

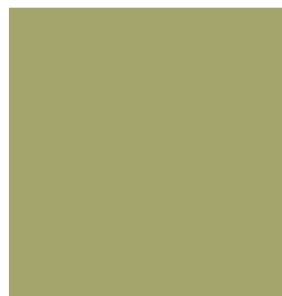


MASTER PLAN

armstrong park



Parkes
Shire
Council



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recreation
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Executive summary

Introduction and purpose

Armstrong Park currently plays host to cricket and basketball. Additionally, a small playground is located amongst mature trees at the northern end of the park. With the Park being located within a residential area, adjoining a school and currently quite a 'blank canvas' opportunity exists to consider future staged development alternatives.

Existing situation

The 1.8ha site is located on the eastern edge of the Parkes township on a block bordered by Reid, Danilenko and Hodges Streets. Armstrong Park is a Council-owned facility categorised as a sports ground.

The Park has a gentle slope running from the front to the rear, has stands of mature trees around much of the perimeter and limited embellishments.

Existing embellishments include:

- cricket field with synthetic wicket
- asphalt basketball court
- amenities building
- small playground
- scattered benches
- pipe rail fencing.

Demand for upgrade

Demand for upgrades to the Park has been established through consultation (with Council, nearby school and user groups) and consideration of existing opportunities. Key directions include:

- sport
 - the only public basketball facility in Parkes
 - established venue for junior and senior cricket matches
- recreation
 - existing play area is well used
 - limited recreation opportunities for local residents.

Design directions

The proposed master plan is located within Section 6.

The vision for Armstrong Park is:

to provide an attractive local-level sport and recreation hub that includes quality sports facilities for basketball and cricket, a recreation node and connected network of walk/cycle paths.

Proposed ultimate embellishment for the Park includes:

- sporting opportunities
 - full-size re-surfaced basketball court
 - half-size (or full-size) basketball court
 - cricket field with synthetic wicket
- recreation opportunities
 - recreation node in the north-east corner toward Hodges Street
- common areas
 - paths providing links to the future path network
 - shaded spectator benches to the south and east of the basketball courts and north of the cricket field
 - node with picnic shelters between the basketball area and cricket field
 - amenities building with access for formal users
 - areas of nose-in parking along Reid Street and unsealed car parking area accessed off Hodge Street.





Background

Introduction and purpose

Parke Shire Council engaged ROSS Planning to develop a master plan for Armstrong Park (the Park). The Park is located on the eastern edge of the Parke township and is home to both field-based sport (cricket) and basketball.

The aim of the master plan is to provide a realistic and achievable vision for the Park, where the needs and requirements of the user groups, community and Council are established and balanced. Importantly, the project will require a staged approach to development that provides for smooth implementation limiting impact on users. Ultimately, the report will guide community, Council and user group decision-making and resource allocation.

Through site analysis, background research and consultation, the project aims to provide optimal use of the Park for sport and recreation groups and the wider community.

What is a master plan?

A master plan provides a vision for a site, identifying what it should look like and how it should function into the future. It establishes a strong and consistent direction, providing a framework for ongoing improvement. It considers the interrelationship between:

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

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

The master plan does not suggest that all elements of the plan should proceed immediately, or that Council nor the user groups should be responsible for all capital costs in respect of those items that are progressed. Importantly the intent of the master plan is to provide a framework for future development of the Park over an extended time period so that ad hoc improvements are avoided and community use and long-term viability are maximised. The master plan should be regularly monitored to ensure the outcomes continue to meet community needs in the best possible way.

Project methodology

The methodology used to develop the master plan comprised the following stages:

Stage 1 - Preliminaries

- inception meeting
- review of relevant reports, plans, policies and other documents
- review of the demographic profile of the community including consideration of population growth projections

Stage 2 - Site assessment

- detailed site assessment
- discussions with Council officers
- discussions with existing and potential user groups

Stage 3 - Developing options

- analysis of identified issues, ideas, needs and opportunities
- preparation of a concept option for Council review

Stage 4 - Draft concept master plan

- consideration of the preferred concept
- preparation of the draft master plan report
- review of the draft master plan by Council
- presentation and review by user groups and community

Stage 5 - Review and finalisation

- review of feedback on the draft master plan report
- agreed amendments to the master plan report
- Council endorsement.

Literature review

In order to present a clear picture of the background issues impacting on the potential upgrade and development of the Park, a literature review has been undertaken. A detailed summary of each document reviewed is included below, while key impacts for the development of the master plan are highlighted in the summary breakout box.

Community Strategic Plan 2022

The Community Strategic Plan is a lead document in Council's integrated planning and reporting framework. The Plan presents a vision and a range of objectives under eight future directions.

The future directions and associated objectives with most relevance to this master plan include:

- 2. Improve health and wellbeing
 - 2.5 Maximise public health and safety
- 6. Enhance recreation and culture
 - 6.2 Improve pedestrian access and walking/cycling facilities
 - 6.3 Maintain and develop sporting, recreational and cultural facilities.

These key directions have been closely considered throughout the development of the master plan.

Delivery Program 2013/14-2016/17

Building upon the Community Strategic Plan, the Delivery Program provides clear actions for each strategic direction. The following actions have been reviewed given their direct implications for the master plan:

- 2.5.2 Maintain community safety through the management and reduction of public nuisances
- 6.2.1 Progressively implement the priority actions from the Pedestrian Access and Mobility Plan (PAMP)
- 6.2.3 Ensure new facilities have compliant pedestrian access
- 6.3.2 Provide beautification and recreation opportunities through parks, gardens, street trees and amenities
- 6.3.3 In conjunction with the Shire's Sports Councils, maintain and develop sporting fields to meet the need of the Shire's strong sporting base.

10 Year Asset Management Strategy

The Asset Management Strategy provides a clear framework for managing infrastructure assets including (transport, stormwater drainage, water, sewerage, open spaces, buildings and Parkes Regional Airport). In 2013, these assets had an estimated replacement value of \$760m (with open space representing more than \$33m of this total).

The Strategy provides a program of tasks (and associated resources) required to meet Council's core level of asset maturity and competence. Further, the Strategy notes the asset condition profile for each of the seven asset classifications. Of concern, the open space classification is identified as having more than 40% of its asset portfolio in 'poor or very poor' condition, yet only approximately 30% considered 'good or very good'.

Open Space Asset Management Plan

The Open Space Asset Management Plan covers the entire open space network including four pools, sporting complexes, parks, reserves, caravan park and cemetery. The Asset Management Plan (AMP) identifies (in 2012) an average annual shortfall of almost \$600,000 for the required operation, maintenance, renewal and upgrade of existing assets. As a result, the AMP indicates that Council will need to reduce service levels in some areas (potentially reduced mowing frequency and considering playground removal).

Council's 2010 community survey noted parks, cemeteries, sports grounds and playgrounds within the top ten services respondents were *very satisfied* with. From the open space area, only nature strips were included in the top ten *not satisfied* services.

The AMP outlines a wide range of community and technical levels of service for fields and courts, play equipment, swimming pools, landscaping, irrigation, cemeteries and signs. Interestingly, the document suggests sufficient budgets exist to meet expected levels of service.

The following actions are forecast with relevance to the master plan:

- 2015/16 Sporting grounds upgrades as per Master Plan outcomes
- 2016/17 Sporting grounds upgrades as per Master Plan outcomes.

Pedestrian Access Mobility Plan and Bike Plan 2008

The Pedestrian Access Mobility Plan (PAMP) and Bike Plan aim to increase pedestrian and cyclist activity by encouraging walking and cycling as legitimate transport options and recommending a connected network of suitable walk/cycle opportunities.

PAMP recommends 1.2m wide pedestrian paths along Reid and Danilenko Streets along the Park boundary. Of the 11 proposed pedestrian path projects, these works are considered 7th in priority.



Literature review - summary

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

- Council acknowledges the importance of sport and recreation facilities for the community
- Council resources are stretched across a range of areas resulting in the need for prioritised approaches to development

Demographic considerations

In order to understand the make-up for the Park 'catchment', a snapshot of existing and future population and demographic characteristics has been undertaken. Given Armstrong Park's position as a lower-level sports facility, population characteristics for the Parkes township (Parkes-Urban) have been the focus where possible. (It is unlikely that Armstrong Park will regularly draw use from outside this area).

Analysis of these characteristics¹ reveals:

- an urban population of 10,033 with limited population increases between 2006 and 2011
- higher proportion of young people 17 years and under (26.7%) compared with Regional NSW (23.5%)
- emergence of older adults and seniors (urban increase of more than 250 between 2006 and 2011)
- higher proportion of households without a motor vehicle (9.6% compared with 8.7% for the Shire and 7.6% for Regional NSW)
- higher proportion of households without internet connection (38.8% compared with 31.8% for Regional NSW).

In terms of impacts for the future development of Armstrong Park, these demographic considerations suggest:

- a range of sport and recreation opportunities that are attractive across the ages should be made available at the Park (e.g. both formal sport and passive recreation activities)
- with a relatively stable population base, sports club memberships can, at least, be maintained.

¹ *profile.id (2015)*



Trends considerations

Formal sport trends

Field and court quality

Facility providers face an increasing trend to develop and re-develop sporting fields and courts to a higher level in order to increase carrying capacity. Upgrades, such as lighting and field irrigation, allow training and competition times to be extended and increases the ability of turf playing fields to cope with the resulting wear and tear. Further, to achieve ongoing field quality, fields need 'rest periods' (of up to four weeks) where necessary maintenance can be undertaken.

However, the replacement of turf fields with synthetic fields can significantly increase carrying capacity by limiting maintenance-required field down time. A number of councils and facility providers are moving toward the provision of synthetic fields (particularly for football where a number of internationally certified surfaces are available).

Field sharing

With many sports extending the lengths of pre-season and season fixtures, sharing of field space is becoming difficult. While providers strive to maximise the use of community resources (and the State Government espouses field sharing), the reality is that shared use of ancillary facilities (e.g. clubhouses, carparks) rather than fields may be more appropriate.

Volunteer sport organisations

The rate of volunteering in sport and recreation clubs has been declining for many years. Often, the responsibility for running clubs falls to one or two key personnel. To address this issue, there is a move toward amalgamations, with multi-sport clubs becoming more common. In other cases, organisations may become aligned to larger licensed clubs that take over some or all of the volunteers' roles as well as asset management responsibilities.

Some 'professionalisation' of clubs is also likely to take place with volunteer positions attracting a basic remuneration. The commercial sector will also displace some clubs by offering competitions that allow participants to compete without any requirements to undertake other duties (e.g. umpiring or canteen duty).

Passive recreation trends

Park design

The design of a park is critical in ensuring that it is successfully utilised by the community. Public open spaces should include:

- attractive and safe open areas with good lighting, seating, shade, shelters and areas for play
- well-lit, level and shaded walk/cycleways that provide links to open space, community, commercial areas, and public transport (where available)
- well-designed and landscaped internal roads, including safe pedestrian road crossings and traffic management devices
- range of infrastructure that supports participation by people with disabilities, including the provision of ramps, accessible amenities and safe pedestrian crossings.

Creating the 'right' park setting is essential to the community's use of it for both active and passive recreation.

Numerous studies highlight the need for trails linking residential areas with parks and other types of open spaces. Walking has become the preferred physical activity for both men and women. Therefore, there is a need for path systems that provide good connectivity between places of activity, aesthetic appeal, safety and convenience.

Summary

So what do the trends mean for the master planning of Armstrong Park? As the master plan has been developed, we have:

- ensured the provision of a range of high quality field and court facilities
- ensured opportunities for shared-use of key ancillary facilities
- maximised opportunities for walking and cycling, as these are popular physical activity options
- considered new low cost recreation experiences potentially being developed within the Park so that it has broad appeal
- created naturally and artificially shaded areas
- catered for all age groups and considered the needs of the aged and less physically mobile.

3

Existing situation

Site description

Armstrong Park is located on the eastern side of the Parkes township (as depicted in the adjoining context map).

The 1.8ha park (Lot 342 on DP750152) is Council-owned and managed.

The Park is currently home to regular basketball and junior cricket use (with sporadic use for senior matches).

Planning considerations

Parkes Local Environmental Plan 2012

Public recreation zone

Armstrong Park is zoned RE1 Public Recreation.

The objectives of the public recreation zone are to:

- enable land to be used for public open space or recreational purposes
- provide a range of recreational settings and activities and compatible land uses
- protect and enhance the natural environment for recreational purposes.

Outdoor sport and recreation uses are permitted uses (with consent) of RE1.



Site elements

Site characteristics

The site has a quality turf surface. The Park has a slight rise from the 'front' of the park on Danilenko Street through to the 'rear' of the Park where the amenities are located (and the Park adjoins residences).

Buildings and improvements

Armstrong Park has few embellishments:

- a brick amenities block is located at the western edge of the Park
- a full-size bitumen basketball court is located in the south-east corner at the front of the Park
- the turf and court area are enclosed by a single rail pipe fence
- a simple climb-and-slide play structure is located under mature shade trees at the far northern end of the Park (outside the fenced field area).

The amenities building is a simple structure that includes male and female toilets.

Lighting

There is no sports lighting within Armstrong Park.

Parking

On-street parking is located along Danilenko Street. Unsealed car parking is also available under the trees off Hodges Street. Additionally, the grassed road reserve to the east of Danilenko Street would provide suitable parking for events generating larger numbers.

Access, linkages and connectivity

Entry and access

The single rail pipe fence creates limited access restriction for pedestrians and facility users. However, the fence does restrict vehicle access to the playing surface. At the northern end of the Park, near to the play structure, a driveway provides vehicle access to the treed section of the Park (but not the playing areas).

Linkages and connectivity

Being located on the far eastern outskirts of the town, there are no pedestrian paths leading to Armstrong Park. However, residential developments are located directly to the north, west, south-west and north-east of the facility and a primary school is located directly to the south of the Park.

A small section of path has been constructed to link the amenities block with Reid Street.

Shade

A stand of mature trees provides a large shaded area at the northern end of the Park. Additionally, mature trees are also located along the remaining boundaries.

Signage

The Park currently has an unattractive timber naming sign and an additional 'regulatory' sign at the entrance to the amenities building.

As a small open Park with relatively clear sightlines, there is little need for internal signage. However, directional signage from Clarinda Street would be beneficial.

Facility snapshot



Existing facilities

1. Unsealed car parking under trees
2. Shaded play opportunities
3. Aged timber bench seating
4. Synthetic cricket wicket and quality turf field
5. Brick amenities building
6. Concrete access path to amenities
7. Bitumen basketball court in poor condition (backboards also in poor condition)
8. Aluminium bench seating
9. Park signage



Cricket-specific facilities

As a facility predominantly used for junior cricket fixtures, only simple embellishments exist:

- well-turfed smaller field with synthetic wicket
- aged timber bench seating



Basketball-specific facilities

As the only public basketball facility in Parkes, the basketball court enjoys regular use. However, both the court and the backboards are in poor condition:

- full-size bitumen basketball court. Court has large cracks and areas of significant root damage
- aluminium bench seating on concrete bases



Common facilities

- Brick amenities building
- Shaded play node
- Unsealed car parking





Demand analysis

Demand for development at Armstrong Park has been established through consultation (with Council, user groups and local school) combined with an analysis of existing opportunities.

Consultation summary

Council

Issues

- the single basketball court appears well-used yet is in poor condition
- the cricket oval is appropriate for junior cricket, however, it is a little too small for seniors (given the short distance to adjoining houses and Danilenko Street directly to the east)
- the amenities block is in appropriate condition but is only opened for formal cricket use.

Opportunities

- clear need to upgrade the existing basketball court and consideration for additional basketball development
- opportunity to enhance spectator facilities for cricket.

Existing user groups

Parke's Cricket (Junior and Senior)

Armstrong Park is used throughout the summer sporting season for junior fixtures on Saturday mornings. Additionally, a 4-5 week Friday night senior 20/20 competition was also trialled in 2015. While the small field made for many boundaries in the 20/20 competition, an alternate venue may be sought if this event is to be conducted again in 2016 given the dangers associated with balls being hit onto roads and into adjoining house blocks.

The facility has ample shade and existing seating is well-located. The amenities are suitable and are opened for fixtures (however, the key used by the Association does not unlock the women's toilet).

Parke's 'social' Basketball

Armstrong Park offers the only public basketball facility in Parkes.

While there is no formal basketball association in Parkes, a group of committed players organise weekly 'pick-up' games. Additionally, monthly mini-tournaments are conducted with more than 20 players allowing multiple teams and interchanges. With more regular matches being conducted, the sport is gathering attention and enjoying growth.

The existing court is in poor condition and should be replaced or completely resurfaced. Further, both the rings and backboards also need to be replaced.

To ensure the long-term quality of the court, the nearby trees should be removed to avoid damage caused by root intrusion.

Ideally, a basketball precinct could be developed that included:

- an additional half court that could be used for warm-ups and as an alternate area for recreational basketball when matches were being played on the full court
- shaded seating and picnic tables
- nearby water point and drinking fountains
- access to the amenities building.

Parke's East Public School

The school does not have access to a cricket oval nor basketball courts. As a result, the facilities at Armstrong Park are occasionally used (approximately monthly) for school sport and physical education classes. In addition, the School's kindergarten also use the basketball court for court-based activities (approximately fortnightly).

The School does not require access to the amenities building and is happy with the quality of the facilities on offer at Armstrong Park.



Catchment considerations

Sport

There are currently a number of quality playing fields available to the community within Parkes. Indeed, three of the key sports facilities, Northparkes, Spicer and Pioneer Ovals, are located less than 800m to the north-west of Armstrong Park.

Recreation

The site context map on page 7 highlights the limited range of parks servicing the residential area north of Clarinda Street and east of Memorial Hill.

Small local parks with limited recreation opportunities are located in Mengarvie Road, Thornbury Street and Panorama Crescent.

Given the limited existing opportunities elsewhere combined with Armstrong Park's location adjoining the local primary school, it is not surprising that the shaded play area at the northern end of the Park appears popular. Additionally, the basketball court and cricket field offer further options for active recreation.

Demand - summary

- opportunity exists to upgrade and expand the basketball facilities for local players
- spectator facilities for both cricket and basketball can be enhanced
- opportunity exists to further develop the existing play opportunities for local residents and Park visitors





Design considerations

Opportunities and constraints

Key opportunities and constraints for the Park are summarised below and provide much of the direction for the designs.

Issue	Opportunities/Constraints	Desired Outcomes/Design Drivers
Movement		
Entry	<ul style="list-style-type: none"> <input type="checkbox"/> Site is easily located off Clarinda Street (although no signage is located at this point) <input type="checkbox"/> Little sense of entry or arrival 	<ul style="list-style-type: none"> <input type="checkbox"/> Install directional signage at the intersection of Clarinda Street and Renshaw McGirr Way <input type="checkbox"/> Create an attractive entry statement with signage and planting at the intersection of Danilenko and Reid Streets
Parking	<ul style="list-style-type: none"> <input type="checkbox"/> Lack of formal parking arrangements <input type="checkbox"/> Opportunity for a mix of formal (nose-in parking) and overflow car parking areas 	<ul style="list-style-type: none"> <input type="checkbox"/> Construct unsealed nose-in car parking on the parkside of Reid Street <input type="checkbox"/> Construct a formal driveway entry into the informal car park area at the northern end of the Park (install bollards to separate this car park area from the playground area)
Pedestrian network	<ul style="list-style-type: none"> <input type="checkbox"/> No existing internal or external path system 	<ul style="list-style-type: none"> <input type="checkbox"/> Construct paths around surrounding streets to link into the future pedestrian network
Fencing	<ul style="list-style-type: none"> <input type="checkbox"/> Perimeter fencing is largely functional 	<ul style="list-style-type: none"> <input type="checkbox"/> Retain the existing perimeter fencing. Replace with like fencing at the end of this fence's useful life <input type="checkbox"/> Consider working with residents whose properties back onto the western side of the park to investigate alternate fencing opportunities that would create uniformity and enhance the aesthetics of the Park
Buildings and structures		
Amenities	<ul style="list-style-type: none"> <input type="checkbox"/> The amenities building is located in a highly visible area and appears in good condition 	<ul style="list-style-type: none"> <input type="checkbox"/> Continue to maintain the building as it will become increasingly important (and more heavily used) as basketball facilities are further developed in the Park <input type="checkbox"/> Ensure formal basketball users have suitable access to the building
Open space		
Sports facilities	<ul style="list-style-type: none"> <input type="checkbox"/> Basketball court is in poor condition yet is the only publicly accessible court in Parkes <input type="checkbox"/> Quality junior cricket playing facilities <input type="checkbox"/> Limited spectator or player facilities 	<ul style="list-style-type: none"> <input type="checkbox"/> Reconstruct the existing basketball court to provide a quality outdoor surface. Conduct targeted tree removal to reduce future tree root impacts <input type="checkbox"/> Develop an additional half-court basketball court (ensuring opportunity remains to expand into a full-size court in the future) <input type="checkbox"/> Maintain the quality turf playing field and synthetic cricket wicket <input type="checkbox"/> Develop a spectator/player node between the basketball area and cricket field <input type="checkbox"/> Replace the timber seating at the northern end of the cricket field with suitable aluminium seating
Recreation spaces	<ul style="list-style-type: none"> <input type="checkbox"/> Limited recreation opportunities in surrounding residential area <input type="checkbox"/> Existing play opportunities (climb and slide, spring animal) appear well utilised and are well-located under shade trees 	<ul style="list-style-type: none"> <input type="checkbox"/> Expand upon these play opportunities over time <input type="checkbox"/> With an oval for kick-about, basketball facilities, opportunities for enhanced play opportunities and mature shade trees, this Park has the potential to become the key recreation site for local residents







Master plan

The master plan has been developed by considering all consultation, appropriate strategic contexts and previous research. Further, concept options were developed and reviewed before a preferred 'melded' option was agreed to by the project steering committee as the basis for the master plan development. Overall, it provides an ideal opportunity to significantly enhance the capacity of the facility to meet the needs of the sporting community and also the recreation needs of nearby residents and visitors.

The master plan sits well within the existing open space network - providing for local residents and complementing the existing facilities.

The master plan integrates a number of the existing site features with a limited range of new elements and embellishments. The provision of quality recreation facilities and a more attractive environment will encourage use from both the sporting and non-sporting communities.

Facility design

The Master Plan shows the overall layout of the proposed design and facilities. The table below depicts the proposed developments and rationale for individual sport and common areas.

Element	Description	Rationale
Recreation opportunities		
Recreation node	<input type="checkbox"/> Expand the existing play node at the northern end of the Park	<input type="checkbox"/> To ensure a wide range of quality informal recreation opportunities are available for locals and Park visitors
Walk/cycle paths	<input type="checkbox"/> Develop a network of walk/cycle paths around the Park that, ultimately, link with surrounding residential areas	<input type="checkbox"/> To ensure suitable pedestrian opportunities are available for locals and Park visitors
Sporting opportunities		
Basketball	<input type="checkbox"/> Develop a quality full-size outdoor basketball court with appropriate backboards and rings <input type="checkbox"/> Develop a nearby half-court located and designed so that it can be readily expanded into a full-size court when demand dictates <input type="checkbox"/> Remove nearby trees with the potential for problematic root invasion	<input type="checkbox"/> To ensure quality facilities exist for continued (and expanded) basketball opportunities
Cricket	<input type="checkbox"/> Continue to maintain a quality playing field surface for cricket matches	<input type="checkbox"/> To continue to provide a quality (predominantly) junior cricket facility in a picturesque setting
Common areas		
Entries	<input type="checkbox"/> Provide directional signage at the corner of Clarinda Street and Renshaw McGirr Way <input type="checkbox"/> Create an attractive entry statement with signage and planting at the intersection of Danilenko and Reid Streets	<input type="checkbox"/> To promote and encourage community use of the facility for recreation purposes
Car parking	<input type="checkbox"/> Develop unsealed nose-in parking on Reid Street <input type="checkbox"/> Construct a new driveway into the unsealed car park at the northern end of the Park	<input type="checkbox"/> To provide adequate car parking for formal sporting user groups
Fencing	<input type="checkbox"/> Replace the existing pipe fencing with a similar product at the end of its useful life <input type="checkbox"/> Investigate alternate fencing opportunities along the western boundary	<input type="checkbox"/> To stop vehicles entering the park, to 'catch' rolling cricket and basketball balls <input type="checkbox"/> To enhance the uniformity and aesthetics of the Park
Amenities	<input type="checkbox"/> Retain the amenities building	<input type="checkbox"/> To provide suitable access to toilets for formal sporting users

The Armstrong Park Master Plan can be found on the following pages. The master plan includes:

- master plan layout
- indicative image palette.

Vision

The vision for Armstrong Park is:

to provide an attractive local-level sport and recreation hub that includes quality sports facilities for basketball and cricket, a recreation node and connected network of walk/cycle paths.



Armstrong Park - Facility design

- 1. Existing amenities retained
- 2. Develop a new basketball half-court with future opportunities to extend to full length
- 3. Remove large trees where roots are damaging the existing court. Replace with more suitable species
- 4. Re-surface the existing court
- 5. Establish a seating node with views across both sport areas from picnic shelters
- 6. Develop unsealed kerb-side nose-in parking
- 7. Enhanced park 'entry' signage
- 8. Upgraded seating for cricket players and spectators
- 9. Enhanced play opportunities under natural shade
- 10. Construct a pedestrian connection around the park





VIEW A

New basketball node incorporating resurfaced full-size court, new half court, bench seating and picnic shelters. The area would also include a water bubbler and a tap to allow filling of large drinking containers.



VIEW B

Bench seating area under natural shade providing views across the park.



VIEW C

Entry pathway and gathering node at the entrance to the upgraded play area.



Staged implementation and indicative costing

The cost of the development of the master plan is beyond the Council's and the community's ability to fund in the short-term. Thus, this section provides staged budgeting. The information provided is designed as a flexible guide—changes in user group priorities or earlier opportunities for funding may alter staging. The adjoining table summarises indicative costs for the stages of development. These costs do not include legal fees or goods and service tax.

Stage 1 (short-term)

- Develop a quality full-size outdoor basketball court with appropriate backboards and rings
- Remove trees nearest to the basketball court area with the potential for problematic root invasion
- Construct a new driveway into the unsealed car park at the northern end of the Park
- Provide directional signage at the corner of Clarinda Street and Renshaw McGirr Way
- Create an attractive entry statement with signage and planting at the intersection of Danilenko and Reid Streets

Stage 2 (medium-term)

- Expand the existing play node at the northern end of the Park
- Develop a network of walk/cycle paths around the Park that, ultimately, link with surrounding residential areas
- Develop a half-court located and designed so that it can be readily expanded into a full-size court when demand dictates
- Develop unsealed nose-in parking on Reid Street
- Replace the existing pipe fencing with a similar product at the end of its useful life

Stage 3 (long-term)

- Investigate alternate fencing opportunities along the western boundary

Stage	Area	Description	Cost	
1	Basketball	Develop new full size court	50,000	
		Remove nearby trees	4,000	
	Play node	Construct driveway	3,000	
	Signage	Install directional signage	1,000	
		Install entry statement	4,000	
	Stage 1	Sub-total	62,000	
2	Play node	Expand and upgrade	48,000	
	Pedestrians	Construct walk/cycle paths	51,000	
	Basketball	Develop a half court	28,000	
	Parking	Develop unsealed nose-in	6,500	
	Fencing	Replace pipe fencing	28,000	
		Stage 2	Sub-total	161,500
3	Fencing	Investigate alternate fencing	Not costed	
		Stage 3	Sub-total (with rounding)	-
Sub-total			223,500	
			Contingency and sundry site works (10%)	22,350
Sub-total			245,850	
			Escalation (2%)	4,920
TOTAL (exc GST)			250,770	



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