



Glen Innes Sporting Facilities Review and Master Plans

June 2018

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SimonLeisure

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1. INTRODUCTION

Glen Innes Severn Local Government Area (LGA) is located in the New England area of NSW. The LGA comprises of 8,836 people (2016) servicing the town of Glen Innes and the villages of Deepwater, Emmaville, Glencoe and Red Range.

The local economy is strongly based on agriculture, as well as a significant tourism/ service sector. The LGA currently offers residents a diverse range of sporting and recreation opportunities, from field-based sports to equestrian activities, and outdoor court sports to aquatic activities. Whilst most facilities are located in Glen Innes, they service the catchment of the surrounding district and broader LGA.

The key sporting and recreation facilities in the LGA include:

- Wilson Park Precinct (including the Glen Innes Aquatic Centre).
- King George Oval.
- Kerry Mead Park.
- Lynch Oval.
- Glen Innes Tennis Centre.
- Glen Innes Showgrounds.
- Emmaville Recreation Reserve (including the Emmaville Swim Centre).
- Deepwater Oval.

More than 20 sporting clubs and associations, community groups and schools utilise the above facilities, and are providing sport and active recreation opportunities for in excess of 1,150 people who are members of the regular user groups.

Some sporting facilities meet the needs of the user groups and are fit for purpose, whilst other facilities are inadequate, ageing, or do not meet minimum standards or guidelines for their sport.

In order to determine the optimum suite of sporting facilities required to meet the current and future sporting needs of LGA residents, the Glen Innes Severn Council commissioned the development of the Glen Innes Sporting Facilities Review and Master Plan study.

1.1. Study Objectives

The overall aim of the Glen Innes Sporting Facilities Review and Master Plan study is to determine the most effective and efficient development of sporting facilities for the LGA into the future. The overall result will be a suite of facilities and spaces that will actively encourage and support increased participation in sport and recreation by LGA residents.

Key objectives or considerations for the study were:

- Identify the needs and demand for sports facilities in the LGA.
- Investigate the potential to maximise the sporting use of all facilities in the LGA.
- Identify opportunities to rationalise facilities to avoid service duplication and/ or ad-hoc planning.
- Investigate opportunities to increase the capacity of facilities through new/ upgraded irrigation, drainage and floodlighting systems.
- Identify regional opportunities for selected facilities/ sports that may capitalise on the NSW Government Regional Sports Infrastructure Fund.
- Prepare a cost and resource implementation plan to inform long-term planning, capital works programming and potential grant submissions.

1.2. Developing Master Plans for Glen Innes Severn LGA Sporting Facilities

A master plan determines a broad vision for a facility or area, and outlines projects and strategies that are required to be implemented to achieve the vision. Further investigation and feasibility of some projects and recommendations contained in a master plan may be required, depending upon their scale, likely impact and estimated cost.

It is important to note that the inclusion and reference to projects in a master plan do not directly commit the Glen Innes Severn Council, the facility user groups, or any other organisation to a responsibility for their funding and implementation. Priorities identified in the master plan will need to be considered against other Council priorities.

This report provides an overview of the study process to prepare nine master plans, including the research and consultation undertaken, the key findings from the study, the new vision for eight sporting and recreation sites (two options for the Wilson Park precinct), and a costed and prioritised project implementation plan for each site.

The preparation of the master plans was the culmination of several stakeholder meetings and interviews that were held in December 2017 and February 2018. The contribution from representatives of many sporting clubs and associations is acknowledged, as well as the involvement of Glen Innes Severn Councillors and staff, and other groups and residents that provided input and feedback on preliminary concept plans. See Appendix 1 for a list of people and groups consulted.

The nine draft master plans were placed on public exhibition for four weeks in May 2018 for broad community review and feedback. Only one submission was received, which did not necessitate any changes to the master plans.

2. PLANNING CONTEXT AND BACKGROUND

This section provides a summary of the key planning and contextual factors that were assessed and considered during the preparation of the sports facility master plans.

2.1. Glen Innes Severn LGA Community Profile

A review of the key demographic profile and population projections for the Glen Innes Severn LGA was undertaken to identify important considerations for the planning for current and likely future sporting needs of residents.

Some of the key demographic data considered includes¹:

- The 2016 estimated population for the LGA was 8,836 people, which was an increase of 171 people since 2011.
- Almost 7 of every 10 LGA residents live in Glen Innes township, which also has a lower median age compared to other townships (see Table 1).

Table 1 – Population Profile of Glen Innes Severn LGA

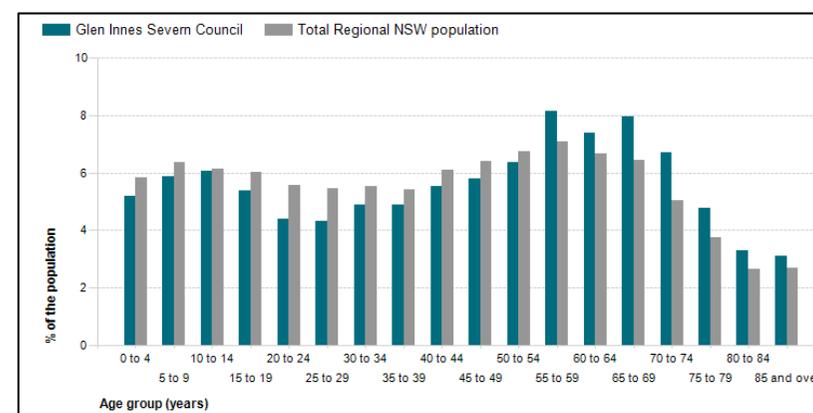
Town/ Village	2016 Population	% of LGA Population	Median Aged
Glen Innes	6,155	69.7%	46
Emmaville	519	5.9%	55
Deepwater	435	4.9%	56
Glencoe	353	4.0%	46
Red Range	187	2.1%	50
Rural Balance	1,187	13.4%	NA
LGA	8,836	100%	47

¹ Source: Glen Innes Severn LGA Community Profile, id consulting

² Active age cohort' contains the highest proportion of people who are active sporting participants, and it can be a key indicator for demand for sporting facilities

- The LGA has an older age profile compared to all of Regional NSW (see Figure 1), as evidenced by:
 - 31.1% of all LGA residents are aged under 30, compared to 35.4% for all of Regional NSW.
 - 33.3% of all LGA residents are aged over 60, compared to 27.1% for all of Regional NSW.
 - the median age in the LGA is 47 years, compared to 38 years for all of NSW.

Figure 1 – Population Profile of Glen Innes Severn LGA



- In 2016, 35.8% of the LGA's population were aged 5 – 39 years (the 'active age cohort'²) compared to 40.5% for all of Regional NSW, and 36.8% in the LGA in 2011.
- A similar proportion of LGA residents (81.9%) were born in Australia, compared to all of Regional NSW at 80.9%.
- The population of Glen Innes Severn LGA is projected to decrease to 7,500 people by 2036, a decrease 1,400 people (or 16%)³. While the majority of age groups are projected to experience a decline in population, growth is projected in the number of residents aged 70 years and over.

³ Source: NSW Department of Planning & Environment

Implications of Demographic Data

The demand for sporting facilities in the Glen Innes Severn LGA will soften throughout the forecast period due to both the ageing and declining population.

The number of residents in the active age cohort is relatively low, which suggests that the adult participation in sport throughout the LGA is also low. The high proportion of Australian born residents indicates that traditional sports of rugby league and union, soccer, cricket, tennis, and netball will continue to be the popular sports of choice.

The high proportion of the population that lives in Glen Innes township supports a key focus for Council and other stakeholders being to develop new and improved sporting facilities in Glen Innes.

The key take-out from the data is that if Council can work to meet the current sporting needs of residents, then the resultant suite of facilities will be adequate to meet future needs.

2.2. Planning Context

The following planning reports and strategies were reviewed as important contextual references for the preparation of the sports facility master plans.

- Council's Community Strategic Plan 2017-27.
- Council's Land Use Strategy (2010).
- New England & North West Regional Sport and Active Recreation Planning Day Summary (19 October 2017).

Community Strategic Plan 2017-27

Council's vision for the LGA is

Glen Innes Severn will have a vibrant, confident and inclusive community supported by a sustainable and prosperous economy underpinned by a well-maintained road network.

The strategic plan contains five key directions:

1. Community services
2. Economic development
3. Infrastructure management
4. Environment and heritage
5. Council sustainability, transparency and communication

Relevant strategic goals and actions for this study that emerge from the five key directions are:

CS 3.4 Develop Master Plan/s for all sporting grounds

IM 3.3 Focus on the renewal and proper maintenance of building assets

Council's Land Use Strategy (2010)

The primary aim of the strategy is to develop a comprehensive strategic planning framework for the Glen Innes Severn LGA. The following guiding principles in the strategy can be transferred to this study:

1. Provide for the recreational needs of the current and future population.
2. Ensure that community facilities and services are adequate and accessible.
3. Manage rural communities to remain viable.

Directions and recommendations in the strategy important for this study include:

- Glen Innes: ensure the provision of public spaces and facilities that are attractive and accessible to people of all ages; ensure bicycle and pedestrian paths link the residential areas to open space.
- Emmaville: maintain the existing open space and reserve areas.
- Deepwater: maintain the existing open space and reserve areas.
- Set aside land for future recreation.
- Develop recreation and sporting facilities that are multi-use and which are able to accommodate changing use over time.
- To enhance recreational facilities and to maximise their utilisation, identify any existing facilities that require upgrade work and prioritise this work.
- Ensure open space and recreation facilities cater for people with special needs.

Regional Sport and Active Recreation Planning Day

In April 2017, the NSW Office of Sport embarked on a project to review and renew the way that sport and active recreation is planned and delivered in Regional NSW. The New England & North West Region is one of 10 new regions formed in Regional NSW from which the planning and provision of sport and recreation services will be managed. It is part of a new regional sport and active recreation model that is more 'place-based' rather than the historic 'one size fits all' approach.

This report provides a summary of the Planning Workshop held with representatives from the New England & North West Region, which was a starting point for an inaugural sport and active recreation plan for the new region.

Key opportunities from the planning day relevant for the sports facility master plans include:

- Development of shared use agreements for new and existing facilities throughout the region for maximum utilisation and greater participation.
- Have a planned approach to develop new or existing facilities that benefit the whole region to avoid duplication, improve the allocation of funds, and reduce parochialism within local councils.
- Create a tiered-level of sport facilities through the region, from base level to representative level, to ensure every town has access to facilities to play: Centres of Excellence would be located in regional centres.
- Obtain investment from private enterprise for ongoing sport and active recreation activities. This could assist with initial capital investments, as well as ongoing maintenance and repairs to ensure sustainability.

3. OVERVIEW OF SPORTS PROVISION IN THE LGA

3.1. Facilities' Overview

Table 2 shows an inventory of all sporting and recreation facilities available in the LGA, irrespective of ownership and management, and the main user group based at the facility. The table shows that there is a diversity of activities available for residents, with more than 20 different options.

Table 2 – Sporting and Recreation Facilities Glen Innes Severn LGA

Township	Reserve/ Sports Facility	Sport/ Activity Available													User Group	
		League	Union	Touch	Soccer	Cricket	Athletics	Netball	Basketball	Tennis	Bowls	Swimming	Golf	Other		
Glen Innes	Wilson Park Precinct		1 field												Glen Innes Elks Rugby Union Club	
				2 fields											Glen Innes Touch Association	
					5 pitches											Glen Innes & District Football Association
						1 oval										Glen Innes District Cricket Association
								3 courts								Glen Innes Netball Association
												1 pool				Redfins Swimming Club
		Glen Innes Tennis Club								10 courts					model car skate park	Glen Innes Tennis Club NA
		Glen Innes Radio Controlled Off Road Club													model car	Glen Innes Radio Controlled Off Road Club
		King George Oval					1 oval									Glen Innes District Cricket Association
		Kery Mead Park						1 grass track								Athletics Glen Innes
	2														Glen Innes Minor Rugby League Glen Innes Rugby League	
		Lynch Oval	3 temporary													Glen Innes Minor Rugby League
							1									Glen Innes District Cricket Association
		Glen Innes Showgrounds and Equestrian Park													croquet	Informal croquet group
															main arena	Glen Innes Show Society
															sand arena	Glen Innes Pony Club
														1 indoor court		Glen Innes Basketball
		Glen Innes Bowling Club											3			Glen Innes Bowling Club
		Glen Innes Golf Course												18 hole		Glen Innes Golf Club
		Glen Innes Racecourse													racecourse	Glen Innes Jockey Club
	Glen Innes Pistol Club													range	Glen Innes Pistol Club	
	Glen Innes Clay Target Club													range	Glen Innes Clay Target Club	
Emmaville	Emmaville Recreation Reserve					1									Glen Innes District Cricket Association	
							1								Emmaville Central School	
											1				Emmaville Deepwater Swimming Club	
	Emmaville Rifle Range													range	Emmaville Rifle Club	
	Emmaville Golf Course												9 hole		Emmaville Golf Club	
Deepwater	Deepwater Oval						1 grass track								Deepwater Public School	
									4 courts						Deepwater Tennis Club	
		Deepwater Golf Course											9 hole		Deepwater Golf Course	
	Deepwater Racecourse													racecourse	Deepwater Jockey Club	

3.2. Participation Numbers

Table 3 shows the active membership in most clubs and associations. (Please note that not all clubs are listed as the information was collected via a voluntary club questionnaire and during meetings and interviews conducted with groups. Some groups did not participate in either consultative process).

In all, there is more than 1,100 people actively involved with sporting and recreation groups based within the LGA, or at least 12.5% of the total population. Rugby League is the most participated sport (247 players), closely followed by soccer (225), and then basketball (145).

Table 3 – Participant Numbers with Sporting Clubs/ Associations

Club	2014	2015	2016	2017								Total Player s
				Males				Females				
				Intro	Junior	Senior	Total Male	Intro	Junior	Senior	Total Female	
Rugby League												
Glen Innes Minor Rugby League	-	-	152	0	99	0	99	0	48	0	48	147
Glen Innes Rugby League	-	-	-	NA	NA	100	100	-	-	-	0	100
TOTAL	0	0	152	0	99	100	199	0	48	0	48	247
Rugby Union												
Glen Innes Elks Rugby Union Club	20	20	10	0	0	10	10	-	-	-	0	10
Basketball												
Glen Innes Basketball	-	-	-	0	87	0	87	0	58	0	58	145
Cricket												
Glen Innes District Cricket Association	50	50	65	0	0	50	50	-	-	-	0	50
Swimming												
Redfins Swimming Club	-	-	120	0	34	4	38	0	47	3	50	88
Emmaville Deepwater Swimming Club	20	17	14	0	5	0	5	0	9	0	9	14
TOTAL	20	17	134	0	39	4	43	0	56	3	59	102
Athletics												
Athletics Glen Innes	40	50	45	0	15	0	15	0	25	0	25	40

Club	2014	2015	2016	2017								Total Player s
				Males				Females				
				Intro	Junior	Senior	Total Male	Intro	Junior	Senior	Total Female	
Golf												
Glen Innes Golf Club	-	-	-	NA	NA	NA	0	NA	NA	NA	0	0
Deepwater Golf Club	20	17	19	0	0	14	14	0	0	3	3	17
Emmaville Golf Club	-	-	-	NA	NA	NA	0	NA	NA	NA	0	0
TOTAL	20	17	19	0	0	14	14	0	0	3	3	17
Equestrian												
Glen Innes Show Society	617	581	596	NA	36	308	344	NA	36	309	345	689
Glen Innes Pony Club	105	105	105	NA	25	0	25	NA	80	0	80	105
TOTAL	722	686	701	0	61	308	369	0	116	309	425	794
Netball												
Glen Innes Netball Association	48	50	61	-	-	0	0	0	56	42	98	98
Soccer												
Glen Innes & District Football Association	228	247	221	NA	NA	NA	NA	NA	NA	NA	NA	225
Tennis												
Glen Innes Tennis Club	50	55	55	NA	5	30	35	NA	4	21	25	60
Deepwater Tennis Club	-	-	-	NA	4	34	38	NA	6	16	22	60
TOTAL												1,159

* Total excludes the Glen Innes Show Society

3.3. Usage Profile

Table 4 shows the typical weekly schedule of sporting competitions held in Glen Innes during the summer and winter, and indicates that there appears to be good cooperation between the various clubs and associations to avoid clashes, except for Saturday in Winter.

Table 4 – Schedule of Sporting Competitions

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday	
Swimming	Touch	Netball	Touch	Athletics	Cricket (senior)		SUMMER
				Cricket (junior)	Pony Club		
Swimming		Basketball			Netball	Senior League	WINTER
					Minor League		
					Rugby Union		
					Tennis		
					Soccer		

4. FACILITIES' REVIEW & RECOMMENDATIONS

This section reports on the following information for each of the main sporting and recreation facilities included in the study:

- Overview of facility.
- Feedback from user groups and stakeholders.
- Summary of issues and opportunities.
- Recommendations (master plan).

4.1. Wilson Park Precinct (2 options)

Wilson Park precinct refers to the sporting facilities and open space in the section of Glen Innes township bound by Grafton Street in the north, West Avenue in the west, Taylor Street to the south, and Grey Street to the east. Wilson Park is generally acknowledged as the main sporting precinct in Glen Innes, due to its size and the diversity of sporting opportunities and recreation facilities available.

Wilson Park is Council controlled and managed, and comprises of a large sports field (used for soccer, touch football and cricket), Rugby Park adjoining the sports field to the north (leased to the Glen Innes Elks Rugby Union Football Club), and three netball courts and the Glen Innes Aquatic Centre to the west of the sports field across Rocky Ponds Creek.

The user groups based at Wilson Park precinct are:

1. Glen Innes & District Football Association.
2. Glen Innes Touch Association.
3. Glen Innes District Cricket Association.
4. Glen Innes Elks Rugby Union Football Club.
5. Glen Innes Netball Association.
6. Redfins Swimming Club.

Key issues and opportunities for Wilson Park identified by the consultant team and by user groups include:

- The surface of the Wilson Park sports field is uneven and there is no irrigation and drainage. For soccer, the size and configuration of pitches is compromised due to the location of the synthetic surface cricket pitches.
- The amenities block has an inadequate number of change rooms to meet demand, and the canteen and storage do not meet needs. The Glen Innes & District Football Association, the largest tenant group at Wilson Park, also requires access to a social/ meeting room onsite.

Rugby Park was not used in 2016 and 2017 due to the poor condition of the ground. The prevailing soil type is black mud, which creates challenges for the Club to maintain in both summer and winter. Under the terms of its lease, Glen Innes Elks Rugby Union Football Club is responsible for all maintenance.

- The clubrooms were built by the Rugby Club and now require an upgrade since being left vacant for an extended period of time.
- Rugby Park has the potential to become a quality facility if Council were to assume the responsibility for maintenance. It also has the potential to become a shared facility to accommodate both rugby union and soccer on a shared basis.
- The Glen Innes Aquatic Centre was upgraded in 2017, and attracts up to 26,000 patrons each year.
- Opportunities for the Aquatic Centre include extending the swim club clubrooms and providing additional car parking. The Centre management also suggests that erecting a cover over the whole pool area would be beneficial for patrons in all weather conditions, particularly for the Redfins Swimming Club. However, the consultant team believes the shade recently erected at the northern end provides a balance between those patrons wanting a full outdoor experience and those wanting access to some protection from the elements.

- The three netball courts are in poor condition. Other constraints for the Glen Innes Netball Association are that there are no conveniently located change rooms and toilets, and no running water and power available onsite. A canteen is currently operated from a storage container.
- Netball participation in Glen Innes has experienced growth in the past five years, and the Association is highly regarded throughout the region despite the less than adequate facilities.

Two master plan options have been prepared for Wilson Park, with the key difference being that Option 2 shows Rocky Ponds Creek being straightened, which would have the following benefits:

- Future-proofs the site for soccer, as two senior pitches are possible, with one able to be located in front of the amenity block/ social rooms.
- Provides for larger circulation space between the soccer pitches for spectators, players and officials.
- Increases the size of the cricket field.
- Creates the potential for the Creek to be integrated as a feature of this section of Wilson Park.

Both options feature the addition of a new two court indoor stadium. Glen Innes Severn LGA does not currently have a fully accessible, community owned indoor sports centre. As well as providing for various indoor sports, such as basketball, netball, volleyball, badminton and futsal, indoor sports centres can create a range of new opportunities for the general community to engage in other health and wellbeing activities.

The preferred location for the stadium adjacent to the outdoor netball courts will create an integrated outdoor/ indoor netball precinct, and will enable other facilities and services required by the Glen Innes Netball Association (such as canteen, storage, administration areas) to be incorporated under the same roof. This avoids the need for a separate netball amenity building, thereby

delivering some economies-of-scale for Council from the co-location and joint-use of facilities.

The indoor stadium will provide a much improved facility to grow and develop basketball in the LGA, which is currently confined to an inadequate, single, non-compliant court at the Glen Innes Showground. A generous forecourt area adjacent to the entrance to the stadium and the outdoor netball courts will no doubt become a popular meeting place for Glen Innes residents, especially its youth and children.

Another feature of both master plan options is the relocation of athletics to Wilson Park from King George Oval. The master plans show a 400m grass track overlaid onto the sports field area. At King George Oval a 340m only grass track is possible. The plans also provide for new field event infrastructure for discus, shot put and long/ triple jump. Option 2 provides for a long/ triple jump that provides for 80m run-up between two landing pits, which would enable four jumping events to be held simultaneously using run-ups that are compliant for senior athletes.

Both plans locate the throwing events on the other side of Rocky Ponds Creek to the athletics track. This will allow track events and field events to occur simultaneously in a setting that maximises the safety of athletes and spectators. Good linkages across the Creek minimise any inconvenience of the separation of the track and the field events.

Both master plans also show increased car parking throughout the Wilson Park precinct, and the upgrade of the Rocky Ponds Creek. The upgrade to the Creek to become a landscape feature within the reserve also provides for a new sealed path linking back to the existing path network to the south, and to a proposed new combined wetlands and path network to the north.

Figures 2 & 3 on the following pages show Wilson Park Master Plans Options 1 & 2.



- 1 SOCCER CRICKET ATHLETICS CLUBROOMS 560m2 ON A RAISED MOUND
- 2 SOCCER JUNIOR 56 x 46m
- 3 SOCCER JUNIOR 76 x 56m WITH PARTIAL FLOODLIGHTING
- 4 SOCCER MAIN 111 x 74m WITH PARTIAL FLOODLIGHTING
- 5 SOCCER SENIOR 106 x 70m WITH FULL FLOODLIGHTING
- 6 CRICKET OVAL - 68m RADIUS
- 7 ATHLETICS TRACK (8 LANE GRASS)
- 8 NEW NETBALL COURTS 36.6 x 21.35m ACRYLIC SURFACE, TWO COURTS FLOODLIT (100 LUX)
- 9 DROP-OFF ZONE AND TURNAROUND TO FACILITATE DROP AND RUN - 30 SPACES
- 10 CHILDREN'S AND FAMILY SERVICES PLAYSPACE RELOCATED
- 11 SHELTERS
- 12 SHOT PUT x 2no.
- 13 DISCUS
- 14 NEW ON STREET AND OFF-STREET CARPARKING APPROXIMATELY 232 no. SPACES
- 15 EXISTING BRIDGE RETAINED
- 16 EXISTING CLUBROOMS UPGRADED
- 17 MULTI-USE FIELD WITH FLOODLIGHTS (100 LUX) RUGBY - WINTER; SOCCER - SUMMER
- 18 LONG & TRIPLE JUMP
- 19 CRICKET PRACTICE NETS
- 20 NEW 2 COURT INDOOR STADIUM (2,400m2) ALSO PROVIDING NETBALL ASSOCIATION AMENITIES, CANTEN, SOCIAL AND STORAGE
- 21 LINKING PATH ALONG ROCKY POND CREEK
- 22 NEW PEDESTRIAN BRIDGE
- 23 FORM CARPARK - 48 no. SPACES
- 24 FLEXIBLE SPACE (TRAINING AREA, SPECTATOR, OVERFLOW CARPARK)
- 25 INSTALL 1M HIGH INFILL FENCES ON THREE SIDES OF SPORTS FIELD
- 26 NEW UNSEALED INDENTED CARPARKING APPROX. 73 NO. SPACES
- 27 NEW UNSEALED INDENTED CARPARKING APPROX. 52 NO. SPACES

DRAWING LEGEND

-  INSTALL IRRIGATION AND DRAINAGE SYSTEMS
-  SHELTERS
-  EXTEND TREE PLANTING TO REINFORCE THE EXISTING PERIMETER TREES TO PROVIDE SHADE AND WIND BREAKS
-  NEW LINKING PATH SYSTEM
-  REVEGETATE CREEKLINE AS PARK ASSET
-  NEW TREE LINED CARPARKS

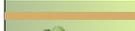




Figure 3 – Wilson Park Precinct Master Plan – Option 2

- ① SOCCER CRICKET ATHLETICS CLUBROOMS 560m² ON A RAISED MOUND
- ② SOCCER JUNIOR 56 x 46m
- ③ SOCCER JUNIOR 76 x 56m WITH PARTIAL FLOODLIGHTING
- ④ SOCCER JUNIOR 76 x 66m WITH PARTIAL FLOODLIGHTING
- ⑤ SOCCER SENIOR 106 x 71m WITH FULL FLOODLIGHTING
- ⑥ CRICKET OVAL - 68m RADIUS
- ⑦ ATHLETICS TRACK (8 LANE GRASS)
- ⑧ NEW NETBALL COURTS 36.6 x 21.35m ACRYLIC SURFACE, TWO COURTS FLOODLIT (100 LUX)
- ⑨ DROP-OFF ZONE AND TURNAROUND TO FACILITATE DROP AND RUN - 20 SPACES
- ⑩ CHILDREN'S AND FAMILY SERVICES PLAYSPACE RELOCATED
- ⑪ SHELTERS
- ⑫ SHOT PUT x 2no.
- ⑬ DISCUS
- ⑭ NEW ON STREET AND OFF-STREET CARPARKING APPROXIMATELY 203 no. SPACES
- ⑮ EXISTING BRIDGE RETAINED
- ⑯ EXISTING CLUBROOMS UPGRADED
- ⑰ MULTI-USE FIELD WITH FLOODLIGHTS (100 LUX) RUGBY - WINTER, SOCCER - SUMMER
- ⑱ LONG & TRIPLE JUMP
- ⑲ CRICKET PRACTICE NETS
- ⑳ NEW 2 COURT INDOOR STADIUM (2,400m²) ALSO PROVIDING NETBALL ASSOCIATION AMENITIES, CANTENNE, SOCIAL AND STORAGE
- ㉑ LINKING PATH ALONG ROCKY POND CREEK
- ㉒ NEW PEDESTRIAN BRIDGE
- ㉓ FORM CARPARK - 48 no. SPACES
- ㉔ FLEXIBLE SPACE (TRAINING AREA, SPECTATOR, OVERFLOW CARPARK)
- ㉕ INSTALL 1M HIGH INFILL FENCES ON THREE SIDES OF SPORTS FIELD
- ㉖ NEW UNSEALED INDENTED CARPARKING APPROX. 73 NO. SPACES
- ㉗ NEW UNSEALED INDENTED CARPARKING APPROX. 52 NO. SPACES

DRAWING LEGEND

-  NEW IRRIGATED & MANAGED FIELDS
-  STUDY AREA OF PARK
-  EXTEND TREE PLANTING TO REINFORCING THE EXISTING PERIMETER TREES TO PROVIDE SHADE AND WIND BREAKS
-  NEW LINKING PATH SYSTEM
-  RE-ALIGNED CREEKLINE
-  NEW TREE LINED CARPARKS

0 40 80 120 160 200M
SCALE 1:2000 @ A3

4.2. Glen Innes Tennis Precinct

South of the Wilson Park precinct are the Glen Innes Tennis Courts, a skate park, and the track and facilities for the Glen Innes Radio Controlled Off Road Club.

The site of the Glen Innes Tennis Courts is leased to the Glen Innes Tennis Club and comprises of seven sand-filled synthetic grass courts (all floodlit), three porous courts, and a clubroom. The courts and clubroom are in good condition and the facility is well maintained.

The three tennis courts along the northern boundary of the site were converted in 2015 into a radio controlled car racing circuit. The track is secured by the former tennis fencing, and also contains a raised car control platform and a small administration office. The facility is in excellent condition and is well maintained.

East of the car racing circuit is the LGA's only skate park. It is a combination of concrete and steel elements, and whilst in fair condition will require upgrade in the near future. A shade cloth has previously been installed over a section of the skate park, however, the cloth was not in place at the time of inspection and should be replaced.

The key issues and opportunities for these facilities identified by the consultant team and by the Glen Innes Tennis Club include:

- Tennis courts 1 and 2 need to be resurfaced.
- Two hedges of cypress pines have been recently removed from the western and southern boundaries around the tennis courts. These areas would benefit from new landscaping, and new unsealed on-street car parking could be formed along West Avenue in the areas once dominated by the cypress pines.
- Council, in collaboration with the skate park users, should review the current design, layout and condition of the skate park and prepare a plan for its future upgrade and development.

- The area of parkland between the tennis courts and the Rocky Ponds Creek has an excellent stand of trees and has the potential to be more fully integrated with the parkland to the south.
- It is recommended that a new sealed path be installed in this parkland to connect with the path across the Gwydir Highway to the south, and with the proposed new path network to the north in the Wilson Park precinct. This would have the benefit of creating an uninterrupted linear link along the Rocky Ponds Creek between Herbert Street and King George Oval.

Figure 4 shows the Glen Innes Tennis Precinct Master Plan.



4.3. King George Oval

King George Oval is the historic main sporting facility in the Glen Innes township. The oval is named in the memory of King George V, and commemorative gates were erected in 1937 in the northeast corner of the reserve.

King George Oval is Council controlled and managed, and comprises of one sports field, an old grandstand, a set of public toilets, a small free standing kiosk and a number of smaller storage sheds. A velodrome previously circumnavigated the oval, but was demolished and removed approximately 10 years ago. The oval is in good condition and has a low height picket fence around its perimeter that contributes to the historic ambience of the site. A synthetic surface cricket pitch is installed in the oval.

King George Oval is used for cricket and athletics, with a grass athletics track overlaid onto the oval during summer. A permanent field events area is located along the eastern boundary of the reserve, and comprises of two shot put circles, three long/ triple jump run-ups and landing pits, and a discus cage. The reserve is considered the main cricket venue in the LGA and hosts school athletics carnivals. It is also a popular location for small-scale community events, including the Minerama Festival in March.

No sporting group is permanently based at King George Oval, however, the two regular user groups are the Glen Innes District Cricket Association and Athletics Glen Innes (little athletics centre).

Key issues and opportunities for King George Oval identified by the consultant team and by user groups include:

- The athletics offerings are compromised: the small size of the oval restricts the grass track to only 340m, and all of the field event infrastructure is in poor to average condition.
- The supporting infrastructure for sporting groups is average to poor, including a lack of change rooms and amenities, the

public toilets, and the canteen building, and there are no accessible facilities.

- The grandstand seating area is locked, and the condition of rooms in the understory is average.
- The depot area and former propagating facilities detract from the overall amenity and attractiveness of the reserve.

This study required an assessment to be made for the potential for the reserve to be upgraded to become the premier sporting facility in the township, with the capacity to host major sporting events, such as a pre-season NRL matches. The attributes of the site are clear, and include:

- Its historic role as the main sporting facility in Glen Innes, and the presence of the historic grandstand.
- It is one block from Grey Street, the Glen Innes central activities district.
- It is adjacent to the Glen Innes & District Services Club.

The challenges or constraints for King George Oval to be developed into a premier sporting facility include:

- The small size of the overall site, ie. there would only be restricted spectator numbers possible after the development of essential buildings and services that would be required to support a premier sports venue, such as players and officials change rooms and amenities, administration offices, food outlets, toilets, and spectator facilities.
- There is little or no provision for off-street car parking within the reserve, and only limited on-street car parking, although it is noted that the Woolworths car park and Services Club car park are close by.
- Significant investment would be required into the sports field, as it has no irrigation, the current drainage system requires a total overhaul or replacement, the surface needs to be levelled, and

floodlights may need to be installed to maximise the appeal for spectators to attend higher level sporting events.

- The site provides only one sports field, ie. there is no training/ warm-up field available.
- There is no winter tenant at the reserve and little prospect of either of the four main winter sporting groups relocating to King George Oval. Therefore, any investment into improved infrastructure for either of the three popular winter codes of rugby league/ union and soccer will end up largely benefiting only elite teams and players from outside of town.

On the balance of the strengths and shortcomings of King George Oval being upgraded into a regional sporting facility, it is recommended that the option not be pursued. The level of investment required to bring the site up to the required standard would be better invested in existing and new local sporting facilities, particularly where shared-use and co-location can be an outcome.

Notwithstanding the above, King George Oval should be retained as one of the LGA's sporting facilities, but downgraded to a 'village green'. With this approach it can continue to be the main cricket venue of the LGA, accommodate informal sporting and active recreation events for the community, and also be utilised more as a boutique community events space to complement the role and function of the Glen Innes Showground.

It is recommended that athletics be relocated to Wilson Park where it can be accommodated with fit-for-purpose facilities, including amenities, canteen and social rooms. This creates the opportunity to remove much of the existing infrastructure at King George Oval, such as storage buildings, field event infrastructure, and the canteen building, with the effect being to open-up the reserve to establish a flexible outdoor community recreation space within an historic setting.

Figure 5 shows the King George Oval Master Plan.

Figure 5 – King George Oval



- ① KING GEORGE OVAL TO BECOME A 'VILLAGE GREEN' TOWN SPACE HOSTING SMALL-SCALE SPORT AND COMMUNITY EVENTS, RETAIN CRICKET WICKET AND USE AS A MATCH VENUE
- ② EMBELLISH THE LANDSCAPE SETTING OF THE COMMEMORATIVE GATES, AND INCLUDE INTERPRETIVE SIGNAGE
- ③ COMPLETE THE TREE PLANTING ALONG THE BOUNDARIES
- ④ INTEGRATE WITH THE LINEAR PATH ALONG ROCKY POND CREEK
- ⑤ UPGRADE THE UNDERSTORY OF THE GRANDSTAND TO PROVIDE NEW PUBLIC TOILETS, REMOVE THE EXISTING TOILET BLOCK
- ⑥ CONTINUE TO MAINTAIN THE GRANDSTAND AS A FEATURE OF THE RESERVE
- ⑦ REMOVE INFRASTRUCTURE NO LONGER REQUIRED
- ⑧ RE-USE OR REMOVE FORMER DEPOT SHEDS AND PROPAGATING AREA
- ⑨ NATURALISE THE CREEKLINE AND REVEGETATE



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4.4. Kerry Mead Park

Kerry Mead Park is leased to Glen Innes Rugby League and is a single-use reserve used for minor and senior rugby league. The reserve comprises of a main field (floodlit) with an adjoining changing shed, a second field (partially floodlit), separate social rooms, canteen and public toilets, and a large expanse of mainly undeveloped agriculture land (with a dam).

The user groups based at Kerry Mead Park are:

1. Glen Innes Rugby League.
2. Glen Innes Minor Rugby League.

Glen Innes Minor Rugby League also utilises Lynch Oval for the annual Gordon Creighton Cup gala day. During this pre-season event, the Club hosts approximately 10 other clubs from Group 19, with age groups ranging from U8s to U16s in both tackle and tag rugby league. In 2017, an estimated 900 junior players participated. Three junior fields are set up at Lynch Oval to supplement the two fields at Kerry Mead Park.

Key issues and opportunities for Kerry Mead Park identified by the consultant team and by the user groups include:

- The changing sheds are not fit for purpose, as they lack sufficient change rooms to accommodate all junior matches and female teams, the toilet and shower areas are not compliant with current standards, and there are no accessible toilets.
- The two fields could be improved if sub-surface irrigation and drainage was installed.
- Car parking is ad hoc, and sealed internal roadways are preferred by the clubs.
- The clubs would like the vacant land in the northeast corner of the reserve upgraded and developed for use as a junior training field.
- There is little provision for covered spectator viewing.

- The two user groups support the development of the vacant land into two 'basic' senior fields that could be used instead of Lynch Oval for the Gordon Creighton Cup gala day.
- The canteen and social rooms require upgrade to be compliant.

Kerry Mead Park should be retained as the home of rugby league in the Glen Innes Severn LGA. The study recommends a range of improvement projects to existing facilities and the construction of new facilities. The site is important as a junior rugby league hub, and combined with the emergence of female league, it is important that the reserve be further developed.

It is recommended that the Glen Innes Touch Association relocate from Wilson Park to Kerry Mead Park to facilitate all-year use of the reserve for sport, and to reduce the usage load at Wilson Park. There is also synergy between rugby league and touch, so cross-promotion by each sporting group when based at the same reserve may result in increased participation in the respective sports in the future.

The key new projects identified in the master plan (see Figure 6) are:

1. To form two new fields on the current vacant land, with their main use as overflow training fields and to enable the Minor League Club to consolidate all activities associated with the Gordon Creighton Cup gala day to Kerry Mead Park.
2. Construct a new change room building and equipment store between the two existing fields for use by the juniors and female players, and upgrade the existing clubroom building for use by the senior men's.

Figure 6 – Kerry Mead Park



- ① LEAGUE 1 - MAIN - 120m x 74m (IN SUMMER, 1 TOUCH FIELD)
- ② LEAGUE 2 - 120m x 74m (IN SUMMER, 1 TOUCH FIELD) - COMPLETE FLOOD LIGHTING (50 LUX)
- ③ PROPOSED NEW LEAGUE 3 - 120m x 74m
- ④ FUTURE NEW FIELD
- ⑤ NEW JUNIOR TRAINING FIELD AND OVERFLOW PARKING
- ⑥ EXISTING ENTRY
- ⑦ SENIOR MEN CHANGE ROOM UPGRADE THE CLUBROOMS
- ⑧ DEMOLISH EXISTING TOILET
- ⑨ UPGRADE CANTEN AND SOCIAL ROOMS
- ⑩ NEW TERRACE SPECTATOR SEATING, SOME COVERED
- ⑪ NEW TWO-WAY SHELTER NEW MEDIA BOX
- ⑫ NEW JUNIOR & WOMEN CHANGE ROOM 300m2
- ⑬ REMOVE SECTIONS OF CYPRESS HEDGE TO IMPROVE CONNECTION BETWEEN FIELDS
- ⑭ POTENTIAL FUTURE CAR PARKING
- ⑮ FORM CARPARK - 238 SPACES
- ⑯ FORM CARPARK - 60 SPACES
- ⑰ EXISTING DAM



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KERRY MEAD PARK MASTER PLAN

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4.5. Lynch Oval

Lynch Oval is Council controlled and managed, and is primarily a single-use reserve used for cricket. One day a year the oval accommodates overflow fields for the annual Gordon Creighton Cup gala day based at the nearby Kerry Mead Park.

Lynch Oval is named after Dr Lynch, and Memorial Gates have been erected at the northern reserve gateway off Lang Street, and there is also a stand of five trees that have been recently planted as memorials to other Lynch family members.

The reserve comprises of one oval with a synthetic surface cricket pitch, a two lane cricket practice facility, a small amenities block, and a small cricket store. The oval has no sub-surface irrigation or drainage infrastructure, but was in excellent condition when inspected in December 2017. The cricket practice facility and amenities block are in poor condition and both should be removed or refurbished.

The reserve is dominated by the hedge along the northern boundary, the cypress pines along the eastern boundary, and the gums along the southern and western boundaries.

No sporting group is permanently based at Lynch Oval, however, the Glen Innes District Cricket Association use the oval regularly during summer. An informal croquet group is said to use a small area of lawn west of the cricket practice nets for an annual challenge with a visiting group.

Key issues and opportunities for Lynch Oval identified by the consultant team include:

- The reserve and its facilities have very low usage. If the regular cricket use could be relocated, then the reserve would be surplus to the current and future sports facility needs of Glen Innes. The annual one day use of the reserve for minor rugby league can be accommodated by the future development of Kerry Mead Park – refer Section 4.4.
- For the reserve to be a sustainable sporting facility, a new amenities block would be required, however, such an investment will be better committed to a reserve that has higher usage.
- The hedge closes the reserve off to the general community from the northern edge.
- Any changed use of all or part of Lynch Oval will need to be carefully considered in the context of the history of the association of the reserve with the Lynch family.

During the study, the consultant team was asked if a high-level planning assessment could be undertaken for the possible sale of some or all of the reserve. The recommendation from this review is that the southern portion of Lynch Oval be retained as a public open space with an environmental and habitat theme, and the balance of the reserve be sold. It is recommended that all proceeds from the sale of Lynch Oval be used to establish the new parkland, and fund community sporting facility developments identified in the master plans prepared through this study.

See Appendix 2 for a copy of the '*Lynch Oval Future Directions – Discussion Paper*'.

Figure 7 shows the Lynch Oval Master Plan.

Figure 7 – Lynch Oval



- ① RELOCATE DR. LYNCH MEMORIAL GATES TO POTTER PARADE
- ② SITE FOR SEASONAL CROQUET GREEN, AS REQUIRED
- ③ CREATE A NEW STAND OF TREES AS A TRIBUTE TO THE LYNCH FAMILY, AT A SITE TO BE DETERMINED.



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4.6. Glen Innes Showgrounds

The Glen Innes Showground is a Crown land reserve under the management of the Showground Trust. A caretaker is employed by the Trust to manage the day-to-day operations of the Showground.

The Showground was established in 1878 and is 10 hectares in size. It comprises of a large steel fenced show ring with a covered grandstand (seats 400 people), 180 standard horse stalls and 19 premium horse stalls, two pavilions of 1,500sqm suitable for exhibits, conventions and dances, a range of smaller pavilions and meeting rooms, a fully equipped commercial kitchen with dining area (seats 90 people), an outdoor BBQ with undercover seating for 130 people, and expansive areas of shaded open space within a fully fenced and secure site.

All facilities and spaces are in good condition, and the site is very well maintained. The anchor tenant at the Showground is the Glen Innes Show Society, and the space is also used regularly by the Glen Innes Pony Club. Glen Innes Basketball utilises one of the pavilions from May to August.

The main uses of the Showground include the annual Glen Innes Show (February), the Glen Innes Spring Show Jumping event (October), the December Campdraft/ Rodeo event, Pony Club events (rally days, interclub competition, annual camp) and camping by town visitors and tourists.

Located just east of the Showground on the other side of Hunter Street is Equestrian Park, a Council controlled and managed reserve. It has a sand arena and is open to the public.

Key issues and opportunities for the Glen Innes Showground identified by the consultant team and by the user groups include:

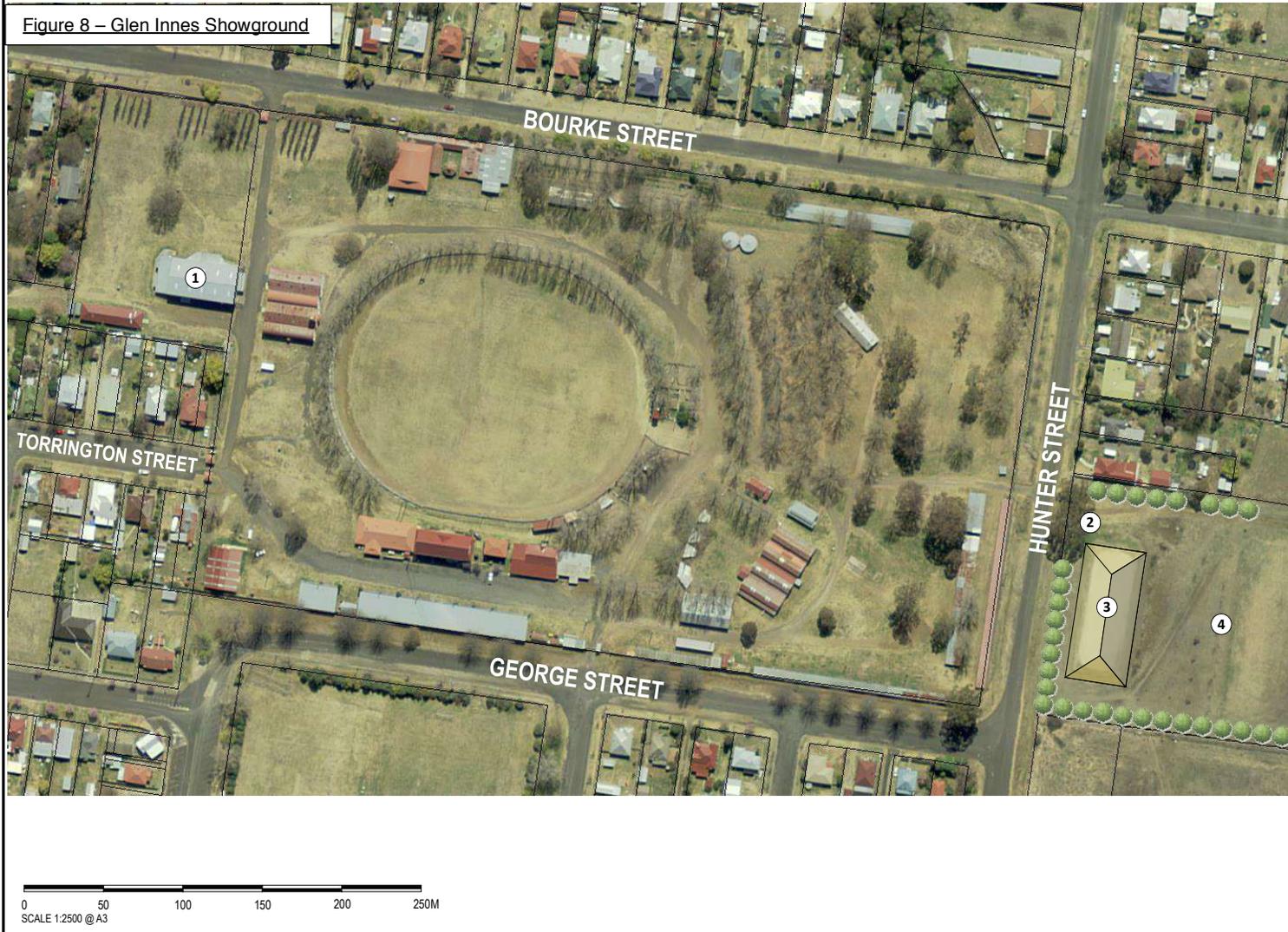
- The Showgrounds has an opportunity to capitalise on the increased equine activity brought to the region since the opening of the Australian Equine and Livestock Events Centre (AELEC) in Tamworth.
- The Trust and the Show Society have an ongoing challenge to source sufficient funds to maintain the many heritage listed buildings throughout the site.
- The pavilion used for basketball is not fit for purpose for indoor sports, and has the following constraints:
 - the single court does not accommodate all demand for access to indoor sports courts in Glen Innes.
 - the court is line-marked for basketball, netball and volleyball, but is a non-compliant court for basketball and netball (court dimensions, insufficient run-offs).
 - the court requires re-surfacing.
 - the toilets and kitchen require upgrading.
- Glen Innes Pony Club requires additional storage.
- Placing a shelter over the sand arena in Equestrian Park could increase the usage of this available asset.

Council has no direct responsibility for the planning and management of the Glen Innes Showground. This fact combined with the fact that the facility is very well used and maintained, means that no specific recommendations have been made for the Showgrounds in a precinct master plan (see Figure 8).

Notwithstanding this, three recommendations have emerged from the study that relate to the Showgrounds and the Showground Trust:

1. Relocate Glen Innes Basketball to the proposed new indoor sports centre (refer Section 4.1).
2. Transfer the management responsibility for Equestrian Park to the Showground Trust, and consider covering the sand arena, as strategies to increase the usage of Equestrian Park.

Figure 8 – Glen Innes Showground



- ① CONTINUE TO UTILISE THE INDOOR COURT FOR BASKETBALL AND OTHER SPORTS UNTIL AN ALTERNATE FACILITY IS AVAILABLE
- ② CONSIDER LEASING EQUESTRIAN PARK TO THE GLEN INNESS SHOWGROUNDS TRUST TO MANAGE AS A SITE COMPLEMENTING SHOWGROUNDS EVENTS AND ACTIVITIES
- ③ COVER THE SAND ARENA TO INCREASE ITS USE AND FLEXIBILITY AS AN EVENTS SPACE
- ④ BALANCE OF PARK TO BE MAINTAINED AND USED FOR EVENTS/ OVERFLOW CAR PARKING - PLANT THE BOUNDARY TO IMPROVE THE LANDSCAPE SETTING



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**GLEN INNES SHOWGROUNDS
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4.7. Emmaville Recreation Reserve

Emmaville Recreation Reserve is the main active recreation precinct in Emmaville, and is located at the eastern edge of the village. It is a Crown land reserve for which Council is the appointed Committee of Management. The reserve comprises of one sports field with a synthetic surface cricket pitch, athletics field event areas scattered around the northwest section of the reserve (one long/ triple jump, one shot put circle, one discus cage), the Emmaville Swim Centre, and the Emmaville Caravan Park.

The oval is in good condition and has a one metre chain mesh fence around its perimeter. The floodlighting that exists around the oval is not functional and should be removed. The cricket pitch is in poor condition and the slab and carpet need to be replaced. The pool opened in 1985 and is a seasonal pool. Whilst it has low patronage, it is nevertheless an important recreational facility for residents and caravan park users, and has an important role for the social connectedness and networking of residents.

The groups that have the highest use of the oval are the Emmaville Cricket Club and the Emmaville Central School, and the Emmaville Deepwater Swimming Club is based at the pool.

Key issues and opportunities for Emmaville Recreation Reserve identified by the consultant team and by the user groups include:

- The field event infrastructure is in average condition, and the School would like a second long/ triple jump pit.
- Access between the School and the shot put and discus cage area is via a dirt road that has a poor and unsafe surface for children to negotiate.
- The floodlighting poles should be removed and the perimeter tree planting completed around the oval.
- The total infrastructure of the cricket pitch needs to be replaced.

- The pool manager suggested that the pool would benefit from:
 - additional shelters and shade.
 - installing a separate water heating system for the toddler's pool, potentially using the roof space off the sheds.

Figure 9 shows the Emmaville Recreation Reserve Master Plan, which identifies improvement projects. The replacement of the cricket pitch is a high priority project, as the Club is active.

Figure 9 – Emmaville Recreation Reserve



- ① REPLACE THE SHOT PUT CIRCLE
- ② UPGRADE THE DISCUS CAGE AND REPLACE THE CONCRETE CIRCLE
- ③ LAY CRUSHED ROCK ALONG THE ROAD TO IMPROVE THE SURFACE AS A WALKING PATH
- ④ UPGRADE THE EASTERN CRICKET PRACTICE NET, AND INSTALL A SYNTHETIC SURFACE ON THE PITCH
- ⑤ UPGRADE THE SAND PIT BY BOXING IT UP
- ⑥ REMOVE THE WESTERN CRICKET PRACTICE NET AND REPLACE IT WITH A SECOND LONG JUMP PIT
- ⑦ REPLACE THE CONCRETE SLAB AND INSTALL A SYNTHETIC SURFACE ON THE PITCH
- ⑧ RETAIN EXISTING ASH TREES, REPLACE PINE TREES AT EDGE OF OVAL TO COMPLETE THE RING OF ASH TREES ON PERIMETER
- ⑨ EMMAVILLE SWIM CENTRE AMENITIES BLOCK
- ⑩ HEAT THE TODDLERS POOL SEPARATELY TO THE MAIN POOL
- ⑪ INTRODUCE ADDITIONAL SHADE / SHELTER



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**EMMAVILLE RECREATION RESERVE
MASTER PLAN**

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4.8. Deepwater Oval

Deepwater Oval is the main active recreation precinct for Deepwater residents. It is located at the western edge of the village, and is a Crown land reserve for which Council is the appointed Committee of Management. The reserve comprises of one sports field, athletics field event areas on the western side of the oval (three long/ triple jumps, two shot put circles, two discus cages), an amenities block, a playground, the Deepwater Tennis Club (four courts and clubrooms), and an informal picnic area on the banks of the Deepwater River.

The oval is in fair condition, is unfenced, has no floodlights, and has no sub-surface irrigation or drainage systems. The amenities block is not fully functional, as it lacks satisfactory water pressure to function efficiently on days when events are held, such as school athletics carnivals. The tennis courts, fencing and clubroom are in good condition and are well maintained.

The Deepwater Tennis Club is the only permanent tenant at the reserve, however, the Deepwater Public School utilises the oval and the field event area for regional athletics carnivals (6 - 7 schools, 150 children), and the Deepwater Progress Association has a stewardship role in the care and development of the reserve on behalf of village residents. The reserve has been used previously as a venue for the Scarecrow Festival (up to 1,000 people).

Key issues and opportunities for Deepwater Oval identified by the consultant team and by the user groups include:

- The field event infrastructure is in average condition.
- The Progress Association wants to generate increased usage of the reserve, including the area south of the amenities block as a free, overnight, unpowered caravan site.
- The reserve would benefit from more tree plantings around the oval and throughout the reserve to enhance its landscape character.

- The tennis club identified a short-term need to replace the hedge along the western side of the courts with a new hedge (windbreak) 5–10m further west, and the need in the long term to re-surface the back porous courts with sand-filled synthetic grass.
- The Deepwater River is an important natural habitat for platypus, and the picnic area could benefit from interpretive signage.

The Deepwater Oval Master Plan is shown in Figure 10, and identifies a small number of improvement projects. The main projects are:

1. To make good the operation of the amenities block.
2. Improve the landscape amenity of the reserve through tree plantings.
3. Formalising the southeast corner of the reserve for caravan overnight stays.



Figure 10 – Deepwater Oval

Google Earth
 Image © 2018 CNES / Airbus
 © 2018 Google

- ① UPGRADE THE SURFACE OF THE OVAL, INCLUDING RE-INSTALLING THE FORMER CRICKET WICKET TO GRASS
- ② UPGRADE THE THREE SANDPITS BY BOXING THEM UP
- ③ REPLACE THE TWO SHOT PUT CIRCLES
- ④ ADD TREES TO ENHANCE PARK WIND BREAKS AND AESTHETICS
- ⑤ TWO POROUS TENNIS COURTS, CONVERT TO SYNTHETIC
- ⑥ TWO EXISTING SYNTHETIC TENNIS COURTS
- ⑦ REPLACE EXISTING PINE WINDBREAK WITH A NEW WINDBREAK 5M FURTHER WEST
- ⑧ DEEPWATER CREEK - SIGNIFICANT HABITAT, ADD INTERPRETATIVE SIGN
- ⑨ PICNIC TABLE
- ⑩ EXISTING PLAYGROUND AND TABLE ADD LARGER SHELTER AND BBQ
- ⑪ CONSIDER FORMALISING SPACE AS A FREE OVERNIGHT UNPOWERED CARAVAN SITE
- ⑫ NEW UNSEALED CARPARK
- ⑬ IMPROVE WATER PRESSURE TO AMENITIES BLOCK
- ⑭ SEAL ACCESS ROAD - FRASER AND DUNDEE STREETS
- ⑮ FUTURE RV DUMP POINT
- ⑯ ABSORPTION PONDS



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**DEEPWATER OVAL
 MASTER PLAN**

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5. COSTED AND PRIORITISED IMPLEMENTATION PLANS

The key projects identified in all master plans have been costed, and separate cost plans for each master plan are shown on the following pages. The following table includes the total estimated cost for full implementation of all master plans, with an overall estimated total cost of \$24,000,000.

Table 5 – Summary of Total Implementation Costs for Each Master Plan

Sporting Facility/ Reserve	Cost
Wilson Park Option 1	\$9,260,000
Wilson Park Option 2	\$9,492,000
Glen Innes Tennis Precinct	\$340,000
King George Oval	\$548,000
Kerry Mead Park	\$3,285,000
Lynch Oval	\$55,000
Glen Innes Showground	\$261,000
Emmaville Recreation Reserve	\$90,000
Deepwater Oval	\$646,000
Total	\$23,977,000

The practicality and order of implementation of all projects has been, and will continue to be, subject to a number of factors and criteria before proceeding, including:

- Availability of funding.
- Current and future priorities of the user groups, other community organisations, and Council.
- Stakeholder and community needs.
- Further investigation, research and consultation.

The prioritisation in each master plan (High, Medium, Low) provides an indicative order for implementation of projects within each master plan. Considerations used to determine the prioritisation included the condition of existing facilities, identified community/ sporting club need, and the logical order of implementing some projects, ie. some projects need to occur prior to others commencing.

Notes about the Master Plan Cost Plans

- *The directions contained within the master plans do not commit Council or any other organisations to a responsibility for funding projects.*
- *All capital cost estimates shown in the table are based on works being undertaken by professional contractors, and consultant fees associated with design development and administration have been averaged at 10% of construction costs.*
- *The cost estimates have been provided as indicative costs, based on similar projects undertaken in the past 18 months. No detailed plans have been prepared for any of the proposed upgrades, which are typically required to calculate more accurate estimated costs from a Quantity Surveyor. Cost exclusions include:*
 - *Construction contingencies.*
 - *Any costs/loss of income, which may be incurred by user groups or Council during construction of improvement projects.*
 - *Goods and Services Tax (GST).*
- *It should be noted that some capacity might exist for cost savings during the implementation of the capital improvement program from local self-help initiatives and by combining/ packaging projects into one larger contract.*

Wilson Park Precinct Option 1

Item No. on Plan	Master Plan Project	Project Description / Specification	Priority	Estimated Costs
Wilson Park (Option 1)				
1	New amenities block/ social rooms for soccer, athletics and cricket	- Demolish existing amenities block (\$20,000) - Includes 4 x change & amenities, referees room, social room & kitchen/ canteen, internal and external stores, 1st aid and internal-public toilets - Building to be elevated out of flood zone (Allowance \$100,000) - Amenities building 560sqm @ \$2,750 per metre (\$1,540,000)	M	\$1,660,000
2, 3, 4, 5, 7	Upgrade the sports surface of Wilson Park	- Install sub-surface irrigation and drainage systems (\$250,000) - Level the surface and oversow, as required (\$75,000) - Install floodlighting to northern end 50 lux (\$250,000)	H	\$575,000
6	Install new synthetic cricket wicket	- Remove the existing concrete pitch (\$1,750) - Box and pour new concrete pitch (\$4,000) - Install synthetic surface onto the pitch (\$6,000)	H	\$12,500
8	New netball courts	- 4 x netball courts with acrylic surface (\$300,000) - Floodlighting for 2 courts 100lux (\$125,000) - 2 x two-way shelters (\$20,000)	H	\$445,000
9	New car park, includes drop-off zone	- 30 spaces to be asphalt, kerb & channel @ \$3,000 (\$90,000) - 80m of sealed access road and drop-off zone (\$90,000)	M	\$180,000
10	Children's and Family Services facility play space relocated	- Approx. 70m of new fence (\$8,400) - Relocate equipment (\$5,000)	M	\$13,400
11	New combination seat-shelters	- Supply and install 4 combination-seat shelters	L	\$20,000
12, 13	New shot put and discus cage	- 3 x throwing circles (\$6,000) - Install chain-mesh discus cage (\$10,000)	M	\$16,000
14	Form car parking on and off-street along Herbert Street (west)	- Approx. 230 gravel car parks (\$150,000) - Sealed access road to service car parks: 425m x 4m wide (no kerb and channel) 1,700sqm @ \$150 (\$255,000) - Allowance for 100 semi-mature trees @ \$250 (\$25,000)	M	\$430,000
16	Existing rugby clubrooms upgraded	- Allowance only (project not scoped)	H	\$35,000
17	Upgrade rugby sports field	- Install sub-surface irrigation and drainage systems (\$150,000) - Level the surface and oversow, as required (\$45,000) - Install floodlighting 100 lux (\$175,000) - Allowance for 30 semi-mature trees @ \$250 (\$7,500)	H	\$377,500
18	New long/triple jump	- 40m run-up x 3m wide 120sqm @ \$85 (\$10,200) - 2 x landing pits (\$7,500) - Shade cloth and pegs to cover each pit (\$1,500)	M	\$19,200
20	New 2 court stadium, plus netball facilities	- Includes two multipurpose courts, change & amenities, foyer and social space, plus netball association canteen, and storage - Estimated 2,400sqm @ \$1,750 per metre (\$4,200,000) - Paved courtyard/ meeting space/ seats (50,000)	M	\$4,250,000
21	New sealed path along Rocky Ponds Creek	- Approx. 230m x 2.0m = 460sqm @ \$85	L	\$39,100
22	New pedestrian bridge		L	\$80,000
23	Form car parking at the rugby field	- Approx. 50 gravel car parks (\$30,000) - Sealed access road to service car parks: 70m x 4m wide (no kerb and channel) 280sqm @ \$150 (\$42,000) - Allowance for 30 semi-mature trees @ \$250 (\$7,500)	L	\$79,500
24	Formalise the space south of the rugby field as a flexible space	- Level the surface and oversow, as required	L	\$15,000
25	Install fence around Wilson Park sports field	- 1 metre high chain-mesh fence approx. 450 metres @ \$120	H	\$54,000
26	Form car parking on-street along Herbert Street (east)	- Approx. 70 gravel car parks (\$50,000) - Allowance for 10 semi-mature trees @ \$250 (\$2,500)	M	\$52,500
27	Form car parking on-street along Grey Street	- Approx. 50 gravel car parks	M	\$30,000
	Undertake additional tree plantings east of Rocky Ponds Creek around the netball courts/ stadium/ field events/ creek	- Allowance for 80 semi-mature trees @ \$250	M	\$20,000
	New Wetlands	- Scope not determined - not costed	L	-
	Naturalise the banks of Rocky Ponds Creek	- Remove litter and weeds and revegetate (allowance only)	H	\$15,000
	Consultant Fees (design, documentation, administration)	@ 10% of project cost		\$841,870
Total Cost for Master Plan Implementation				\$9,260,570

Wilson Park Precinct Option 2

Item No. on Plan	Master Plan Project	Project Description / Specification	Priority	Estimated Costs
Wilson Park (Option 2)				
1	New amenities block/ social rooms for soccer, athletics and cricket	- Demolish existing amenities block (\$20,000) - Includes 4 x change & amenities, referees room, social room & kitchen/ canteen, internal and external stores, 1st aid and internal-public toilets - Building to be elevated out of flood zone (Allowance \$100,000) - Amenities building 560sqm @ \$2,750 per metre (\$1,540,000)	M	\$1,660,000
2, 3, 4, 5, 7	Upgrade the sports surface of Wilson Park	- Prepare site of the amenities block for sports surfaces (\$10,000) - Install sub-surface irrigation and drainage systems (\$300,000) - Level the surface and oversow, as required (\$85,000) - Install floodlighting to northern end 50 lux (\$250,000)	H	\$645,000
6	Install new synthetic cricket wicket	- Remove the existing concrete pitch (\$1,750) - Box and pour new concrete pitch (\$4,000) - Install synthetic surface onto the pitch (\$6,000)	H	\$12,500
8	New netball courts	- 3 x netball courts with acrylic surface (\$220,000) - Floodlighting for 2 courts 100lux (\$125,000) - 2 x two-way shelters (\$20,000)	H	\$445,000
9	New car park, includes drop-off zone	- 20 spaces to be asphalt, kerb & channel @ \$3,000 (\$60,000) - 50m of sealed access road and drop-off zone (\$60,000)	M	\$120,000
10	Children's and Family Services facility play space relocated	- Approx. 70m of new fence (\$8,400) - Relocate equipment (\$5,000)	M	\$13,400
11	New combination seat-shelters	- Supply and install 2 combination-seat shelters	L	\$10,000
12, 13	New shot put and discus cage	- 3 x throwing circles (\$6,000) - Install chain-mesh discus cage (\$10,000)	M	\$16,000
14	Form car parking on and off-street along Herbert Street (west)	- Approx. 200 gravel car parks (\$140,000) - Sealed access road to service car parks: 400m x 4m wide (no kerb and channel) 1,600sqm @ \$150 (\$240,000) - Allowance for 90 semi-mature trees @ \$250 (\$22,500)	M	\$402,500
16	Existing rugby clubrooms upgraded	- Allowance only (project not scoped)	H	\$35,000
17	Upgrade rugby sports field	- Install sub-surface irrigation and drainage systems (\$150,000) - Level the surface and oversow, as required (\$45,000) - Install floodlighting 100 lux (\$175,000) - Allowance for 30 semi-mature trees @ \$250 (\$7,500)	H	\$377,500
18	New long/triple jump	- 80m run-up x 3m wide 240sqm @ \$85 (\$20,400) - 2 x landing pits (\$7,500) - Shade cloth and pegs to cover each pit (\$1,500)	M	\$29,400
20	New 2 court stadium, plus netball facilities	- Includes two multipurpose courts, change & amenities, foyer and social space, plus netball association canteen, and storage - Estimated 2,400sqm @ \$1,750 per metre (\$4,200,000) - Paved courtyard/ meeting space/ seats (50,000)	M	\$4,250,000
21	New alignment for Rocky Ponds Creek, and new sealed path	- Excavate new alignment for the Rocky Ponds Creek, and use soil to fill-in current alignment (\$150,000) - Stabilise the banks of the new alignment (\$75,000) - Naturalise the banks (\$15,000) - New sealed path, approx. 210m x 2.0m = 420sqm @ \$85 (\$35,700)	L	\$275,700
22	New pedestrian bridge		L	\$80,000
23	Form car parking at the rugby field	- Approx. 50 gravel car parks (\$30,000) - Sealed access road to service car parks: 70m x 4m wide (no kerb and channel) 280sqm @ \$150 (\$42,000) - Allowance for 30 semi-mature trees @ \$250 (\$7,500)	L	\$79,500
24	Formalise the space south of the rugby field as a flexible space	- Level the surface and oversow, as required	L	\$15,000
25	Install fence around Wilson Park sports field	- 1 metre high chain-mesh fence approx. 500 metres @ \$120	H	\$60,000
26	Form car parking on-street along Herbert Street (east)	- Approx. 70 gravel car parks (\$50,000) - Allowance for 10 semi-mature trees @ \$250 (\$2,500)	M	\$52,500
27	Form car parking on-street along Grey Street	- Approx. 50 gravel car parks	M	\$30,000
	Undertake additional tree plantings east of Rocky Ponds Creek around the netball courts/ stadium/ field events/ creek	- Allowance for 80 semi-mature trees @ \$250	M	\$20,000
	New Wetlands	- Scope not determined - not costed	L	-
	Consultant Fees (design, documentation, administration)	@ 10% of project cost		\$862,900
Total Cost for Master Plan Implementation				\$9,491,900

Glen Innes Tennis Precinct

Item No. on Plan	Sub-Precincts / Projects	Project Description / Specification	Priority	Estimated Costs
Glen Innes Tennis Precinct				
1	Upgrade the Skate Park	- Incorporate a full bowl and upgraded street-style equipment (\$100,000) - Allowance for shelter, seating (\$15,000)	M	\$115,000
2	Re-surface tennis courts No.s 1 & 2	- Recommended sand-filled synthetic grass surface to match existing courts	H	\$100,000
3a	Form car park along West Avenue (south)	- Approx. 11 gravel car parks: level-off surface and supply and spread gravel (\$7,500) - Form landscape buffer to courts: consider a combination of low level plantings and trees (15 No.) (\$7,500)	H	\$15,000
3b	Form car park along West Avenue (north)	- Approx. 30 gravel car parks: level-off surface and supply and spread gravel (\$20,000) - Form landscape buffer to courts: consider a combination of low level plantings and trees (15 No.) (\$7,500)	L	\$27,500
4	New sealed path along Rocky Pond Creek to link Wilson Park to Gwydir Highway	- Approx. 300m x 2.0m = 600sqm @ \$85	H	\$51,000
	Consultant Fees (design, documentation, administration)	@ 10% of project cost		\$30,850
Total Cost for Master Plan Implementation				\$339,350

King George Oval

Item No. on Plan	Master Plan Project	Project Description / Specification	Priority	Estimated Costs
King George Oval				
1	Upgrade the oval surface	- Replace the existing sub-surface drainage (\$125,000) - Spray the weeds (\$1,500) - Fertilise (\$2,500)	M	\$129,000
2	Create a feature entry at the Commemorative Gates	- Replace the concrete with paving (\$17,500) - Design, fabricate and install an interpretative sign (\$10,000)	M	\$27,500
3	Complete tree plantings along the reserve boundaries	- Supply and plant 25 mature trees (60 litre pots) @ \$500 to complete perimeter plantings (\$5,000)	H	\$12,500
5	Provide new public toilets	- Demolish the existing public toilet block and reinstate to grass (\$7,500) - Reconfigure and upgrade the understorey of the Grandstand to provide accessible public toilets (\$200,000)	M	\$207,500
6	Continue to maintain the Grandstand	- Allowance only	Ongoing	\$75,000
7	Remove infrastructure no longer required	- Remove the existing long/ triple jumps and shot put circles (\$2,500) - Remove the existing discuss cage and concrete circle (\$3,000) - Remove the canteen building (\$4,000) - Remove the athletics equipment store (\$4,000)	M	\$11,750
8	Re-use or remove the former depot and propagating area	- Allowance only	L	\$20,000
9	Naturalise the banks of Rocky Pond Creek	- Remove litter and weeds and revegetate (allowance only)	H	\$15,000
	Consultant Fees (design, documentation, administration)	@ 10% of project cost		\$49,825
Total Cost for Master Plan Implementation				\$548,075

Kerry Mead Park

Item No. on Plan	Sub-Precincts / Projects	Project Description / Specification	Priority	Estimated Costs
Kerry Mead Park				
1	Upgrade League 1	- Install sub-surface irrigation and drainage systems	H	\$150,000
2	Upgrade League 2	- Install sub-surface irrigation and drainage systems (\$150,000) - Upgrade floodlighting to 50 lux (\$175,000)	M	\$325,000
3,4	Construct two new sports fields	- Clear and level site (\$150,000) - Install a basic irrigation system in League 3 (\$75,000) - Import soil and seed both ovals (\$75,000)	H	\$305,000
5	Form new junior training field	- Allowance for undergrounding the stormwater overland flow (\$35,000) - Level, import soil and seed training field (\$20,000)	L	\$55,000
7	Upgrade the existing amenities	- Extend and refurbish the toilet and shower areas (\$150,000) - Upgrade the change room areas (\$50,000)	H	\$200,000
8	Demolish existing public toilet (after new pavilion is completed)	- Demolish the building and reinstate to grass	M	\$7,500
9	Upgrade the canteen and social rooms	- Canteen: Allowance (scope not known) (\$25,000) - Social rooms: Allowance (scope not known) (\$50,000)	L	\$75,000
10	New terraced spectator seating	- Install bench seating (\$75,000) - Provide a shelter of approx. dimensions 7m x 15m (\$85,000)	L	\$160,000
11	New shelter and media box	- Provide 2 shelters of approx. dimensions 3m x 10m (\$100,000) - New raised media box (\$135,000)	M	\$235,000
12	New junior and women's change rooms (300sqm)	- Comprise of 4 x change rooms & amenities areas, referee change, scorer's room, 1st aid, storage, and public toilets (300sqm @ \$2,750 per metre)	M	\$825,000
13	Remove sections of the hedge	- Allowance only	L	\$15,000
14	Potential future (unsealed) car park along Dunn Avenue	- Level the surface and import and spread crushed rock approx. 2,500sqm @ \$50 (\$125,000) - Form new vehicle access from Dunn Avenue and install new gate (\$5,000)	H	\$130,000
15	Form car park around League 1 & 2	- Approx. 230 gravel car parks (\$150,000) - Sealed access road to service car parks: 390m x 4m wide (no kerb and channel) 1,560sqm @ \$150 (\$235,000)	L	\$385,000
16	Form car park behind social rooms	- Approx. 60 gravel car parks with unsealed access road	L	\$55,000
	Undertake tree plantings along car parks	- Allowance for 100 semi-mature trees @ \$250	M	\$25,000
	New gravel path to link League 1 & 2 with the proposed new amenities block and the canteen/ social rooms	- Approx. 550m x 2.0m = 1,100sqm @ \$35	M	\$38,500
	Consultant Fees (design, documentation, administration)	@ 10% of project cost		\$298,600
Total Cost for Master Plan Implementation				\$3,284,600

Lynch Oval

Item No. on Plan	Master Plan Project	Project Description / Specification	Priority	Estimated Costs
Lynch Oval				
1	Relocate the Dr Lynch Memorial Gates	- Remove the infrastructure and rebuild on the Potter Parade boundary (\$10,000) - Install crossover (\$3,500) - Design, fabricate and install an interpretative sign (\$7,500)	H	\$21,000
2	Prepare surface for a seasonal croquet green	- Level and oversow an area of approximately 20m x 20m	H	\$7,500
3	New Lynch Family Memorial plantings	- Supply and plant five semi-mature trees @ \$250 (\$1,250) - Relocate plaques (\$1,000)	H	\$6,000
	Undertake tree plantings throughout the reserve	- Allowance for 40 semi-mature trees @ \$250	H	\$10,000
	Provide bench seats	- Supply and install 2 bench seats	M	\$5,000
	Consultant Fees (design, documentation, administration)	@ 10% of project cost		\$4,950
Total Cost for Master Plan Implementation				\$54,450

Glen Innes Showground

Item No. on Plan	Master Plan Project	Project Description / Specification	Priority	Estimated Costs
Glen Innes Showground				
3	Cover the sand arena	- Metal deck roof approx. dimensions 25m x 65m (150,000) - Services connections (Allowance - \$50,000)	L	\$200,000
4	Car park and boundary planting	- Allowance to form unsealed, informal car parking areas east of the sand arena (\$30,000) - Allowance for 30 semi-mature trees @ \$250 (7,500)	M	\$37,500
	Consultant Fees (design, documentation, administration)	@ 10% of project cost		\$23,750
	Total Cost for Master Plan Implementation			\$261,250

Emmaville Recreation Reserve

Item No. on Plan	Master Plan Project	Project Description / Specification	Priority	Estimated Costs
Emmaville Recreation Reserve				
1	Renew the shot put circle	- Remove the existing concrete circle (\$500) - Box and pour concrete, and install wooden plinth (\$1,500) - Line marking (\$500)	M	\$2,500
2	Renew the discus cage	- Replace the netting (\$750) - Remove the existing concrete circle (\$500) - Box and pour concrete (\$1,500) - Line marking (\$500)	M	\$3,250
3	Improve surface of the access track for pedestrians	- Supply and spread crushed rock (approx. 45m)	H	\$2,500
4	Renew the eastern cricket practice net	- Repair fencing and replace bent poles, as required (\$1,500) - Install synthetic surface onto the pitch (\$3,500)	L	\$5,000
5, 6	New and upgraded long/ triple jump facilities (1 new, 1 upgraded)	- Remove the western cricket practice net and concrete cricket wicket (\$2,500) - Box up each sandpit (\$2,000) - Import sand (\$300) - Purchase shade cloth and pegs to cover each pit (\$1,500)	H	\$6,300
7	Replace the oval cricket wicket	- Remove the existing concrete pitch (\$1,750) - Box and pour new concrete pitch (\$4,000) - Install synthetic surface onto the pitch (\$6,000)	H	\$11,750
8	Complete the oval perimeter tree planting	- Remove the pine trees (\$5,000) - Allowance for 20 semi-mature trees @ \$250 to complete perimeter plantings (\$5,000)	M	\$10,000
10	Install separate heating for the toddlers pool	- Allowance only	M	\$30,000
11	New shade at the Emmaville Swim Centre	- Supply and install two additional table/ seating/ shelter combinations	M	\$10,000
	Consultant Fees (design, documentation, administration)	@ 10% of project cost		\$8,130
	Total Cost for Master Plan Implementation			\$89,430

Deepwater Oval

Item No. on Plan	Master Plan Project	Project Description / Specification	Priority	Estimated Costs
Deepwater Oval				
1	Upgrade the oval surface	- Spray the weeds (\$1,500) - Remove the concrete wicket, import soil and re-sod (\$2,500) - Fertilise (\$2,500) - Allowance for 20 semi-mature trees @ \$250 to complete perimeter plantings (\$5,000)	M	\$6,500
2	Upgrade the three long/ triple jump sandpits	- Box up each sandpit (\$2,000) - Purchase shade cloth and pegs to cover each pit (\$1,500)	H	\$3,500
3	Renew the two shot put circles	- Remove the existing concrete circles (\$750) - Box and pour concrete for two circles (\$1,500) - Line marking (\$500)	H	\$2,700
4	Undertake tree planting throughout the reserve, as required	- Allowance for supply and planting of 150 small trees @ \$150	M	\$22,500
5	Convert the two rear tennis courts to sand-filled synthetic grass		L	\$150,000
7	Replace the existing windbreak	- Allowance for 20 semi-mature trees @ \$250 (\$5,000) - Remove existing hedge after the new trees reach maturity (\$3,000)	H	\$8,000
8	Install and interpretive sign	- Allowance for design, fabrication and installation - (sign to describe the significance of the habitat and the indigenous fauna)	M	\$7,500
10	Install a shelter and a BBQ	- Supply and installation of a shelter (\$10,000) - Supply and installation of an electric BBQ (\$7,500)	H	\$17,500
12	Form unsealed car park to service the playground and BBQ (12 spaces)	- Approx. 125sqm @ \$35	M	\$4,375
13	Improve water pressure to amenities block	- Allowance only	H	\$10,000
14	Seal access roads to the reserve	- Fraser Street: 175m x 6m wide (no kerb and channel) 1,050sqm @ \$150 (\$157,500) - Dundee Street: 125m x 6m wide (no kerb and channel) 750sqm @ \$150 (\$112,500)	L	\$270,000
15	Install dump point	- Allowance for sealed concrete apron (\$10,000) - Allowance for installation of receptacle and associated wash facilities (\$75,000)	M	\$85,000
	Consultant Fees (design, documentation, administration)	@ 10% of project cost		\$58,758
	Total Cost for Master Plan Implementation			\$646,333

Appendix 1

People and groups consulted during the study

Glen Innes Severn Council staff and councillors

Name	Position / Department
Hein Basson	General Manager
Graham Price	Director of Development, Regulatory and Sustainability Services
Keith Appleby	Director of Infrastructure Services
Graham Archibald	Manager Recreation and Open Spaces
Greg Domam	Manager Planning & Regulatory Services
Sheryn Nourse	Grants Officer
Steve Toms	Mayor
Carol Sparkes	Deputy Mayor
Glenn Frendon	Councillor
Jeff Smith	Councillor
Andrew Parsons	Councillor

Sporting groups/ individuals

Name	Sport
Wayne Williams	Glen Innes Minor Rugby League
Adrian Bruce	Glen Innes Minor Rugby League
Linda Bruce	Glen Innes Minor Rugby League
James Graham	Glen Innes Rugby League
Bec Graham	Glen Innes Rugby League
Sam Price	Glen Innes Elks Rugby Union Football Club
Preston Parkes	Glen Innes & District Football Association
Chris Wilson	Glen Innes & District Football Association
Troy Arandale	Glen Innes & District Football Association
Julie Fuller	Glen Innes Netball Association
Bec Cooke	Glen Innes Netball Association
Sally Floyd	Glen Innes Netball Association
Peter Haselwood	Glen Innes Tennis Club
Mavis Haselwood	Glen Innes Tennis Club
Chris Smith	Glen Innes Tennis Club
Sue Rees	Glen Innes Tennis Club
Neale Royal	Glen Innes Show Society
Andrew Hancock	Glen Innes Show Society
Maree Cameron	Glen Innes Pony Club
Keith Watts	Glen Innes Aquatic Centre
Sandra Watts	Glen Innes Aquatic Centre
Russell Scott	Athletics Glen Innes

Sporting groups/ individuals

Name	Sport
Wayne Williams	Glen Innes District Cricket Association
Andrew Symonds	Emmaville Cricket
Andrew Say	Glen Innes Rugby League
Steven McAllister	Glen Innes Junior Rugby League
Damian McAlister	Glen Innes Junior Rugby League
Mark Gallagher	Glen Innes Rugby League
Greg Wilkins	Glen Innes District Cricket Association
Braiden Wilkins	Glen Innes District Cricket Association
Rebecca Sullivan	Emmaville Central
Jeff Moss	Emmaville Swim Centre
Tricia Stack	Deepwater Jockey Club Deepwater Progress Association
Brett Bishop	Deepwater Progress Association
Mathew Grant	Deepwater Tennis Club

Appendix 2

Lynch Oval Future Directions – Discussion Paper



Glen Innes Review of Sporting Facilities and Master Plans Study

Lynch Oval Future Directions – Discussion Paper

22 March 2018

Discussions held in December 2017 and February 2018 with Council staff, Councillors and community representatives generally agreed that Lynch Oval as a venue for organised sporting activities is surplus to the current and likely future sporting needs of the Glen Innes community. Alternate proposals to accommodate cricket and rugby league carnival days at other venues have been identified.

The initial concept plan prepared for Lynch Oval by Simon Leisure shows the retention of the southern portion of the reserve as a new community parkland, and the possible disposal (sale) of the balance of the reserve (see plan attached). During the presentation of this concept plan to council representatives on 12 & 13 February 2018, there was a preference expressed for the retention of the northern portion of the reserve as a new community parkland, not the southern portion.

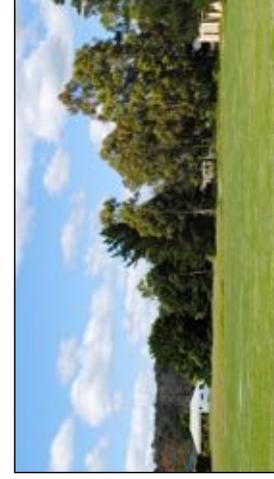
Sharon Bell (Design Instincts) who is providing specialist landscape services for the study and I wish to strongly reinforce that it is our professional opinion that the southern portion of the reserve be retained as the parkland. Our opinion is based on grounded recreation and open space planning principles, and our collective extensive experience in assessing such matters.

Below is a simple 'strengths' and 'weaknesses' discussion that we both believe captures the fundamentals of the determination. We have assumed that the section of the reserve not required by Council may be sold for residential development.

Southern portion retained as a community parkland

Strengths

- The southern portion contains extensive mature trees to provide an instant habitat and a structure for a new park.
- A majority of the eucalyptus that exist at Lynch Oval are located in the southern portion (see right). Due to the age, form and grouping of the trees, they could be considered to have a higher aesthetic value and definitely a high habitat value for the area. The eucalyptus are likely to be remnant and endemic to the area.
- The southern portion has a higher aesthetic appeal as a park and will require less capital funding to be established.



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- The southern portion provides a linear link to Kerry Mead Park, important for connectivity and integration of open space, and important as a habitat corridor.
- Long-term maintenance of the southern portion will be simpler and likely to cost less, for two related reasons:
 - with the extent of the existing trees, the site will require less mowing/ maintenance
 - the existing natural woodland environment creates the potential for some areas within the site to be planted with native grassland, thereby further reducing mowing/ maintenance levels.
- The southern portion is not an efficient yield layout for a developer due to its shape and slope.
- In addition, the proportions of the southern portion being long and skinny with a depth that would not accommodate the depth of two lots, could attract a higher density solution for the southern portion of the land, which would not be a desirable residential amenity outcome.
- The northern portion is generally a flat, square portion of land with efficient proportions, so will return a higher yield compared to the southern portion.
- There would be minimal tree removal required by a developer in the northern portion.
- The orientation and connection of a new subdivision in the northern portion will be to the direction of the Glen Innes CAD and the established urban area of the precinct.

Weaknesses

- The road frontage is more extensive in the southern portion, which is favourable for residential development.
- Existing services are contained in the northern portion.
- The Dr Lynch Memorial Gates and the Lynch family memorial tree plantings (see below) may need to be relocated/ replaced, which may cause concern for the extended Lynch family and will be an additional cost for Council.



Northern portion retained as a community parkland

Strengths

- A parkland in the northern portion will be orientated to and have a more direct connection with the established urban area of the precinct.
- There would be an opportunity for a developer to utilise the appeal and aesthetics of the existing gums in the southern portion.
- The Dr Lynch Memorial Gates and the Lynch family memorial tree plantings would be retained in their current locations, which would diffuse any potential concerns from the extended Lynch family if the memorial had to be relocated.

Weaknesses

- The northern portion has significant lower aesthetic appeal as a park, due to minimal existing trees and the overgrown front hedge (see below).



- The cost of removing the front hedge (if it was to be removed) would be Council's cost to remove and dispose.
- The existing cypress located on the northern portion have most likely been introduced as wind break or historical hedgerow. These trees would have a lower habitat value to the area when compared with the eucalyptus trees.
- For the northern portion to be retained, a significant capital injection would be required to create a park atmosphere with trees and other plantings.
- The northern portion does not have a direct link to Kerry Mead Park - disjointed for accessibility and maintenance.

It is recommended that the master plan for Lynch Oval show the retention of the southern portion of land along Potter Parade for a linear parkland, as outlined in the attached draft master plan.



Richard Simon
Director