



Wollondilly Shire Council
WILTON RECREATION RESERVE
Landscape Master Plan Report
S15-0149
Issue E • 23/08/2016
Adopted by Council 15 August 2016



Cover Image:
Wilton Recreation Reserve oval, with
picnic tables and BBQ facilities at left

Inside Cover:
Wilton Weekend Markets at the northern
end of Wilton Recreation Reserve



CLOUSTON associates

WILTON RECREATION RESERVE LANDSCAPE MASTER PLAN REPORT

Client: Wollondilly Shire Council



CLOUSTON Associates

Landscape Architects • Urban Designers • Landscape Planners

Level 2, 17 Bridge Street • Sydney NSW 2000

PO Box R1388 • Royal Exchange NSW 1225 • Australia
Telephone +61 2 8272 4999 • Facsimile +61 2 8272 4998

Contact: Leonard Lynch

Email • sydney@clouston.com.au

Web • www.clouston.com.au

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Established native trees and a bushland backdrop give character to Wilton Recreation Reserve

1. OVERVIEW

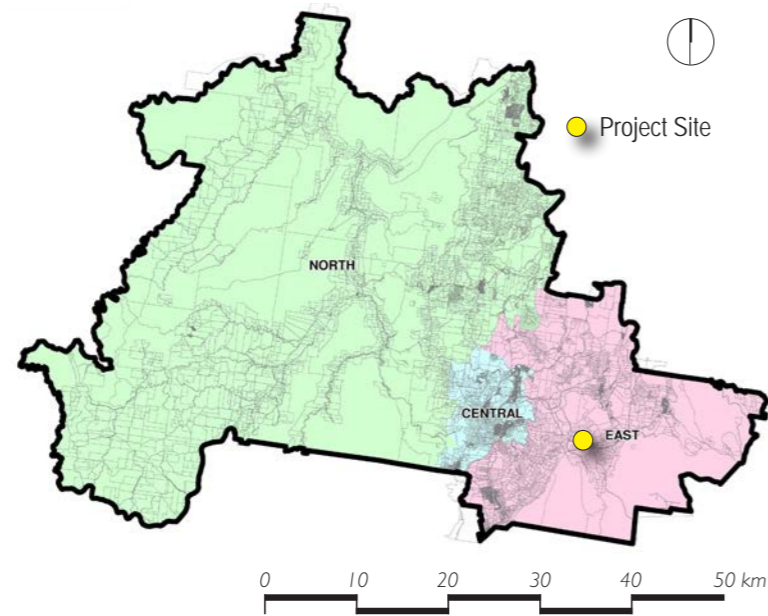


Figure 1: District context of the site within Wollondilly Shire Local Government Area

PROJECT DESCRIPTION

Wilton Recreation Reserve ("the site") is located in the suburb of Wilton, in the local government area of Wollondilly Shire Council. The site is located within the Macarthur Region.

The Reserve has an area of approximately 13.24 hectares and is located on the corner of Hornby Street to the South and Broughton Street to the East. This Reserve is important to the current residents of the adjacent township Wilton, as well as the current and future residents of Bingara Gorge, a Residential estate being developed 500m to the west of the Reserve.

In addition to its current and future use for sports and markets on weekends, this site will also become a valuable gathering place for existing and future residents of Wilton.

The master plan for this proposed Reserve is to include provision for:

- A large oval suitable for AFL and cricket
- 3 standard fields, suitable for rugby union
- Upgraded market space and playspace
- Upgraded and expanded car parking
- Introduction of a hierarchy of footpaths.

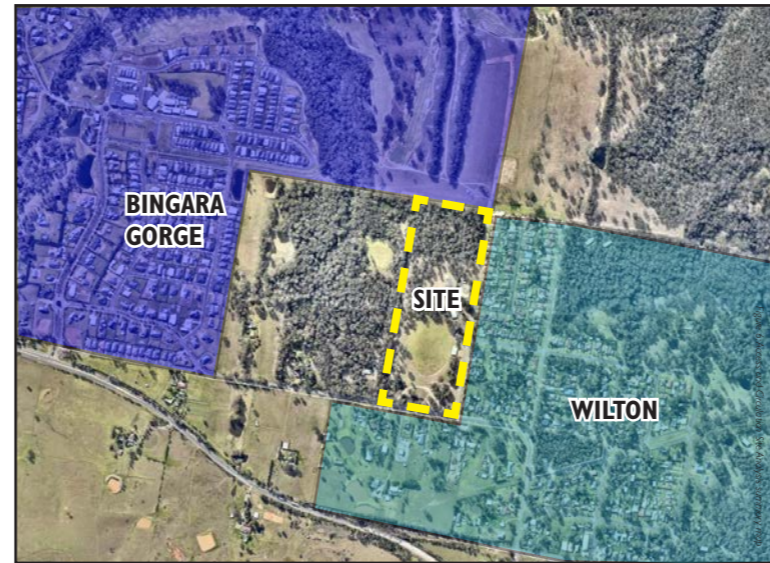


Figure 2: Aerial photo of the site, showing the established small town of Wilton to the east, and the new Residential estate Bingara Gorge to the west

LOCAL AND REGIONAL CONTEXT

The site is located approximately 80km south west of Sydney Central Business District, and 30km north west of Wollongong. The town of Picton lies 13 km to the north west of Wilton. It is strategically located within a region undergoing significant residential development, and close to major roads that link the major population centres of Sydney, Wollongong and Canberra.

- The Hume Highway, located 2km west of the site, is a major highway that links Wilton and many other suburbs within Sydney's south west to Sydney city
- Picton Road, located 500m south of the site, is a main road that connects Wilton to Wollongong
- Wilton is a rural village, with a population of 1 890 people (2011 Census)
- The new Residential estate of Bingara Gorge, located 500m west of the site, is an ongoing development that will be home to 3,500 people when completed by 2020
- Wilton Junction is a proposed major new town centre and employment site on the west side of the Hume Highway.

PLANNING BACKGROUND

While the new development at Wilton Junction and Bingara Gorge will offer their residents unstructured recreation opportunities, the residents will also share upgraded sports facilities at Wilton Reserve.

The purpose of this Masterplan Report is to illustrate a revised concept for the reserve that meets both structured and unstructured recreation needs.

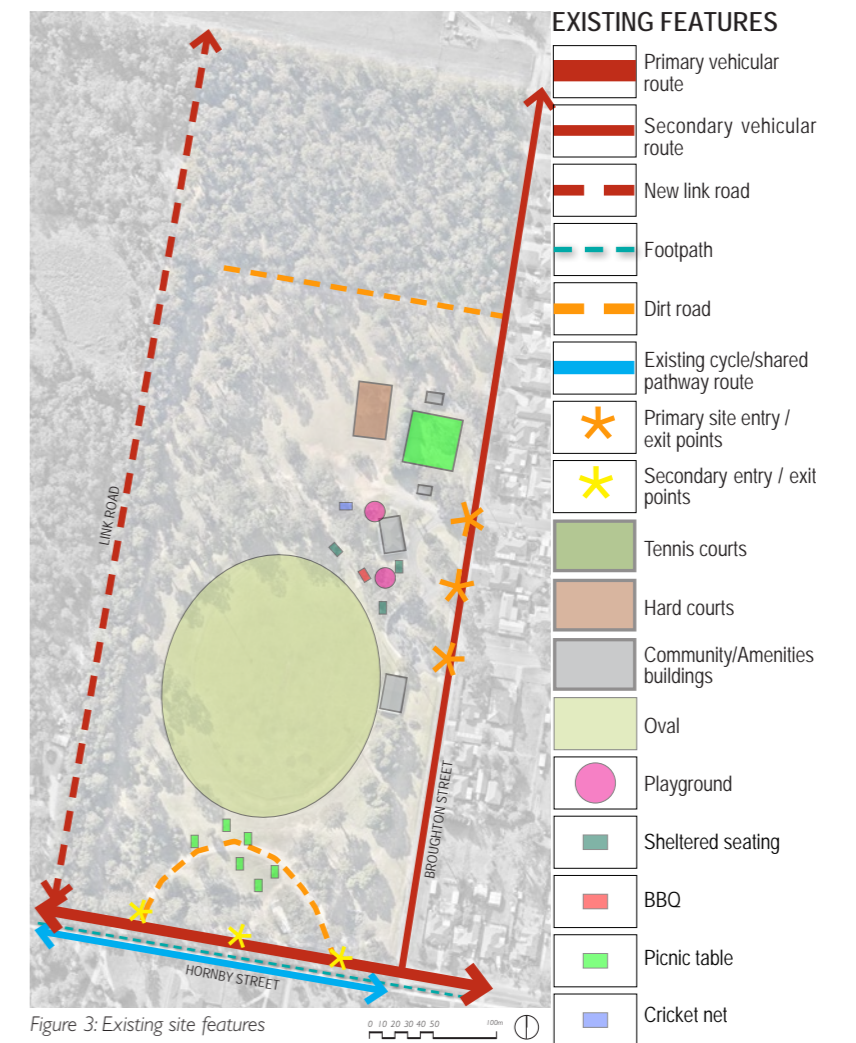


Figure 3: Existing site features

COMMUNITY ENGAGEMENT

Engagement with the community and stakeholders included:

- A draft master plan on public exhibition from 1 June - 28 June 2016 (including an online survey and engagement kiosk)
- Presentation of site analysis and draft master plan at Wollondilly Shire Council building to Wilton Recreation Reserve 355 Management Committee (representing community sporting interests such as AFL, rugby union, cricket, tennis and weekend markets) on 21 June and on 20 July 2016.

2. SITE ANALYSIS: KEY VIEWS



1 View looking north from Hornby Street, after crossing at the pedestrian median island



2 View looking north west, approaching site from Hornby Street, with the existing oval in the background



3 View looking north west from the corner of Hornby Street and Broughton Street

2. SITE ANALYSIS: KEY VIEWS



Figure 5: Key views of the site



4 View looking north east from access road off Hornby Street; road visually splits picnic area, as well as separating this area from the oval and landscape beyond



5 Panoramic view looking north west approaching the field oval from Broughton Street



6 Panoramic view looking south west from outside the community centre; play equipment, BBQ and shelter create a social space around the edge of the oval

2. SITE ANALYSIS: KEY VIEWS



Figure 6: Key views of the site



7 ▶ Panoramic view looking south east from the grass mound - this landform provides informal spectator seating when the oval is being used for sport



8 ▶ Panoramic view looking north across the hard courts, with the tennis courts at right - this flat, open space is used once a month for markets



9 ▶ Panoramic view looking south at site where field 3 will be constructed

2. SITE ANALYSIS: ACCESS AND CIRCULATION

ACCESS AND CIRCULATION

Getting to the Reserve

- The site has strong external connectivity to its surrounding context, with the Reserve bordering the existing Residential community of Wilton as its eastern and southern boundaries.
- Currently the only pedestrian link from Bingara Gorge to the site is via a footpath along Hornby Street to the south. There is potential for a pedestrian connection to Bingara Gorge to the north, through the bushland to Maloney Chase (or future road). There is no footpath along Broughton Street.
- There is a poor sense of arrival to the Reserve by car, with limited signage and no coherent streetfront address.
- The existing asphalt parking outside the community centre is unclear and inefficient. The edges of the site along Hornby Street and Broughton Street have been used for informal parking; this may be damaging the roots of trees along Hornby Street.
- The Reserve has limited access to public transport. The closest train stations are Douglas Park and Picton, both of which are about 12km away (12 minute drive). The closest bus stop is 1.4km away (16 minute walk) at Wilton shops. The 901 bus service (Picton to Wilton and Douglas Park) services this stop very infrequently (a few services daily).
- The site has limited internal connectivity due to vegetation barriers and haphazard arrangement of facilities within the site.
- The site is generally flat and thus universal access can be readily provided to most parts of the site.

Getting Around the Reserve

- Pedestrian access and circulation within the Reserve is unclear; the only sealed footpath within the site connects the car park/drop off zone to the play equipment area.
- The main pedestrian entry points into the Reserve are uninviting.
- There are currently no wayfinding aids within or around the Reserve; this contributes to a lack of formal identity, function or sense of place.
- Clumps of planting along the site's southern and eastern edges provide some sense of boundaries.
- At the edge of the oval there is an unstructured social space comprising BBQs, sheltered seating and a playground.



1. Pedestrian access across Hornby Street



2. Vehicular access from Broughton Street



3. Unstructured social space at the edge of the oval

2. SITE ANALYSIS: ACCESS AND CIRCULATION

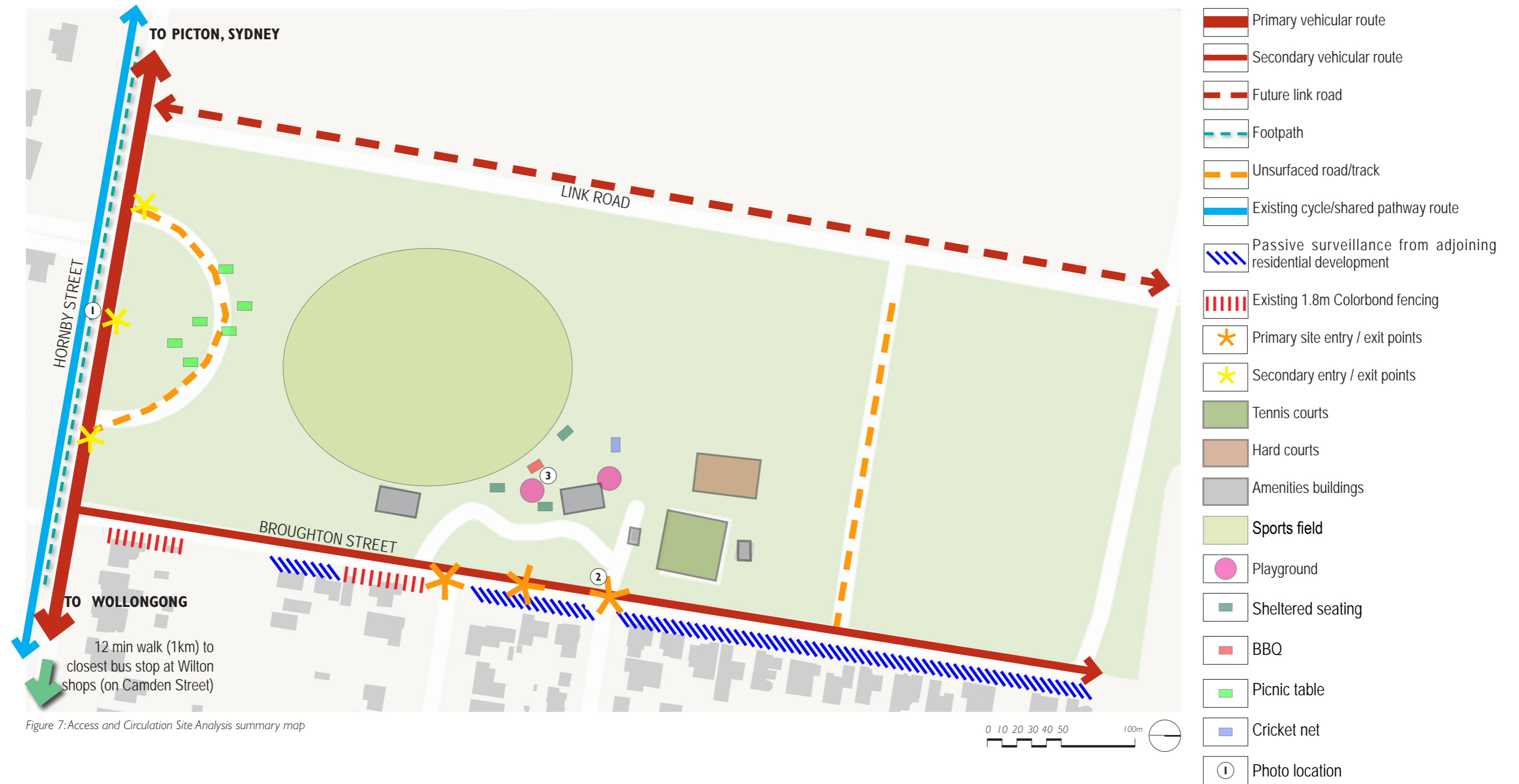


Figure 7: Access and Circulation Site Analysis summary map

2. SITE ANALYSIS : ENVIRONMENT, CHARACTER AND HERITAGE

ENVIRONMENT

- The site would have originally supported Shale/Sandstone Transition Forest, an endangered ecological communities listed under the Threatened Species Conservation Act 1995 - remnants of this vegetation community still exist within and surrounding the site.
- Stringybark Creek runs north-south 200m west of the site.
- The importance of this site as a green space with remnant bushland is highlighted by the recent urbanisation of the immediate area and the broader region.
- The grassy ground cover and open tree canopy provide critical habitat for local and exotic fauna.

CHARACTER

- The Reserve is characterised by established bushland along its northern and western boundaries, large shady trees within social spaces and significant areas of open grassland.
- The Reserve is bound on its eastern and southern sides by residential properties which front onto the open space.
- There is a lack of varied native species diversity to support local fauna.
- The haphazard nature of much of the designed spaces within the site creates a sense of underused, 'wasted' or 'leftover' spaces.

USES AND FACILITIES

- Current structured uses of the reserve include cricket and rugby union on weekends (depending on season), and markets once a month. The proposed realignment of the oval and construction of 3 football fields would allow for more intensive use of the site, including for AFL and additional rugby union.
- The site's current infrastructure consists of an oval with football posts, cricket pitch, cricket net, two tennis courts, a hardcourt, community centre, amenities buildings, toilets, a playground, BBQs, sheltered seating, picnic tables and stormwater assets.

SURVEILLANCE, VIEWS AND VISTA

- Views into and through the site are obscured in some cases by planting.
- The site has a moderate level of passive surveillance. Houses along the southern and eastern edges of the site provide varying levels of passive surveillance; along the eastern edge this is compromised where there are sections of 1.8m Colorbond fencing.
- The seating mound that wraps around the northern end of the oval provides a significant vantage point for views across the site.

MANAGEMENT AND MAINTENANCE

- There is potential to vegetate the grass swale that runs along Broughton Street - this would help articulate the eastern edge of the Reserve, as well as filter water runoff.
- It was observed that the long grasses within the "sub-surface irrigation area" supported a greater number of plant species than the mown areas of grass - increasing areas of longer grassland could improve the Reserve's biodiversity, as well as provide variety in the landscape and reduce mowing/maintenance costs.



4. Established native trees contribute shade and character to the space



5. Raised mound provides shaded spectator seating



6. Shale Sandstone Transition Forest at the northern end of the site

2. SITE ANALYSIS : ENVIRONMENT, CHARACTER AND HERITAGE



Figure 8: Environment, Character and Heritage Site Analysis summary map

3. OPPORTUNITIES AND CONSTRAINTS



7. The proposed unstructured recreation space would benefit from the character and amenity provided by existing feature trees



8. The eastern edge of the Reserve along Broughton Street could become better articulated through vegetating the existing grass swale; there is also opportunity for a footpath along this street



9. The existing playground has potential to be upgraded and incorporated into a central social space



10. The long grasses within the 'sub-surface irrigation area' allow greater biodiversity and a more varied landscape than grass mown regularly - designating certain areas of the Reserve for longer grass would also reduce mowing costs

3. OPPORTUNITIES AND CONSTRAINTS

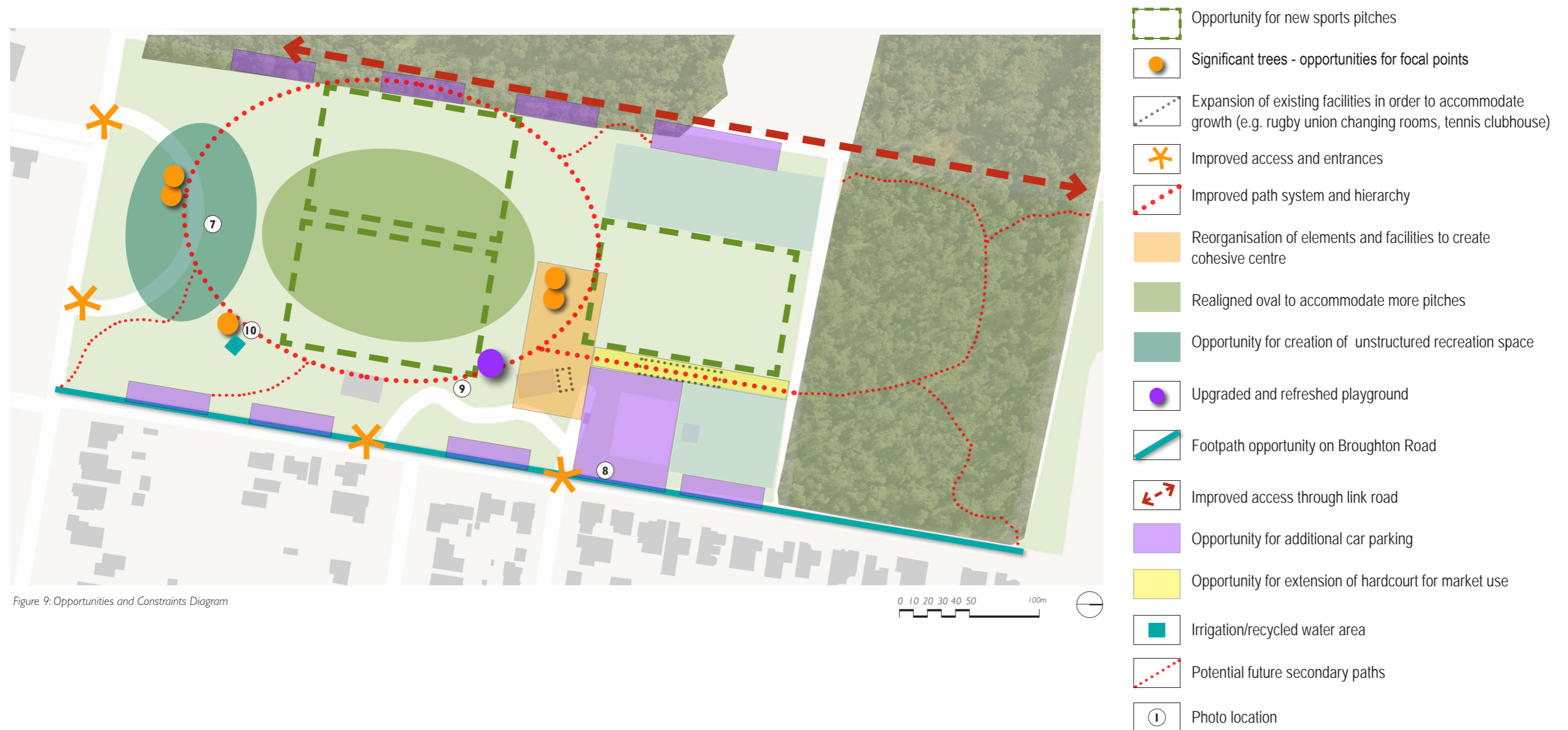


Figure 9: Opportunities and Constraints Diagram

4. DESIGN INTENT AND PRINCIPLES

DESIGN INTENT

Wilton Recreation Reserve offers a large and established canvas on which to develop its future form. The design intent and the principles on which this concept is developed is set out below.

Balancing User Needs

- Providing a space where structured activities such as organised sports and markets complement and enhance unstructured activities (e.g. shaded seats around playspace where parents can socialise as their children play).
- Minimising conflict of uses/spaces through layout and design.

Sensitive Design

- Designing a space that caters to the needs of existing and future residents, and that is sensitive to the semi-rural character of the area.
- Minimising built form and maximising green space.

Integrated Approach

- Providing the community the opportunity to explore the space and evolve ideas on its future development as the community grows.

Entries and Movement

- Ensuring entries and edges to the site effectively connect to pedestrian, cycle, public, transport and vehicular networks;
- Providing an accessible path network within the site, which integrates with existing surrounds.

Multi-Using

- Providing adaptable spaces that meet a range of needs.

Activation

- Arranging structured and unstructured facilities that activate the park throughout the week.

DESIGN PRINCIPLES

The issues and opportunities identified throughout the site analysis, have informed the development of design principles that underpin the future planning, design and management of Wilton Recreation Reserve.

Access and Circulation

Approach and Entry

- Provide additional parking, and set aside space for additional parking in the future;
- Ensure car parking and circulation is efficient, easily navigated and of minimal impact on users;
- Establish a hierarchy of paths;
- Utilise feature street planting to integrate the site within the surrounding residential development;
- Provide well defined entry points;
- Provide universal access in and around the site;
- Provide well connected shared paths for cyclists/pedestrians;
- Optimise walking access to the park from adjoining streets.

Wayfinding

- Provide signage and wayfinding nodes to assist navigation to the site;
- Provide clear wayfinding through a common design language for pedestrian circulation, vehicle access and parking;
- Employ nodes and markers to assist with wayfinding within the site;
- Consider the use of public art and interpretive signage as wayfinding nodes and markers;
- Establish clear site lines between nodes to encourage visitors to move through the site;
- Provide a footpath network within the park that encourages social interaction and fosters walking, cycling and jogging.

Environment, Culture and Heritage

- Retain and protect significant trees on-site and highlight as features where appropriate.
- Vegetate swale along Broughton Street.
- Pursue the collection of water from roofs of shade structures, toilets and hardstanding;
- Provide on-site WSUD devices to treat and store stormwater;
- Provide car parking with a minimal impact on the existing Shale Sandstone Forest;
- Reflect local cultural and historical values, including the semi-rural character of the area.
- Explore opportunities for public artwork installation.
- Maximise shade through tree planting.

Image and Character

- Create a strong sense of arrival at main entry points;
- Create comfortable and sociable spaces that encourage users to stay longer;
- Retain significant view corridors at strategic locations;
- Promote existing remnant vegetation nearby, reflecting its quality and types of species;
- Ensure existing planting with colour and form, interplay with natives and some exotics at strategic locations;
- Apply Crime Prevention Through Environmental Design (CPTED) principles to create a safe public space.



HORNBY STREET

Gravel carpark

New lighting poles

Grass viewing mound

Kiddies bike track

Potential future link road (KING STREET)

NEW LINK ROAD

Future off street parking

Future off street parking

Future off street parking/ or overflow grass parking

Important vegetation community retained

Future off street parking

NEW LINK ROAD

Field 2

Field 1

Field 3

Kiosk

Amenities

Future extension/ storage

Multi-use courts

Bus stop

BROUGHTON STREET

BROUGHTON STREET

Gravel carpark

Gravel carpark

Existing tennis shed to be demolished

Bosque

Cadastre site boundary

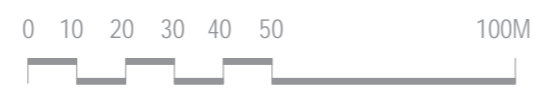
Upgraded oval amenities building

Exercise equipment station

Community centre (and proposed extension)

Remove existing playground equipment and develop new play space

5m wide 'spine' walkway



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DRAFT CONCEPT MASTER PLAN FOR PUBLIC EXHIBITION

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6. PUBLIC EXHIBITION FEEDBACK

TOPIC	PUBLIC EXHIBITION FEEDBACK	CLOUSTON ASSOCIATES ACTION/RECOMMENDATION
1. Field 3	Amenities buildings too small	Combined footprints of 3 smaller buildings to form one larger building
	Spectator capacity and warm up area inadequate	Extended western edge of Field 3 to increase spectator capacity. Spectator capacity also available along stepped seating at edge of amenities building. Warm up areas available at both ends of Field 3 and on northern end of AFL oval
2. Markets	Move south to Hornby Street edge of reserve	Retain proposed location of markets in central area close to amenities
3. Community Centre	Whole design layout needs to be reworked, e.g. issues with tree screening, don't want multi-use courts, etc	Trees allow visibility, multi-use courts provide valuable flexible space – this area is optimally resolved
	Community Centre extension plan conflicts with master plan and envelope of building reduced	Community Centre proposed extension shown on master plan and envelope has not been reduced
4. Car parking	Retain access to edge of oval for vehicles to allow for spectator viewing from cars during inclement weather	Vehicle access to edge of oval retained and formalised in 2 areas to accommodate this desire and ensure safety of pedestrians
5. Youth/skate space visibility	Proposed youth/skate space location lacks visibility - move south to Hornby Street edge of park (next to markets)	Youth/skate space is situated between 2 fields and adjacent central playspace with ample natural surveillance
6. Indoor basketball/cricket training facility	To be located where multi-purpose courts are proposed	Inappropriate for this site (local scale) - potential to incorporate into facilities at Wilton Junction (regional scale)
7. Cricket nets	Where have these gone?	Located on MP to west of Field 2
8. Tennis club house	No provision for tennis club house	This can be accommodated within the proposed amenities building
9. Preschool play area	Reduced play area	Fenced play area attached to community centre not proposed to be reduced. Adjacent new playground will offer additional children's play
10. Interpretive signage	-	Add to educate people about vegetation community, heritage, etc

NEW LINK ROAD

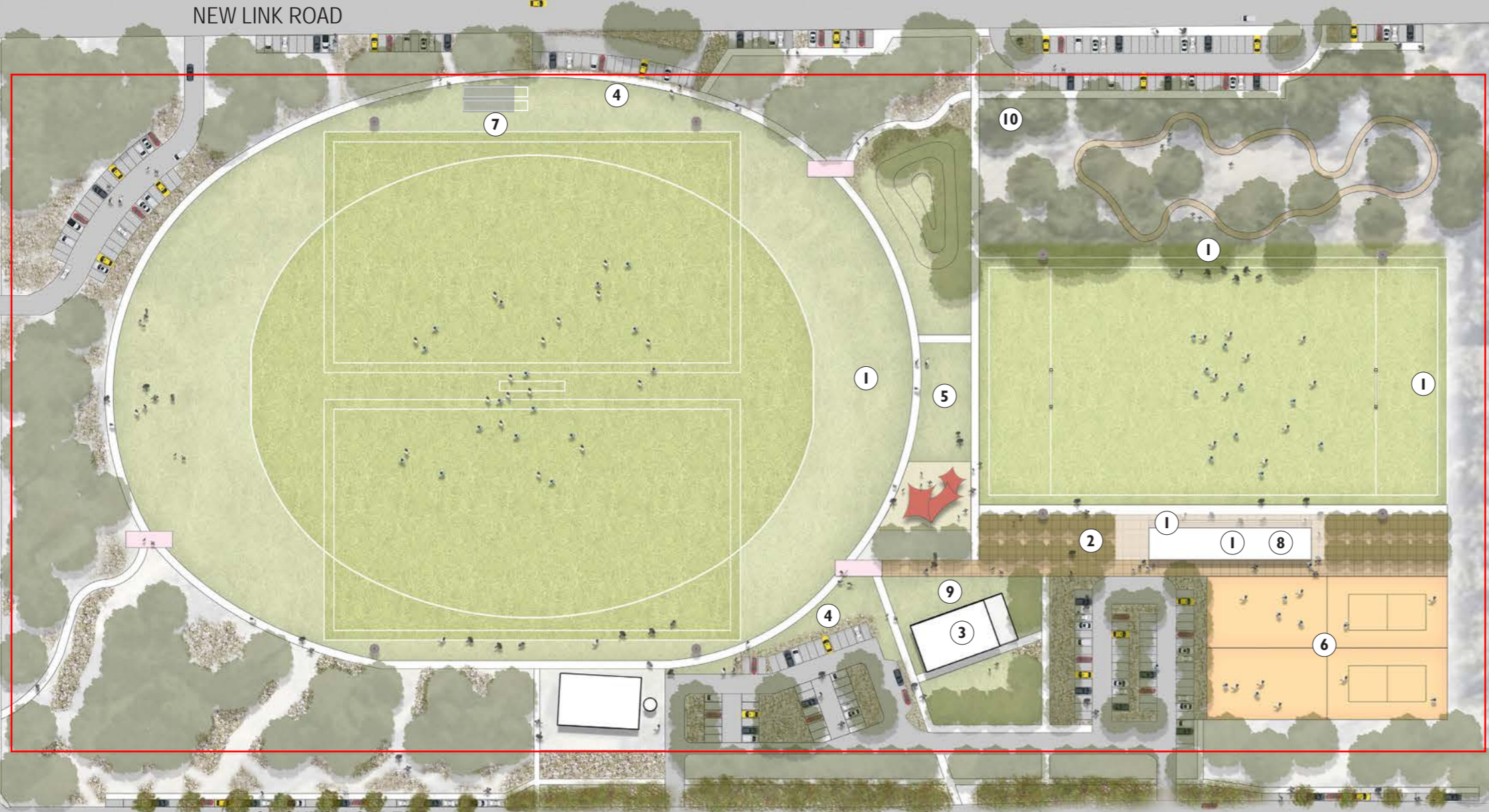
NEW LINK ROAD

HORNBY STREET

BROUGHTON STREET

BROUGHTON STREET

- LEGEND:**
- ① Field 3 - Amenities building, spectator capacity, warm up areas
 - ② Markets - location
 - ③ Community Centre - design/layout
 - ④ Car parking - oval access
 - ⑤ Youth/skate space - visibility
 - ⑥ Indoor basketball/cricket training facility
 - ⑦ Cricket nets
 - ⑧ Tennis club house
 - ⑨ Preschool play area
 - ⑩ Interpretive signage



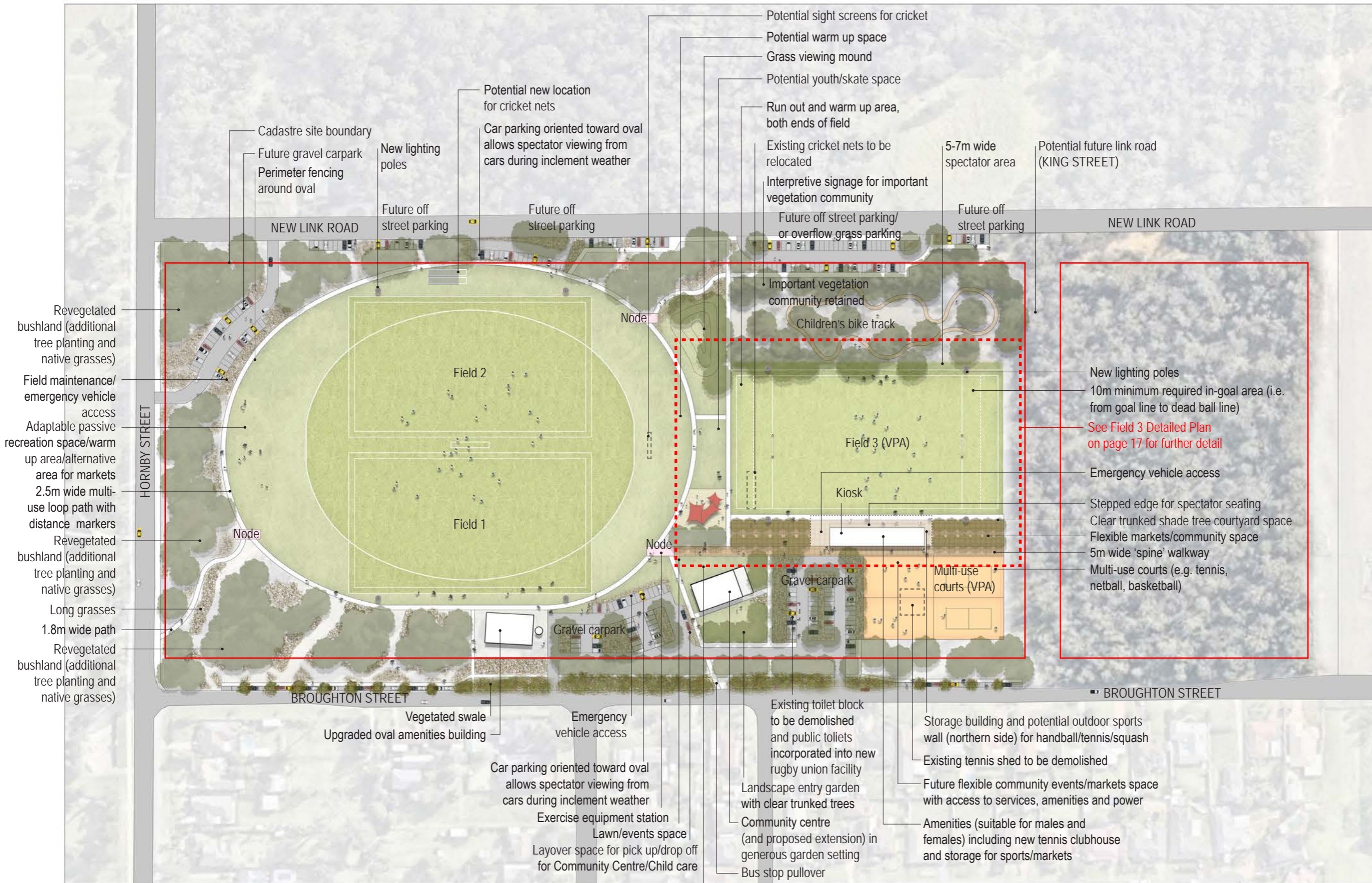
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KEY AMENDMENTS FROM PUBLIC EXHIBITION



SITE LOCATION MAP



NOTE: VPA = Items to be covered under Voluntary Planning Agreement commitments

Remove existing playground equipment and develop new play space (VPA)



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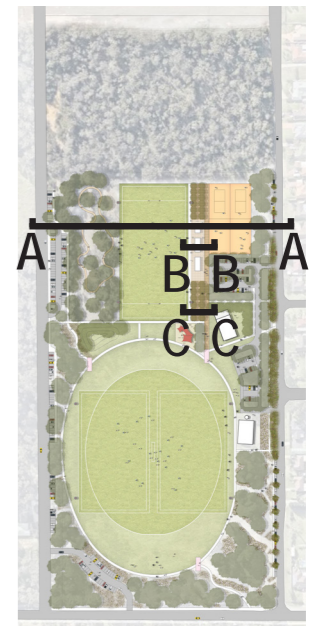
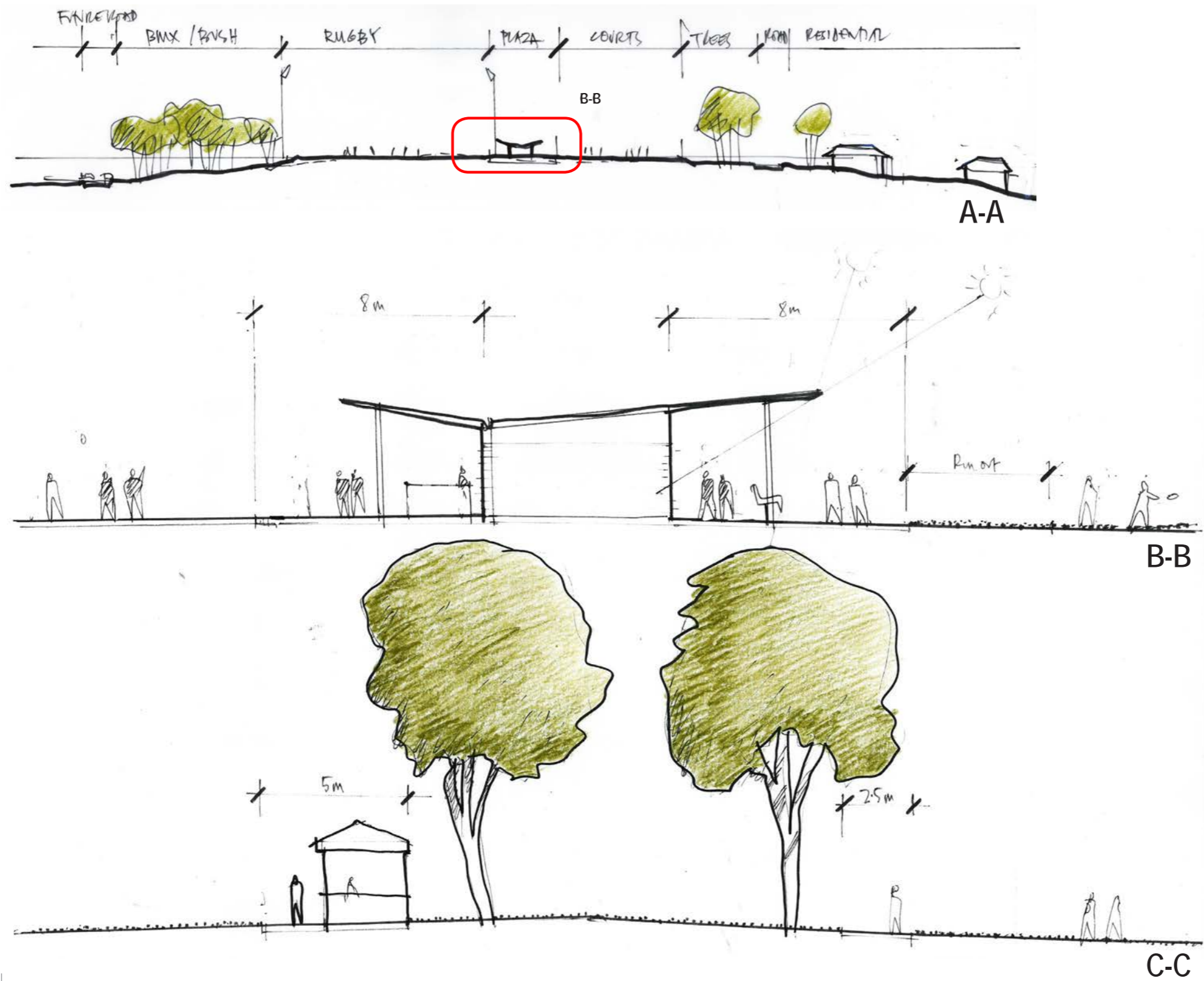
FINAL CONCEPT MASTER PLAN

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10. SECTIONS

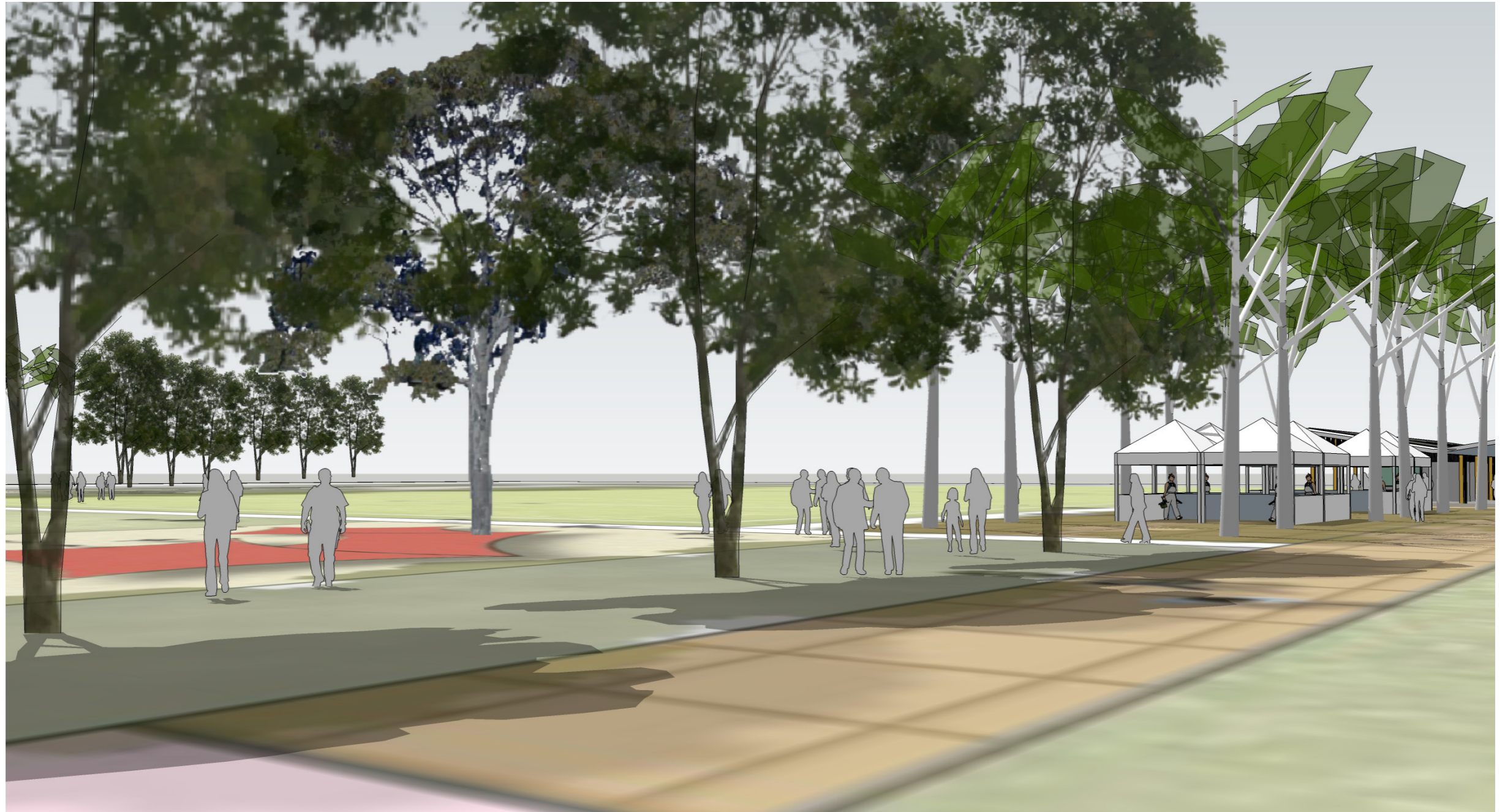


11. PERSPECTIVE VIEW 1: FIELD 3



Looking north west across Field 3, showing activation of central pedestrian spine through market stalls

11. PERSPECTIVE VIEW 2: MARKET STALLS UNDER TREE CANOPY



Looking north west through pedestrian spine and tree canopy to Field 3 beyond

11. PERSPECTIVE VIEW 3: PROPOSED AMENITIES BUILDING ADJACENT TO FIELD 3



Looking south past proposed amenities building to market stalls under tree canopy in the background

12. PRECEDENT IMAGES

To provide an indication of the general characters of each of the park spaces, the following images provide illustrated precedents from similar designed landscapes:

MARKET STALLS



- *Hard paved central area with potential to extend onto grass field*
- *Must be accessible to vehicles.*

AMENITIES/KIOSK BUILDING



- *New buildings to service Field 3 and multi-use courts.*

SEATING & SHELTERS



- *Upgrade and improve existing seating shelters, picnic tables and BBQs as appropriate*
- *Consider additional built seating around social spaces, as well as informal grass mound seating.*

PATH NETWORK



- *Connects oval, passive and active spaces, amenities and programmed areas within reserve*
- *Hierarchy of paths - primary, secondary, exploratory*
- *Vantage points, vistas, lookouts - views into park from street and views across oval.*

OVAL



- *Central active greenspace - cricket, AFL, rugby union*
- *Adjacent passive greenspace at entry to reserve on Hornby Street*
- *Sense of arrival and opportunity to set up vistas across oval*
- *Opportunity for gathering spaces around oval.*

EXERCISE EQUIPMENT



- *To be located at nodes around edge of oval, connected by multi-use loop path*
- *Suitable for all ages.*

12. PRECEDENT IMAGES

CARPARKING & VEGETATED SWALE



- Hard surface of car park softened by 'islands' of trees and vegetation
- Vegetated swale to capture and treat upstream urban run-off and overland flow
- Sandstone drop structures used as landscape features and to help slow velocity of water.

BUSHLAND ADVENTURE PATH



- To link in with path system throughout reserve.
- Provides area to wander with high ecological value - potential to incorporate play and educational features for children
- Pedestrian connection to Bingara Gorge.

SOCIAL SPACES



- Seating areas, playspace, spectator seating in the core of the site, central to community centre and car parking
- Build on current amenity of the site - shade from large trees, vista across the oval, relate to geometry of community centre where possible
- Multi-purpose courts.

BIKE TRACK



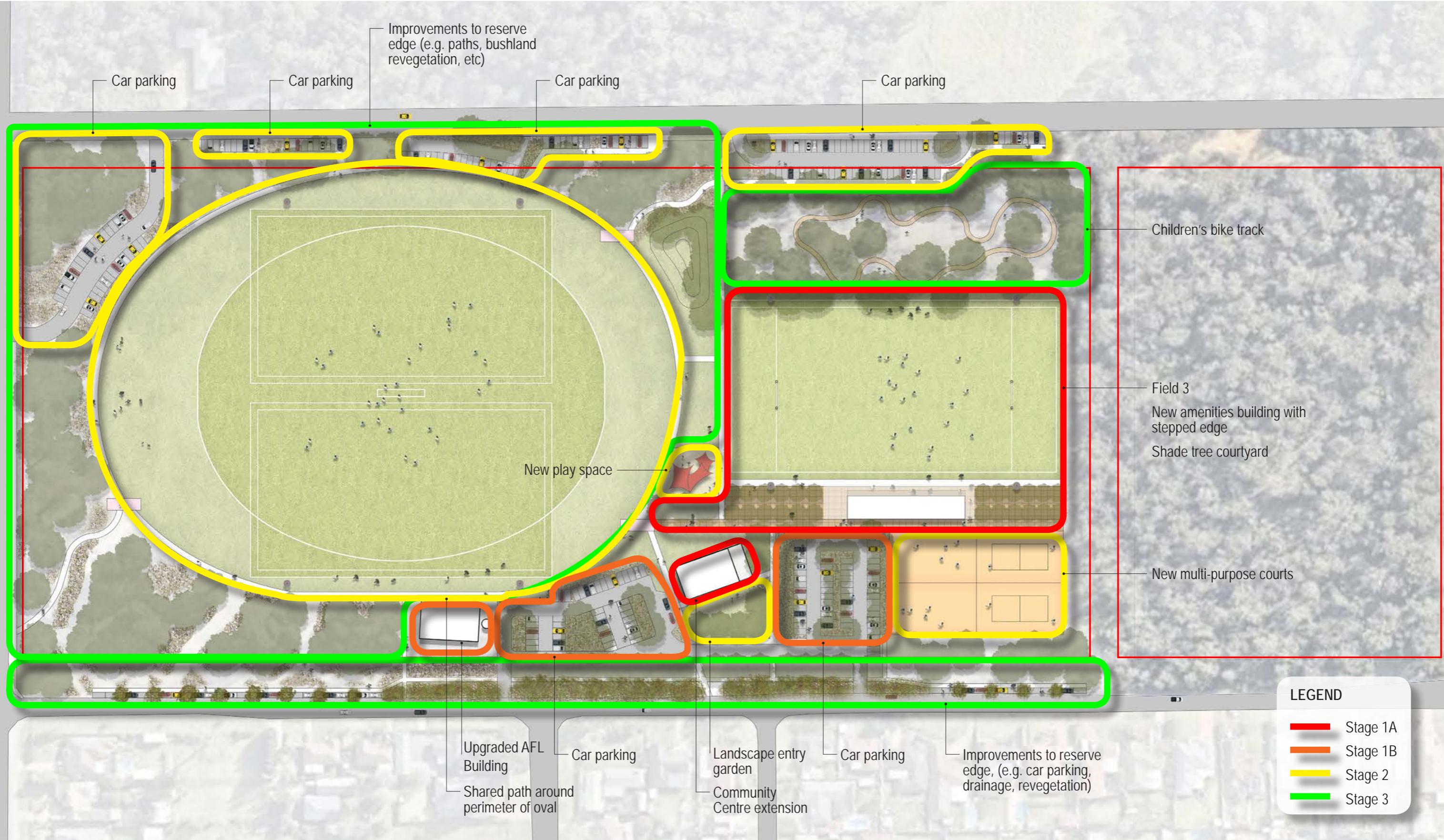
- Retains sensitive trees while providing valuable space for kids to ride bikes.



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INDICATIVE COST PLAN

S15-0149



15. NEXT STEPS

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

- Council adoption of master plan - adopted by Council 15 August 2016.
- Finalising of works staging and funding sourcing
- Detailed design and construction.



Walking trail through remnant Shale Sandstone Transition Forest at the northern end of Wilton Recreation Reserve