



**GROUP USA**

Architecture  
Interior Design  
Landscape Architecture  
Urban Design  
Graphic Design

# GRETA CENTRAL PARK MASTER PLAN REPORT

For: Cessnock City Council

Date: 13/09/2019

Issue	Title	Date
A	DRAFT ISSUE FOR COUNCIL REVIEW	07/06/2019
B	DRAFT MASTER PLAN	02/07/2019
C	DRAFT MASTER PLAN	04/07/2019
D	FINAL MASTER PLAN	13/09/2019

# CONTENTS

1.0	INTRODUCTION & ANALYSIS	4
1.1	INTRODUCTION	4
1.2	REGIONAL CONTEXT	5
1.3	LOCAL CONTEXT	6
1.4	EXISTING SITE CONDITION	7
1.5	CURRENT USE PATTERNS	8
1.6	FENCING & CIRCULATION	9
1.7	ECOLOGY	10
1.8	BUSHFIRE	11
1.9	FLOODING	12
1.10	TOPOGRAPHY	13
1.11	SITE ANALYSIS	14
1.12	STAKEHOLDER CONSULTATION	15
1.13	OPPORTUNITIES	16
2.0	MASTER PLAN OVERVIEW	17
2.1	CIRCULATION & LINKS	18
2.2	PARKING	19
2.3	LIGHTING	20
2.4	AMENITIES BUILDING	21
2.5	FULL SIZED SPORTING FIELD	22
2.6	MULTI USE AND TENNIS COURTS	23
2.7	ADDITIONAL SPORTING FIELDS	24
2.8	HORSE SPORTS FACILITIES	25
2.9	PLAYGROUND FACILITY	26
2.10	SKATE PARK FACILITY	27
2.11	INFORMAL RECREATION	28
2.12	MENS SHED FACILITY	29
2.13	ECOLOGY ACTIONS	30
2.14	STAGING & IMPLEMENTATION	31
2.15	OPINION OF PROBABLE COST	32



# 1.1 INTRODUCTION

Greta Central Park provides a large area of community open space, covering a site area of 20.6ha in size. The park is located at the south-eastern edge of central Greta, fronting the New England Highway.

The park provides rugby league fields, tennis courts, horse sports area, skate park, dog off-leash area, native vegetation (including endangered Lower Hunter Spotted Gum - Ironbark Forest) and also accommodates the Greta Rural Fire Service building. The park is generally a destination park, with most users coming by car to participate in organised sporting activities.

Consistent with national trends in changing recreation, the community's use of recreation facilities has continued to evolve over time. The need for quality recreation spaces to meet the needs of the local community remains consistent, therefore recreation opportunities must also evolve over time. Opportunity exists to establish Greta Central Park as a place of recreation, respite and relaxation for the general community. There is also a particular need to address the accessibility needs of our aging population.

The vision is to create a dynamic and engaging park that optimises the potential of the local history, unique setting, varied topography, as well as satisfying a wide variety of social and recreational opportunities.

Recreation and organised sporting uses will be embedded into the park and provide a diverse range of both structured and informal recreation opportunities, catering for increasing recreation demand and use by the general community outside of organised sports. The park will continue to develop a strong ecological framework strengthening its contribution to the regional green grid and the ecological value this represents.



## 1.2 REGIONAL CONTEXT

### 1.2.1 Location

The Greta township sits at the northern tip of Cessnock City Council local government area (LGA), with Maitland LGA to the east of the site and Singleton LGA to the north of Greta, and west of Branxton.

Greta and Branxton are closely linked towns both physically (the town centres are approximately 4.2km from one another) and historically. Sporting clubs typically straddle the two towns, servicing both populations whilst being based in one township. The combined population of Greta, Branxton and East Branxton suburbs was 6,629 at the 2016 census, broken down as follows:

- Greta: 2,830
- Branxton: 1,991
- East Branxton: 1,808

The local community user catchment for Greta Central Park is considered to encompass all residents of the Greta/Branxton/East Branxton area.

Greta is well serviced by road links, with the New England Highway running through town and the Hunter Expressway located only a short distance from town. To the south-west of the town centre, Greta Railway Station is heritage listed, dating back to 24 March 1862 and originally named Farthing before being renamed to Greta in 1878. The station provides train links to Newcastle and Muswellbrook / Scone.

The lands surrounding Greta are rural in nature, with zoning varying from large lot residential to rural landscape and primary production.

### 1.2.2 Open space & recreation

Whilst surrounded by open space, there are few active open spaces available for the local community within the Greta-Branxton area. Miller Park in Branxton (at 12.7ha) is approximately 60% of the size of Greta Central Park and has been the benefit of recent upgrades and includes a playground, community fitness hub and designated formal sporting uses (cricket, football/soccer, netball and tennis). Miller Park is the base for the local cricket, athletics, tennis, netball and football (soccer) clubs.

Branxton is also home to the Branxton Golf Club, providing a 9 hole golf course as an additional recreation offering for the local area.

To the south-west of Greta lies the Molly Morgan landscape conservation corridor, linking south to Werataka National Park and identified as an important link in Cessnock City Council's Biodiversity Management Plan.



# 1.1 LOCAL CONTEXT

## 1.1.1 Location

Greta Central Park is located at the south-eastern edge of Greta, fronting High Street/New England Highway. The park is connected to the main street and central part of town with a linear open space alongside the highway. Vehicle access is via either Nelson Street or the New England Highway. Pedestrian access is via the same entrances, with an additional two pedestrian-only entries located on Nelson St.

A petrol station is located at the corner of the Highway and Nelson St, providing the only shop and toilet facilities close to the park (if not a member of an organised club).

The Greta town centre is dominated by low density residential, transitioning to large lot residential and then rural land uses.

## 1.1.2 Demographics

The 2016 census reported the population in the suburb of Greta as 2,830 people, with a larger proportion of children aged 19 and under than either the NSW or Australia-wide averages.

AGE	GRETA (SUBURB)	NSW	AUSTRALIA
0 - 4 years	8.2%	6.2%	6.3%
5 - 9 years	8.4%	6.4%	6.4%
10 - 14 years	8.6%	5.9%	6.0%
15 - 19 years	6.2%	6.0%	6.1%
TOTAL	31.4%	24.5%	24.8%

The larger proportion of children within the area suggests an increased demand for both organised sport and play facilities to keep children entertained and encourage participation in outdoor health and fitness activities.

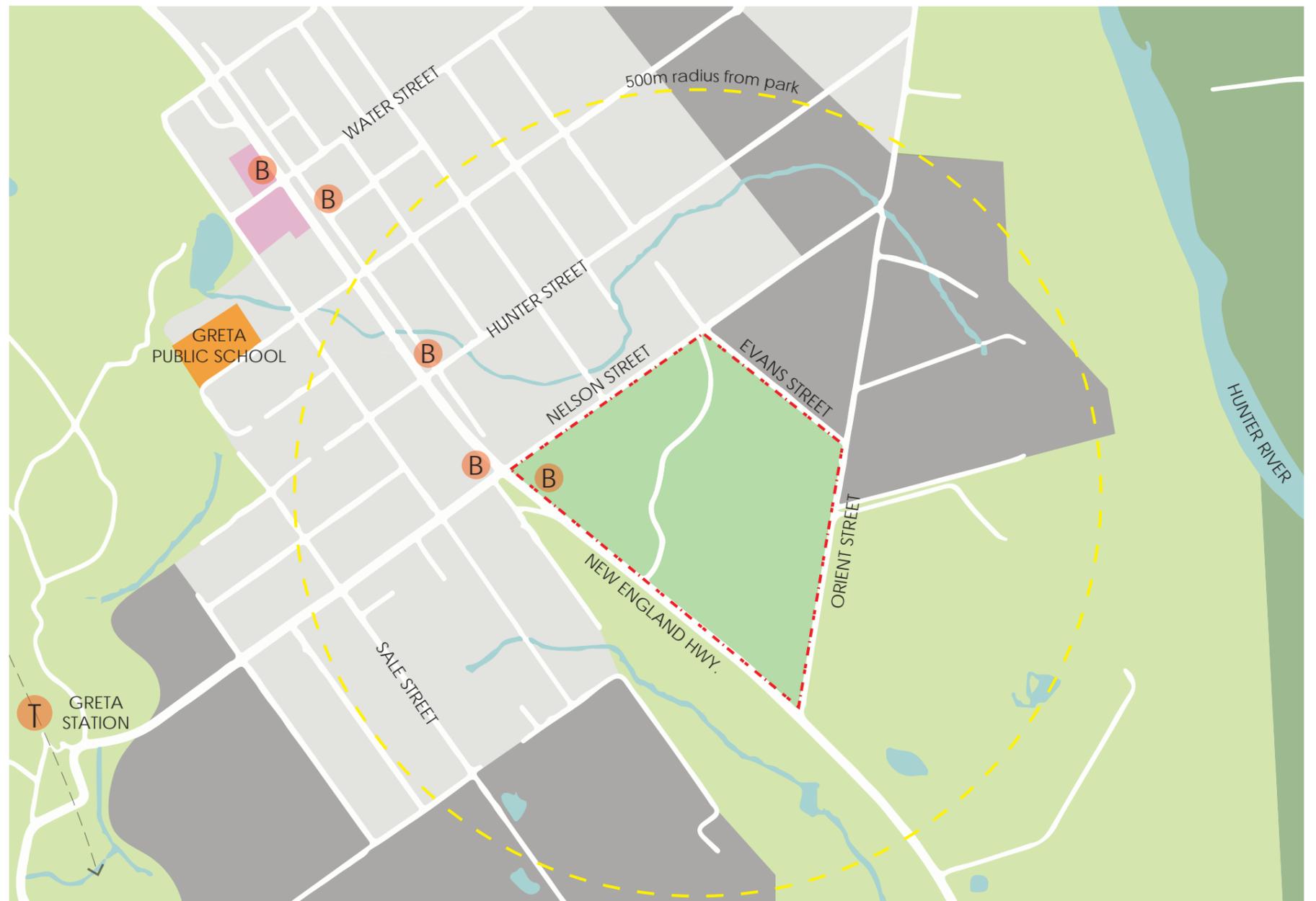
## 1.1.3 Open Space

Greta Central Park forms the largest recreation facility within the town, covering a total area of 20.6ha. Only around 12.2ha is currently utilised for formal park uses, with the remainder of the site accommodating large areas of remnant trees with a managed understorey.

Within Greta, only one other community park exists - Norman Brown Memorial Park at the corner of High Street and Water Street. This 1,200m<sup>2</sup> pocket park has a small playground, picnic table & shelter, open turf area and public toilet facilities

Wyndham Ridge is a new residential development with approximately 250 lots, 3 km north-east from Greta. This estate development intends to incorporate 3 parks into the masterplan.

Greta Median Strip is a linear open space running alongside the New England Highway, acting as a medium between the highway and High St. This strip of land provides tree planting, ornamental gardens, shade structures and picnic shelters for the community.



### LEGEND

- - - SITE BOUNDARY LINE
- OPEN SPACE (REI)
- EDUCATION
- NEIGHBOURHOOD CENTRE (BI)
- LOW DENSITY RESIDENTIAL (R2)
- LARGE LOT RESIDENTIAL (R5)
- PRIMARY PRODUCTION (RU1)
- RURAL LANDSCAPE (RU2)
- CREEK/CHANNEL
- B BUS STOPS
- T TRAIN STOPS
- TRAIN LINE
- 500m RADIUS FROM SITE



## 1.2 EXISTING SITE CONDITION

### 1.2.1 Organised sports

Greta Central Park accommodates a variety of organised sports within dedicated facilities.

- Main Rugby League pitch with lighting, fencing, covered team benches and spectator bench seating
- Multi use field predominantly used for rugby league
- Two secure fenced tennis courts with lighting
- Horse Sports turfed area with small building for storage
- Junior cricket field (concrete pitch)

### 1.2.2 Passive recreation

Formal sports uses are complemented by a wide variety of informal recreation activities, reflecting the needs and wants of the wider community.

- Skatepark facility with a combination of concrete and steel ramps, renovated in 2015
- Unfenced dog off-leash area near Nelson St entry

### 1.2.3 Supporting functions

The formal and passive recreation uses of the parks are enabled by a number of supporting functions including:

- Informal access roadway through park linking Nelson St and New England Highway
- Informal gravel & grass car park area near Rugby League fields, currently underutilised in part due to lack of line marking and inefficient usage
- Amenities building adjacent to Rugby League main field. Ageing facility which is too small to accommodate multiple team usage and only accessible to organised sporting groups during their regular hours of operation.
- Canteen building adjacent to Rugby League main field. Ageing facility which does not accommodate the serving of alcohol and food well due to regulations in regards to separation of serving areas.



Rugby League Club canteen building



Amenities building & Rugby League club storage container



Rugby League main field



Tennis courts (2) with fencing & lighting



Multi-use field



Skatepark facility



Pony Club building and fenced area



Unused cricket pitch near Nelson St (used for Pony Club parking)



Unsealed driveway and uncontrolled parking area

## 1.3 CURRENT USE PATTERNS

### 1.3.1 Community use

There are currently few facilities for general community use within the site. These are generally limited to the following:

- Off-leash dog area (unfenced, with only general location identified on mapping)
- An aged skatepark is provided within the site, with new ramps added in 2015 in conjunction with upgrades such as a low retaining wall and bollards to protect the facility. The skate park is well-used by the community, particularly during sporting events when children gravitate towards the skate park as a play resource.
- Informal path network in the eastern portion of the site developed by the local community apparently well-used by motorbike riders.

There are large portions of the site which are generally unprogrammed. While available for community use, there are no facilities to encourage use such as a path network, shelters, playground or gathering spaces.

### 1.3.2 Rugby League

Rugby League is the dominant sport within Greta Central Park, utilising the largest proportion of the site (approximately 3.4ha). The site is the home of the Greta-Branxton Colts RLFC. The formal sporting grounds are fenced, but associated car parking is uncontrolled, and vehicles drive and park over large portions of the park surrounding each field. Two buildings are utilised by the club: a large canteen/kiosk which is licensed to serve alcohol on game days, and a change room/amenities building. Both buildings are aged but well-used. The club has also installed a shipping container adjacent to the amenities building for additional storage.

### 1.3.3 Tennis

Two fenced tennis courts are located adjacent to the rugby league facilities. The courts are generally locked and available for use only through the Greta Tennis organisation. The sporting group has keys to access the main amenities building and also shares a small room at the rear of the amenities building with the Colts RLFC, allowing them to access tea and coffee making facilities.

### 1.3.4 Pony Club

A large area of the site (approximately 2.7ha) is fenced for exclusive use by the Baroomby-Greta Horse Riding Club. The club use the site once a month. Similar to the rest of the site, parking is uncontrolled. Given the nature of the vehicles (generally large with horse float trailers behind), the parking area is large and occurs in an uncontrolled manner, utilising the old cricket area to the north-west of the pony club.

### 1.3.5 Cricket

Whilst the site can be utilized for cricket, it has not been used for a number of seasons. Two old cricket wickets remain on site, one within the junior rugby league pitch area and one near Nelson St. Whilst current use within the site is not in demand, it is possible that future demands may put pressure on Greta Central Park to again accommodate cricket use. The Colts RLFC have indicated that they see no issues sharing their junior pitch with cricket users over summer again.



# 1.4 FENCING & CIRCULATION

## 1.4.1 Fencing

Greta Central Park is well-fenced with near-continuous boundary fencing on its north-west and south-west boundaries. While the north-east boundary is unfenced and the eastern boundary fence is in poor repair, internal fencing to each facility within the park is generally well established.

The internal fences provide a sense of exclusivity to each facility, discouraging or actively preventing general community use of the facilities. The fence also limits pedestrian movements within and across the site, discouraging passive uses such as walking or jogging.

## 1.4.2 Entrances

As a result of the site fencing, entry and exit to the park is limited to two main vehicle entries and two secondary pedestrian entries. A third vehicle entry provides access to the Rural Fire Service building and hardstand area only.

The vehicular entry/exit on Nelson Street is in close proximity to the intersection of Evans Street, but given the low traffic volumes on both streets, the risk of confusion or collision is low.

The vehicle entry/exit on New England Highway is located approximately half way along the park frontage and allows for traffic to enter and exit from both directions. Whilst the speed limit of this section of the highway is 60km/h (changing from 90km/h approximately 150m south-east of the park corner), at peak times, exiting the park by executing a right hand turn on to the highway can be difficult and dangerous.

## 1.4.3 Circulation

A gravel-surfaced vehicle access route is provided through the park between each vehicular entry/exit point. The surface is somewhat degraded in parts and is not formalised, allowing users to divert from the access route onto adjacent grass areas as desired.

No pedestrian paths are provided within the park, with circulation occurring across open spaces as desired. A strong desire line exists between the junior rugby league field and the amenities block and kiosk, crossing the informal vehicle route and parking area and creating a potential hazard for children.

A network of informal paths has been created by users in the eastern portion of the site. These paths are believed to be used primarily by motorbike riders.



# 1.5 ECOLOGY

## 1.5.1 Current conditions

Cessnock City Council mapping identifies one key ecological community within Greta Central Park - Lower Hunter Spotted Gum - Ironbark Forest. A remnant of this endangered ecological community (EEC) exists in the south-east corner of the site, elevated above the main park area and fenced from the central recreation area. An adjoining pocket of the same community exists across Orient Street, within the Maitland LGA.

The EEC is dominated by a canopy trees, with the understorey managed with intermittent mowing, preventing the natural regeneration of typical shrub and understorey species. The master plan will consider alternative management strategies to improve the resilience and value of the community by allowing natural regeneration to occur.

The eastern portion of the site contains no formal activities, but informal paths have been defined by users, creating loop paths through the area. It is understood anecdotally that these paths are used primarily for motorbike riding.

## 1.5.2 Cessnock Biodiversity Management Plan

The Cessnock Biodiversity Management Plan does not identify any high conservation value areas within or adjacent to the site. The Molly Morgan landscape conservation corridor is located around 1.8km to the south-west of Greta Central Park and forms a large vegetated corridor heading north-west from Werakata National Park.

The proximity of Greta Central Park to the Hunter River (approximately 750m to the north-east) suggests that the remnant vegetation within the park may provide an important habitat area supporting the movements of winged animals.

## 1.5.3 Low Hunter Spotted Gum - Ironbark Forest

Conservation status in NSW: Endangered Ecological Community

Commonwealth status: Not listed

Gazetted date: 18 Feb 2005

*'This community is dominated by Spotted Gum Corymbia maculata and Broad-leaved Ironbark Eucalyptus fibrosa, while Grey Gum E. punctata and Grey Ironbark E. crebra occur occasionally. A number of other eucalypt species occur at low frequency, but may be locally common in the community... In an undisturbed condition the structure of the community is typically open forest. If thinning has occurred, it may take the form of woodland or a dense thicket of saplings, depending on post-disturbance regeneration....'*

*Restricted to a range of approximately 65 km by 35 km centred on the Cessnock - Beresfield area in the Central and Lower Hunter Valley. Within this range, the community was once widespread. A fragmented core of the community still occurs between Cessnock and Beresfield...*

*Four large patches of Lower Hunter Spotted Gum-Ironbark Forest are estimated to have covered nearly 50,000 ha prior to European settlement, representing 75% of the total distribution. The community is currently mapped as occurring in more than 4,800 fragments, of which more than 4,500 are less than 10 ha in area. The four largest patches now cover about 7,000 ha, representing less than one-quarter of the current distribution, or about 10% of the estimated pre-European distribution. Approximately 1,600 hectares of Lower Hunter Spotted Gum-Ironbark Forest occurs within Werakata National Park.'*<sup>1</sup>

<sup>1</sup> Office of Environment and Heritage, Department of Premier and Cabinet, 'Lower Hunter Spotted Gum - Ironbark Forest in the Sydney Basin Bioregion - profile'

<https://www.environment.nsw.gov.au/threatenedspeciesapp/profile.aspx?id=10942>



## 1.6 BUSHFIRE

### 1.6.1 Current mapping

Cessnock City Council and Rural Fire Service (RFS) mapping shows the eastern and north-eastern portions of the site as category 3 vegetation, translating to a medium bushfire risk. A 30m wide buffer zone is mapped to the edges of category 3 to protect adjacent uses.

The majority of the formal site uses are located outside the bushfire and buffer zones, with all built infrastructure such as buildings, hard courts and skate park located well outside the buffer zones. Some 'soft' facilities such as the irrigated grass surfaced main playing field overlap with the 30m buffer zone. A small portion of the non-irrigated turf of the Pony Club area overlaps with bushfire risk area and associated buffer zone.

Consideration of the bushfire risk mapping will be taken during the master plan process to ensure that all proposed facilities are feasible and safe in their preferred locations.

### 1.6.2 Risk categories

*'Vegetation Category 1 is considered to be the highest risk for bush fire. It is represented as red on the bush fire prone land map and will be given a 100m buffer. This vegetation category has the highest combustibility and likelihood of forming fully developed fires including heavy ember production. Vegetation Category 1 consists of:*

- Areas of forest, woodlands, heaths (tall and short), forested wetlands and timber plantations.

*Vegetation Category 2 is considered to be a lower bush fire risk than Category 1 and Category 3 but higher than the excluded areas. It is represented as light orange on a bush fire prone land map and will be given a 30 metre buffer. This vegetation category has lower combustibility and/or limited potential fire size due to the vegetation area shape and size, land geography and management practices.*

*Vegetation Category 3 is considered to be medium bush fire risk vegetation. It is higher in bush fire risk than category 2 (and the excluded areas) but lower than Category 1. It is represented as dark orange on a Bush Fire Prone Land map and will be given a 30 metre buffer. This category consists of:*

- Grasslands, freshwater wetlands, semi-arid woodlands, alpine complex and arid shrublands.<sup>1 2</sup>



<sup>2</sup> NSW Rural Fire Service, November 2015, 'Guide for Bush Fire Prone Lane Mapping: Version 5b'

# 1.7 FLOODING

## 1.7.1 Flood mapping

Cessnock City Council's flood mapping shows that while flood-prone land exists nearby, there is no flooding within Greta Central Park. The flood risk is limited to two small waterways outside the park, both running as tributary of Anvil Creek to the west of the site.

## 1.7.2 Water flows within the site

A wide, shallow swale runs centrally through the park from the main football field towards a small dam adjacent to Nelson St. Anecdotally it is indicated that the swale carries water only in high volume rain events and does not hold water for any length of time. The swale surface is grassed to match the remainder of the park.

A small dam located on the Nelson St frontage is densely vegetated with reeds, with trees to the surrounding banks.



## 1.8 TOPOGRAPHY

The topography of Greta Central Park is consistent across much of site, falling roughly east to west with an average gradient between 1:20 and 1:30. Almost flat platforms have been created for the rugby league and old cricket (rugby league juniors) fields and the tennis courts.

The Pony Club area falls at an average gradient of 1:22. The secondary cricket wicket & field adjacent to Nelson St fall towards the park boundary at an average gradient of 1:26, making it technically non-compliant for sporting use.

The highest elevation within the site is AHD 75.06, located approximately half way along the eastern boundary to Orient Street. The lowest elevation within the site is AHD 55.30, located immediately below the dam bank on Nelson Street.



**LEGEND**  
EXISTING CONTOURS:  
0.5m INTERVAL  
+61.00 EXISTING LEVELS  
EXISTING GRADIENTS

# 1.9 SITE ANALYSIS

## 1.9.1 Organised sports

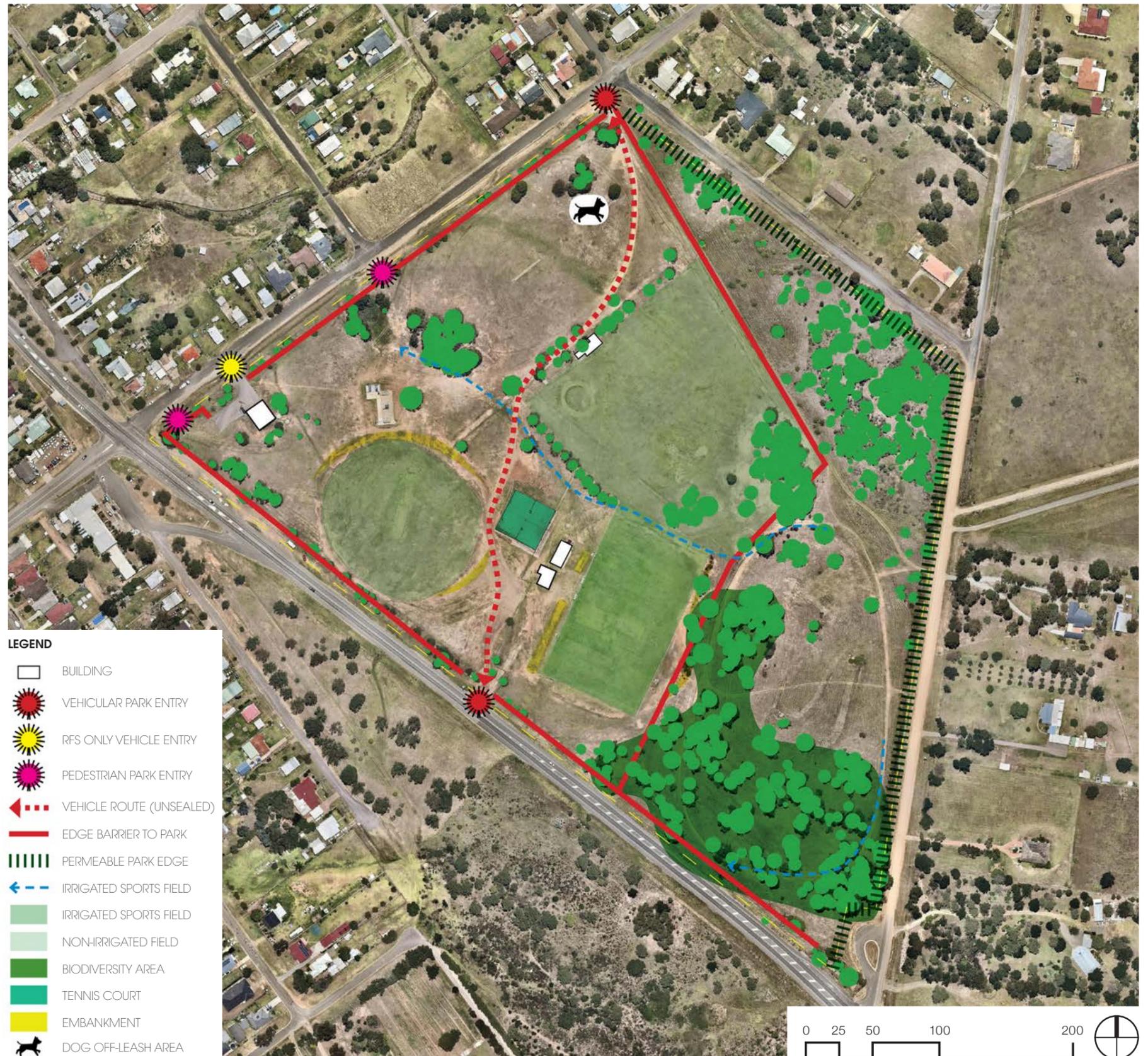
- Lack of spectator seating - main rugby league field has two gravelly embankments for informal seating and aged two linear bench seats
- Team facilities at main field are aged and due for upgrade or replacement
- Pedestrian access from junior rugby league field to amenities crosses unsealed roadway and uncontrolled parking area
- Main field is irrigated and provides a good natural grass surface. The junior rugby league field is not irrigated and struggles to maintain a grassed playing surface
- Lack of lighting on junior field limits field use, particularly during winter
- Junior field would need a minor fence realignment to meet size requirements for senior local level cricket matches (if future needs arise)
- Second cricket oval adjacent to Nelson St is adequately sized for senior local level cricket matches but would not meet grading requirements due to steep cross-fall
- Fencing to pony club is aged and needs replacement
- Tennis courts are in good condition but underutilised due to difficulties attracting users

## 1.9.2 Passive recreation

- Skate park is well-used by children during sporting events. Upgrades in 2015 have provided informal seating wall and bollards to protect the park from vehicular damage
- Amenities Building for horse sports
- No path network is provided for moving throughout the park, limiting walking opportunities
- No shelters are provided within the park
- Dog off-leash area is identified on mapping but not marked on site. Lack of fencing means animals are unconstrained and may reduce community appeal
- No informal recreation offerings for young children within the park outside organised sport. Possible demand for play area
- Informal path network through endangered ecological community created by motorbike riders

## 1.9.3 Supporting functions

- Vehicular access limited to two locations, the corner of Nelson St and Evans St, and the New England Highway frontage. Right turns onto the highway from the park can be difficult during busy times.
- Pedestrian access is limited to vehicular entries and one additional pedestrian entrance near the corner of Nelson St and New England Highway/High Street.
- Lack of a formal access road and parking areas within the park enables visitors to drive through the park uncontrolled, parking near whichever facility they are using.
- Amenities building is aged and due for an upgrade. It is well-placed for use by the senior rugby league and tennis users. Junior rugby league users are separated by the informal roadway and parking area, creating safety issues. Pony Club users have some distance to travel to use the facilities (approx 230m). The amenities building is only accessible to the public during organised sporting events.



# 1.10 STAKEHOLDER CONSULTATION

---

## 1.10.1 Initial stakeholder meeting

An initial stakeholder meeting was held on Wednesday 13th March 2019 in Greta. The discussions were organised by Cessnock City Council and attended by council staff, GroupGSA staff and members of the following community organisations:

- Greta-Branxton Colts Rugby League Football Club
- Branxton Greta Men's Shed
- Greta Tennis Club
- Personal trainer

The following organisations were invited but did not attend:

- Greta Branxton Cricket Club
- Cessnock District Cricket Association
- Baroomby Greta Horse Riding Club
- Greta Branxton Rural Fire Service

The discussions were held in a round table, open format, with stakeholders invited to share their visions for the park and any wishes or desire of their organisation. The key issues and desired outcomes are summarised below.

## 1.10.2 Greta-Branxton Colts RLFC

- Playground would be ideal to provide additional entertainment for families. Skate park well-used by children in conjunction with league games/training
- Link between juniors' field and main field/kiosk/amenities is not safe due to uncontrolled vehicle access and parking
- Uncontrolled parking is inefficient and creates dust problems. Vehicles drive all over park – increasing risk to pedestrians (particularly children)
- Night matches held twice a year. Lighting mostly adequate, one or two dark patches in goal.
- Lighting is old and probably due for update – if lights switched off accidentally, need to wait 30 mins for lights to cool before you can turn on again
- Irrigation required to oval area to ensure safe surface for play
- Fitness facility supported – would likely also be used by club coaches
- New amenities building with additional storage

## 1.10.3 Tennis Club

- Currently evening competitions only as can't organise day access for users given both organisers work. Having a playground adjacent could facilitate day competitions for local parents by allowing children to accompany them.
- Signage missing – no information about how to book / who to contact
- Tennis club has access to a small room at the end of the amenities building (shared with league referees during winter) and a key to amenities
- Drainage issues – drainage incorrectly installed so ground washes out at end of drain
- Steps used as gathering space for anti-social behaviour. Common to have broken glass on

courts with people throwing bottles over the fence.

## 1.10.4 Branxton Greta Men's Shed

- Currently located in old Catholic School with no secure lease – risk of site being sold and Men's Shed evicted
- Approximately 16 people a day attend, with Ladies Day once per week (approximately 13 regular attendees). Desire to increase attendance numbers across organization.
- Desire to hold computer courses – office/classroom space would be ideal addition
- Suggested 50 x 18m size shed ideal with kitchen, power and water required. Easy access location preferred in consideration of walking capacity of users and injuries.
- Location ideally on flat site with casual surveillance – break-ins are a risk
- Shared facilities with publicly accessible amenities an option
- Suggested garden area (part of park) licensed to Men's Shed for maintenance/gardening – some members are only interested in gardening and/or mowing
- Desire to obtain part of site facing Evans St – 200m up hill from Nelson St marks upper side of preferred 1-acre site. Location beside fire station not preferred due to fire service training space beside the station, within the park.

## 1.10.5 General feedback

- BBQ / picnic shelters supported
- Bike track for children would be great community facility
- Provision of bins with site required
- Formalise vehicle access to improve safety and reduce dust
- Opportunity to formalise (fence) off-leash dog area and provide facilities

## 1.10.6 Baroomby Greta Horse Riding Club

Written feedback was provided by the Pony Club.

## 1.10.7 Rural Fire Service

No formal feedback has been received from the NSW Rural Fire Service.

## 1.10.8 Greta Branxton Cricket Club & Cessnock District Cricket Association

No formal feedback has been received from the Cessnock District Cricket Association. Written feedback was provided by the Greta Branxton Cricket Club.

# 1.11 OPPORTUNITIES

## 1.11.1 Access and circulation

A number of opportunities exist to improve access to and around the site by formalising vehicle routes and car parking, and providing new pedestrian and shared paths.

- Establish sealed vehicular access road to provide a durable all-weather surface
- Identify and mark safe crossing points on vehicle routes to improve pedestrian safety
- Formalise car parking to increase efficiency of car parking and reduce vehicle movements across the site
- Provide loop paths for pedestrians and cyclists within the park, encouraging walking
- Explore options for children's bike and scooter loop path

## 1.11.2 Recreation offerings

Opportunities for new recreation activities have been identified as follows:

- Provide new children's play space
- Update and improve skate park, including consideration of relocation and provision of lighting
- Consider casual community sports facilities such as a basketball half-court
- New rest stops and picnic shelters located throughout the site to serve a variety of park users and encourage use of different areas of the parks
- Improve or provide new spectator seating for formal sports
- Provide irrigation and lighting to junior fields
- New combined amenities and kiosk building to better address level of usage. Location of new facility to be considered to maximise connections to various facilities
- Consideration of secondary amenities building within park to better serve different areas and provide for day to day community use
- Consideration of mountain bike or BMX tracks within natural area in the eastern portion of the site
- Opportunity to bring new uses into the site such as Mens Shed. Possible locations include currently underutilised land on Nelson St, Evans St or Orient St.

## 1.11.3 Environment and ecology

Opportunities exist to build on the existing vegetation to provide increased habitat area and improved habitat quality

- Protection and enhancement of existing important ecological areas, including consideration of management strategies to allow regeneration of natural communities
- Water sensitive urban design (WSUD) installations such as biofiltration



## 2.0 MASTER PLAN OVERVIEW

The master plan for Greta Central Park has been prepared based on detailed site analysis, site investigations, community and stakeholder consultation. The master plan utilises existing assets and identifies the provision of new or upgraded facilities over the next 20 years to ensure ongoing sustainable and efficient use.

Proposals have been developed to maximise the potential of the site area to contribute to the local community and sporting user groups both now and into the future, catering for both current demands and projected future needs.

The implementation of the master plan will improve user safety and comfort, present opportunities to enhance recreation facilities, increase the diversity of activities within the park, improve the interface of the park with fragmented ecological communities and enhance the natural environment/sustainability features of the area.



## 2.1 CIRCULATION & LINKS

### 2.1.1 Footpaths

A series of new footpaths are proposed throughout the site to create additional pedestrian links and facilitate movement and permeability around the site. Footpaths are proposed in two widths, establishing a hierarchy within the park network and reflecting anticipated user demand.

Primary paths are generally 2m wide concrete paths. Secondary paths are generally 1.5m wide in either concrete or asphalt depending on location.

### 2.1.2 Trails

A network of informal trails give access to ecological and flexible recreation zones. This opens up the park creating an awareness of the endangered ecological communities that exist on site. The unsealed trails take advantage of existing tracks on site, providing an alternate surface for running and walking and increasing recreation opportunities within the park.

### 2.1.3 Vehicle Access

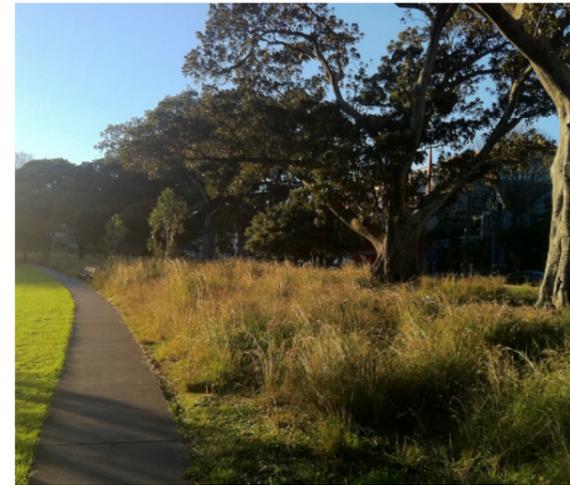
A two way vehicle access through the park rationalises access to the park whilst connecting proposed car parks and sporting facilities. The shared avenue will also allow for cyclist use and on street parking as well as a bus drop off zone for groups of visitors or sports teams. An adjacent footpath provides a safe pedestrian route.

### 2.1.4 Park Gateways

Formalized park gateways signal the entry into the park. Low signage walls with ornamental planting create a welcoming threshold and act as important identifying features for way-finding.



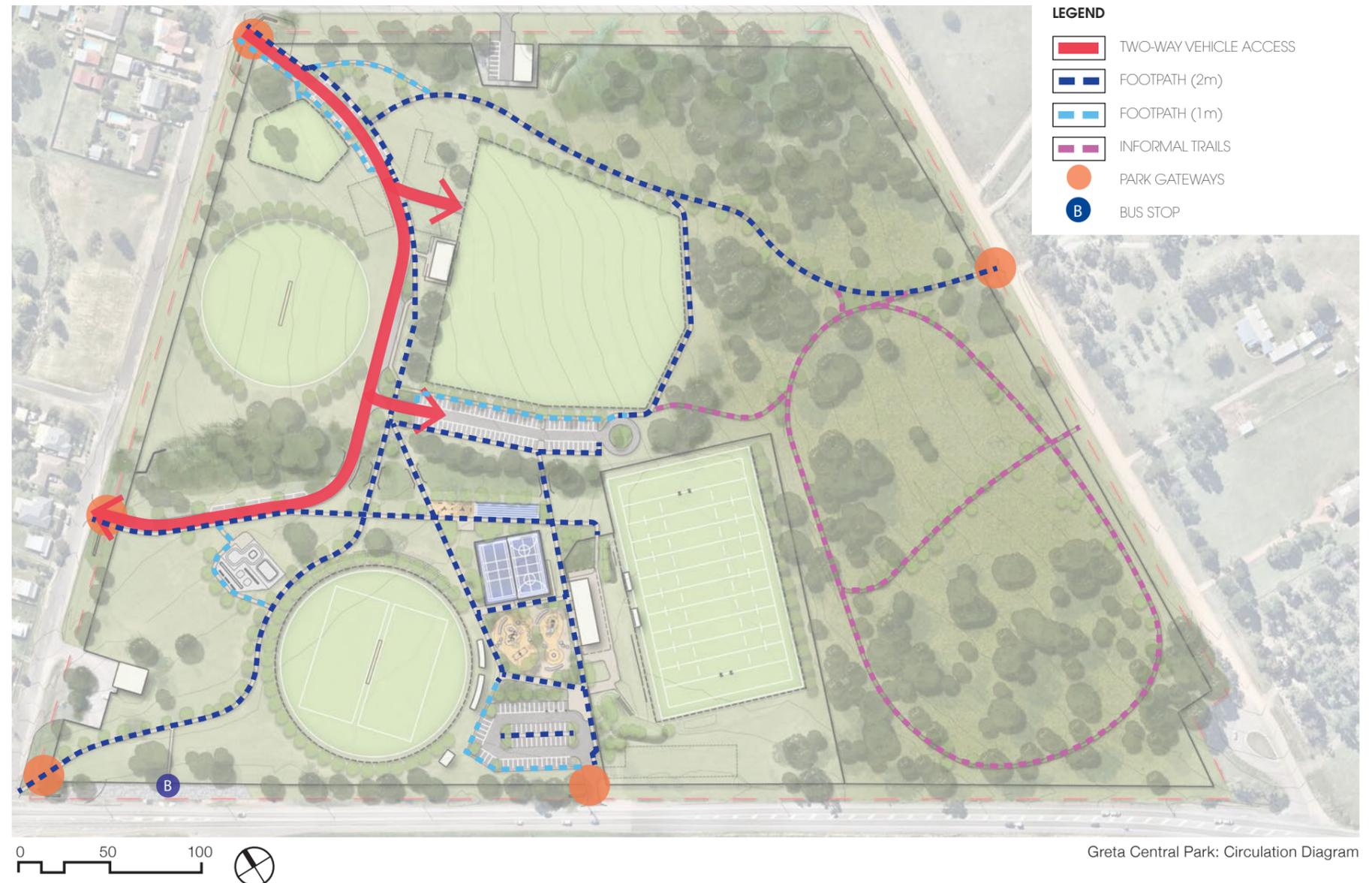
2m wide primary paths



1m wide secondary paths



Informal trails



Greta Central Park: Circulation Diagram

## 2.2 PARKING

### 2.2.1 Key Proposals

Two car parks offer the primary points of vehicular parking in the site and are located to support the mixed program on offer. The New England Hwy and central car parks are located to serve all park facilities and events with an turf overflow parking area located near the rugby league senior field. Two drop off zones at the New England Hwy car park and alongside the two-way vehicle access route allow for large vehicles like buses to drop off sports teams or school groups. A sealed car park of Evans Street is proposed near the Mens Shed. There is an overflow parking space near the Horse Sports amenities building. Parallel parking along the park avenue serves the various other destinations within the park. All parking areas should implement water sensitive urban design (WSUD) initiatives such as rain gardens.

The proposed car parking provisions within the site includes:

- New England Hwy car park
- Central car park
- Evans Street car park
- Parallel parking
- Drop Off Zones



Car Park with Integrated WSUD



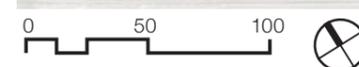
Car Park Rain Gardens



Parallel Parking with Planted Blisters



LEGEND	
<span style="color: red;">■</span>	SEALED CAR PARKS
<span style="color: blue;">■</span>	INFORMAL CAR PARK
<span style="color: darkblue;">■</span>	PARALLEL PARKING
<span style="color: green;">■</span>	DROP OFF ZONE



Greta Central Park: Parking Diagram

## 2.3 LIGHTING

### 2.3.1 Path Lighting

Post-top lighting is proposed along primary routes within the precinct to enable and encourage safe use after dark. General principles for lighting include:

- Light specification to minimise light spill beyond pathways, roads or fields, particularly into residential properties and ecological zones
- Light specification to minimise uplighting and light spill into the sky

Additional considerations need to be made for lighting within or adjacent to sensitive ecological areas. Over lighting has known negative impacts on foraging and nesting for fauna long term and can render habitat space undesirable for fauna. Lighting should consider light spill, luminosity and consider dimming and timer options suited to ecological zones prior to installation if deemed necessary in or near habitat areas.

### 2.3.2 Sports Lighting

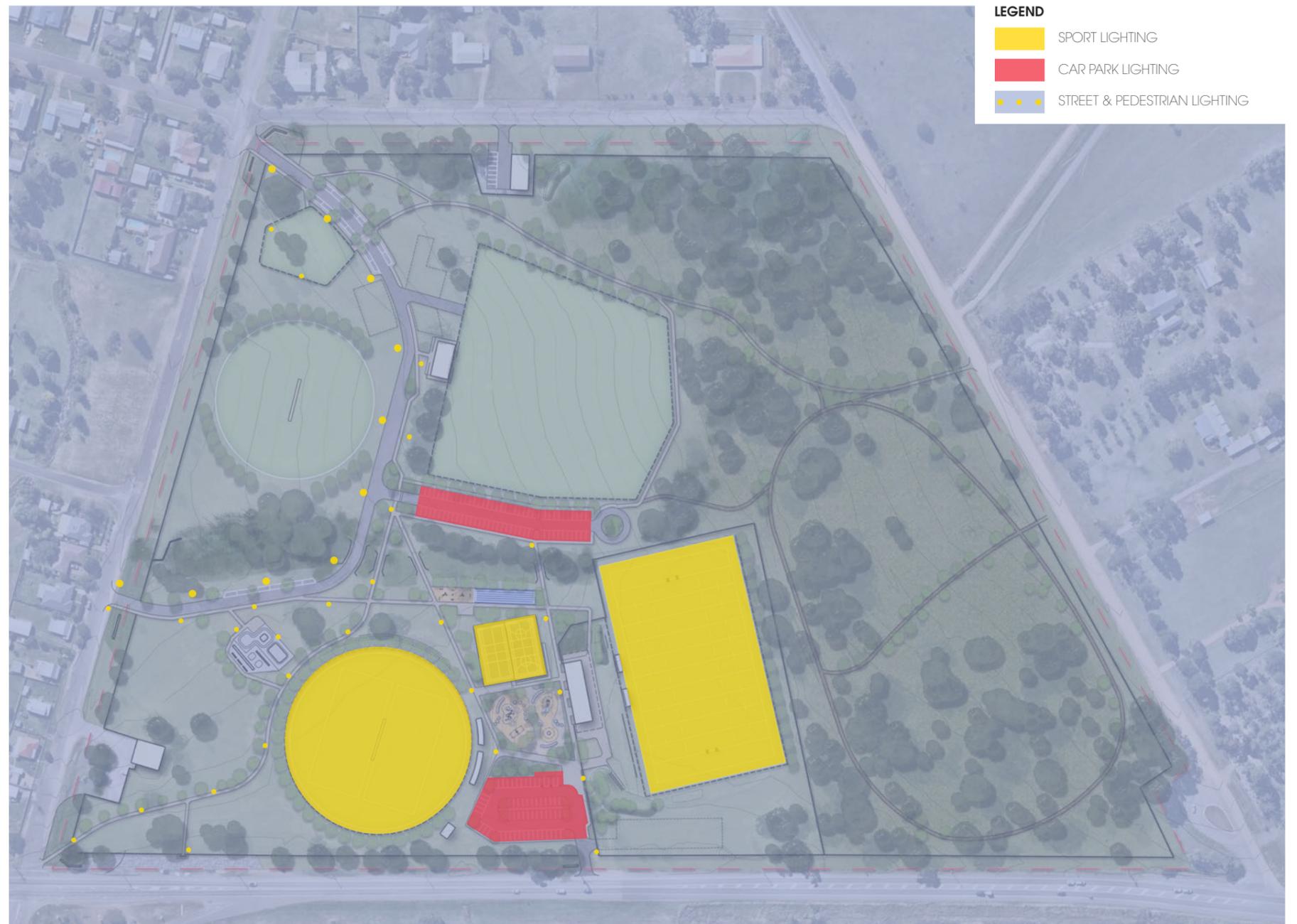
Lighting to all sports fields is to be evaluated and upgraded as lights become unsuitable for desired uses or reach the end of their useful life expectancy. Lighting to the main pitch will ensure that regional level matches and training can be hosted, whilst on the secondary junior pitches lighting levels can be suitable for evening training

### 2.3.3 Car Park Lighting

Lighting is to be provided to all car parks to improve safety and enable use of sports fields and other park amenities at night. Car park lighting is to be designed to minimise light spill and may include provision of timers to allow automatic control of light after certain hours

### 2.3.4 Other Lighting

- Dog Park: Is to be lit in order to allow evening dog walking. Lighting is to be on an automatic timer system to prevent antisocial behavior and impacts upon neighbouring properties.
- Skate Park: Lighting will be on a timer to allow users to activate for a set time period when required. Consideration will be taken on light positions to prevent impacts on surrounding properties.



Greta Central Park: Lighting Diagram

## 2.4 AMENITIES BUILDING

### 2.4.1 Key proposals

A single amenities building becomes the hub of Greta Central Park. The building is centrally located on the north-western side of the main field to allow for open views. The design must be functional to meet the needs of players, coaches, officials, volunteers and spectators, while accommodating for alternate uses. An extended roof canopy creates an interesting architectural form and provides additional weather protection. The building materials must be long lasting and reliable to withstand high usage. Environmentally friendly design should be considered such as maximizing natural light and ventilation and incorporating water harvesting and energy saving initiatives.

The community-focussed facility will serve the rugby league, playground and tennis club with toilets, change room facilities, a licensed kiosk and storage as per the essential amenities building components recommended by the relevant state sporting code



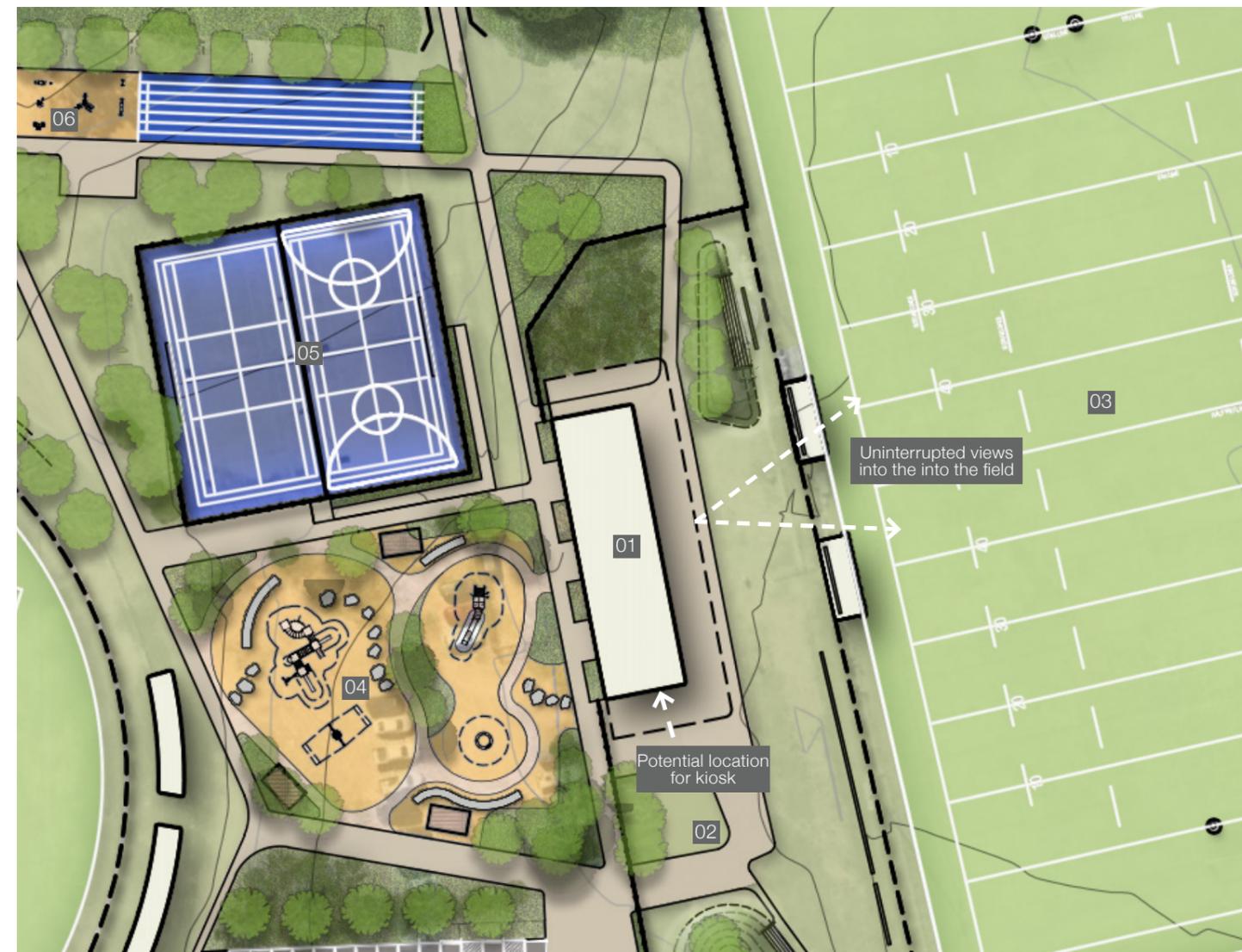
Gold Coast Amenities Building



Heffron Park Sports Amenities Building



Sydney Park Kiosk



#### LEGEND

- TURF AREA
- PLAYING FIELDS
- ASPHALT AREAS
- PROPOSED TREES
- 2m PATHWAY
- INFORMAL TRAIL
- LOW FENCE
- HIGH FENCE
- PLANTING AREAS
- HARDCOURT
- SOFTFALL
- AMENITIES BUILDING
- GATHERING SPACE
- RUGBY LEAGUE FIELD
- PLAYGROUND
- TENNIS COURTS
- OUTDOOR FITNESS



## 2.5 FULL SIZED SPORTING FIELD

### 2.5.1 Key Proposals

A local facility offers local level clubs and competitions which plays an incredibly important role in game development and supporting participation in the sport.

### 2.5.2 Main Pitch

- Upgrading existing Senior Rugby Field to NRL Local Standards to a 68m x 100m field of play
- Appropriate field markings, scoreboards, emergency access is essential in creating a local facility to NRL standards
- Lighting upgrade
- Irrigation to the junior sporting field

### 2.5.3 Secondary Pitches

- Two 68m x 30m youth fields of play are proposed within the main cricket oval, angled at 35° angle as suggest by Community Cricket Facility Guidelines (2015) for optimal orientation.
- These fields offer critical warm up space for practices or before games

### 2.5.4 Amenities Building

- The amenities building offers all of the essential components necessary for a local level rugby league facility (Refer to Amenities Building 18.0.2 page 21)

### 2.5.5 Teams & Spectators

- Dugouts will be provided for home and away teams
- Spectators can enjoy the game from informal seating and mounded high points for optimal views
- The extended roof canopy of the amenities building creates a weather protected area for spectators to utilise the food and beverage kiosk

### 2.5.6 Parking

- Off street car parking is provided with disabled parking bays positioned as close as possible to the amenities building and playground
- The shared drop off zone allows for loading close to the amenities building
- Overflow turf parking is provided off the entry car park, allowing for large events. Access will be gated and controlled by the club

### 2.5.7 Fencing

- High and low perimeter fencing surrounding the amenities building is controlled by the club on match days for ticketing

### 2.5.8 Drainage & Irrigation

- A strong focus in the improvement of the field of play is the quality of surface, including sound drainage design and robust turf intended to limit cancellation of matches and field closures
- Rain water harvesting initiatives should be implemented to aid the field irrigation requirements



Seating & Perimeter Fencing



Clos Layat Park - Terraced Spectator Seating



Shelters for Viewing & Gathering



Greta Central Park: Rugby League Facilities Detail Plan

## 2.6 MULTI USE AND TENNIS COURTS

### 2.6.1 Key Proposals

The existing tennis courts are to be upgraded with one tennis court and one multi-use games court with new hard surfaces and perimeter fencing. Introducing a multi-use games court allows for multiple small groups to utilise the same space, playing independently or joining to create larger games on a non-standard court. Opportunities exist to apply strong, graphic finishes to the court surface, making the hard-stand area a creative canvas for local artists. Collaboration between council and local artists could create a bespoke finish for the site, encouraging community engagement and create a strong sense of ownership and pride in the new facilities.

### 2.6.2 Tennis court

- Refurbishment to existing tennis court with new surface

### 2.6.3 Proposed multi-use game court

- Maintain tennis court line markings
- Incorporate 1 basketball halfcourt
- Incorporate 1 futsal/mini soccer court
- Installation of hit-up wall

### 2.6.4 Amenities building

- Access to adjacent amenities building will provide users with separate change rooms to the Rugby League Club, access to public toilets, storage, office space and kitchenette (Refer to Amenities Building 2.4.3 page 21)

### 2.6.5 Facility management

- Gates to the tennis court are controlled by the tennis club and are reserved by booking
- The multi-use court remains open to the public unless it is reserved by the tennis club



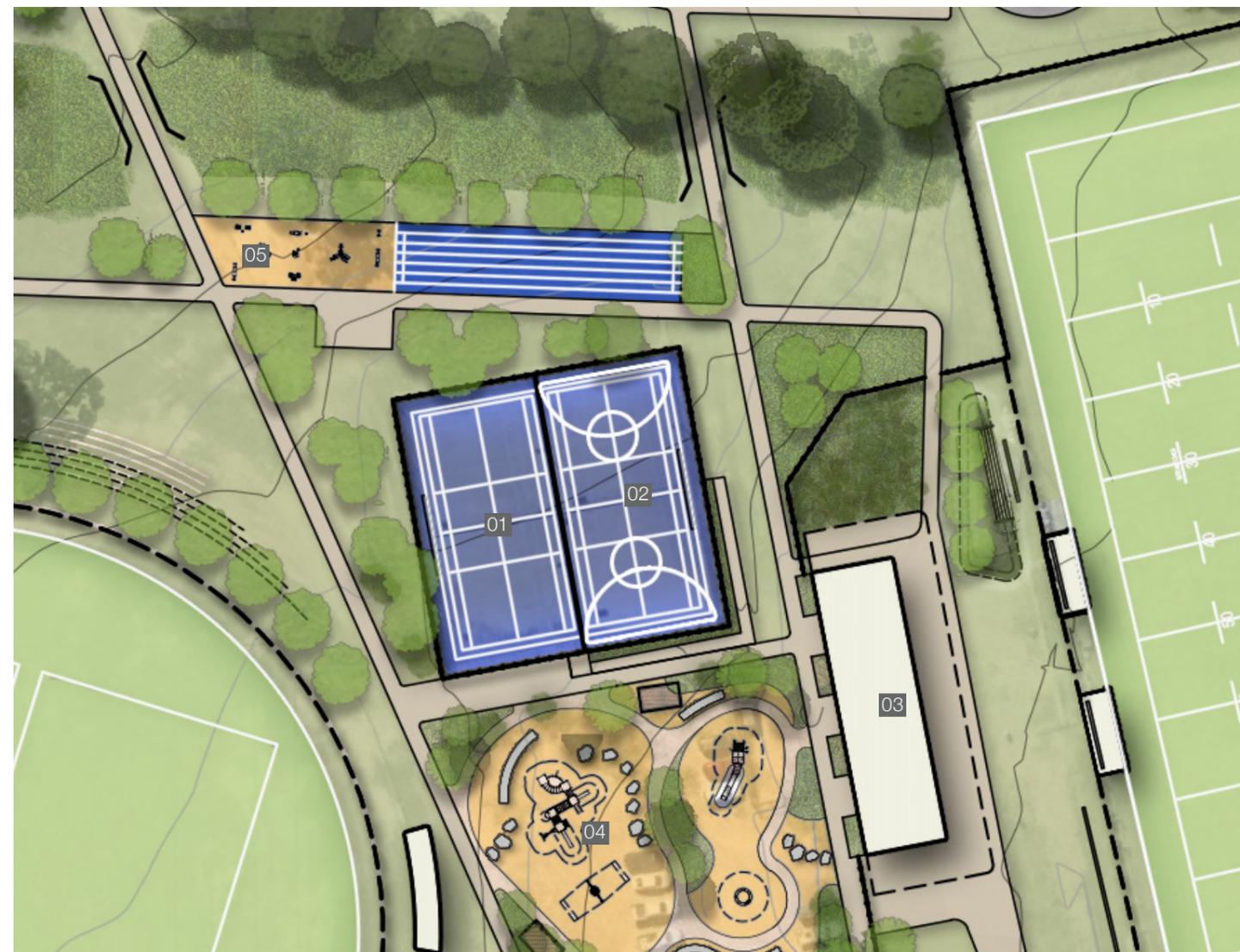
Tennis court



Multi-use court, basketball & tennis



Allocated Storage Space from adjacent Amenities Building



LEGEND	
	TURF AREA
	PLAYING FIELDS
	ASPHALT AREAS
	PROPOSED TREES
	2m PATHWAY
	INFORMAL TRAIL
	LOW FENCE
	HIGH FENCE
	PLANTING AREAS
	HARDCOURT SURFACE
	SOFTFALL SURFACE
	TENNIS COURT
	MULTI-USE COURT
	AMENITIES BUILDING
	PLAYGROUND
	OUTDOOR FITNESS



## 2.7 ADDITIONAL SPORTING FIELDS

### 2.7.1 Key Proposals

Currently the Cessnock District Cricket Association does not use the existing cricket facilities in Greta Central Park. By providing 2 cricket playing fields future-proofs the park allowing for possible future demand. Both fields are oriented north-south to minimise sun glare on players. Optimum orientation of 10-15° east of north is suggested by the Community Cricket Facility Guidelines (Cricket Australia, 2015). Dimensions of playing fields consider the fields in relation to other park elements increase park user and property safety. Additional elements such as perimeter tree planting can also reduce any potential risks.

### 2.7.2 Junior Sports Field (Pitch A)

- Open Age Community Club Playing Field is set at the minimum field dimension of 50m with 2 rugby league youth fields are placed either side of the cricket wicket
- Shade structures and terraced seating allow for spectators to watch games and practices from higher vantage points
- Appropriate lighting and fencing maximises the facility by creating more opportunities to train and play
- Rain water harvesting initiatives should be implemented to aid the field irrigation requirements
- A storage building is proposed for pitch A to allow for the storage of maintenance equipment

### 2.7.3 Informal Sports Field (Pitch B)

- Under 16 playing field replaces the existing cricket pitch on site with a minimum field dimension of 45m
- This pitch may act as an informal space and remain unfenced to provide an open kick-about space
- The current grading of the pitch is non-compliant at 1:35. Regrading of the pitch area would facilitate a higher quality field and likely increase usage and demand.
- Replacement of the concrete cricket wicket with a synthetic turf wicket (in conjunction with regrading)



Village Green



Cricket Wicket



Perimeter tree planting providing a buffer and shade



Greta Central Park: Cricket Facilities Detail Plan

## 2.8 HORSE SPORTS FACILITIES

### 2.8.1 Key Proposals

Horse Sports participates once a month in Greta Central Park. A large enclosed paddock, parking space and amenities building has been provided with the master plan.

### 2.8.2 Amenities Building

- Toilets
- Club room with kitchenette
- Store room
- Covered area

### 2.8.3 Users & Parking

- An extended roof canopy creates a shaded area around the amenities building which becomes the hub for the Riding Club
- Considering the monthly usage of the space a driveway to the horse sports paddock and overflow turf parking areas located near the amenities building has been provided for the large vehicles and horse floats

### 2.8.4 Horse Care

- An exploration into the club's care requirements for the horses is necessary to understand the need for related elements such as troughs, hitching posts, dung bins, water access and shade

### 2.8.5 Facility Management

- An amenities building provides storage and administration space required by the club
- Post and rail fencing encloses the space allocated for the club and adds to the character of the horse sports area



Myuna Bay Sport and Recreation Amenities



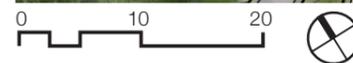
Hitching Post



White Split Rail Fencing



LEGEND	
	TURF AREA
	PLAYING FIELDS
	ASPHALT AREAS
	PROPOSED TREES
	2M PATHWAY
	INFORMAL TRAIL
	LOW FENCE
	HIGH FENCE
	PLANTING AREAS
	HARDCOURT SURFACE
	SOFTFALL SURFACE
	01 HORSE SPORTS PADDOCK
	02 POST AND RAIL FENCING
	03 AMENITIES BUILDING
	04 OVERFLOW PARKING
	05 CENTRAL CAR PARK
	06 CRICKET PITCH B
	07 DOG PARK
	08 MENS SHED
	09 LARGE TURNING CIRCLE FOR HORSE FLOATS



Greta Central Park: Horse Sports Facility Detail Plan

## 2.9 PLAYGROUND FACILITY

### 2.9.1 Key Proposals

A playground is proposed for Greta Central Park to cater to a range of age groups from toddler to age 12. The playground should cater for a variety of abilities and physical challenges to ensure an inclusive play offering is provided. The playground intends to cover a diversity of activities like swinging climbing, balancing, exploration and creativity with a focus on the use of natural materials and native planting.

### 2.9.2 Play & Safety

- New exploration play equipment
- Discovery play area with nature trail and informal elements for creative play
- Low walls to divide space and provide informal seating, formal seating is also provided throughout playground. This encourages parents and guardians to move into the playground rather than congregate at edges
- Lines of sight are maintained from other elements surrounding the playground
- A planted buffer separates the New England Hwy car park and the playground. If required, the playground could be enclosed with a perimeter fence to ensure safety

### 2.9.3 Facilities

- The playground is in close proximity to the amenities building, allowing for easy access into accessible public toilets
- A water bubbler is to be provided for the playground



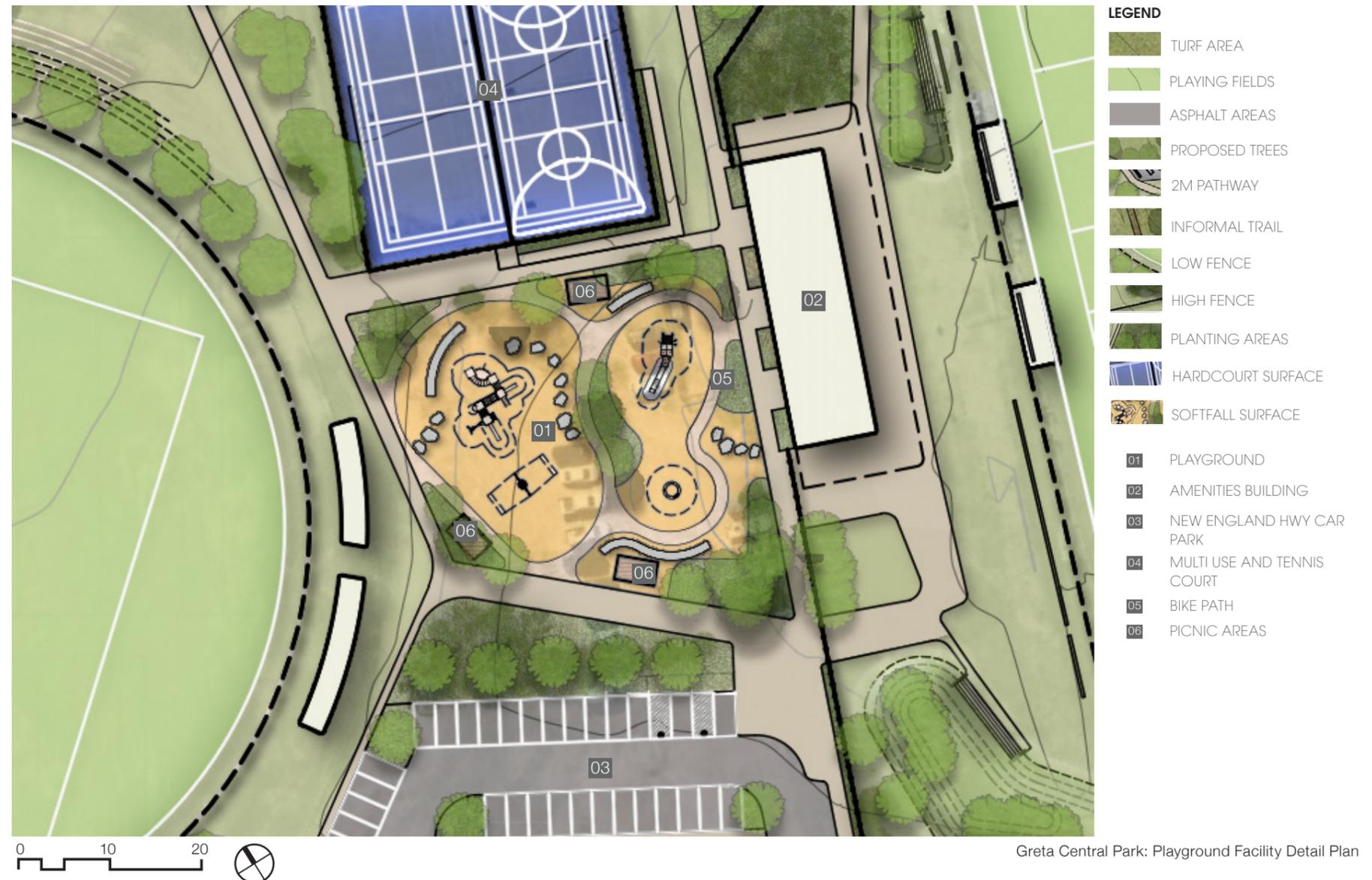
Antioch Playground



Plough and Harrow Playground



Natural play materials



Greta Central Park: Playground Facility Detail Plan

## 2.10 SKATE PARK FACILITY

### 2.10.1 Key proposals

Retaining the existing skate park keeps related activity away from the busy central hub of Greta Central Park. The master plan proposes an extension to the skate park with modular street style skate elements.

### 2.10.2 Upgrades

- Increasing connectivity to the skate park with footpaths
- Creating a passive zone surrounding the park for viewing and gathering
- A water bubbler is to be provided for the skate park
- Increasing shade canopy around the skate park will ensure that the facility's usage is maximised
- Upgrade to skatepark elements
- Installation of Public rubbish bins and enclosure

### 2.10.3 Lighting

- Lighting will be on a timer to allow users to activate for a set time period when required. Consideration will be placed on lighting positions to prevent impacts on surrounding properties (Refer to Lighting 17.0.4 page 20)

### 2.10.4 Parking

- Adjacent parallel parking along the park vehicle access avenue allows for easy access to the skate park



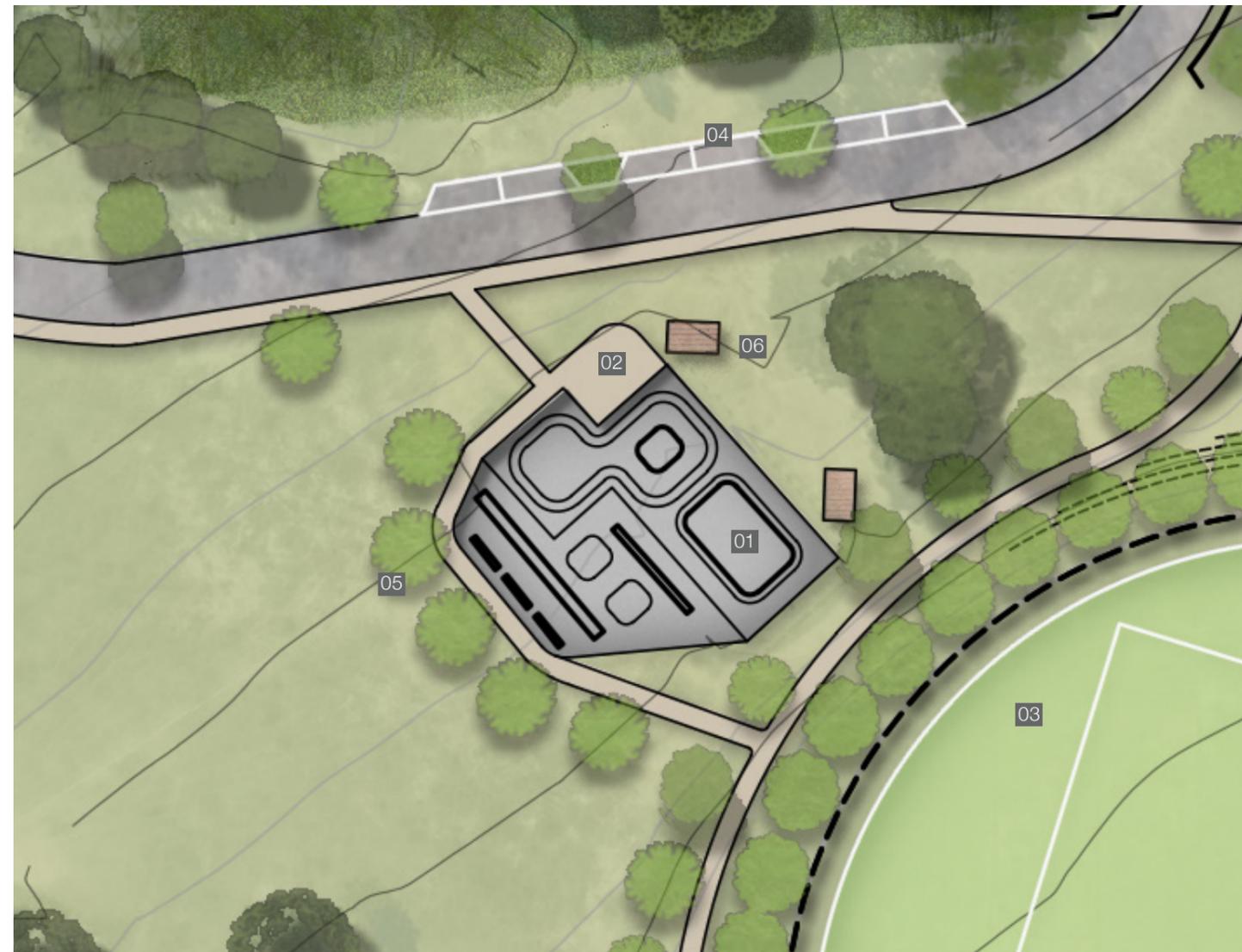
Alex Heads Skate Park



Glenroy Skate Plaza



Kwinana Skate Plaza



LEGEND	
	TURF AREA
	PLAYING FIELDS
	ASPHALT AREAS
	PROPOSED TREES
	2M PATHWAY
	INFORMAL TRAIL
	LOW FENCE
	HIGH FENCE
	PLANTING AREAS
	HARDCOURT SURFACE
	SOFTFALL SURFACE
SKATE PARK	
	01 GATHERING SPACE
	02 JUNIOR SPORTING FIELDS
	03 PARALLEL PARKING
	04 SHADE TREES
	05 PICNIC AREA + SHADE
	06



# 2.11 INFORMAL RECREATION

## 2.11.1 Informal Recreation 01

Large areas of informal lawn are created for community use, facilitating passive recreation and encouraging active pursuits. New areas of planting are provided within and adjacent to lawn areas, with tree planting to provide shade in various locations.

## 2.11.2 Path connections 02

A series of new path connections are proposed within and around the park to provide loop paths for walking and cycling whilst facilitating connections between the new facilities. Seating is to be provided at various locations around the path network.

## 2.11.3 Picnic & BBQ hub 03

Shelters are proposed in and around informal recreational zones and new facilities. Some of the shelters would accommodate one BBQ and 2 picnic table settings to allow for use by multiple smaller groups or large, single groups. Opportunity exists to run a booking system for shelters if desired by council and the local community.

## 2.11.4 Fenced off Leash Dog Exercise Area 04

A fenced dog park is proposed at the northern corner of the site. New secure fencing, shade structure, seating and drinking water stations provide amenities for the users and their companions

## 2.11.5 Outdoor Fitness Zone 05

An outdoor fixed equipment circuit fitness circuit encourages exercise at the centre of the site. Distance labelled routes around the park allow for fitness routines. An adjacent sprint track allows for running training

## 2.11.6 Lighting

Providing adequate lighting in informal recreation areas maximises the usage of these spaces

## 2.11.7 Seating and Shelter

Providing adequate shade and seating for the users of both formal and informal recreational areas

## Other Opportunities

Informal play opportunities such as table tennis and ground pattern games activates the informal spaces proposed for Greta Central Park



Informal Turf Areas - Ryde Park



Dog Park with Dog Watering Station



POPP Table Tennis



### LEGEND

-  TURF AREA
-  PLAYING FIELDS
-  ASPHALT AREAS
-  PROPOSED TREES
-  2m PATHWAY
-  INFORMAL TRAIL
-  LOW FENCE
-  HIGH FENCE
-  PLANTING AREAS
-  HARDCOURT SURFACE
-  SOFTFALL SURFACE



Greta Central Park: Informal Recreation Detail Plan

## 2.12 MENS SHED FACILITY

### 2.12.1 Key Proposals

A workshop shed is located at the north end of the site with vehicle access off Evans Street. The facility will allow for all customisation of the Mens shed to include kitchen, office and classroom space.

- Opportunity for garden area within the main portion of Greta Central Park to be licensed to Mens Shed for maintenance/gardening
- A car park is provided with 8 standard parking bays



Manning Men's Shed



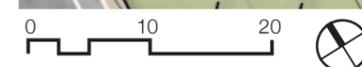
Workshop - 3 bays, 2 roller doors



Community Garden Opportunities



LEGEND	
	TURF AREA
	PLAYING FIELDS
	ASPHALT AREAS
	PROPOSED TREES
	2M PATHWAY
	INFORMAL TRAIL
	LOW FENCE
	HIGH FENCE
	PLANTING AREAS
	HARDCOURT SURFACE
	SOFTFALL SURFACE
	01 MENS SHED
	02 CAR PARK
	03 OVERLAND FLOW COLLECTION AREA WITH MOUNDED BUFFER



## 2.13 ECOLOGY ACTIONS

### 2.13.1 Endangered ecological community

Lower Hunter Spotted Gum - Ironbark Forest (LHSGIF) has been mapped in the south-east corner and is in low condition. The following opportunities should be employed to enhance this area.

- Provide interpretative signage identifying key ecological facts about LHSGIF
- Avoid installation of new tracks or structures in areas of higher quality LHSGIF
- Avoid fragmentation of LHSGIF habitat and consider opportunities to enhance connectivity between patches including revegetation works
- Undertake active bush regeneration program to reduce weeds and plant characteristic species of LHSGIF grown from local seed stock
- Avoid changes to alteration of hydrological flows which may impact upon species assemblage and weed incursions in remaining LHSGIF patches
- Implement appropriate sediment and erosion control measure prior to and during on-ground works

### 2.13.2 Improved biodiversity

- Insect hotels become a fun way to provide habitat for a variety of native bee species and other insects
- Habitat boxes within ecological zones could attract endangered species to remnant LHSGIF on site such as vulnerable Yellow-Bellied Glider and critically endangered Regent Honeyeater.

### 2.13.3 Connectivity

The proximity of Greta Central Park to the Hunter River (approximately 750m to the north-east) suggests that the remnant vegetation within the park may provide an important habitat area supporting the movements of winged animals.

- Avoid fragmentation of habitat by installation of structures which may prevent movement of fauna or fauna species
- Provide connected areas of fauna habitat away from human interaction such as pedestrian tracks and artificial lights
- Enhance fauna habitat through installation of appropriate habitat features such as; logs, nest boxes, rocks, cluster planting and appropriate flowering resources
- Consider revegetation works using native species from a broad spectrum of flowering times to enhance foraging resources throughout the year

### 2.13.4 Weed management

- Encourage areas of native resilience to regenerate naturally through manual weed removal
- Enhance structural diversity, species diversity and complexity through planting canopy, mid-story and ground layer, with an emphasis on maximising diversity of locally native species

### 2.13.5 Overland flow

- Additional vegetation to be planted within the sites existing overland flow to filter water and add biodiversity



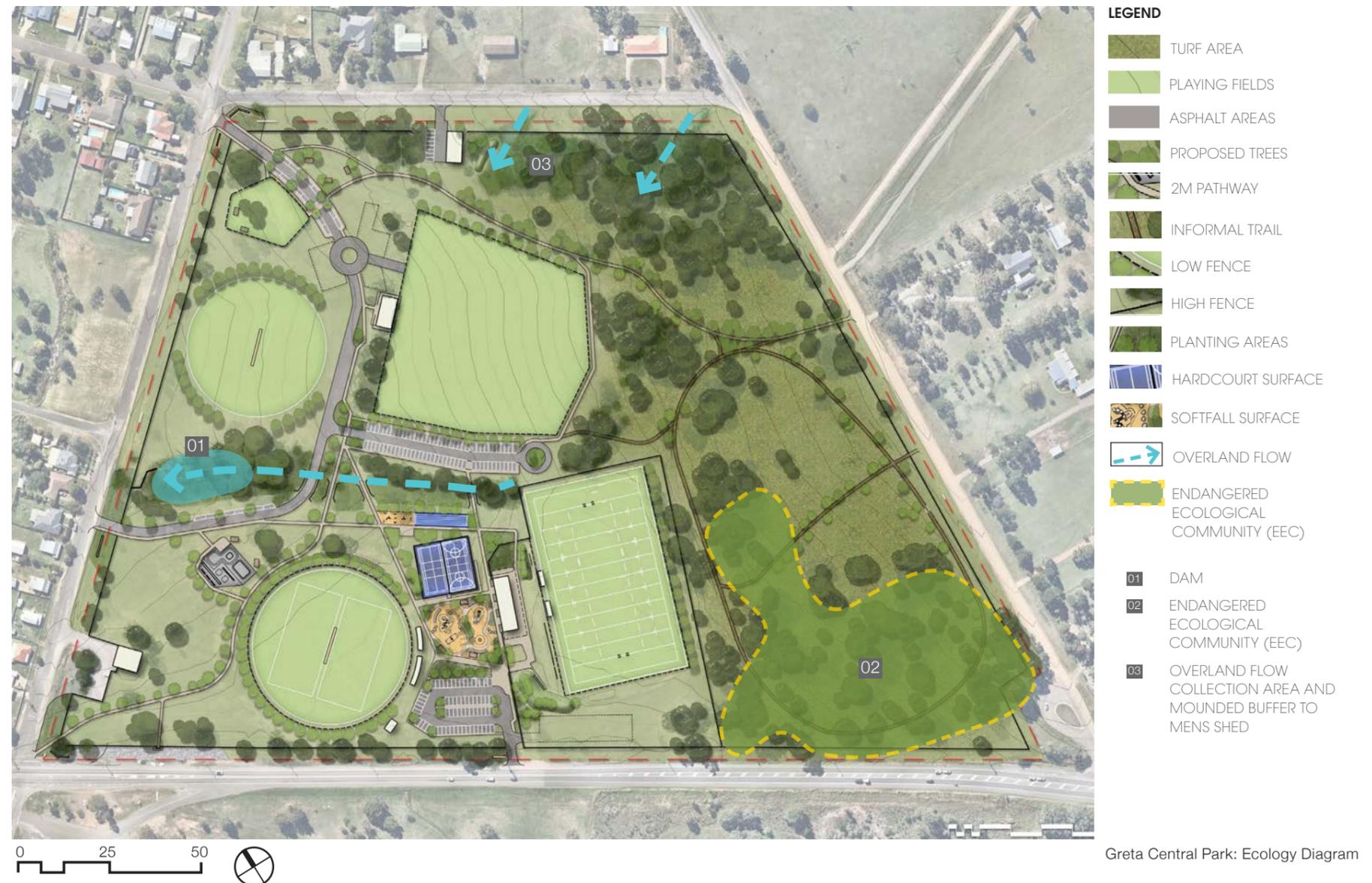
Bush Regeneration / Weed Management



Opportunity to improve ecological value of existing dam



Insect Hotels



#### LEGEND

- TURF AREA
- PLAYING FIELDS
- ASPHALT AREAS
- PROPOSED TREES
- 2M PATHWAY
- INFORMAL TRAIL
- LOW FENCE
- HIGH FENCE
- PLANTING AREAS
- HARDCOURT SURFACE
- SOFTFALL SURFACE
- OVERLAND FLOW
- ENDANGERED ECOLOGICAL COMMUNITY (EEC)
- 01 DAM
- 02 ENDANGERED ECOLOGICAL COMMUNITY (EEC)
- 03 OVERLAND FLOW COLLECTION AREA AND MOUNDED BUFFER TO MENS SHED

Greta Central Park: Ecology Diagram

## 2.14 STAGING & IMPLEMENTATION

### 2.14.1 Stage 1

- Rugby League Facilities
- Amenities Building
- Junior Sports Field (Pitch A)
- Two-way vehicle access
- Car Parks (New England Hwy & Central car parks)
- Horse Sports Facilities

### 2.14.2 Stage 2

- Cricket Facility (Pitch B)
- Playground
- Tennis Courts
- Outdoor Fitness
- Dog park

### 2.14.3 Stage 3

- Ecological Zones
- Informal Trails
- Overland Flows

### 2.14.4 Possible future works

- Mens Shed
- Upgrade to Skatepark



## 2.15 OPINION OF PROBABLE COST

GRETA CENTRAL PARK OPINION OF PROBABLE COSTS					Stage: Final Master Plan Issue: D Date: 13/09/2019	
ITEM	DESCRIPTION	QUANTITY	UNIT	RATE	PRICE	
<b>1.00 STAGE 1</b>						
1.01	New amenities building including change rooms, canteen facilities, public toilets and partially covered forecourt area	1	item	\$ 2,000,000	\$ 2,000,000	
1.02	Spectator mounds	640	m <sup>2</sup>	\$ 50	\$ 32,000	
1.03	Lighting upgrade to main pitch	1	item	\$ 100,000	\$ 100,000	
1.04	General field upgrades to main pitch	10300	m <sup>2</sup>	\$ 15	\$ 154,500	
1.05	Tree planting around main pitch (100L)	38	no.	\$ 250	\$ 9,500	
1.06	Mass planting around main pitch (includes garden bed preparation and average 6x 140mm plants /m <sup>2</sup> )	515	m <sup>2</sup>	\$ 110	\$ 56,650	
1.07	Riparian planting near main pitch (includes ground bed preparation and average 6x tubestock plants /m <sup>2</sup> )	400	m <sup>2</sup>	\$ 90	\$ 36,000	
1.08	New lighting to junior pitches	1	item	\$ 250,000	\$ 250,000	
1.09	Irrigation to junior pitches	8825	m <sup>2</sup>	\$ 15	\$ 132,375	
1.10	Shade structures to junior pitches	2	no.	\$ 22,000	\$ 44,000	
1.11	Storage facility to junior pitches	1	no.	\$ 90,000	\$ 90,000	
1.12	Tree planting around junior pitches (100L)	36	no.	\$ 250	\$ 9,000	
1.13	New vehicular access loop road including asphalt surface, flush concrete kerb and parallel parking bays as shown	3170	m <sup>2</sup>	\$ 200	\$ 634,000	
1.14	New car park to New England Hwy (including asphalt surface, tree planting and lighting)	2195	m <sup>2</sup>	\$ 200	\$ 439,000	
1.15	New central car park (including asphalt surface, tree planting and lighting)	2205	m <sup>2</sup>	\$ 200	\$ 441,000	
1.16	New 2m wide concrete pedestrian path	1580	lin.m	\$ 180	\$ 284,400	
1.17	Post-top lighting to new pedestrian paths	27	no.	\$ 9,000	\$ 243,000	
1.18	Tree planting to pedestrian paths (100L)	71	no.	\$ 250	\$ 17,750	
1.19	New fence to horse sports area	480	lin.m	\$ 200	\$ 96,000	
1.20	New amenities and clubhouse building for horse sports	1	item	\$ 300,000	\$ 300,000	
1.21	Picnic shelters, including concrete base and fixed table settings under	5	no.	\$ 16,000	\$ 80,000	
<b>STAGE 1 SUBTOTAL</b>					<b>\$ 5,449,175</b>	

<b>2.00 STAGE 2</b>						
2.01	New playground including loop path, fixed equipment, nature lay elements, informal seating and softfall surfacing	1	item	\$ 400,000	\$ 400,000	
2.02	Picnic shelters, including concrete base and fixed table settings under	2	no.	\$ 16,000	\$ 32,000	
2.03	Tree planting to playground (200L)	20	no.	\$ 500	\$ 10,000	
2.04	Mass planting to playground (includes garden bed preparation and average 6x 140mm plants /m <sup>2</sup> )	340	m <sup>2</sup>	\$ 100	\$ 34,000	
2.05	Upgrade one tennis court to multi-use games court and provide new hit-up wall	1	item	\$ 80,000	\$ 80,000	
2.06	Outdoor gym including equipment and surfacing	1	item	\$ 75,000	\$ 75,000	
2.07	Sprint track including rubber surface with line marking	300	m <sup>2</sup>	\$ 237	\$ 71,100	
2.08	Tree planting to tennis & fitness areas (100L)	23	no.	\$ 250	\$ 5,750	
2.09	Riparian planting near fitness area (includes ground bed preparation and average 6x tubestock plants /m <sup>2</sup> )	1074	m <sup>2</sup>	\$ 90	\$ 96,660	
2.10	Riparian planting near existing trees and dam (includes ground bed preparation and average 6x tubestock plants /m <sup>2</sup> )	1090	m <sup>2</sup>	\$ 90	\$ 98,100	
2.11	Regrade secondary cricket pitch	7250	m <sup>2</sup>	\$ 40	\$ 290,000	
2.12	New synthetic turf cricket wicket	1	item	\$ 7,000	\$ 7,000	
2.13	Tree planting to cricket pitch surrounds (100L)	24	no.	\$ 250	\$ 6,000	
2.14	Fencing to dog off-leash area	150	lin.m	\$ 160	\$ 24,000	
2.15	Shade structures to dog off-leash area	2	no.	\$ 22,000	\$ 44,000	
2.16	Drinking fountain and park furniture to dog off-leash area	1	item	\$ 24,000	\$ 24,000	
<b>STAGE 2 SUBTOTAL</b>					<b>\$ 1,297,610</b>	
<b>3.00 STAGE 3</b>						
3.01	Supplement ecological area with bush regeneration activities (tubestock planting into existing ground, average 2/m <sup>2</sup> )	67100	m <sup>2</sup>	\$ 16	\$ 1,073,600	
3.02	Tree planting to ecological area paths (45L)	76	no.	\$ 55	\$ 4,180	
3.03	New 2m wide concrete pedestrian path	1150	lin.m	\$ 180	\$ 207,000	
<b>STAGE 3 SUBTOTAL</b>					<b>\$ 1,284,780</b>	
<b>4.00 POSSIBLE FUTURE WORKS</b>						
4.01	Building to house Men's Shed (to be funded by Men's Shed)	1	item	\$ 280,000	\$ 280,000	
4.02	Access driveway and parking area for Men's Shed	420	m <sup>2</sup>	\$ 200	\$ 84,000	
4.03	Upgrade skate park	1	item	\$ 400,000	\$ 400,000	
<b>POSSIBLE FUTURE WORKS SUBTOTAL</b>					<b>\$ 764,000</b>	
<b>MASTER PLAN TOTAL</b>					<b>\$ 8,795,565</b>	



www.groupgsa.com  
ARN 3990

---

## Sydney

Level 7, 80 William Street  
East Sydney NSW 2011  
Australia  
T +612 9361 4144  
E sydney@groupgsa.com

---

## Melbourne

Level 1, 104 Exhibition Street  
Melbourne VIC 3000  
Australia  
T +613 9416 5088  
E melbourne@groupgsa.com

---

## Brisbane

Level 14, 100 Edward Street  
Brisbane QLD 4000  
Australia  
T +617 3210 2592  
E brisbane@groupgsa.com

---

## Gold Coast

Suite 30201 Southport Central Tower 3,  
Level 2, 9 Lawson St  
Southport QLD 4215  
Australia  
T +617 3036 4200  
E goldcoast@groupgsa.com

---

## Perth

Level 2, 307 Murray Street  
Perth WA 6000  
Australia  
T +618 6313 2125  
E perth@groupgsa.com

---

## Beijing

F2-S01-R09, Soho 3Q Guanghualu SOHO2 N.9  
Guanghualu, Chaoyang District, Beijing  
PR China  
T +86 (0)10 5327 4697  
E beijing@groupgsa.com

---

## Shanghai

Room 407, No. 71, Xi Suzhou Road Jingan District  
Shanghai 200041  
PR China  
T +86 (0)21 5213 6309  
E shanghai@groupgsa.com

---

## Ho Chi Minh City

19th Floor – Havana Tower, 132 Ham Nghi,  
Ben Thanh Ward, District 1, Ho Chi Minh City  
Vietnam  
T +84 8 3827 5385  
E hcmc@groupgsa.com