



# Quirindi Sport and Recreation Precinct Master Plan

Liverpool Plains Shire Council  
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recreation  
open space  
and sport  
specialists

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# Longfield Park







# Executive Summary

## 1.1 Introduction

This master plan applies to Longfield Park, the Quirindi and District Tennis Club facilities and Golland Fields. Together, these separate sites create a distinct recreation precinct extending along the eastern flank of Quirindi. The term, Quirindi Sport and Recreation Precinct has been coined to capture the benefit of developing a single plan over all three sites.

## 1.2 Existing situation

Longfield Park is an established sport park in Quirindi supporting participation in a diverse range of sport and recreation activities for residents across the Liverpool Plains Shire. A previously private tennis facility across the road from Longfield Park was acquired by Council in 2019 for continued recreation use by the community. Golland Fields is located adjacent to the tennis site, separated physically by Quirindi Creek, however connected by the Henry Street bridge and walking paths.

All three sites are level and embellished to provide field and court sport and recreation activities and opportunities.

## 1.3 Demand for upgrade

Demand for upgrades has been established through consultation with Council, user groups and peak bodies and with consideration of existing opportunities. Key directions include:

- ☐ sport fields
  - relocation and colocation of activities to increase overall capacity, resolve safety concerns and enhance the flexibility of activity spaces
- ☐ recreation and unstructured activity
  - provide a new playground and youth hub to activate the site throughout the day
  - encourage walking and cycling throughout the precinct
- ☐ spectator and ancillary facilities
  - provide spectator shade and seating and shared ancillary (support) facilities whenever possible.

## 1.4 Design directions

The proposed master plan is located in Section 6. The vision for the Quirindi Sport and Recreation Precinct is:

*“...to provide a Shire-wide sport and recreation venue, connected by attractive and well-designed walk and cycle paths, that provides diverse opportunities for the community to participate in structured and unstructured activities.”*

Proposed ultimate embellishments for the site include:

### Longfield Park

- ☐ new playground, youth hub and recreation area
- ☐ repositioning and development of field 2
- ☐ retention of junior and senior cricket
- ☐ capacity to accommodate rugby league
- ☐ retention of touch football
- ☐ inclusion of athletics track and field
- ☐ formalisation of parking areas
- ☐ upgrading lighting on ovals one and two
- ☐ new shared two-storey clubhouse, amenities and change rooms
- ☐ new spectator shade and seating areas
- ☐ development of new netball and basketball multi-sport courts (design and construction underway)
- ☐ removal of tennis courts
- ☐ retention of Quirindi Swimming Centre.

### Tennis venue

- ☐ retention of tennis courts (x4 granite and 2x synthetic)
- ☐ future additional courts (if need is demonstrated)
- ☐ shared path connection to precinct.

### Golland Fields

- ☐ colocation of junior and senior football (soccer)
- ☐ two senior football (soccer) fields and fields for under 6&7, 8&9 and 10&11
- ☐ field lighting for senior field(s)
- ☐ two synthetic cricket wickets
- ☐ spectator shade and seating
- ☐ shared path connection to precinct via tennis venue.





# Background

## 2.1 Introduction and purpose

In late 2018, Liverpool Plains Shire Council engaged ROSS Planning to develop a master plan for Longfield Park. The process evolved to include the Quirindi and District Tennis Club (previously owned privately) and Golland Fields. As a result the master plan includes these three sport venues and has been renamed the Quirindi Sport and Recreation Precinct Master Plan.

A range of sports utilise the facilities within the precinct and a combination of factors have established the need for a master plan to guide future development. These factors include ageing infrastructure, changing trends in sport participation creating demand for field, court and facility changes, and the need to ensure cost-effective and efficient use of limited resources.

The Precinct is located on the eastern side of Quirindi and is home to both field sports (cricket, football (soccer), touch football, athletics) and court-based sports (netball, basketball and tennis).

The aim of the master plan is to provide a realistic and achievable vision for the Precinct, where the needs and requirements of the user groups, community and Council are established and balanced. Importantly, the project will require development to be staged in a manner 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 Precinct for sport and recreation groups and the wider community.

## 2.2 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. It is important to note that the intent of the master plan is to provide a framework for future development of the Precinct 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.

### Next steps

It is important to note that the Master Plan provides a preferred strategic concept for the site, however further detailed investigation and design is required prior to construction of individual elements identified. Detailed investigation and design is likely to include:

- ☐ topographic survey including existing assets and structures
- ☐ geotechnical investigations
- ☐ required planning approvals
- ☐ detailed design
- ☐ construction drawings
- ☐ bill of quantities/cost estimates/tenders/quotes.

Engagement of professionals with appropriate qualifications will be essential for these tasks.



## 2.3 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 assessments
- ☐ discussions with Council officers

### Stage 3 - Community engagement

- ☐ discussions with user groups, peak bodies and key stakeholders
- ☐ analysis of identified issues, ideas, needs and opportunities
- ☐ preparation of concept options for Council review

### Stage 4 - Draft concept master plan

- ☐ preparation of draft master plan report and layout
- ☐ review of draft master plan by Council
- ☐ user group and public review

### Stage 5 - Review and finalisation

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

## 2.4 Demographic considerations

In order to understand the make-up for the Precinct 'catchment', a snapshot of existing and future population and demographic characteristics has been undertaken. Given the Precinct's location in Quirindi, population characteristics for the entire Council area have been the focus where possible. It is acknowledged that some residents travel outside the local government area to participate in their chosen recreation or sport activity and, similarly, sport teams travel to Quirindi to compete.

Analysis of these characteristics<sup>1</sup> reveals:

- ☐ an estimated population of 7,687 live in across an area of 5,086km<sup>2</sup>
- ☐ a median age of 45 compared with Australia's median age of 37
- ☐ approximately 10% of the Shire's population is made up of young people aged 15 to 24 years
- ☐ approximately 23% of the Shire's population is made up of people aged 65 and over
- ☐ more than 2,300 people live alone and a similar number do not have access to the internet
- ☐ 57.5% are employed full-time, almost 30% are employed part-time and just over 7% are unemployed.



Longfield Park gates

1 ABS Census 2016



## 2.5 Trends considerations

### 2.5.1 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.

The fields within the Precinct accommodate many different sporting codes and the carrying capacity of the fields requires careful monitoring and management to avoid deterioration over time, resulting in the playing surface not being fit-for-purpose.

#### **Field sharing**

With many sports extending the lengths of pre-season and season fixtures, sports are no longer classifying themselves as strictly summer or winter sports, this has led to the sharing of field space becoming more difficult.

Field sharing currently occurs, and is proposed to continue at the Precinct. Monitoring and active management is required to ensure sharing the field space remains equitable for users and the playing surface remains fit-for-purpose.

#### **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. Council may need to negotiate partnership agreements with community sport and recreation organisations to help support key sport and recreation, including social, activities for local residents.

### 2.5.1 Passive recreation trends

#### **Park design**

Parks play multiple roles in establishing and maintaining a community's quality of life; ensuring the health of residents and visitors and contributing to the economic and environmental well-being of a community and region. The design of a park is critical in ensuring that it is successfully utilised by the community. Public open spaces should include:

1. a range of precincts as well as recreation nodes that comprise clustered activities such as picnic and play areas
2. attractive and safe open areas with good lighting, seating, shade, shelters and areas for play
  - a. well-lit, level and shaded walk/cycleways that provide links to open space, community, commercial areas, and public transport (where available)
  - b. 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 continues to be 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 is easy to understand for a first-time user.

While much of this connected network exists around Longfield Oval, a small number of key links are required.



### Aquatic facility trends

Since the emergence of public swimming pools in Australia there have been a number of trends impacting on use and popularity. These trends are impacting on the provision of, and attendance at, public swimming pools across Australia.

These trends include:

- ☐ increase in recreational swimming (not competition)
- ☐ increase in the number of private backyard pools
- ☐ increased demand for heated pools with structured programs
- ☐ higher expectations on the standard and quality of facilities
- ☐ multi-purpose aquatic facilities providing for high-cost aquatic activities to be cross-subsidised by health and fitness, food and beverage and entertainment
- ☐ increasing demand and need for accessible facilities
- ☐ emergence of three distinct aquatic markets: recreation /leisure; competitive/training/fitness; and health/ education/therapy
- ☐ high capital and operational cost aquatic facilities (e.g. 50m pools, hydrotherapy pools and water slides) being constructed in areas servicing large populations to balance price-point for entry with the number of visits and financial viability of the facility.

### TRENDS CONSIDERATIONS

So what do the trends mean for the master planning of Longfield Park, the tennis venue and Golland Fields? 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
- ☐ established low cost recreation experiences so that the facility has broad appeal
- ☐ catered for all age groups and considered the needs of the aged and less physically mobile.



Existing cover tiered seating at Longfield Oval



# Existing situation

## 3.1 Site description

The Quirindi Sport and Recreation Precinct is located on the eastern flank of the town and is accessed primarily from Henry and Rose Streets. Quirindi Creek wraps around and separates Golland Fields from the tennis venue and Longfield Park, forming the western and eastern boundaries, respectively, for the fields. The precinct is located between 650 metres and 1 kilometre from the town centre of Quirindi.

The approximately 20.536 hectare precinct is Council owned and managed<sup>2</sup>. The site is made up of numerous land parcels:

### Longfield Park

- ☐ Lot 44 DP1149115
- ☐ Lot 45 DP1149115
- ☐ Lot 7303 DP1149018
- ☐ Lot 49 DP1032840
- ☐ Lots 1 - 6 DP1140801

### Tennis venue

- ☐ Lots 1 - 10, 13 and 15 - 17 DP16784

### Golland Fields

- ☐ Lot 30 DP839305
- ☐ Lot 2 DP758863.

The three sites are level and in close proximity to Quirindi Creek. As a result of these factors, all three venues are flood-prone.

Mature shade trees exist along the Henry Street frontage of Longfield Park and on the boundary of sport ovals and courts within Longfield Park and within the grounds of the tennis venue. Limited trees have been established at Golland Fields.

## 3.2 Planning considerations

### Liverpool Plains Local Environmental Plan (LEP)

#### RE1 Public Recreation

The land parcels making up Longfield Park and Golland Fields are zoned RE1 Public Recreation. The objectives of the RE1 zone are to:

- ☐ enable land to be used for private 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
- ☐ permit a range of accommodation uses that are complimentary to the main use of the land.

A range of activities are permitted with consent within the RE1 zone including (and relevant to this plan):

- ☐ community facilities
- ☐ kiosks and markets
- ☐ recreation areas and recreation facilities (indoor and outdoor)
- ☐ camping grounds, caravan parks, tourist and visitor accommodation.

#### R1 Residential General

The land parcels making up the tennis venue are zoned R1 Residential General. The objectives of the R1 zone are to:

- ☐ provide for the housing needs of the community
- ☐ provide a variety of housing types and densities
- ☐ enable other land uses that provide facilities or services to meet the day to day needs of residents
- ☐ permit other development that is compatible with the surrounding residential environment and that is unlikely to adversely affect the amenity of residential development within the zone.

Council should consider rezoning the land parcels consistent with historical, current and proposed future use.

<sup>2</sup> At the time of this report's development, Council and the Quirindi and District Tennis Club were negotiating sale and transfer of the tennis facility to Council.



### 3.3 Site elements

#### 3.3.1 Site characteristics

The key visual features of the precinct include:

##### Longfield Park

- ☐ sandstone and wrought iron gates located on the corner of Longfield Park (intersection of Henry and Rose Streets)
- ☐ mature cedar trees on the Henry Street frontage (*Cedrus deodora*)
- ☐ mature plane trees (*Platanus x acerifolious*) within Longfield Park, particularly the car park off Henry Street
- ☐ white picket fence for the perimeter of oval one.

##### Tennis venue

- ☐ timber tennis clubhouse is centrally located to three groupings of two tennis courts.

##### Golland Fields

- ☐ view looking from the amenities across the fields to the creek.

#### 3.3.2 Buildings and improvements

A number of embellishments have been developed in the precinct to support sport and recreation activities. Facilities include:

##### Longfield Park

- ☐ main oval
  - lit oval
  - white picket fencing
  - spectator seating/tiered seating
  - amenities/change rooms
  - canteen with storage space
- ☐ second field
  - limited dimensions to cater for sport
  - kiosk
- ☐ third field
  - limited dimensions to cater for sport
- ☐ pavilion
- ☐ bore pump shed





- ☐ tennis
  - clubhouse
  - tennis courts (grass and synthetic)
  - all weather covered seating
- ☐ Quirindi Swimming Centre
  - main building - office, kiosk, change rooms/amenities
  - 50m x 5-6 lane pool
  - children's pool with water toys
  - bore pump shed
  - chemical and filtration system sheds
- ☐ Community plant nursery
- ☐ Caravan park.

### 3.3.3 Parking

#### **Longfield Park**

Parking is currently available on- and off- Henry and Rose Streets. The main off-street car park is accessed from Henry Street and is currently unsealed. A secondary car park off Rose Street is smaller and also unsealed.

These parking options cater for the sport and recreation pursuits that residents and visitors access at Longfield Park including:

- ☐ swimming centre
- ☐ touch football
- ☐ senior and junior cricket
- ☐ senior soccer
- ☐ sport courts.

Paving of both of the off-street parking areas is recommended along with retention of the on-street parking along Henry Street. Development of parking bays (90°) are proposed along Rose Street and an additional parking area is proposed off Fortune Street, at the rear of the park.

#### **Tennis venue**

Parking at the tennis venue is along Milner Parade in front of the venue. Milner Parade does not have kerb or channel and there is ample space between the road and the property boundary for nose-in vehicle parking. While property boundary fences and gates prevent vehicles accessing the site unchecked, access can be provided for overflow parking, if required. It is recommended that this on-street parking is retained.

#### **Golland Fields**

A sealed car park is accessed directly from Pryor Street adjacent to Golland Fields. Overflow parking is located on a gravel stabilised area with grass cover located opposite the sealed car park. These arrangements are proposed to be retained.

### 3.3.4 Access, linkages and connectivity

#### **Longfield Park**

Fields and courts at Longfield Park are fenced to restrict access by vehicles although there are locations where fencing has deteriorated or been removed. Regardless, site observations did not reveal any vandalism from vehicles accessing the fields.

Existing shared paths connect Longfield Park with surrounding residential areas including over Quirindi Creek via the Annette McNamara pedestrian bridge.

Pathways within the site are predominantly informal and unformed.

#### **Tennis venue**

The tennis venue is fenced along the property boundary with post and wire, defining the perimeter of the site. The tennis courts are also fenced to approximately 3m with access gates for players.

The tennis venue is also connected to residential areas by existing shared paths.

Some paths exist around the perimeter of the clubhouse but otherwise internal paths do not exist at the venue.

#### **Golland Fields**

Property boundary fencing prevents vehicles accessing the fields and is a combination of post and top rail pine bollards and steel post and wire fencing.

Golland Fields is also connected by existing shared paths along Henry Street and extending across the vehicle bridge crossing Quirindi Creek and along Dewhurst Street. At the Henry Street intersection leading to Golland Fields, pedestrians and cyclists can travel down a lane that connects them to the fields, rather than the extended vehicle route via East and Pryor Streets.

A more direct route for walkers and cyclists across Quirindi Creek between Golland Fields and the tennis venue is desirable.



### 3.3.5 Shade and shelter

#### **Longfield Park**

Mature established shade trees exist for the length of the Henry Street frontage of Longfield Park. Large trees also provide ample shade in the main car park adjacent to and around most of the perimeter of the main oval. Shade sails have been installed over tiered seating however the location and angle limit the shelter provided, particularly from wet weather, as well as sun exposure. An all weather shelter is preferred over the tiered seating.

Established shade trees are also located on the boundaries of the second and third fields.

The tennis courts have a fixed all weather shade structure with bench seating that extends for the length of the courts nearest the clubhouse.

#### **Tennis venue**

Mature established shade trees exist throughout the site providing ample opportunity for spectators to avoid the sun while watching games. Lifting the crown of existing shade trees is recommended. The clubhouse provides all weather protection and is positioned to allow spectators to observe games from the social room overlooking the courts.

#### **Golland Fields**

Shade is almost non-existent at Golland Fields with no established shade trees and limited shade structures. An awning to the front of the amenities and storage building provides protection from the elements and two small roofed table and chair structures have been installed recently.

A shade structure with seating is required to provide immediate protection from sun exposure and weather. Planting additional shade trees will provide shade and amenity in the medium to long term.

### 3.3.6 Signage

There is a range of sign types currently used across the precinct including:

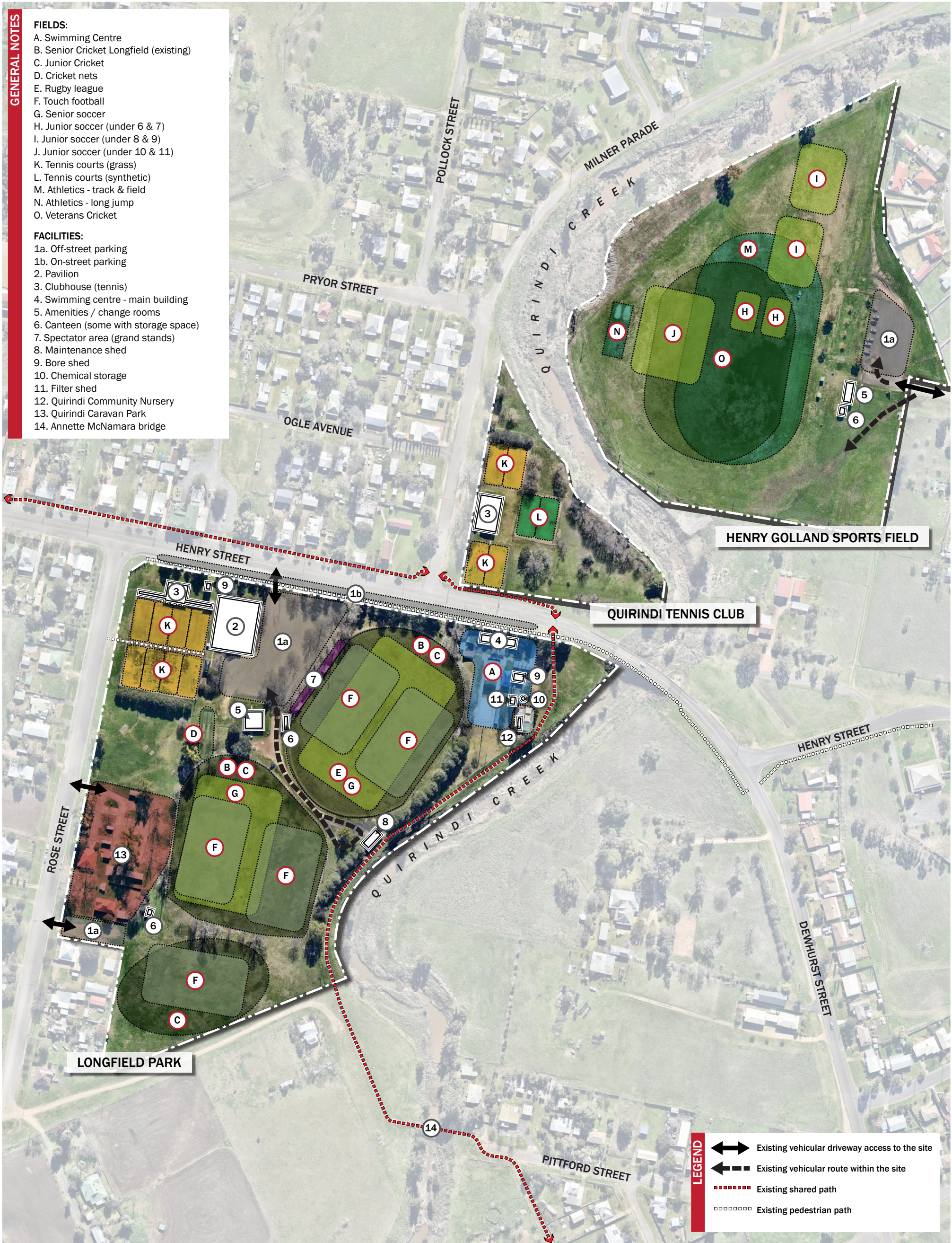
- ☐ park name
- ☐ team and sponsorship advertising
- ☐ directional (blue finger board)
- ☐ regulatory.

The precinct would benefit from deliberate planning of sign size, content and location to achieve outcomes including:

- ☐ a sense of arrival at each site
- ☐ overall maps at each venue allowing users and visitors to orient themselves
- ☐ direction, distance and time to travel between facilities across the precinct, particularly for walkers and cyclists
- ☐ clear direction to amenities
- ☐ contact details for groups and activities to encourage participation.



3.4 Facility snapshot







Longfield Park/entry from Henry Street

## Longfield Park

### Main oval

The main oval includes a good quality surface and ancillary facilities:

- ☐ quality main oval with field lighting and turf cricket wicket
- ☐ picket fence extending for perimeter of oval boundary
- ☐ tiered spectator seating with shade sails
- ☐ mature established shade trees.



Main oval (oval #1) Longfield Park



Tiered seating with shade sails



Main oval (oval #1) Longfield Park



## Longfield Park

### Fields 2 and 3

- ☐ two areas for junior sport and touch football
- ☐ fields are not compliant with sport field dimensions
- ☐ ageing timber/metal post and rail or wire fencing
- ☐ constrained use due to dimensions of field, layout (northeast/northwest) and quality of surface



Field 3



Field 2



Field 2



Field 3





Quirindi Swimming Centre

## Quirindi Swimming Centre

The swimming centre has the following facilities:

- ☐ main building with office, kiosk, change rooms and amenities
- ☐ 50m x 6 lane pool
- ☐ children's wading pool with water toys
- ☐ maintenance, chemical and filtration storage
- ☐ shade structures and sails
- ☐ tiered seating
- ☐ table and chair settings
- ☐ lawn areas.



Children's wading pool and water toys



Water toys



50 metre x 6 lane pool



## Longfield Tennis Courts

The tennis facilities has the following facilities:

- ☐ brick clubhouse and awning
- ☐ four lit tennis courts (aged/end of asset life)
- ☐ fixed shade structure and seating
- ☐ court fencing.



*Spectator shade and seating*



*Tennis courts*



*Tennis courts*



*Tennis clubhouse*



*Tennis clubhouse, spectator shade and seating*





*Pavilion*

## ***Buildings and amenities***

### ***Pavilion***

The existing pavilion building has structural issues and has reached the end of its useful life.

### ***Amenities***

The amenities and change rooms is a brick building with colourbond roof in fair condition. It is located to serve the main oval and field 2.

### ***Canteen and kiosk***

The canteen also includes some storage and is located immediately adjacent to the main oval. A small kiosk is located near field 3 (used infrequently).

### ***Maintenance shed***

A large five bay colourbond shed has been constructed on the far side of the main oval.



*Amenities and change rooms*



*Canteen and storage*



*Kiosk*



*Maintenance and storage shed*



## ***Buildings and amenities***

### ***Tennis clubhouse***

The tennis clubhouse is a brick building with a covered area overlooking the tennis courts. The building includes toilets, a kitchen and a social room.

### ***Community plant nursery***

Volunteer run native plant nursery including fencing, small sheds, green houses and shade sails.

### ***Caravan park***

- ☐ approximately 17 powered sites
- ☐ three basic cabin accommodation units
- ☐ amenities building is functional however is also ageing
- ☐ sealed internal roads with kerb and channel.



*Tennis clubhouse*



*Community plant nursery*



*Community plant nursery*



*Caravan park*



*Caravan park*



### ***Quirindi and District Tennis Club***

The Quirindi and District Tennis Club is a private sport facility located on the corner of Henry Street and Milner Parade. The facility is located between Longfield Park and Golland Fields, both Council managed sport parks.

The facility includes a timber building with social rooms, kitchen, bar and amenities, centrally positioned overlooking six synthetic grass courts in good condition.

After commencement of the master planning process, the Club and Council entered into negotiations to transfer ownership of the land and improvements to Council.



*Synthetic grass tennis courts*



*Tennis clubhouse*



*Synthetic grass tennis courts*



*View from rear of tennis courts looking toward clubhouse*





Golland Fields

## Golland Fields

The Harold Golland Sporting Fields includes:

- ☐ newly installed water reticulation and irrigation system
- ☐ amenities and storage building with awning for shade/shelter
- ☐ container storage
- ☐ two small roofed table and chair settings
- ☐ sealed gravel car park
- ☐ limited shade trees and shade structures.



Newly installed water connection to allow field irrigation



Change rooms, toilets and storage



View of main field looking toward creek





# Demand analysis

## 4.1 Consultation summary

### 4.1.1 Council

Potential opportunities and issues for consideration were discussed with a number of Council officers:

#### Issues

- ☐ concept drawings for an indoor Health and Wellness Centre at Longfield Park were developed some years ago
- ☐ the pavilion has structural issues and requires demolition
- ☐ caravan park provides convenient accommodation for sport events
- ☐ user conflict and competing demands
- ☐ over- and under-use of fields
- ☐ ageing and obsolete facilities
- ☐ options for meeting spaces in Quirindi are limited.

#### Opportunities

- ☐ inclusion of the private tennis facility to be accessible by the public
- ☐ development of multi-sport courts at Longfield Park
- ☐ installation of water reticulation to Golland Fields allowing irrigation to improve the surface of playing fields
- ☐ shared use and flexible facilities
- ☐ improve the walk and cycle connection between Golland Fields and Longfield Park
- ☐ Council manage the tennis clubhouses at Longfield and the tennis venue (Milner Parade) and provide rooms for community meetings.

### 4.1.2 Existing user groups

#### **Quirindi Touch Football Association**

##### Membership and facility usage

- ☐ the Club has approximately 18 mixed teams and use five fields across the three Longfield Ovals
- ☐ the Club use the canteen, amenities and storage area.

##### Development considerations

- ☐ there is a need for an upgrade to the existing clubhouse to provide access to a multi-purpose area
- ☐ the grandstand seating requires an upgrade
- ☐ the divots caused by the irrigation/sprinkler heads on the fields are dangerous to players
- ☐ the field surface on ovals two and three require an upgrade, they limit play in their current state.

#### **Quirindi District Cricket Association (Seniors)**

##### Membership and facility usage

- ☐ the Club have two men's teams however membership is declining quickly
- ☐ a women's competition has recently started
- ☐ use the canteen once a year
- ☐ the Club utilise the storage shed.

##### Development considerations

- ☐ Oval one requires a lighting upgrade
- ☐ lighting of Oval two is poor.



## Quirindi Junior Cricket Association

### Membership and facility usage

- ☐ the Club has approximately 120 members and is currently rapidly increasing
- ☐ the Club use all three Ovals
- ☐ they utilise the shared storage shed but not the canteen.

### Development considerations

- ☐ there is a desire for better quality pitches
- ☐ lighting is a big issue with the Club submitting a grant application for lighting of Oval one. Night games would allow players to escape the heat
- ☐ irrigation of Oval two would improve the field surface
- ☐ field allocation may become an issue into the future if membership continues to grow.

## Quirindi Veterans Cricket Club

### Membership and facility usage

- ☐ the Club have approximately 4 teams
- ☐ the Club utilise the Tennis Club's kitchen for their functions as the canteen at Longfield Oval is inadequate
- ☐ the amenities are in need of upgrade
- ☐ the Club use Golland Fields if Longfield is wet.

### Development considerations

- ☐ seating, shade and field re-surfacing are required for Golland Fields.

## Quirindi and District Tennis Club

### Membership and facility usage

- ☐ the Club's membership is limited by the current state of the courts, they have 50 members however are unable to run a competition
- ☐ the Club are working with Netball and Basketball in the re-development of the courts for the three sports, with four courts to remain as Tennis<sup>3</sup>.

### Development considerations

- ☐ the kitchen requires an upgrade, replacement of the barbecue and clubhouse to be re-painted
- ☐ Netball and Basketball will use the Tennis Clubhouse once the courts are finalised.

## Quirindi Junior Rugby League Club

### Membership and facility usage

- ☐ the Club have 5 teams and use all three Longfield Ovals once per year to host a carnival
- ☐ the Club train at Quirindi private Rugby Club and are seeking DA approval to hold their future carnivals there
- ☐ the Club use the canteen and amenities on their carnival day, and utilise the storage shed all year round.

### Development considerations

- ☐ Oval three requires a surface upgrade, it is almost unusable
- ☐ the amenities require an upgrade
- ☐ Ambulance and Emergency Services could be upgraded to improve access.

## Quirindi Football (Soccer) Club (Seniors)

### Membership and facility usage

- ☐ there are over 320 combined junior (most members) and senior registered participants
- ☐ the senior club have one team and use Oval one and two for training
- ☐ there are issues with Oval one not receiving any rest (from any of the sports)
- ☐ the Club utilise a storage area within the canteen however don't use the canteen.

### Development considerations

- ☐ none identified.

## Quirindi Caravan Park

### Membership and facility usage

- ☐ the Caravan Park has approximately 17 powered site, with additional area utilised for overflow camping (without power)
- ☐ there are three cabins and a caretakers house which is rented out
- ☐ the Park is home to some semi-permanent residents.

### Development considerations

- ☐ two of the cabins are in a poor condition
- ☐ the overall facility requires significant improvements
- ☐ there is an opportunity to develop additional cabins.

## Quirindi Basketball

Quirindi Basketball have 250 registered junior members and currently operate at the Quirindi High School which is not a full size court.

The Club are part of the planned multi-court precinct at the Quirindi and District Tennis Club at Longfield Oval. The Club are seeking access to a compliant indoor facility in the long term.

## Quirindi Netball Association

The Club currently operate at the Quirindi Public School utilising the outdoor court.

The Club are part of the planned multi-court precinct at the Quirindi and District Tennis Club at Longfield Oval. They have a desire for four courts to have markings for Netball.

The Club have a need to access storage once the courts are re-developed, as well as court-side seating in later stages.

## Quirindi Swimming Pool

It is intended that the current site of the Quirindi Swimming Centre is retained. It is strongly recommended that planning and investigation into the current condition of pool structures is undertaken by Council as a priority. This is primarily due to the age of the pool structures.

Planning and investigation is required to determine if major maintenance can extend the life of existing assets, or if replacement of the facility will be necessary in future years. The pool is currently fit-for-purpose and a valued community asset.

<sup>3</sup> This action has since changed with inclusion of the private tennis venue in the master plan.



### 4.1.3 Existing user groups - Henry Golland Fields

#### **Quirindi Football (Soccer) Club (Juniors)**

##### Membership and facility usage

- ☐ the Club have over 200 members
- ☐ the fields are without irrigation
- ☐ the Club have storage adjoining the amenities as well as within the canteen building
- ☐ the Club have strong canteen sales
- ☐ the facility has no shade for participants or spectators.

##### Development considerations

- ☐ the canteen requires refurbishment
- ☐ portable seating is desired to allow its movement around the site.

#### **Quirindi and District Little Athletics**

The Club have low membership however membership is steady. The Schools also utilise the site for athletics.

The Club have a storage container on site and utilise the canteen.

Portable spectator seating and shade would improve the usability and amenity of the site.

### 4.1.4 Catchment considerations

#### **Sport**

Through redesign and relocating some sport fields and courts, the use of available land for sport throughout the precinct can be maximised and conflicts minimised or eliminated.

#### **Recreation**

As a key sport and recreation venue for the Shire and the eastern side of Quirindi, the very limited recreation opportunities available in the Precinct is an untapped opportunity for Council.

The proposed playground, youth hub and passive recreation area proposed in the master plan will provide an additional avenue for activity for local residents and visitors to the precinct.



Shaded footpath for frontage of Longfield Park



Shared path and Annette McNamara bridge



Timber pedestrian gate on Rose Street at field 3



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# Design considerations

## 5.1 Consideration of opportunities, design drivers and rationale

Key opportunities and constraints for the Quirindi Sport and Recreation Precinct are summarised below with related design drivers and the rationale explaining the direction for the design.

Table 01: Summary of issues, opportunities/constraints and desired outcomes/design drivers

Element	Existing Uses Plan Reference	Opportunities/Constraints	Desired Outcomes/Design Drivers	Rationale	Master Plan Reference
<b>MOVEMENT</b>					
Entry	-	<ul style="list-style-type: none"> <li>Longfield Park is primarily accessed from Henry Street with a secondary vehicle access off Rose Street</li> <li>The tennis venue is accessed from Milner Parade</li> <li>Golland Fields is accessed by walkers and cyclist from the lane via Henry Street and via Pryor Street for vehicles</li> <li>The precinct would benefit from improved map signs that allow users and visitors to orient themselves and understand how to navigate the entire precinct</li> </ul>	<ul style="list-style-type: none"> <li>Vehicle access is convenient, safe and comfortable, encouraging visits and use of the precinct</li> </ul>	<ul style="list-style-type: none"> <li>People can access and move throughout the precinct easily and safely</li> <li>Visitors can navigate the precinct easily and with confidence</li> </ul>	-
Internal roads	-	<ul style="list-style-type: none"> <li>Internal road between the main oval and field 2 at Longfield Park constrains available land for sport and recreation</li> <li>Opportunity to redevelop the internal road to allow repositioning and extension of the playing surface dimensions for field 2 and accommodate an additional spectator area</li> </ul>	<ul style="list-style-type: none"> <li>Remove internal road between the main oval and field two to allow development of field two compliant with field/oval dimensions</li> </ul>	<ul style="list-style-type: none"> <li>Conflicts between vehicles and people are eliminated wherever possible</li> <li>Maximise the use of land for sport and recreation activity space, rather than maintenance vehicles</li> </ul>	-
Parking	1a, 1b	<ul style="list-style-type: none"> <li>Existing parking is available on- and off-street with overflow parking at Golland Fields</li> <li>Opportunity to develop additional 90° parking on Rose Street nearest the sport courts and on Milner Parade in front of the tennis venue</li> </ul>	<ul style="list-style-type: none"> <li>Pave the main car park off Henry Street at Longfield Park</li> <li>Provide two additional paved parking with access from Rose and Fortune Streets</li> <li>Develop 90° parking on Rose Street nearest the sport courts and on Milner Parade in front of the tennis venue</li> <li>Retain overflow parking at Golland Fields</li> </ul>	<ul style="list-style-type: none"> <li>Encourage activation of the precinct by increasing amenity and ease of use</li> <li>Formalise parking to increase access, particularly for parents with prams and people with mobility issues</li> <li>Provide sufficient parking for current and future use to remove real and perceived barriers to participation</li> </ul>	1a, 1b, 1c
Pedestrian network	-	<ul style="list-style-type: none"> <li>Shared path network travels along Henry Street and wraps around the rear of Longfield Park connecting with the Annette McNamara pedestrian bridge</li> <li>Pedestrian path (footpath) extends across the vehicle bridge crossing Quirindi Creek to link with a lane leading to Golland Fields</li> <li>Opportunity to extend the shared path network along Milner Parade, across a new pedestrian bridge crossing Quirindi Creek at the rear of the tennis venue connecting Golland Fields to the precinct (via a more direct route)</li> </ul>	<ul style="list-style-type: none"> <li>Create internal paths at Longfield Park to assist people navigate the site (particularly those with mobility issues, young children and their carers and older aged people)</li> <li>Construct a new pedestrian and cycling bridge to cross Quirindi Creek between Golland Fields and the tennis venue to connect the precinct</li> <li>Extend the shared path network along Milner Parade and around the edge of Golland Fields to create a circuit through the precinct</li> </ul>	<ul style="list-style-type: none"> <li>Children, parents with prams and people with mobility issues can travel through the precinct independently</li> <li>Vehicle movements are separated from walkers and cyclists</li> <li>Continuous walking and cycling network throughout Quirindi allows for active travel as well as recreation opportunities</li> <li>Create walk and cycle connections that are direct and allow people to travel easily and safely to where they want to go</li> </ul>	12
Annette McNamara pedestrian bridge	14	<ul style="list-style-type: none"> <li>Feature of the walk and cycle network in the town</li> <li>Innovative solution to provide walkers and cyclists with a practical and fun connection across Quirindi Creek</li> <li>Maintenance and replacement of this asset is highly recommended</li> </ul>	<ul style="list-style-type: none"> <li>Maintain the Annette McNamara bridge and ensure the asset is replaced when required</li> </ul>	<ul style="list-style-type: none"> <li>Continuous walking and cycling network throughout Quirindi allows for active travel as well as recreation opportunities</li> <li>Create walk and cycle connections that are direct and allow people to travel easily and safely to where they want to go</li> </ul>	-



Element	Existing Uses Plan Reference	Opportunities/Constraints	Desired Outcomes/Design Drivers	Rationale	Master Plan Reference
<b>ACTIVITY AND EVENT SPACE</b>					
<i>Longfield Park</i>					
Quirindi Swimming Centre	A	<input type="checkbox"/> Commence investigations into the condition of the pool structures to determine maintenance to extend the life of existing assets or if replacement of the facility will be required in future years.	<input type="checkbox"/> Undertake a needs analysis to determine the specific health benefits to be gained for the community and the specific type of aquatic facility that will meet those needs	<input type="checkbox"/> Investigate options to continue provision of swimming and water-based recreation	A
Main Oval	B, C, E, F, G	<input type="checkbox"/> Retain senior and junior cricket <input type="checkbox"/> Allow capacity for senior rugby league in the future <input type="checkbox"/> Retain touch football fields <input type="checkbox"/> Colocate senior and junior soccer at Golland Fields <input type="checkbox"/> Upgrade lighting	<input type="checkbox"/> Maximise utilisation of the main oval while remaining aware of carrying capacity and potential for overuse <input type="checkbox"/> Accommodate field sports to avoid turf wicket <input type="checkbox"/> Create homes for sport activities and groups	<input type="checkbox"/> Recognise the main oval as catering for primarily cricket and touch football <input type="checkbox"/> Colocate compatible activities to minimise conflict	B, C, E, F
Field 2	B, C, F, G	<input type="checkbox"/> Retain senior and junior cricket on field 2 <input type="checkbox"/> Retain touch football fields <input type="checkbox"/> Colocate senior and junior soccer at Golland Fields <input type="checkbox"/> Relocate athletics track from Golland Fields to Longfield Park <input type="checkbox"/> Upgrade lighting	<input type="checkbox"/> Reposition (north/south) and extend field 2 to comply with sport field dimensions <input type="checkbox"/> Design field/oval 2 to accommodate athletics track, junior cricket and touch football <input type="checkbox"/> Design field/oval layout to allow sharing of ancillary facilities such as canteen, change rooms and amenities	<input type="checkbox"/> Create a second field that complies with sport field/oval dimensions (including safety run-offs) <input type="checkbox"/> Colocate compatible activities to minimise conflict	B, C, F, M
Field 3	C, F	<input type="checkbox"/> Field 3 currently constrained allowing for one junior cricket and one touch football field <input type="checkbox"/> Field orientation is east/west rather than north/south (direction of sun)	<input type="checkbox"/> Reposition field 2 to comply with sport field dimensions for proposed activities <input type="checkbox"/> Removal of trees between field 2 and 3 will allow creation of a full size field accommodating cricket, athletics track and touch football fields	<input type="checkbox"/> Utilise available land to create fields that comply with sport field dimensions, allowing shared use for current and emerging sports and activities	-
Sport courts	K	<input type="checkbox"/> Existing tennis courts are at the end of their useful asset lives <input type="checkbox"/> Demolish the tennis courts and build new multi-sport netball and basketball courts <input type="checkbox"/> Relocate tennis club to Quirindi District Tennis Club venue on Milner Parade	<input type="checkbox"/> Develop new netball and basketball courts to cater for these activities <input type="checkbox"/> Support participation in netball and basketball (particularly for females) by providing suitable facilities	<input type="checkbox"/> Netball participation is dominated by females unlike most other court and field sports <input type="checkbox"/> Basketball participation is constrained at the High School Hall <input type="checkbox"/> Provide facilities that allow participation in a broad range of recreation and sport	L
Cricket nets	D	<input type="checkbox"/> Relocate cricket nets to accommodate Health and Wellness Centre, playground, youth hub and passive recreation node	<input type="checkbox"/> Facilities are located to accommodate long term strategic outcomes consistent with master planning	<input type="checkbox"/> Position and orient facilities in a planned manner	D
Long jump and athletics field activities	N	<input type="checkbox"/> Opportunity to relocate long jump from Golland Fields to Longfield Park along with athletics track and field facilities and activities	<input type="checkbox"/> Recognise the need for an athletics track and associated field facilities to support participation by school students and residents	<input type="checkbox"/> Colocate athletics track and field facilities	N
Playground, youth hub and passive recreation area	-	<input type="checkbox"/> Lack of recreation opportunities across precinct with focus on sport <input type="checkbox"/> Balance of activities and recreation opportunities required <input type="checkbox"/> Opportunity to develop a playground, youth hub and passive recreation area for residents and visitors	<input type="checkbox"/> Create additional recreation opportunities to increase the available activities for a range of residents and visitors to the park, including family groups with different aged children <input type="checkbox"/> Provide a recreation node on the eastern side of town for residents and visitors	<input type="checkbox"/> Encourage participation in unstructured recreation activities	O
<i>Tennis venue</i>					
Tennis courts	K, L	<input type="checkbox"/> Existing tennis courts are in good condition <input type="checkbox"/> Avoid duplication by retaining existing tennis courts (K & L) and redeveloping Longfield Park tennis courts into multi-sport courts	<input type="checkbox"/> A single tennis facility in Quirindi serves the needs of residents <input type="checkbox"/> Inclusion of the tennis venue in planning for sport and recreation creates the potential for a coordinated and connected precinct	<input type="checkbox"/> Consolidate tennis courts at a single location <input type="checkbox"/> Allow development of the Longfield Park tennis courts into netball and basketball courts	K, P
<i>Golland Fields</i>					
Golland Fields	H, I, J, M, N, O	<input type="checkbox"/> Develop Golland Fields into a home for football (soccer) <input type="checkbox"/> Retain junior football (soccer) at Golland Fields <input type="checkbox"/> Relocate senior football (soccer) to Golland Fields <input type="checkbox"/> Relocate athletics to Longfield Park <input type="checkbox"/> Accommodate two synthetic cricket wickets at Golland Fields as a wet weather option and for events	<input type="checkbox"/> Continue to upgrade the quality of the playing surface (fields) now that irrigation of the fields is possible with newly connected water reticulation <input type="checkbox"/> Light a senior football field at Golland Fields to cater for evening training and potentially competition <input type="checkbox"/> Recognise the need for an athletics track and associated field facilities to support participation by school students and residents (running and jogging) <input type="checkbox"/> Incorporate synthetic wickets and cricket ovals at Golland Fields to provide a wet weather option, particularly for events, without impeding development of lit senior football (soccer) fields (Note: cricket oval diameter varies between 137m and 150m)	<input type="checkbox"/> Support the continued development and growth of football (soccer) by colocating senior and junior teams at a home ground <input type="checkbox"/> Support evening training/games during summer to avoid heat and sun exposure, and afternoon training/games during winter with reduced daylight <input type="checkbox"/> Secure events and wet weather option by accommodating two synthetic cricket wickets at Golland Fields	B, G, H, I, J



Element	Existing Uses Plan Reference	Opportunities/Constraints	Desired Outcomes/Design Drivers	Rationale	Master Plan Reference
<b>BUILDINGS AND STRUCTURES</b>					
<i>Longfield Park</i>					
Pavilion	2	<input type="checkbox"/> Building has structural issues and is no longer fit-for-purpose <input type="checkbox"/> Opportunity to investigate alternate ways to provide indoor recreation space	<input type="checkbox"/> Demolish building <input type="checkbox"/> Potential of the Health and Wellness Centre (if it proceeds) <input type="checkbox"/> Indoor pavilion development is proposed at the Racecourse and Showground and this is likely to meet indoor recreation needs of the community	<input type="checkbox"/> Demolish buildings that are no longer fit-for-purpose and rehabilitate the site	-
Health and Wellness Centre	-	<input type="checkbox"/> Concept drawings previously developed for facility incorporating an indoor pool, gym, allied health consultation rooms and retail opportunities (e.g. cafe)	<input type="checkbox"/> Provision of aquatic facilities and associated facilities (e.g. allied health consultation rooms) is investigated thoroughly prior to major capital investment	<input type="checkbox"/> Undertake a needs analysis to determine the needs of the community and the most efficient and cost-effective ways to provide services	2
Clubhouse	3	<input type="checkbox"/> Relocation of tennis to the tennis venue on Milner Parade provides an opportunity to re-purpose the former tennis clubhouse at Longfield Park <input type="checkbox"/> Opportunity for Council to manage and provide access to community groups as a meeting space and social venue	<input type="checkbox"/> Undertake repairs and maintenance to the clubhouse and provide access for community groups to hold meetings and social gatherings	<input type="checkbox"/> Encourage sharing of facilities that can meet the needs of community groups for meeting space	3
Swimming Centre	4, 9, 10, 11, 12	<input type="checkbox"/> Retain swimming centre site	<input type="checkbox"/> Investigate condition of pool structures to determine remaining useful life and potential interventions to extend the useful life (and maintain fit-for-purpose facilities) or if replacement of facilities is required in future	<input type="checkbox"/> Undertake a needs analysis as assets start to reach the end of their useful lives, to determine the needs of the community allowing new facility design to meet those needs	A, 7b
Amenities/ change rooms	5	<input type="checkbox"/> Brick building with change rooms and toilets <input type="checkbox"/> Opportunity to consolidate multiple buildings into a single multipurpose building	<input type="checkbox"/> Replace building with a new two-storey clubhouse including canteen, amenities, change rooms and storage	<input type="checkbox"/> Reduce footprint of buildings, collocate ancillary facilities and cost of services and connections	4
Canteen (and storage)	6	<input type="checkbox"/> The current canteen (with some storage) is immediately adjacent the main oval <input type="checkbox"/> Canteen building is ageing and is not positioned to serve the whole park <input type="checkbox"/> Canteen is constructed at ground level and is flood-prone	<input type="checkbox"/> At the end of its useful asset life, demolish the canteen <input type="checkbox"/> Construct a new combined two-storey canteen, amenities, change room and storage facility in a central location to serve the whole park	<input type="checkbox"/> Ancillary facilities are shared by users of the precinct <input type="checkbox"/> Adequate storage on site is essential for maintenance and sport equipment	4
Kiosk	6	<input type="checkbox"/> Small kiosk constructed near field 2 and 3 to cater for events <input type="checkbox"/> Reconfiguring field 2 and 3 into a single field/oval that complies with relevant sport dimensions will allow shared use of the main canteen	<input type="checkbox"/> Maximise use of available land for sport and recreation activities <input type="checkbox"/> Design and construct ancillary facilities such as canteens, amenities, change rooms and car parking so they can be shared by users	<input type="checkbox"/> Ancillary facilities are shared by users of the precinct	6c, 4
Spectator areas	7	<input type="checkbox"/> Tiered seating adjacent the main oval consists of metal frames with timber slat seating in ageing condition <input type="checkbox"/> Shade sails are constructed over the tiered seating to provide shade	<input type="checkbox"/> Provide all weather shade and shelter with a fixed roof structure ensuring the span and angle provides the desired protection <input type="checkbox"/> Upgrade timber slat seating <input type="checkbox"/> Construct additional spectator areas including shade and seating	<input type="checkbox"/> Spectator shade and seating is an essential element of sport facilities particularly in locations that experience very hot summers and seasonal wet weather	7a, 7b
Maintenance shed	8	<input type="checkbox"/> Colourbond shed in good condition with five bays provide maintenance and equipment storage <input type="checkbox"/> Shed is built on a raised pad as land is flood-prone	<input type="checkbox"/> Retain maintenance shed with access from Fortune Street, at the rear of Longfield Park <input type="checkbox"/> Divert the internal access road to the maintenance shed to allow correction of the dimension of field 2	<input type="checkbox"/> Adequate storage on site is essential for maintenance and sport equipment <input type="checkbox"/> Allow development of a second field/oval at Longfield to comply with dimensions for proposed sport activities	8
Community plant nursery	12	<input type="checkbox"/> Community volunteer operated native plant nursery <input type="checkbox"/> Current location is sufficient for its purposes with no impact on adjacent uses	<input type="checkbox"/> Retain at current site and continue to support operations	<input type="checkbox"/> Community benefits from propagation of native endemic species with profits returned to community	10
Caravan Park	13	<input type="checkbox"/> Caravan park provides for recreational vehicles, campers and includes three cabins (of assorted standard and design) <input type="checkbox"/> There is an opportunity for Council to consider alternate locations for the caravan park to better serve the growing Drive Tourism market and allow use of the site for sport and recreation, in the longer term future	<input type="checkbox"/> Investigate alternate locations for the caravan park including sufficient space to cater for a range of recreational vehicles and accommodation types <input type="checkbox"/> Upgraded services that are compliant with relevant standards	<input type="checkbox"/> Maximise use of the land for sport and recreation purposes <input type="checkbox"/> Investigate options to capitalise on the Drive Tourism market	11
<i>Tennis venue</i>					
Clubhouse	3	<input type="checkbox"/> Timber building with kitchen, toilets and social room overlooking tennis courts <input type="checkbox"/> Ageing building in need of maintenance <input type="checkbox"/> Opportunity for community groups to utilise the building for meetings	<input type="checkbox"/> Maintain the clubhouse so it continues to support participation in tennis in Quirindi <input type="checkbox"/> Include the clubhouse in Council's asset management plan to ensure it is maintained and replaced, when necessary	<input type="checkbox"/> Provide sufficient amenities for participants and spectators <input type="checkbox"/> Provide a meeting space for community groups to access	5



Element	Existing Uses Plan Reference	Opportunities/Constraints	Desired Outcomes/Design Drivers	Rationale	Master Plan Reference
<i>Golland Fields</i>					
Amenities/ change rooms	5	<div><input type="checkbox"/> Colourbond building in good condition</div> <div><input type="checkbox"/> Service room currently being used for storage, potentially restricting access for maintenance</div> <div><input type="checkbox"/> Construct additional change rooms and amenities underneath the proposed new spectator seating</div>	<div><input type="checkbox"/> Football (soccer) is a growing sport therefore monitoring the adequacy of existing facilities will be required comparative to participants and spectators</div> <div><input type="checkbox"/> Increased participation by females may result in demand for female-friendly facilities (e.g. cubicle toilets rather than urinals)</div> <div><input type="checkbox"/> Additional change rooms and amenities to accommodate increased number of participants</div>	<div><input type="checkbox"/> Provide sufficient amenities for participants and spectators</div>	6a
Canteen	6	<div><input type="checkbox"/> Colourbond building in good condition</div> <div><input type="checkbox"/> Currently sufficient for needs</div>	<div><input type="checkbox"/> Football (soccer) is a growing sport therefore monitoring the adequacy of existing facilities will be required comparative to participants and spectators</div>	<div><input type="checkbox"/> Provide sufficient amenities for participants and spectators</div> <div><input type="checkbox"/> Provide facilities to allow fundraising activities</div>	6b
Container storage	-	<div><input type="checkbox"/> Container placed on site to provide additional storage for sport users</div> <div><input type="checkbox"/> Opportunity to build a multiple bay shed to store sport gear as well as maintenance equipment</div>	<div><input type="checkbox"/> Containers are functional but detract from the amenity of parkland</div> <div><input type="checkbox"/> Allowing containers to be used in public spaces sets a precedent</div>	<div><input type="checkbox"/> Provide adequate storage for sport activities and to support volunteers running activities</div> <div><input type="checkbox"/> Consistent style of buildings and structures on parks contributes to the overall form and amenity of the town and Shire</div>	-
Shelters/ Spectator areas	-	<div><input type="checkbox"/> Awning providing shelter directly off amenities/change rooms</div> <div><input type="checkbox"/> Two small covered table and chair settings</div> <div><input type="checkbox"/> Limited shade trees</div> <div><input type="checkbox"/> Insufficient shade and all weather shelter for participants and spectators</div>	<div><input type="checkbox"/> Construct a spectator area including all weather shelter and seating including change rooms and amenities underneath tiered seating</div> <div><input type="checkbox"/> Rehabilitate creek banks including revegetation and planting of native trees</div> <div><input type="checkbox"/> Plant shade trees at locations where they will provide shade and amenity in the medium to long term</div>	<div><input type="checkbox"/> Sufficient areas are required for participants and spectators to find shelter from sun exposure and weather</div> <div><input type="checkbox"/> Sport parks will be used for structured and unstructured sport and recreation when they are developed into pleasant parks including trees and shade</div>	7b





# Master plan

The master plan has been developed by considering all consultation, appropriate strategic contexts and previous research. Overall, it provides an opportunity to continue to build upon existing achievements in order to ensure the facility meets the needs of the sporting community and also the recreation needs of nearby residents and visitors to the town and Shire.

## Vision

The vision for the Quirindi Sport and Recreation Precinct is:

*“...to provide a Shire-wide sport and recreation venue, connected by attractive and well-designed walk and cycle paths, that provides diverse opportunities for the community to participate in structured and unstructured activities.”*



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## 6.2 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. The costs do not include detailed construction drawings, legal fees or goods and service tax.

### Stage 1 (short-term)

- ☐ Consolidate tennis at the Milner Parade tennis venue (K)
- ☐ Retain the existing clubhouse building at Milner Parade (5)
- ☐ Develop the former tennis courts at Longfield Park into netball and basketball courts (L)
- ☐ Retain the existing clubhouse at Longfield Park for netball, basketball and the community (3)
- ☐ Remove the kiosk behind the caravan park (6c)
- ☐ Develop Oval 2 at Longfield Park
- ☐ Relocate athletics from Golland Fields to Oval 2 at Longfield Park (M)
- ☐ Reposition the touch football fields on Oval 2 (F)
- ☐ Upgrade lighting on oval 1 and 2 at Longfield
- ☐ Relocate senior football (soccer) to Golland Fields from Longfield Park (G)
- ☐ Install appropriate field lighting at Golland Fields to support the relocation of football (soccer)

### Stage 2 (medium-term)

- ☐ Remove the pavilion and rehabilitate the site
- ☐ Develop a playground, youth hub and passive recreation area (O)
- ☐ Develop on street parking (1c)
- ☐ Remove the Quirindi Swimming Centre at the end of its useful life
- ☐ Develop the practice run area (A)
- ☐ Upgrade the existing spectator area (7a) and develop additional spectator areas (7b)
- ☐ Investigate the feasibility of the Health and Wellness Centre (2)
- ☐ Develop formal off-street parking areas (1a)

### Stage 3 (long-term)

- ☐ Develop the proposed new main canteen building with amenities, change rooms and storage (4)
- ☐ Upgrade the canteen and storage at Golland Fields
- ☐ Develop the proposed pedestrian bridge between Golland Fields and the tennis venue (12)
- ☐ Construct additional tennis courts if need can be demonstrated (Q)





STAGE	AREA	DESCRIPTION	COST
1	Tennis venue	Consolidate tennis at the Milner Parade tennis venue (K)	5,000
		Retain existing clubhouse building for future tennis use and undertake essential repairs and maintenance (5)	25,000
	Longfield Park	Develop the multi-courts (netball and basketball) at the former Quirindi Tennis Club site (L)	415,000
		Retain existing tennis clubhouse for use by netball, basketball and the community (3)	5,000
		Remove the kiosk behind the caravan park (6c)	2,000
		Develop field/oval 2 at Longfield Park	210,000
		Construct secure storage shed for athletics (2)	10,000
		Relocate athletics from Golland Fields to oval 2 at Longfield Park (M and N)	5,000
		Re-position the southern touch football fields (F)	2,000
		Upgrade columns and lighting at oval 1 and oval 2 to required standard	350,000
		Golland Fields	Relocate senior football (soccer) to Golland Fields from Longfield Park (G)
	Install appropriate lighting at Golland Fields to support the relocation of football (soccer)		220,000
	Install synthetic cricket wickets when developing football (soccer) fields		40,000
	Stage 1		Sub-total
2	Longfield Park	Remove the pavilion building and rehabilitate the site	25,000
		Develop a playground, youth hub and passive recreation area (O)	250,000
		Develop on-street parking (1c)	140,000
		Remove the Quirindi Swimming Centre at the end of its useful life	80,000
		Upgrade existing spectator area (7a) and develop additional spectator area including seating and shade (7b)	180,000
		In line with the findings of the Recreation Strategy, investigate the feasibility of the proposed Health and Wellness Centre at Longfield Oval	30,000
		Develop formal off-street parking areas (1a)	200,000
	Stage 2		Sub-total
3	Longfield	Develop the proposed new main canteen building with amenities, change rooms and storage	375,000
		Upgrade the canteen and storage space at Golland Fields	120,000
		Develop the proposed pedestrian bridge between Golland Fields and the tennis venue (12)	300,000
		Future additional tennis courts if need can be demonstrated (Q)	200,000
	Stage 3		Sub-total
		Sub-total (with rounding)	3,194,000
Sub-total			
		Contingency and sundry site works (10%)	319,400
Sub-total			
		Escalation (2%)	70,268
TOTAL (excl GST)			3,583,668





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