuit	<ul style="list-style-type: none"> <li>» The surface of the criterium circuit is poor in parts.</li> </ul>	<p>The criterium circuit is an established element of Gundry and could see increased use.</p>	<p>Upgrade and improve the surface of the criterium circuit and ensure it is maintained to a safe standard.</p> <p>Investigate options to increase use of the criterium circuit, eg, paint road markings and install signage for use as a road safety training facility or more attractive activity for children.</p>

Action/ Plan No.	Element	Identified need/Demand	Opportunities/Constraints	Recommended Solution
Site infrastructure				
M7	Car parking	» As an increasingly popular and proposed regional level facility, demand for suitable car parking is increasing.	A Council Depot building was demolished in 2018, leaving a vacant lot on Campbell Street.	Construct a car park on the vacant Lot 10 Sec 22 DP 758710, extending partially into Lot 1 DP 995776 at the rear.  Construct footpath access to the amenities buildings.
L4 L6	Future car parking	» Should an indoor leisure centre be constructed, demand for parking will further increase.	Subject to construction of an indoor leisure centre and future demand, opportunities for additional parking exist off Campbell and Thomas Streets.  Lot 13 DP 236961 is vacant Council-owned land adjacent to Field 6.  A private land parcel housing a fuel depot (Lot 2 DP 233466) exists on the south western edge of the Gundry precinct.	As demand requires, the following locations are suitable for additional car parking.  Lot 2 DP 233466, the corner of Campbell and Thomas Streets, subject to potential land acquisition.  Expand the Campbell Street car park to include approximately 150 spaces. Relocate the current mini-field (Field 8) to in between Field 1 and Field 7, to the north of the proposed new sports amenities building to enable the car park expansion.  Construct a car park on Lot 13 DP 236961. Provide sealed access from Thomas Street with sealed car parking closest to Field 6 and unsealed car parking alongside the residential area. Provide a vegetation screen between the sealed and unsealed areas.
H3 H4	Pedestrian access	» There is a safety risk to children crossing the Evans Street car park to access the inclusive playground.  » Footpaths will be required to link future car parks with the amenities buildings.	The Pathways Strategy 2017 recommends a path linking the playground to existing Campbell Street footpaths.	Construct a footpath along the western edge of the Evans Street car park linking the playground and amenities block with access to the criterium circuit.  Implement the Pathway Strategy 2017 recommendation for Evans Street.  Should the car park off Thomas Street be constructed, provide footpath access alongside Field 7 from the car park to the amenities building.

Action/ Plan No.	Element	Identified need/Demand	Opportunities/Constraints	Recommended Solution
Site infrastructure				
H5	Signage	» Limited signage is in place to direct patrons to Gundry.	As a regional level facility, non-local patronage will increase.	Construct new Gundry entry and naming signage at the corner of Campbell and Evans Streets and at the entrance to the Campbell Street car park.  Install directional signage at the corner of Campbell and Vulcan Streets in accordance with ROSS 2018 Action E21 and Council's Signage Strategy.
H9 H17	Drainage	» Gundry is subject to tidal, rainfall and stormwater flooding and has several areas of very poor drainage. » Regular field closures have a negative impact on participation, the ability to host regional events, and the reputation of the precinct for sporting purposes.	Disruption to the drainage and water flow through the site should be avoided. Any changes could impact on residential areas upstream as floodwaters may back up or slow the process of flow.  The area to the north of the east-west drainage line functions as an open wetland and is regularly inundated.	Investigate and implement opportunities to improve drainage across Gundry.  Ground levels of future developments must be carefully engineered to best direct runoff and water flow.  Retain the area to the north of the east-west drainage line as undeveloped open space.



# 6 Action Plan

This table provides a prioritised Action Plan for implementation of the Masterplan. The information provided is designed as a flexible 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 time frame for completion should funding be obtained:

- » 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 number	Action	Priority	Indicative \$ cost
<b>High priority actions</b>			
H1.	Construct new sporting amenities building between Field 1 and Field 7 in accordance with ROSS 2018 Action E7.	High	450,000
H2.	Plant shade trees between Field 1 and Field 7 and around the new sporting amenities building.	High	8,000
H3.	Construct a footpath along the western edge of the Evans Street car park connecting the playground to the criterium circuit.	High	15,000
H4.	Construct a footpath along the western side of Evans Street, connecting Campbell Street footpaths with the playground (in accordance with the Pathways Strategy 2017).	High	18,000
H5.	Construct entry and naming signage at the Campbell Street entries.	High	4,000
H6.	Install directional signage at the intersection of Vulcan and Campbell Streets.	High	1,000
H7.	Level and turf an area to the south east of Field 7 within the perimeter fencing for hockey warm-up and skills training.	High	10,000
H8.	Remove overhead netting from cricket practice nets and ensure their condition meets required standards into the future.	High	2,000
H9.	Refurbish the playing surfaces of Field 2 and Field 3 and improve drainage.	High	480,000
H10.	Install a practical ball-stop net system for use alongside Fields 2, 3, 6 and 8.	High	20,000
H11.	Upgrade lighting to ensure uniform competition standard (100 lux) on Field 1 and training standard (50 lux) on Fields 2,3 and 4.	High	140,000
H12.	Realign Field 4 in an anti-clockwise direction to increase the size of the AFL oval and reduce incidents of ball runoff into drainage lines	High	5,000
H13.	Erect a catch net system behind the northern goal posts of Field 4.	High	18,000
H14.	Construct a shelter over the concrete slab next to the cricket practice nets.	High	12,000
H15.	Construct team and covered timekeepers benches on the eastern side of Field 4.	High	15,000
H16.	Install scoreboard posts on the western side of Field 4.	High	5,000
H17.	Investigate and implement drainage improvements across Gundry.	High	45,000
H18.	Restore the synthetic cricket wicket on Field 4 (should active teams recommence use of the field).	High	1,500
<b>High priority actions subtotal</b>			<b>1,249,500</b>

Action number	Action	Priority	Indicative \$ cost
<b>Medium priority actions</b>			
M1.	Reconfigure or remove the existing sporting amenities building as per evidenced demand after establishment of new amenities building (Action H1).	Medium	90,000
M2.	Replace existing cyclone fencing around the eastern and southern sides of Field 7 with a 1500mm black-plastic coated chain mesh fence with access points to the new amenities building and the Campbell Street car park.	Medium	70,000
M3.	Construct a low black-plastic coated chain mesh fence around the perimeter of Field 1 with access points on each side.	Medium	55,000
M4.	Install irrigation on Field 4.	Medium	75,000
M5.	Construct a second shade shelter at the skate park.	Medium	20,000
M6.	Install additional bench seating around Gundry and provide covered seating alongside Fields 1, 2, 4 and 7.	Medium	40,000
M7.	Construct a car park on the former depot site on Campbell Street (Lot 10 Sec 22 DP 758710), extending partially into Lot 1 DP 995776 at the rear.	Medium	140,000
M8.	Expand and upgrade the skate park in accordance with ROSS 2018 Action E22.	Medium	320,000
M9.	Upgrade and improve the surface of the criterium circuit.	Medium	40,000
M10.	Investigate and implement options to promote and activate the criterium circuit.	Medium	5,000
M11.	Assess proposed designs for a sporting amenities building in the vicinity of Field 4 for: <ul style="list-style-type: none"> <li>» suitability as a community asset</li> <li>» ability to meet all required building standards.</li> </ul> Subject to full external funding, construct the DA approved design in the most suitable location.	Medium	Internal
M12.	Prepare a Plan of Management and reclassify Gundry Oval as a Regional Sports Park.	Medium	10,000
<b>Medium priority actions subtotal</b>			<b>865,000</b>

Action number	Action	Priority	Indicative \$ cost
<b>Low priority actions/*actions for consideration</b>			
L1.	Upgrade lighting infrastructure for Field 1 to enable 200 lux illumination.	Low	90,000
L2.	Increase lighting to 100 lux on Fields 2, 3 and/or 4 should there be demonstrated ongoing demand for night time club competition.	Low	180,000
L3.	Install lighting infrastructure to enable 50 lux illumination on Field 6, subject to ongoing demonstrated demand for night time training.	Low	90,000
*L4.	Commence discussions with land owner of Lot 2 DP 233466, the corner of Campbell and Thomas Streets, regarding potential land acquisition.	<i>for consideration</i>	<i>internal</i>
*L5.	Subject to the outcomes of ROSS 2018 Action E3 and future demand, design and construct a multipurpose indoor leisure centre between the existing Campbell Street car park and Lot 2 DP 233466 on the corner of Campbell and Thomas Streets.	<i>for consideration</i>	<i>(\$6,500,000)</i>
*L6.	Subject to future demand, consider car park construction in the following locations: <ul style="list-style-type: none"> <li>» On Lot 2 DP 233466, the corner of Campbell and Thomas Streets, should the opportunity to purchase the land arise.</li> <li>» Expansion of the existing Campbell Street car park to the east, relocating Field 8 to north of the new sporting amenities building.</li> <li>» On Lot 13 DP 236961 adjacent to Field 6. Provide sealed access from Thomas Street with sealed car parking closest to Field 6 and unsealed car parking alongside the residential area. Provide a vegetation screen between the sealed and unsealed areas and footpath access to the amenities buildings.</li> </ul>	<i>for consideration</i>	<i>(\$500,000+)</i>
<b>Low priority actions subtotal</b>			<b>360,000</b>

<b>Total all actions</b>		<b>2,474,500</b>
	Contingency and sundry site works (10%)	247,450
	Subtotal	2,721,950
	Escalation (2%)	54,439
<b>Total indicative cost of Masterplan implementation</b>		<b>2,776,389</b>

# Appendix A Gundry Oval District Sports Park Masterplan Design



## Proposed developments

H1. New sporting amenities building  
H2. Shade trees  
H3. New footpath along car park  
H4. New footpath from Campbell Street  
H5. New entry and naming signage  
H6. Directional signage at the intersection of Vulcan and Campbell Streets (off map)

H7. New warm up area  
H8. Cricket practice net improvements  
H9. Improved drainage and field surface - Fields 2 and 3  
H10. Ball-stop net system  
H11. Lighting upgrades - Fields 1, 2, 3 and 4  
H12. AFL field realignment  
H13. Catch net

H14. New shelter over concrete slab  
H15. Field 4 bench seats and shelter  
H16. Scoreboard posts  
H17. Drainage improvements  
H18. Synthetic cricket wicket  
M1. Reconfigured sporting amenities building  
M2. New interior fence - Field 7

M3. New perimeter fence - Field 1  
M4. Irrigation - Field 4  
M5. New skate park shelter  
M6. New bench seating and selected shade shelters across site  
M7. New car park  
M8. Skate park upgrade and expansion  
M9. Criterium circuit surface upgrade

M10. Criterium circuit alternative uses  
M11. Indicative location for possible amenities building (subject to approvals, design and flood zone requirements)  
L1. Upgraded lighting infrastructure - Field 1  
L2. Increased lighting level (subject to demand) - Fields 2,3 and 4

L3. New lighting - Field 6  
L4\*. Potential land acquisition  
L5\*. Possible multipurpose indoor leisure centre (location subject to land acquisition and flood zone requirements)  
L6\*. Possible future car parks and access

\* for consideration