

CLOUSTON associates



WOLLONDILLY SHIRE COUNCIL

TAHMOOR SPORTING COMPLEX
Landscape Master Plan Report

S19-0023
Issue E 26/08/19



TAHMOOR SPORTING COMPLEX MASTER PLAN

Client
Wollondilly Shire Council



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Introduction

Wollondilly Shire is known and enjoyed for its rural landscape and lifestyle, but with the forecasts of significant growth in the Shire's population over the next twenty years there is an urgent need to ensure that open space, recreation and community facilities provided by the public and private sector reflect current needs and can respond to that growth in an innovative and adaptive manner.

Project Background

Wollondilly Shire Council is looking to develop in consultation with the community, concepts and designs and a master plan for improvements and long term planning for Tahmoor Sporting Complex. The masterplan will consider the current formal and informal uses of the site, and how user group needs and required improvements can be addressed to ensure the longevity of the site as a district level sporting complex for Wollondilly.

Previous Studies

Clouston Associates was also responsible for the strategic framework "Open Space Recreational and Community Facilities Strategy" (OSRCF) that was adopted in 2014. The purpose of the OSRCF was to inform a number of key Council policies and Strategies which included:

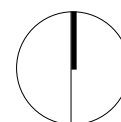
- Council's Section 94 Developers Contribution Plan
- Development of Plans of Management
- Levels of embellishment and the scale and nature of future facilities
- The strategic acquisition and disposal of property.

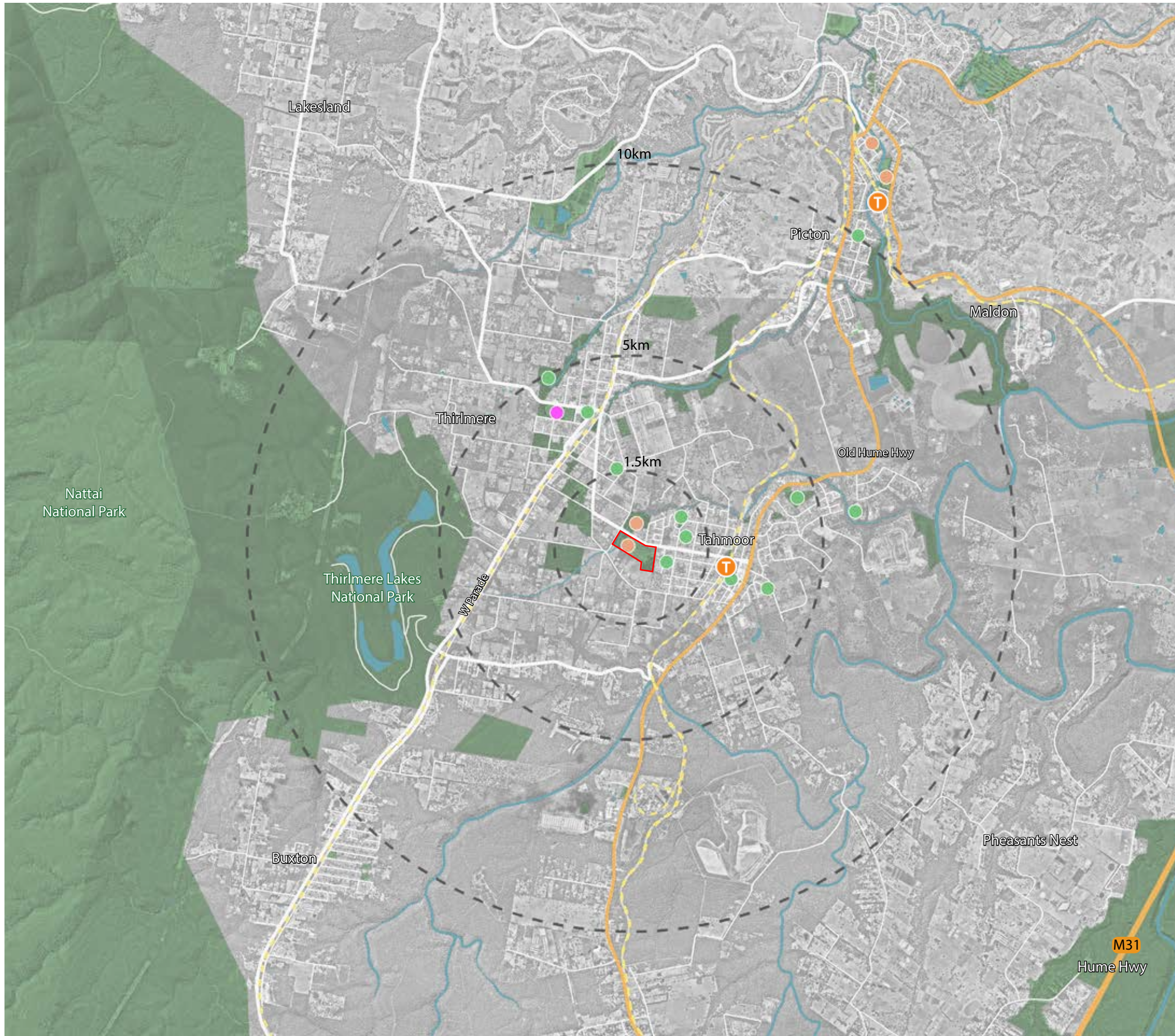
Project Overview

The Tahmoor Sporting Complex also known as Tahmoor Sportsground is a key district level facility that currently facilitates the following passive and active recreational activities:

- Football (Soccer)
- Little Athletics
- Cricket
- Netball
- BMX Riding
- Skateboarding / Scooter riding
- Dog training / Kennel Club activities
- School Sports / Carnivals / PSSA
- Off-leash dog walking / socialising
- Children's play

This sportground is highly utilised for a variety of passive and active recreational activities. A strong need to review the existing facilities and layout is required due to the projected increases in population within Tahmoor and the surrounding areas. It is also important to identify the user group needs and create a plan for the future of the site that will ensure it continues to service current and future recreational needs.





Sub - Regional Context

On a sub-regional scale Tahmoor Sporting Complex is situated within 45km from Campbelltown and within 40km from Bowral by vehicle. Wollongong is situated within 60km to Tahmoor Sporting Complex. Sydney CBD is within 100km from the site.

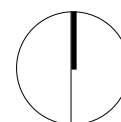
- Train Station
- Main Road
- Site Boundary
- Distance from site
- District Park
- Local Park
- Neighbourhood Park



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Scale: NTS



Tahmoor Sporting Complex • Tahmoor

SUB REGIONAL CONTEXT

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Different modes of arrival into the site currently exist, for example:

- There are a few bus stops on Thirlmere Way that cuts through the site;
- Tahmoor Sporting Complex is within 1.2km from the Tahmoor train station;
- A cycle route exists from the train station and cutting through the site via Thirlmere Way;
- You can access the site by car off Thirlmere Way.

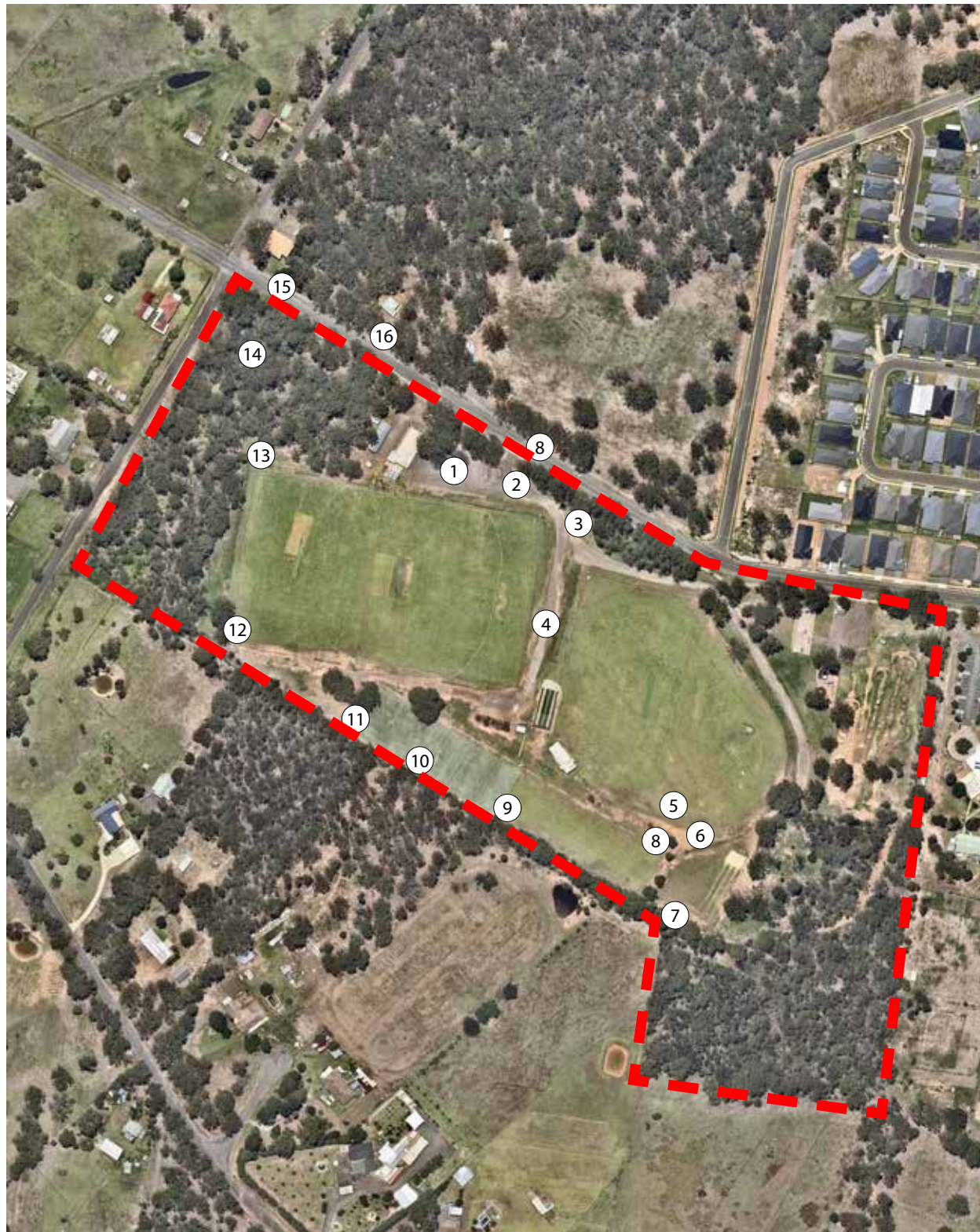
Although different modes of arrival do exist, the main entry to the Tahmoor Sporting Complex is difficult to find. It is very important to improve the legibility of the park's entrance and clearly define the access point.

The neighbourhood level sportsground at Thirlmere falls within 5km of the Tahmoor District Sporting Complex.

The site is predominantly used for sporting activities by the following user groups:

- Wollondilly Little Athletics
- Tahmoor District Cricket Club
- Tahmoor Taipans Soccer Club
- Wollondilly Netball Association
- Wollondilly All Breeds Kennel Club

- Bus Stops
- Train Station
- Cycle route
- Main Road
- Site Boundary
- Distance from site



1 Entry Car park



2 Embankment of cricket / soccer field



3 Existing trees along Thirlmere Way



4 Soccer fields



5 Existing informal dirt access



6 Long jump sand pits



7 Bushland area



8 Grass netball courts



9 Natural seating at Netball courts



10 Memorial plaques



11 No formal parking area



12 Soccer fields with lighting



13 Existing trees



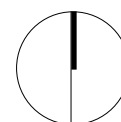
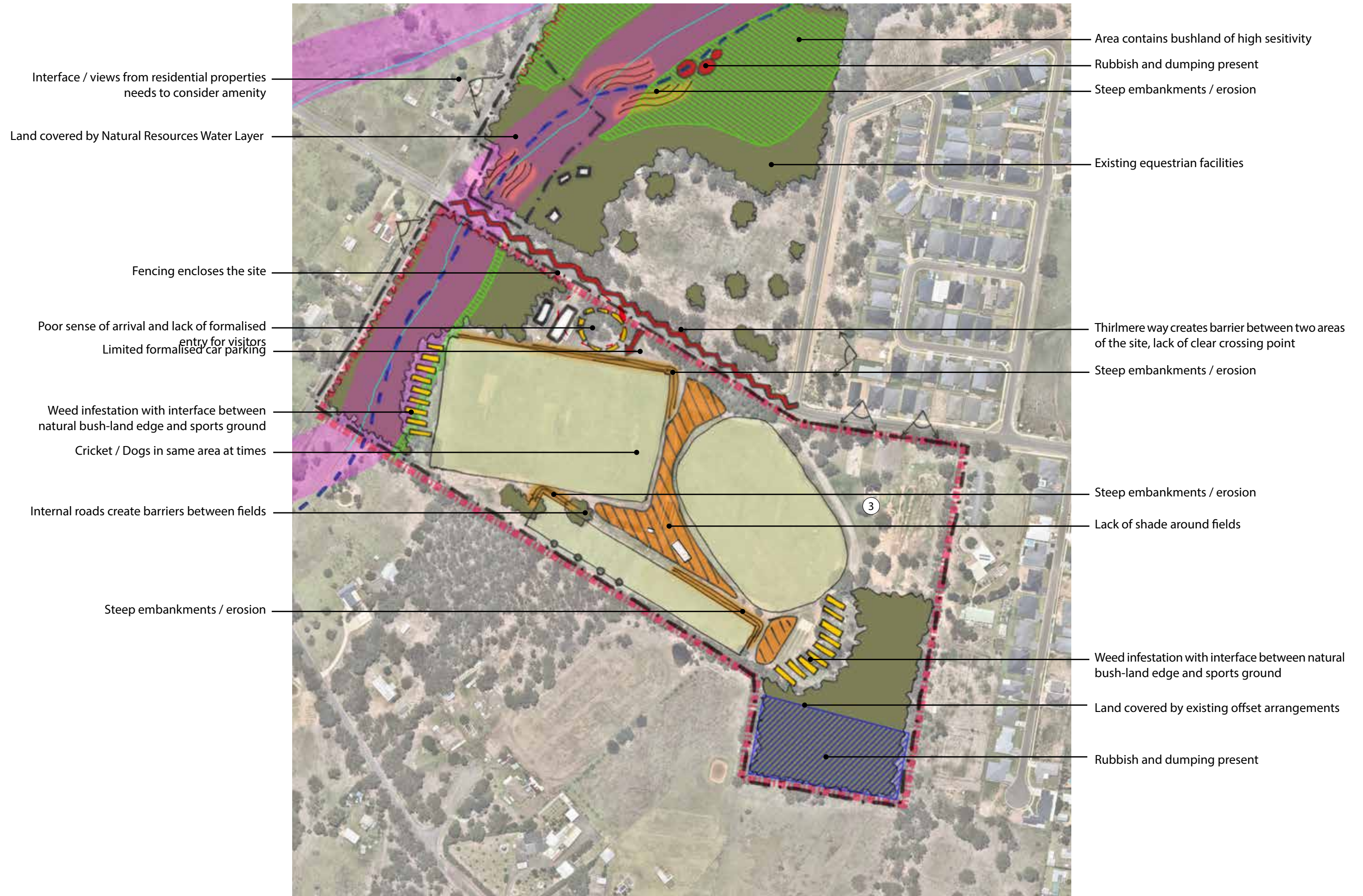
14 Natural creek

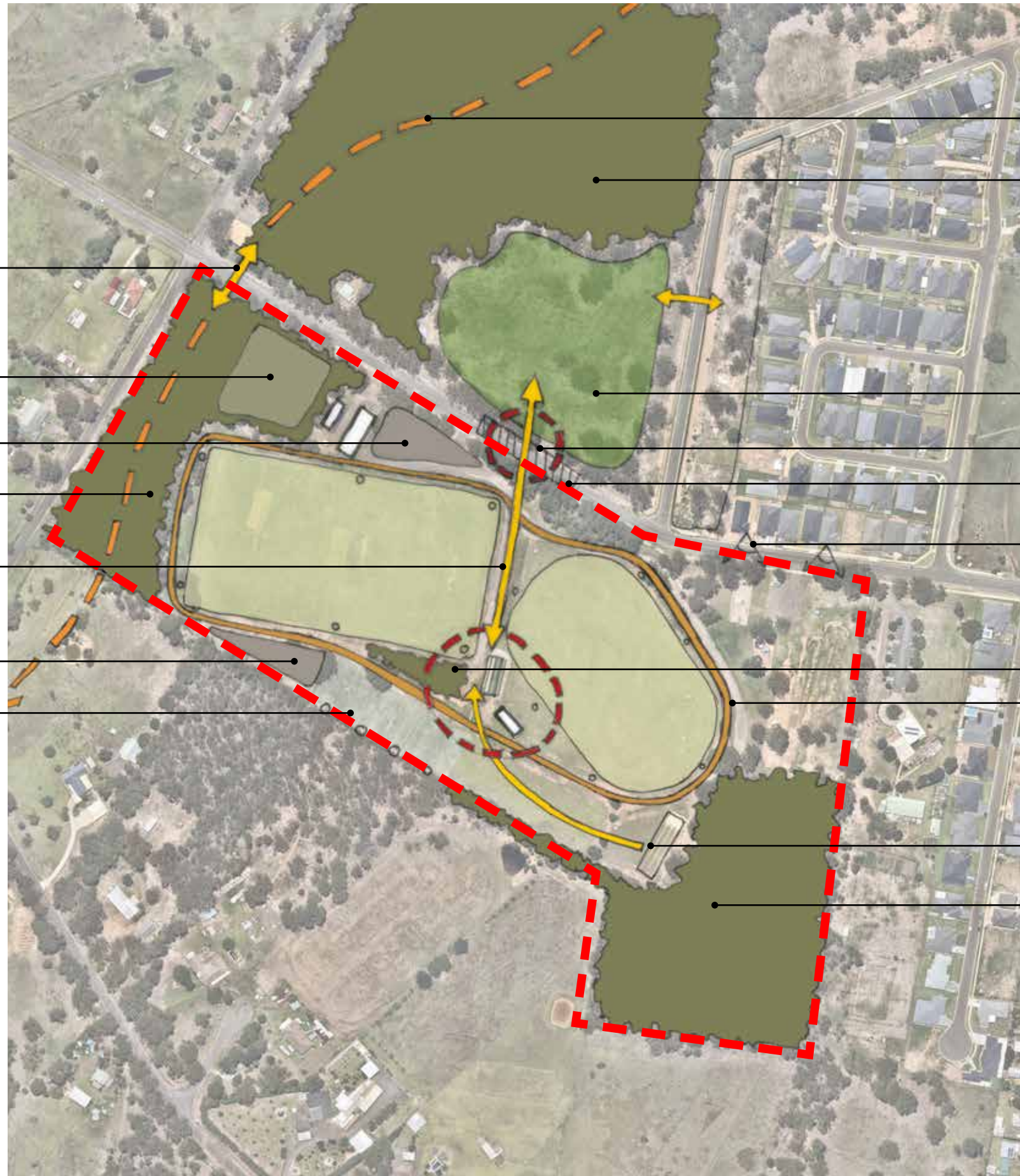


15 Bus stop at Thirlmere Way intersection

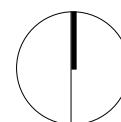


16 Cycle route on Thirlmere Way





- Improve connectivity between the two areas
- Open woodland possible location for BBQ shelters
- Additional Parking / After hours parking
- Re-vegetation of existing bush-land
- Improve connectivity between the two areas
- Additional grandstand seating
- Retain and enhance collection of memorials
- Pedestrian / Cycle recreational trail link
- Re-vegetation of existing bush-land
- Additional Pony Club facilities and amenities
- Improve entryway and sense of arrival
- Traffic management to slow vehicle speed
- Improve passive surveillance from surrounding residences
- Improve shading around fields
- Exercise loop track
- Consolidate long jump closer to existing facilities
- Re-vegetation of existing bush-land





Access, Circulation and Wayfinding

- Creating a clear and well defined entry point to the park
- Universal access
- Creating clear pedestrian paths between facilities and open spaces
- Well defined vehicular parking areas and maximising available car parking spaces
- Incorporating cycle routes into the park
- Maintenance entry point
- Emergency entry point
- Transport mode connections

User Facilities

- Consolidating into a central building(s)
- Incorporating passive recreational activities into the sporting complex

Environment and Cultural Heritage

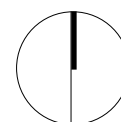
- Incorporating the ecological valuable bush-land areas into the design
- Using the memorial plaques as part of the landscape design

Image and Character

- Providing meaningful and memorable experiences
- Creating clear visual connecting sight lines between facilities
- Tahmoor Sporting Complex being seen as a District level facility.
- Providing clarity of uses and spaces

Asset Management and Maintenance

- Funding to be used on specific priorities identified in different phases. More info on page 21 of this report.





This Draft Concept Plan was subject to community engagement on 26 June - 10 July 2019.

Key Themes from Community Engagement on Draft Concept Plan	
Engagement Theme	Design Response
Address concerns related to the proposed roundabout to ensure it is large enough and low enough for heavy vehicles, double horse floats, dog trailers etc.	The roundabout will be low enough for long vehicles to travel or turn freely. No planting envisaged inside the roundabout on Thirlmere Way.
Ensure the proposed roundabout does not reduce/impact on the usable area within the Pony Club grounds.	No impact to Pony Club grounds.
Investigate relocation of Kennel Club activities to the athletics field.	New position proposed for this area and it is almost two times larger than previous size. Does also have its own parking area and pedestrian linkage.
Wollondilly All Breeds Kennel Club require a level grass area of 100x300m without line-marking (distracts the dogs) and storage within close proximity.	Site unfortunately not big enough to incorporate this as an additional and separate area. The three rugby / soccer fields can be used as they are level and next to each other.
Revise the layout of the fields to rotate soccer fields to be more North-South facing and alternate with cricket pitches - field / turf wicket / field / synthetic pitch / field. Ensure 3 full size fields, 4 mini fields and training area for soccer.	3no. Full size rugby / soccer fields are rotated on a North-South axis. 4no. Turf cricket pitches incorporated as well as a synthetic pitch. 4no. Mini soccer fields have also been incorporated in the design.
Relocate cricket practice nets (x3) to the space in between the athletics field and soccer fields, and provide long jump on eastern side of athletics field (outside of the field).	Cricket practice nets (x3) relocated between athletics and rugby / soccer fields. Long jump relocated to north-eastern side of newly positioned athletics field. It is placed outside of the current footprint of the field.
Consider whether there is space for the provision of 2 synthetic cricket pitches on the athletics field.	It is possible but then one would lose some of the athletics field events ex. Discuss, high jump, shot put, javelin etc.
Provision of 2 discus, 2 shot put, 1 javelin sectors inside the athletics oval.	Currently allocated.
Consider ability to provide an extra 110m athletics straight (outside the oval so dogs not distracted by lines).	Site unfortunately not big enough to incorporate this as an additional and separate area. The three rugby / soccer fields can be used as they are level and next to each other.
Increase the size of the skate park.	This has been increased by almost 400%.
Retain current BMX area and allow for expansion including mountain biking area at back end.	BMX area retained with possible expansion to the south provided. A separate mountain bike track has also been catered on the southern side of the BMX area.
BMX pump track requires bitumen sealing.	Part of the upgrades proposed.
No real need for nature walking trail.	This has been omitted as there are other nature walks in the area.
Identify provision of outdoor fitness equipment.	This has been incorporated in the north eastern corner of the site.
Provision of water drinking stations at various locations within the site.	There is a loop track around the whole site and there are drinking stations envisaged on this track at certain intervals.
Upgrade and enhance play value of children's playground.	Existing universal play area relocated with additional all play areas proposed for different age groups. Play area also 400% bigger.
Identify lighting provision throughout the site.	One of the priorities and lighting is seen as an important element to incorporate.
Consider whether there is any space available to provide a multi-purpose court or half court.	This could be introduced in the new play area allocated in the north-eastern corner of the site.
Consider cricket sight screen/s.	These have been incorporated.
Ensure there is sufficient parking to accommodate large numbers.	Current parking layout caters for ±400 – 500 car parking spaces.
Car park to include traffic calming infrastructure (e.g. speed humps).	This forms part of the car park design.



This is a preliminary concept only for the purposes of gaining funding. It does not include detailed grading and will be subject to authority approvals with respect to tree removals and the like.

- LEGEND**
- Pedestrian Circulation
 - Mountain Bike Track
 - Vehicular entry / Circulation
 - Parking
- Current Parking = ± 200 - 250no.
 New Proposed Parking = ± 400 - 500no.



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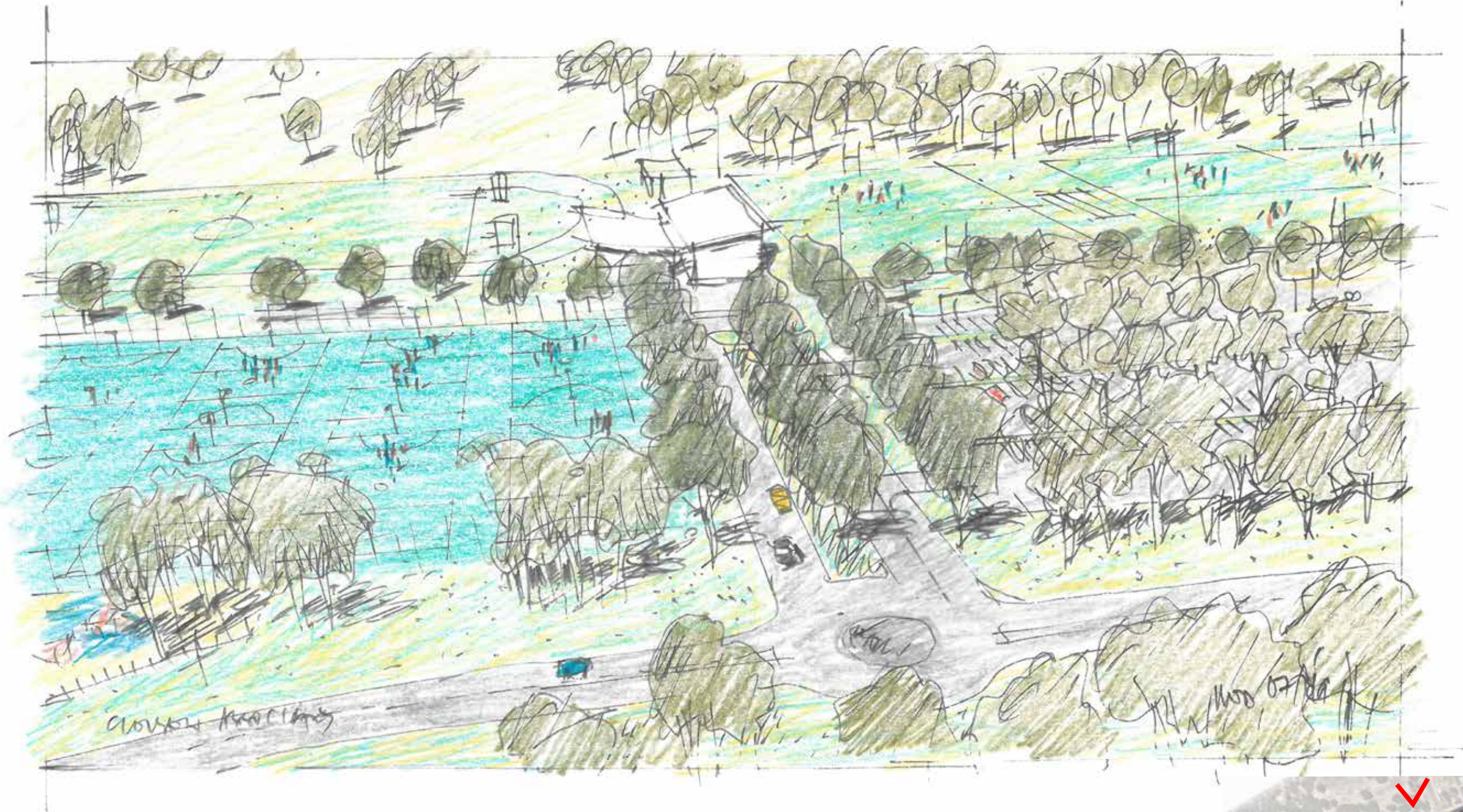
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3D ARTIST IMPRESSION - RECREATIONAL AREA

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3D ARTIST IMPRESSION - SPORTING AREA

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PRECEDENT IMAGERY - SPORTS

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STAGING PRELIMINARY / ONLY IN ORDER OF PRIORITY. ACTUAL STAGING SUBJECT TO DETAILED COSTING.

PRIORITIES IN ORDER

PRIORITY 1:

- New multi-purpose facilities building central to user groups
- Relocation of existing athletics track further SE
- Relocation of existing netball courts
- New main entry round about

PRIORITY 2:

- New parking areas
- Play area for multiple age groups
- Skate Park
- Services to new facilities buildings

PRIORITY 3:

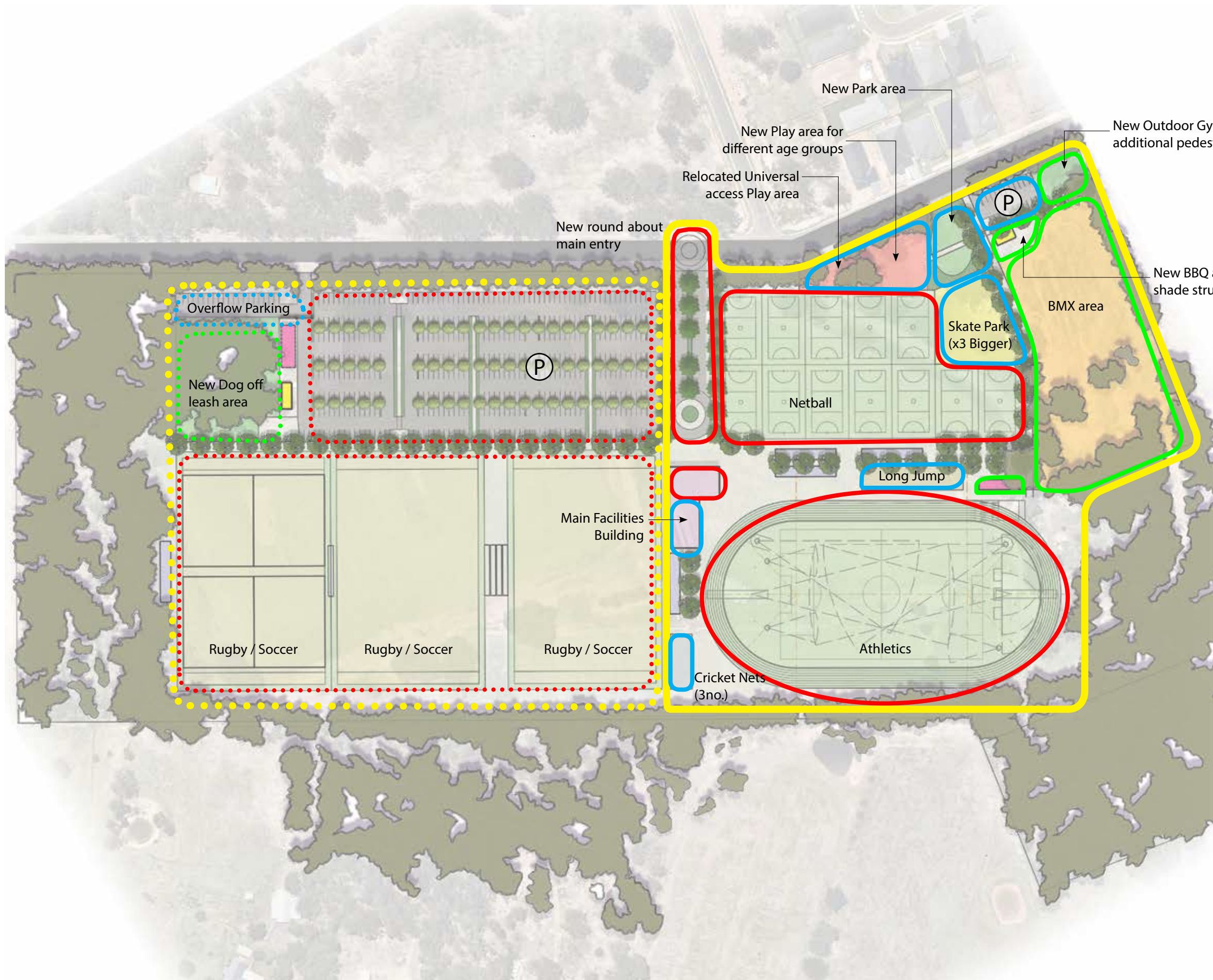
- Spectator seating
- New circuit walkway
- Resurfacing of existing grass netball courts
- Upgrade of passive parkland area
- New lighting to park and sports fields
- Main axis boulevard

PRIORITY 4:

- Formalise BMX track
- Additional toilet facilities
- Additional storage facilities

LEGEND

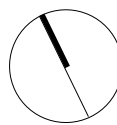
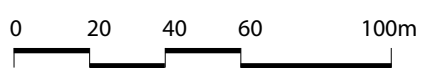
- Phase 1
- High Priority - Phase 1
- Medium Priority - Phase 1
- Low Priority - Phase 1
- Phase 2
- High Priority - Phase 2
- Medium Priority - Phase 2
- Low Priority - Phase 2



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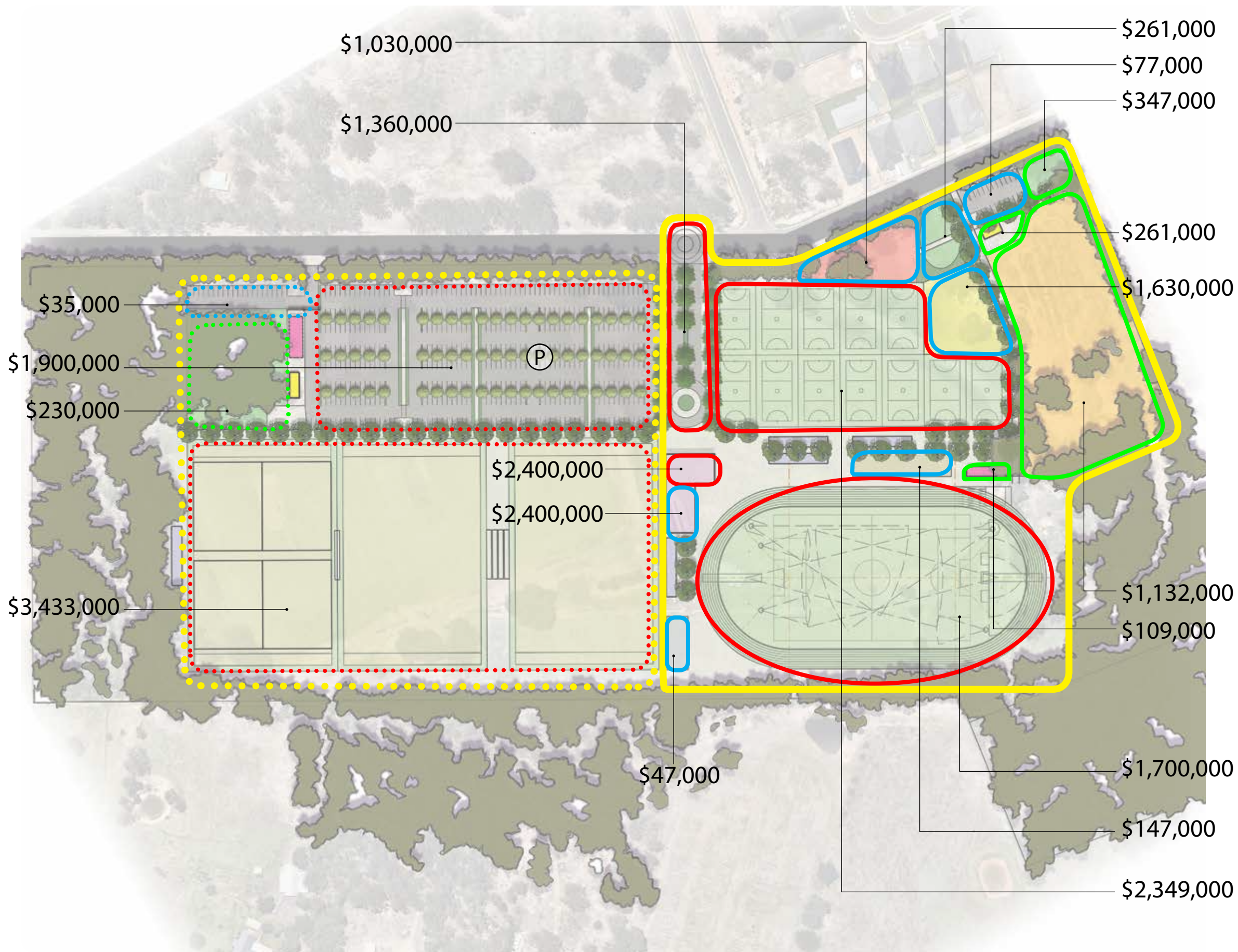


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INDICATIVE STAGING PLAN

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LEGEND

	Phase 1	
	High Priority	- Phase 1
	Medium Priority	- Phase 1
	Low Priority	- Phase 1
	Phase 2	
	High Priority	- Phase 2
	Medium Priority	- Phase 2
	Low Priority	- Phase 2

NEXT STEPS

In delivering this project to works on the ground, the following will be the next critical steps:

PRIORITIES IN ORDER

PRIORITY 1:

- New multi-purpose facilities building central to user groups
- Relocation of existing athletics track further SE
- Relocation of existing netball courts
- New main entry round about

PRIORITY 2:

- New parking areas
- Play area for multiple age groups
- Skate Park
- Services to new facilities buildings

PRIORITY 3:

- Spectator seating
- New circuit walkway
- Resurfacing of existing grass netball courts
- Upgrade of passive parkland area
- New lighting to park and sports fields
- Main axis boulevard

PRIORITY 4:

- Formalise BMX track
- Additional toilet facilities
- Additional storage facilities

