

# Binalong Recreation Ground

## Landscape Masterplan




TaylorBrammer

yass valley council

the country the people



An aerial photograph of a rural landscape. The terrain is a mix of green fields, some with patches of brown or yellow, and dense clusters of dark green trees. A network of roads and paths is visible, winding through the landscape. The overall scene is a typical rural or semi-rural environment.

*The project team acknowledges the Ngunnawal people who are the traditional Custodians of the land on which Binalong Recreation Ground is located. We pay our respects to Elders past, present and emerging.*

*We are committed to honouring Aboriginal and Torres Strait Islander peoples' unique cultural and spiritual connections to the land, waters, seas and sky and their rich contribution to society.*



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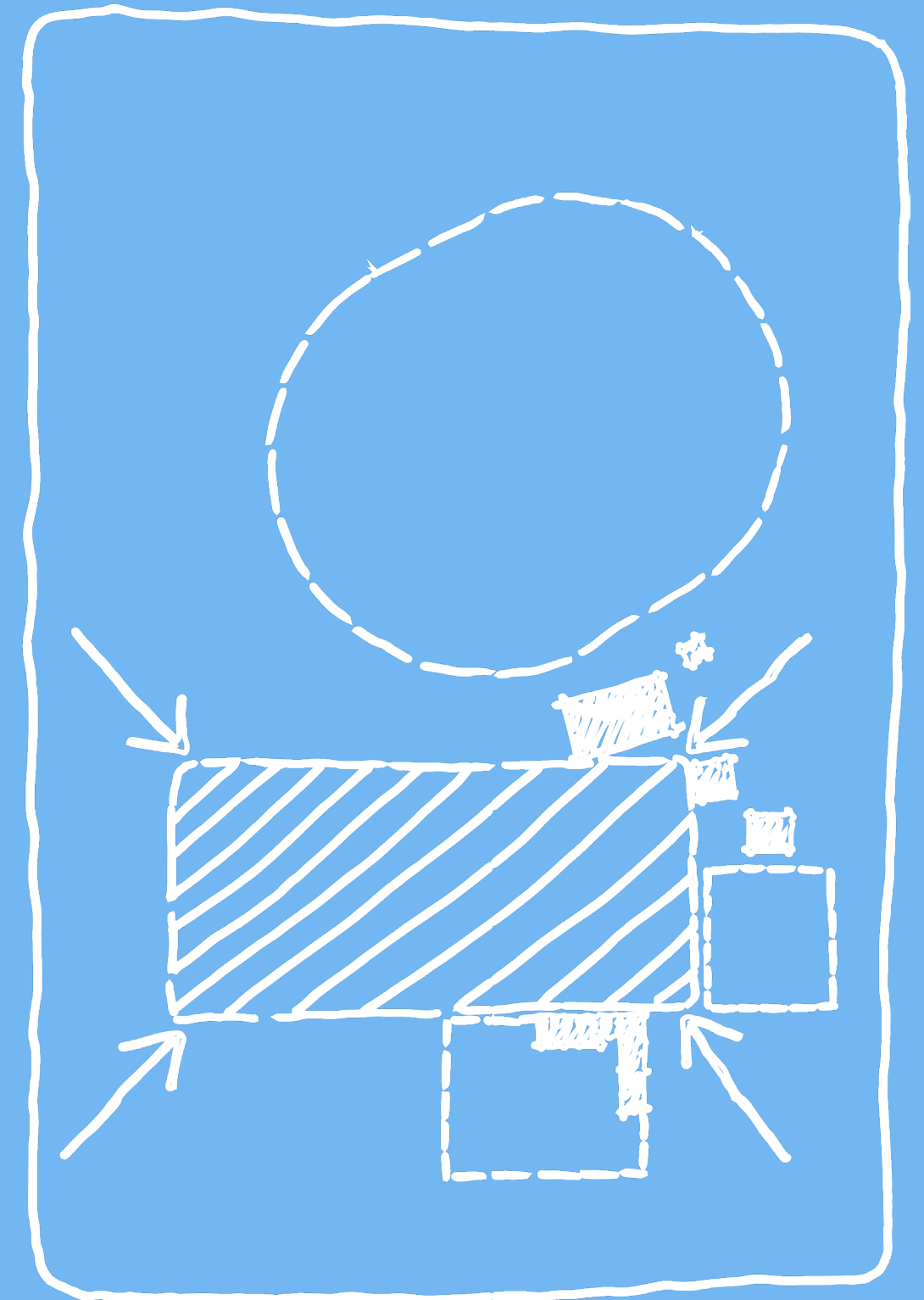
## Amendment register

DOCUMENT ISSUE	REVISION	DATE	STATUS	PREPARED	CHECKED
DRAFT	P1	22.11.2024	DRAFT	AL/OTJ	VH
DRAFT	P2	03.12.2024	DRAFT	AL/OTJ	VH
FINAL	A	11.02.2025	FINAL	AL/OTJ	VH
FINAL	B	17.04.2025	FINAL	AL/OTJ	VH



Site photo recognising community members input in the creation of the Binalong Pool; Source Taylor Brammer Landscape Architects





# Overview



# The Project

## Background

Binalong Recreation Ground (Crown Reserve R530025) is a multi-use sporting complex located within the township of Binalong, NSW. The complex includes a sporting field, tennis courts, playground, 25m swimming pool, skate park, electric BBQs, amenities building and open space area. The site is utilised for active and passive recreation. The key local sports undertaken include rugby league, tennis, cricket and swimming activities. The passive recreation includes a category 2 playground, skate park and undeveloped open space area. The sporting field is home to the Binalong Brahmans Rugby League Club and Binalong Bushrangers Cricket Club.

## Objectives

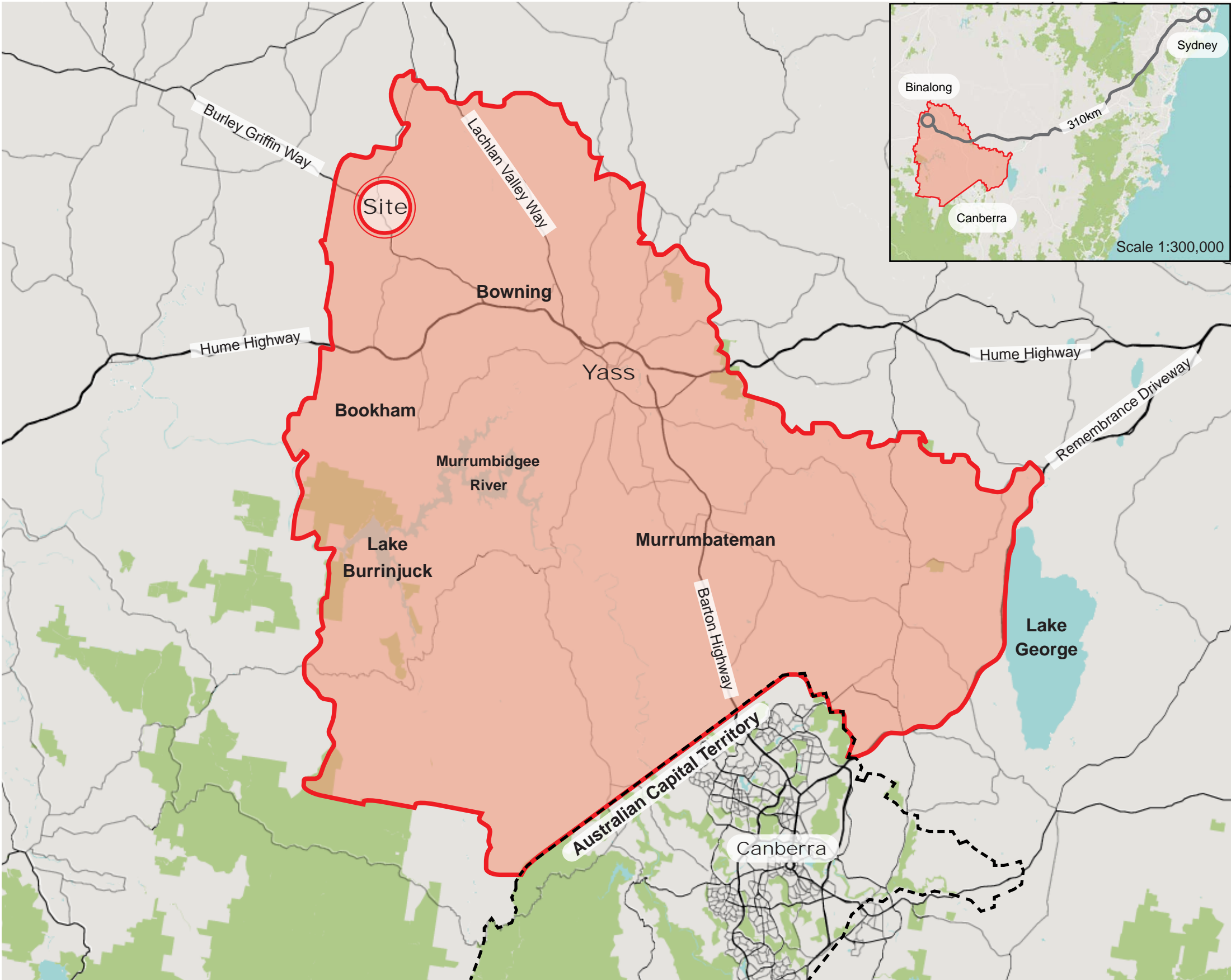
The aim of the masterplan is to inform priority future projects, improvements and associated costings. Opportunities exist to build on the established tourism of the area through improvements to the Reserve.



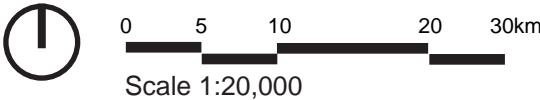
Site photo showing existing playground; Source Taylor Brammer Landscape Architects



# Site Context



Yass LGA extent; Source Taylor Brammer Landscape Architects





# Local Context

Legend

Binalong Recreation Ground

State road

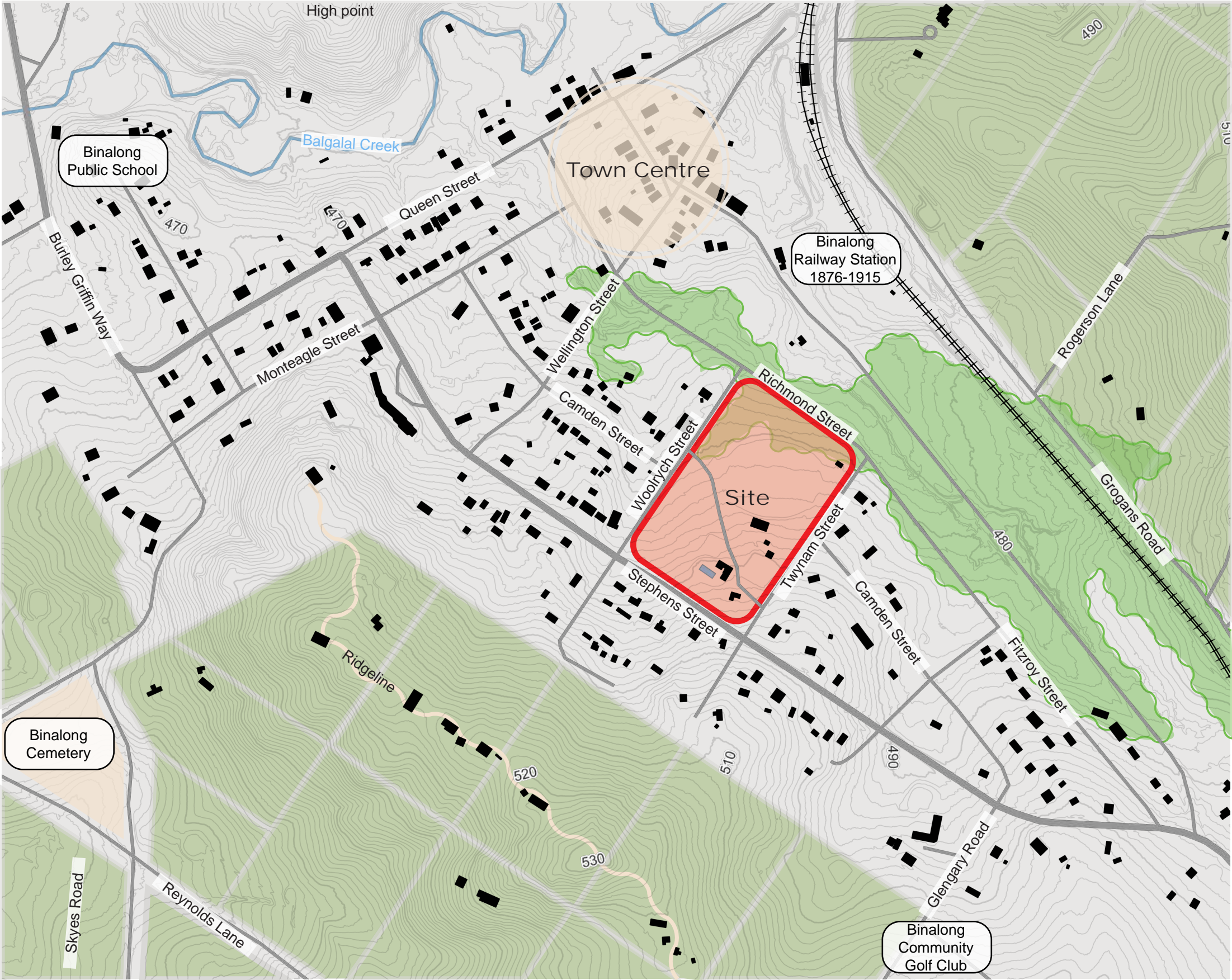
Local road

Railway

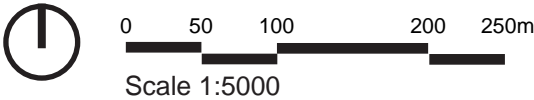
Green corridor

Agricultural plot

Buildings



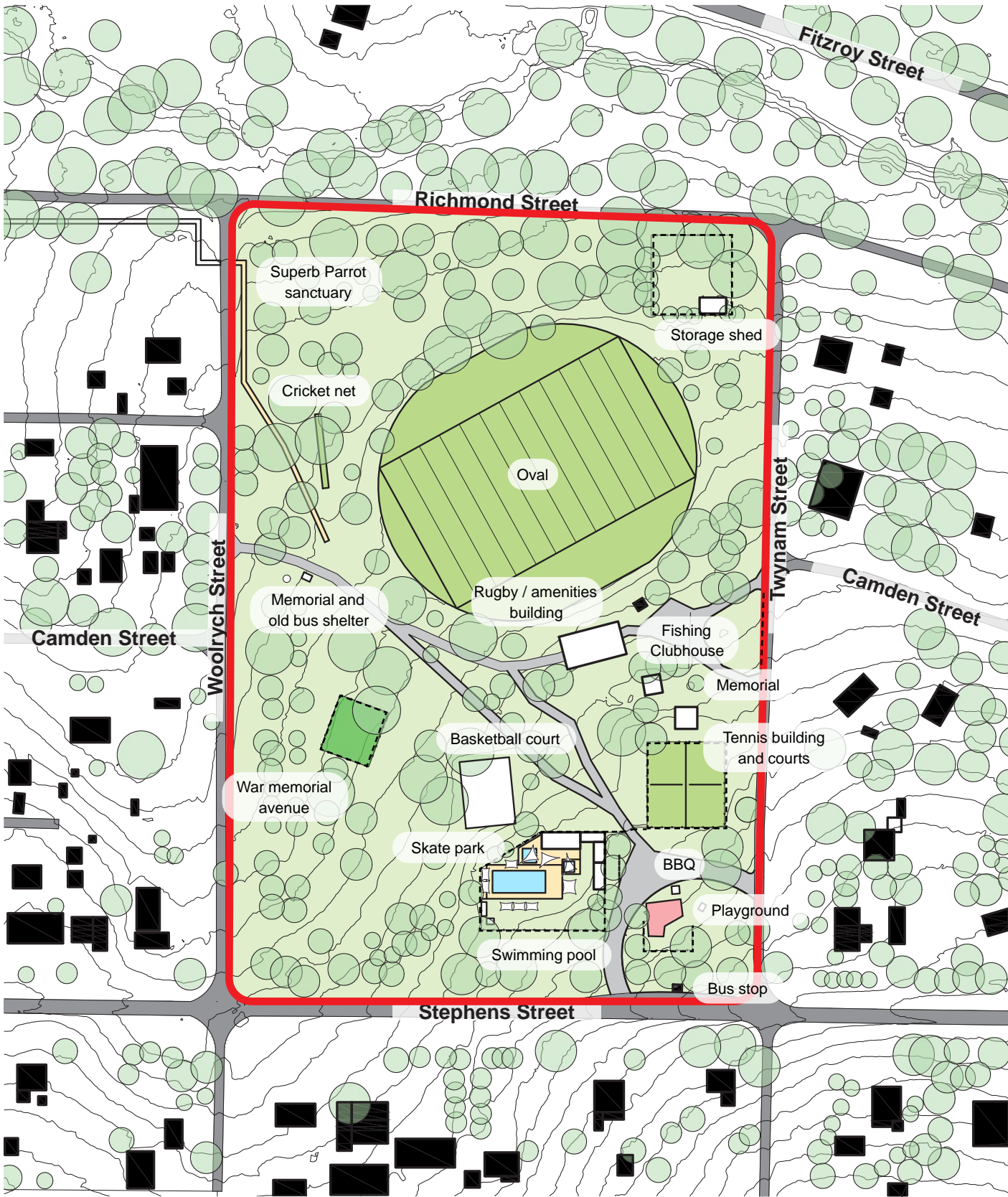
Local Context; Source Taylor Brammer Landscape Architects



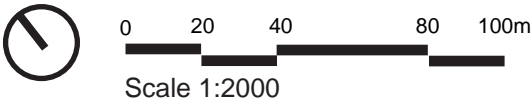


# Existing Site

- Legend
- Site boundary
  - Existing tree
  - 1m contour
  - Surrounding road network
  - Gravel internal road
  - Concrete paving
  - Fence
  - Existing turf lawn
  - Playing surface
  - Septic irrigation
  - Playground - wood chip mulch
  - Existing building
  - Existing pool



Existing site condition; Source Taylor Brammer Landscape Architects





# Site Photos



Site photo showing existing gravel Carpark and recently upgraded tennis courts in good condition; Source Taylor Brammer Landscape Architects



Site photo showing existing playground with recently installed safety fence to Stephens Street frontage; Source Taylor Brammer Landscape Architects



Site photo within pool precinct enclosed by fencing ; Source Taylor Brammer Landscape Architects



Site photo of existing basketball court and skate park in background in good condition; Source Taylor Brammer Landscape Architects



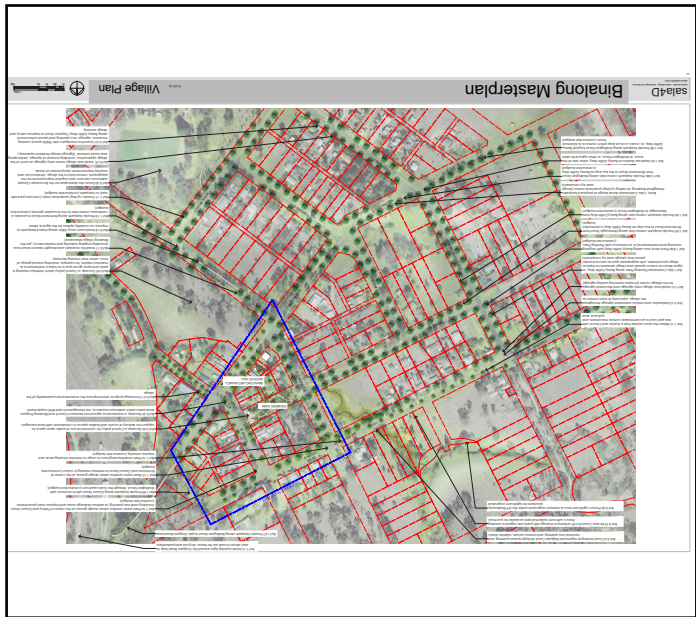
Site photo showing multiple informal vehicle access paths through Reserve; Source Taylor Brammer Landscape Architects



Site photo showing recently constructed Rugby Amenities building in good condition with playing field in need of lighting, drainage and fencing upgrades ; Source Taylor Brammer Landscape Architects



# Background Documentation



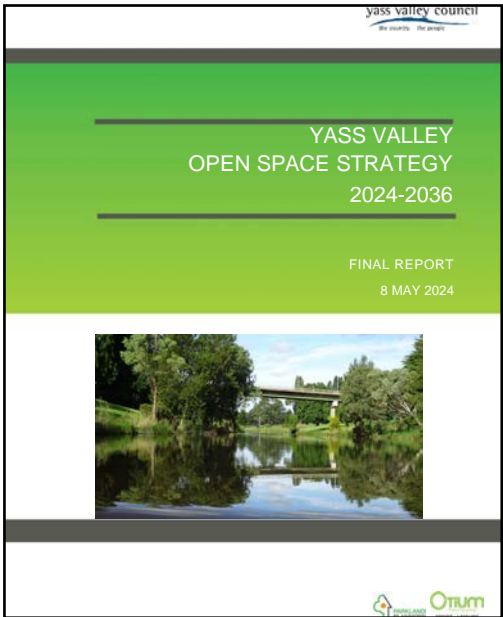
## Binalong Masterplan, 2024

### Design moves

- Improvements to playground, connectivity to the village, infrastructure, amenity and shade provision.
- Install seats every 200m along shared footpaths to improve accessibility options for the elderly and people with impaired mobility.
- Provision of cycling pedestrian node (concrete pad with seat) to footpaths.
- Investigate speed calming measures, signage, tree planting and speed enforcement along Burley Griffin Way/ Stephen Street to improve safety and village amenity.

### Maintenance

- Develop a Council policy which minimises mowing in parks and open green space to reduce maintenance and maximise habitat, for example, mulching around groups of trees, rather than mowing between.
- Minimise mowing areas and improve amenity with lawn alternatives, e.g. water sensitive urban design grasses.



## Yass Valley Open Space Strategy, 2024

### Guiding principles

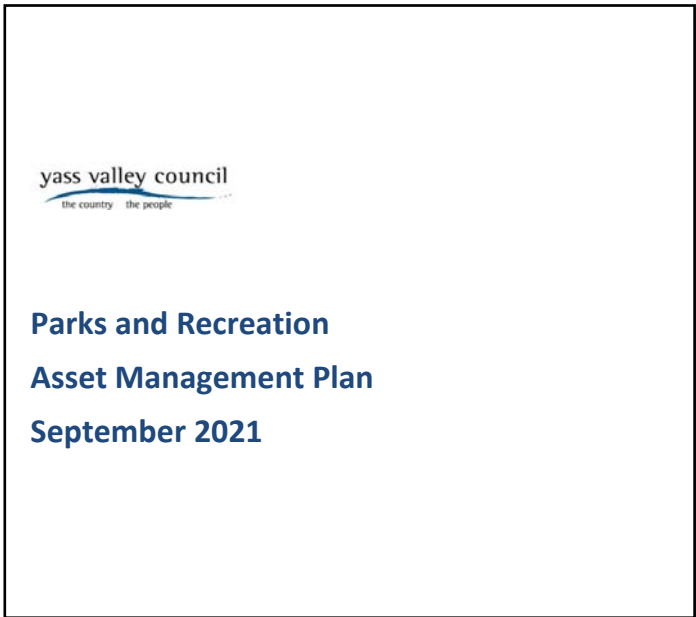
- Equity, sustainable provision, diversity, values-based, multi-use and community.

### Community profile

- Current open space supply and capacity to provide for projected 2036 population is above recommended.
- Growth in Binalong expected to remain modest.
- Low-income households concentrated in Binalong (34% of Yass Valley households).
- Approx. 90% of homes have park within 400m and approx. 60% within 500m, with gap in west Binalong.

### Binalong Recreation Ground upgrades

- Fence around park near highway.
- Shade over play equipment.
- Outdoor exercise equipment.
- Oval playing surface and lights.



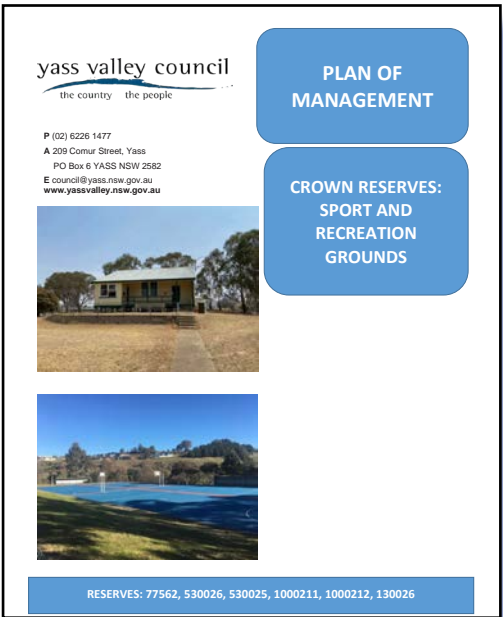
## Parks and Recreation Asset Management Strategy, 2021

### Community expectations

- Expectations are rising with regards to the quality of facilities, transparency and the ability for Councils to deliver better outcomes with less funding.
- Some existing assets may not be fit for purpose for modern requirements.
- Multi-use facilities, increased hours of availability and collaboration with external groups may help do more with less.
- New or upgraded assets should be Disability Discrimination Act (DDA) compliant.

### Funding required

- Over 14% of parks and recreation assets in Yass Valley Council are in poor or worse condition as of June 2021, with deterioration expected without increased funding.
- A total 20 year capital funding of \$823,140/year is recommended to maintain acceptable asset conditions and meet service goals.



## Plan of Management – Crown Reserves: Sport and Recreation Grounds, 2022

### Binalong Recreation Ground asset analysis

- The condition of land and structures all received a rating of “good” with the amenities building rated as “excellent”.
- Physical impacts of activities and uses should be regularly monitored.

### Further development items

- New amenities building
- Water and energy efficiency improvements
- Pitch upgrade
- Carpark upgrading
- Cricket net upgrades
- Spectator seating
- Irrigation upgrade
- Tennis court upgrade
- Update signage as remote supervision

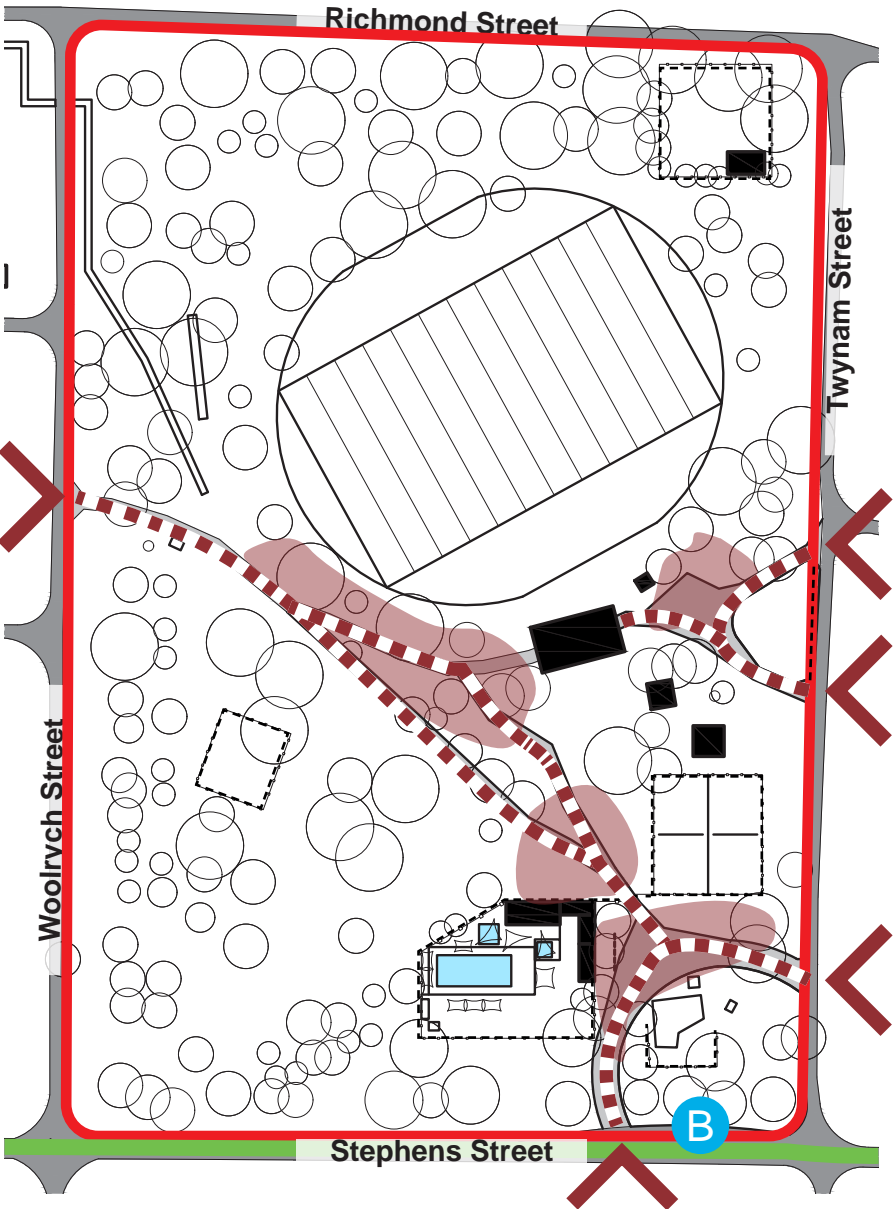




# Analysis

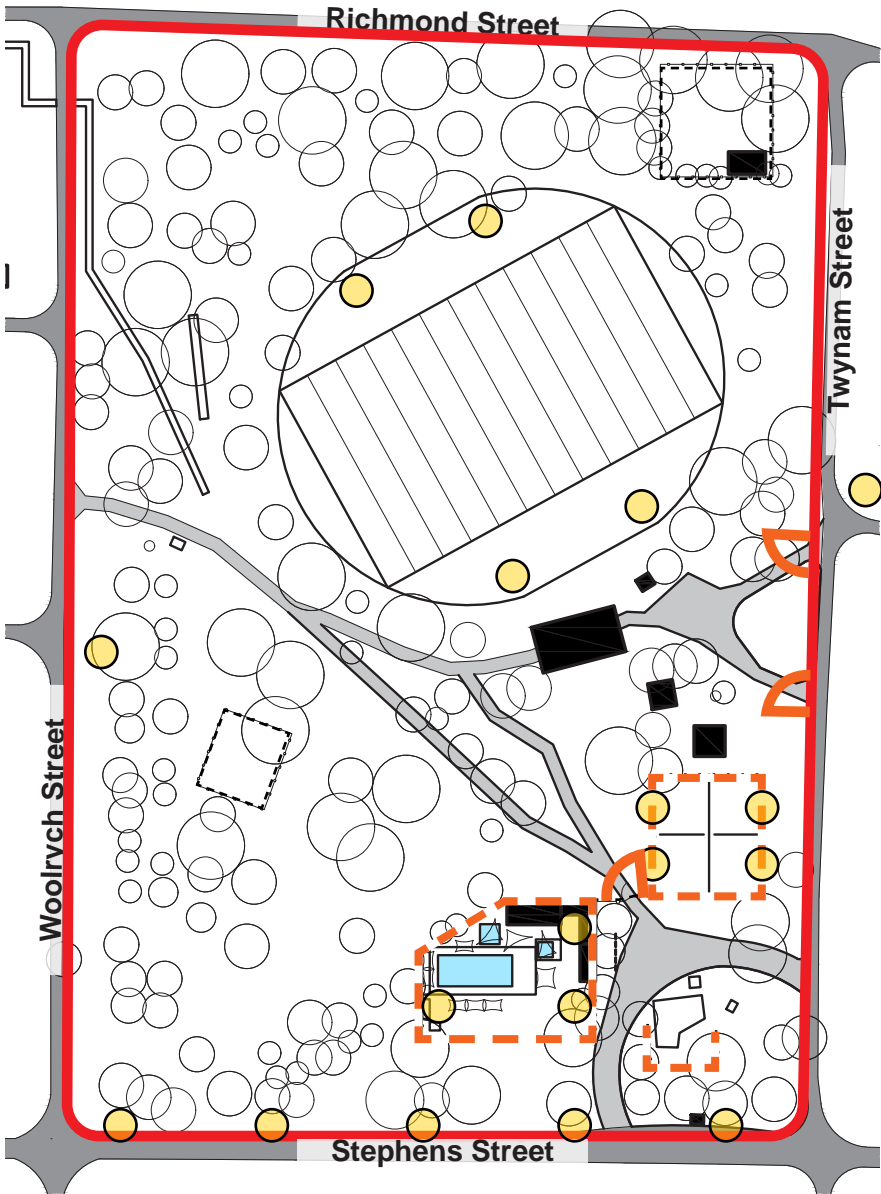


# Functional Analysis



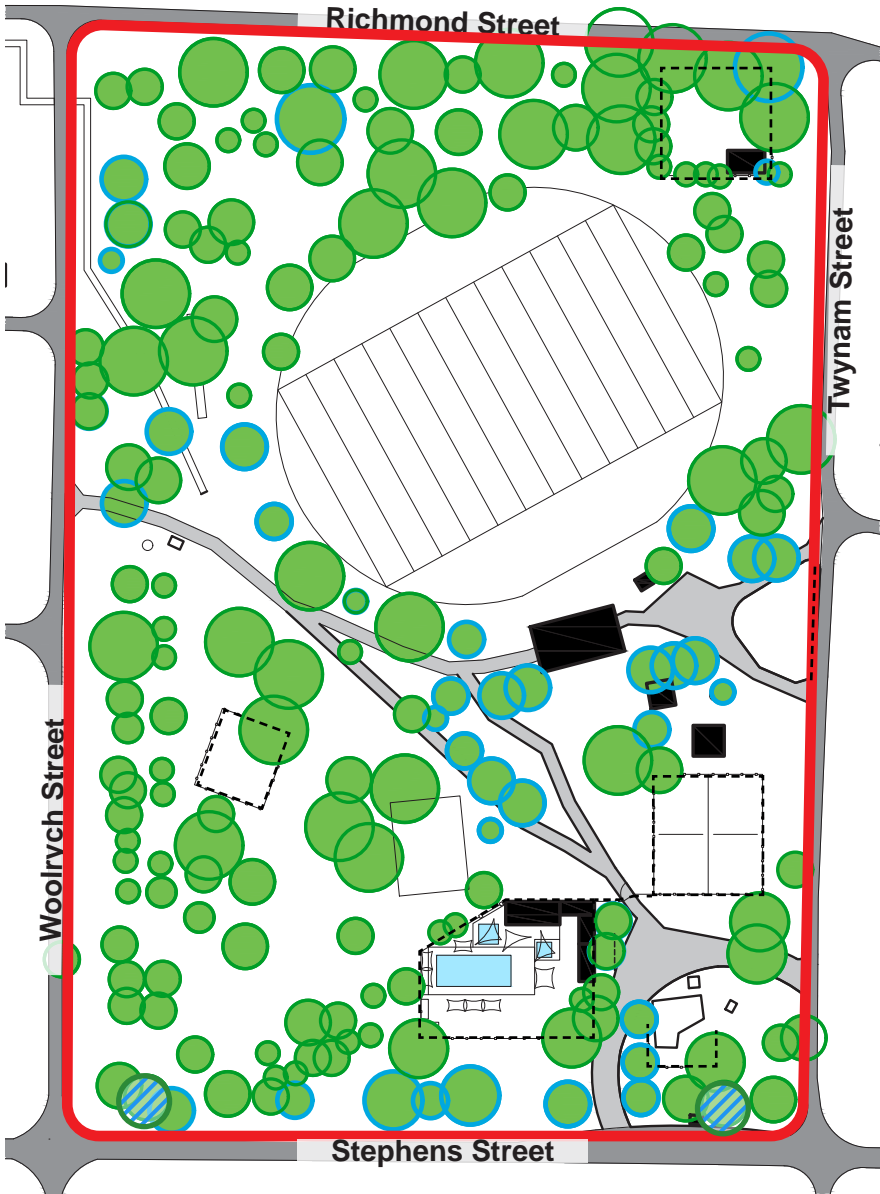
Access

- Legend**
- Site boundary
  - Unformed gravel vehicle track
  - Vehicular entry / exit
  - Informal gravel parking area
  - RMS state road
  - Existing bus stop



Fencing and Lighting

- Legend**
- Site boundary
  - Existing fence
  - Existing gate
  - Existing post top lights



Canopy Cover

- Legend**
- Site boundary
  - Tree canopy
  - Native trees
  - Exotic trees
  - Significant trees (Bunya Pines)
- Canopy cover**
- |                      |                          |
|----------------------|--------------------------|
| Total site area      | = 76121.75m <sup>2</sup> |
| Existing tree canopy | = 22893.57m <sup>2</sup> |
|                      | = 30%                    |



# Existing Buildings and Facilities



Swimming pool

**Considerations**

- Supports around 40 children per year
- Open from late October until end of March
- Lack of shade over turf area
- Trees interfere with pool maintenance

**Opportunities**

- Heat main pool to allow events to be run for entire opening period
- Incorporate solar PV panels would offset pool heating costs
- Replace the children’s pool with a splash pad would improve activation
- New shade structure over turf for summer months



Rugby / amenities building

**Considerations**

- Recently constructed building
- Accessible (cold) shower currently used by campers

**Opportunities**

- Separate male and female change rooms would encourage more female Rugby participation
- Extend north-facing terrace for improved amenity
- Incorporate new indoor community gym



Tennis building

**Considerations**

- Position provides casual surveillance to basketball court and skate park

**Opportunities**

- Improve access with new paving to entrance
- Provide shaded outdoor spectator seating

**Note:** considerations and opportunities derived through community consultation with user groups on 2nd and 17th October 2024



# Existing Buildings and Facilities (continued)



Fishing clubhouse

Considerations

- Shed structure with rainwater tank and single access to east

Opportunities

- Improve access with new paving to entrance



Skate park and basketball court

Considerations

- Skate park and basketball court used regularly by local school and youth

Opportunities

- Increase functionality of active uses in centre of park
- Consider surface upgrade to improve surface temperature in summer
- Extend skate park with pump track



Playground and Carpark

Considerations

- Located close to State road
- Limited features
- Surrounding gravel road prone to erosion

Opportunities

- Relocate playground, seating, shade and BBQ from State road and high vehicle use areas to improve amenity

**Note:** considerations and opportunities derived through community consultation with user groups on 2nd and 17th October 2024







# Guiding Design Principles

## Design Vision

The principles guiding the Masterplan for Binalong Park Recreation Ground are centered on the creation of a new active heart and meeting place for the Binalong community and its visitors.

Embracing the rich history of the Recreation Ground and its Clubs, the design maintains and improves functionality and usability to encouraged ongoing participation and support the clubs activation of the Recreation Ground.

The Masterplan preserves the existing Box Gum Woodland present on the site, an emblematic vegetation type of the region, primarily characterised by grassy woodlands. Drawing inspiration from this diverse native ecological community, the planting scheme will build upon this distinctive character, while also incorporating deciduous species in select locations, reflecting Binalong's strong country town identity and seasonal climate.



## Community

### Key items

- 1. Support and improve functionality of the park for each community club
- 2. Increase diversity of activities in the park for increased activation
- 3. Upgrade amenities to cater for increased regional tourism



## Connected green

### Key items

- 1. Increase vegetation canopy through site and connect to greater network
- 2. Create new habitat using native ecologies
- 3. Improve amenity for visitors during Binalong's hot summers and cold winters through thoughtful planting



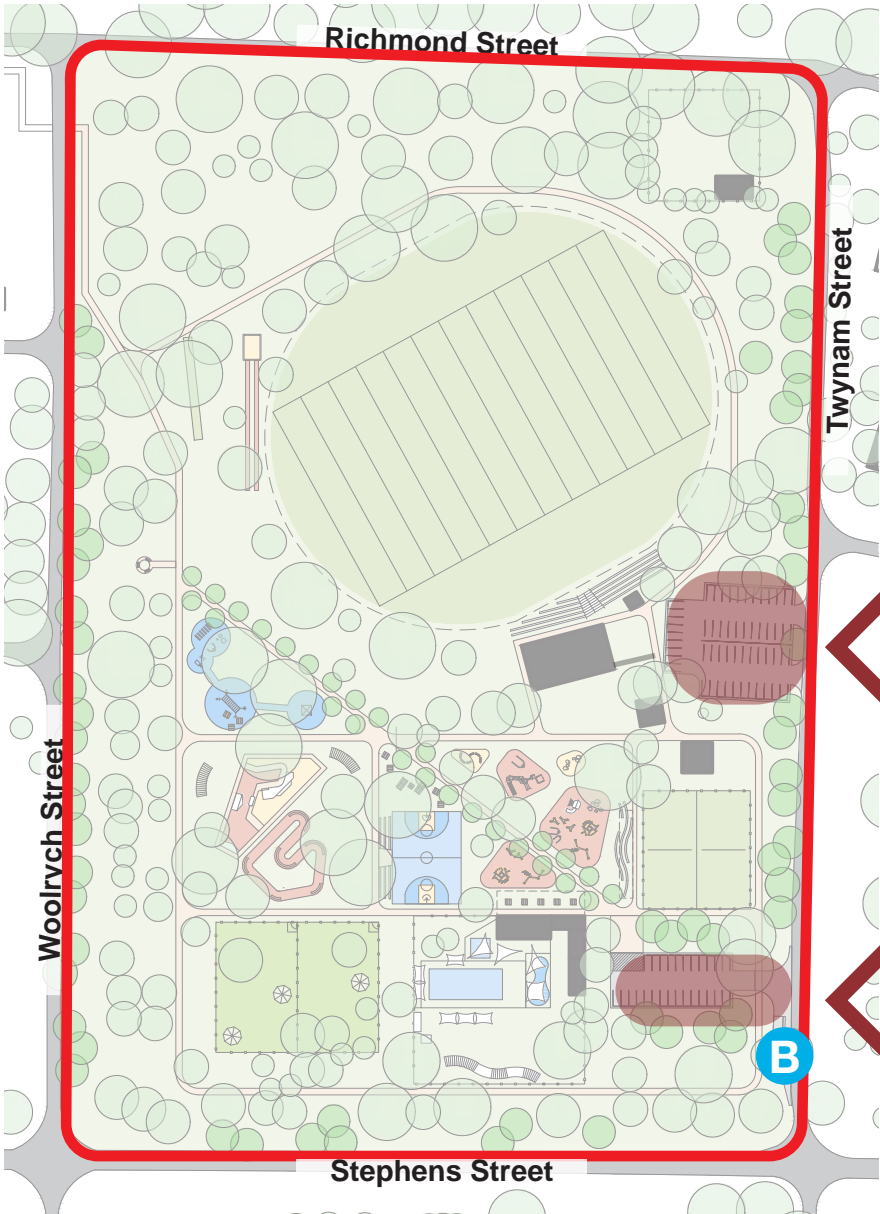
## Enhanced functionality

### Key items

- 1. Upgrade existing and create new outdoor recreation spaces
- 2. Increase safety and capacity of child and youth play area
- 3. Improve accessibility with new path network and lights

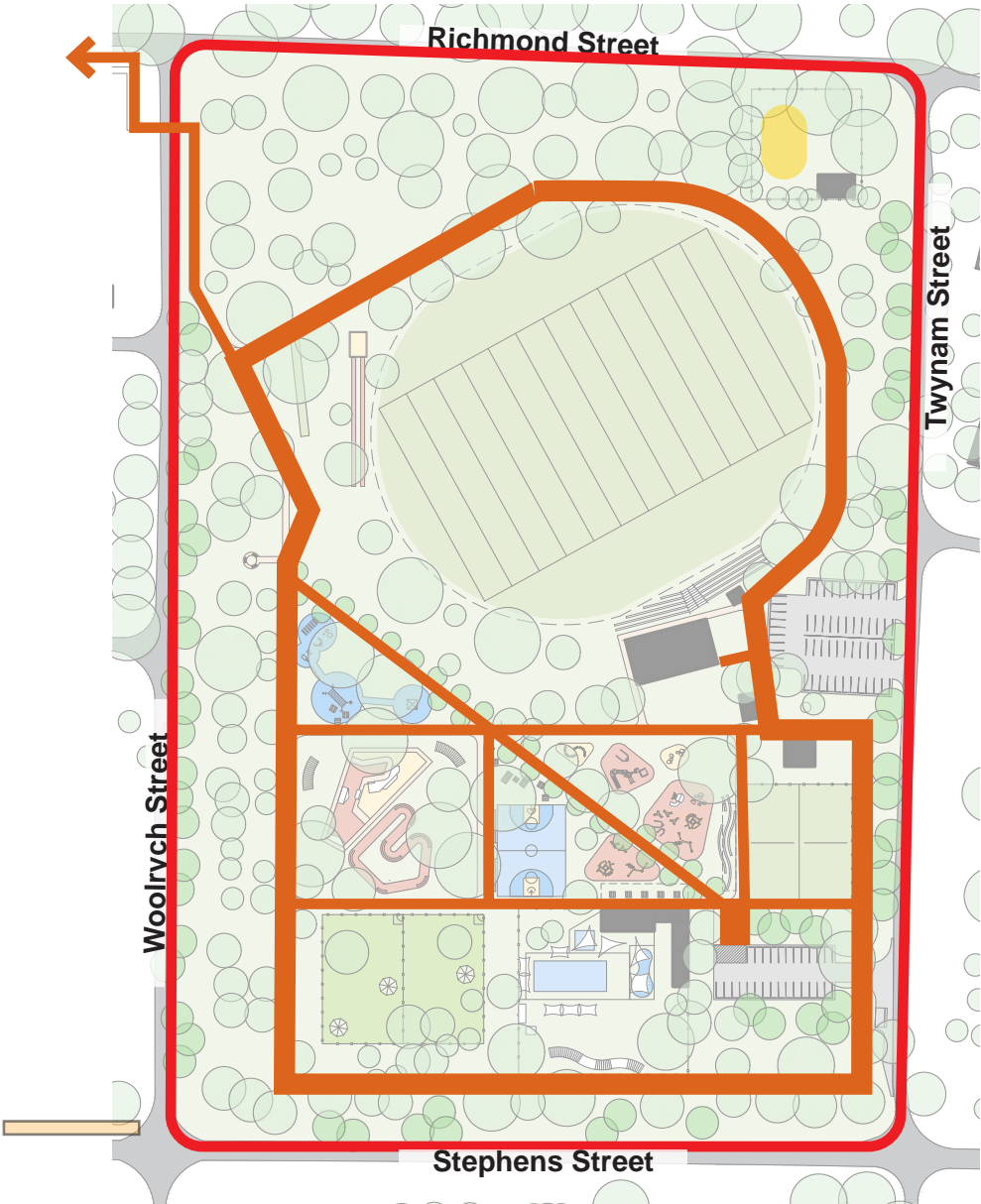


# Design Application



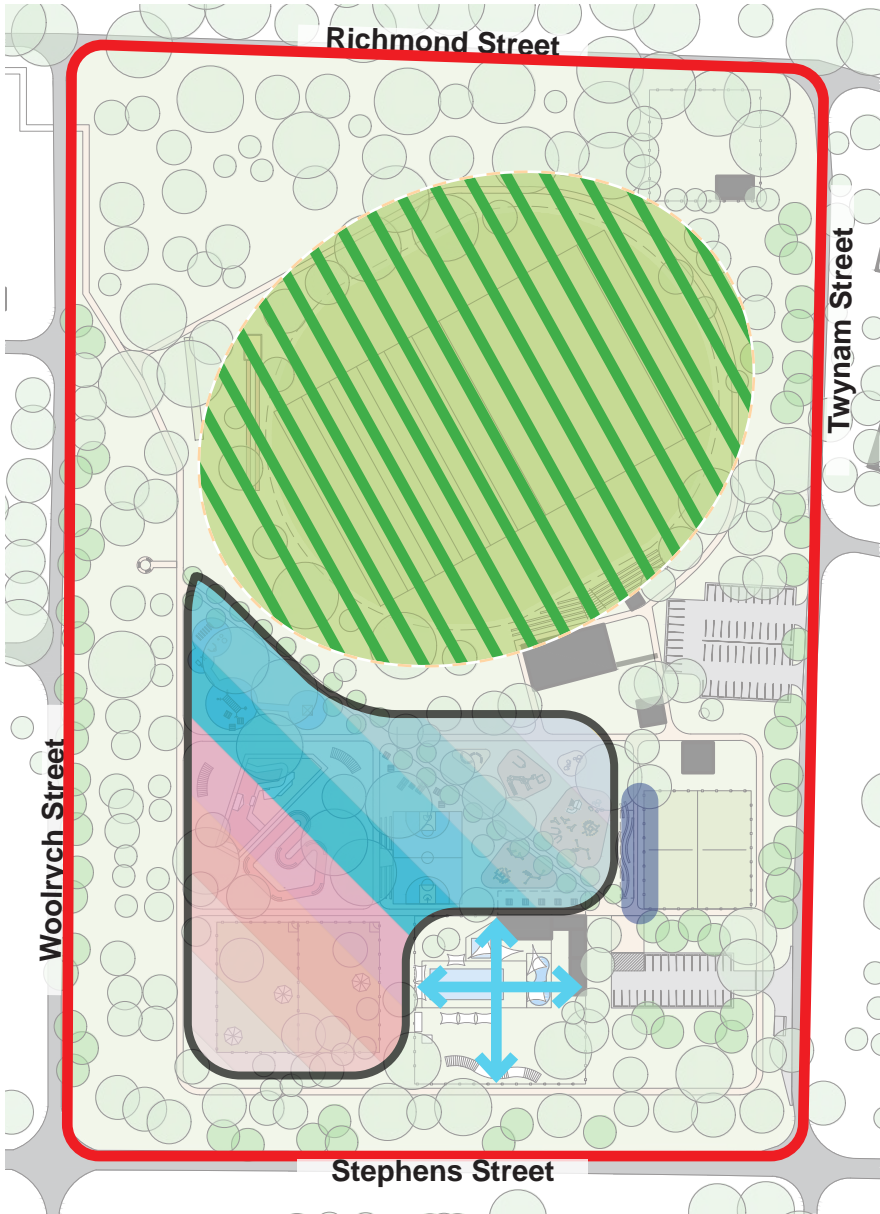
Vehicle access

- Legend
- Site boundary
  - Parking areas
  - Vehicular entry / exit
  - Proposed bus stop



Pedestrian movement

- Legend
- Site boundary
  - Relocated septic tank / infiltration area
  - Major pedestrian loop path
  - Minor pedestrian access path

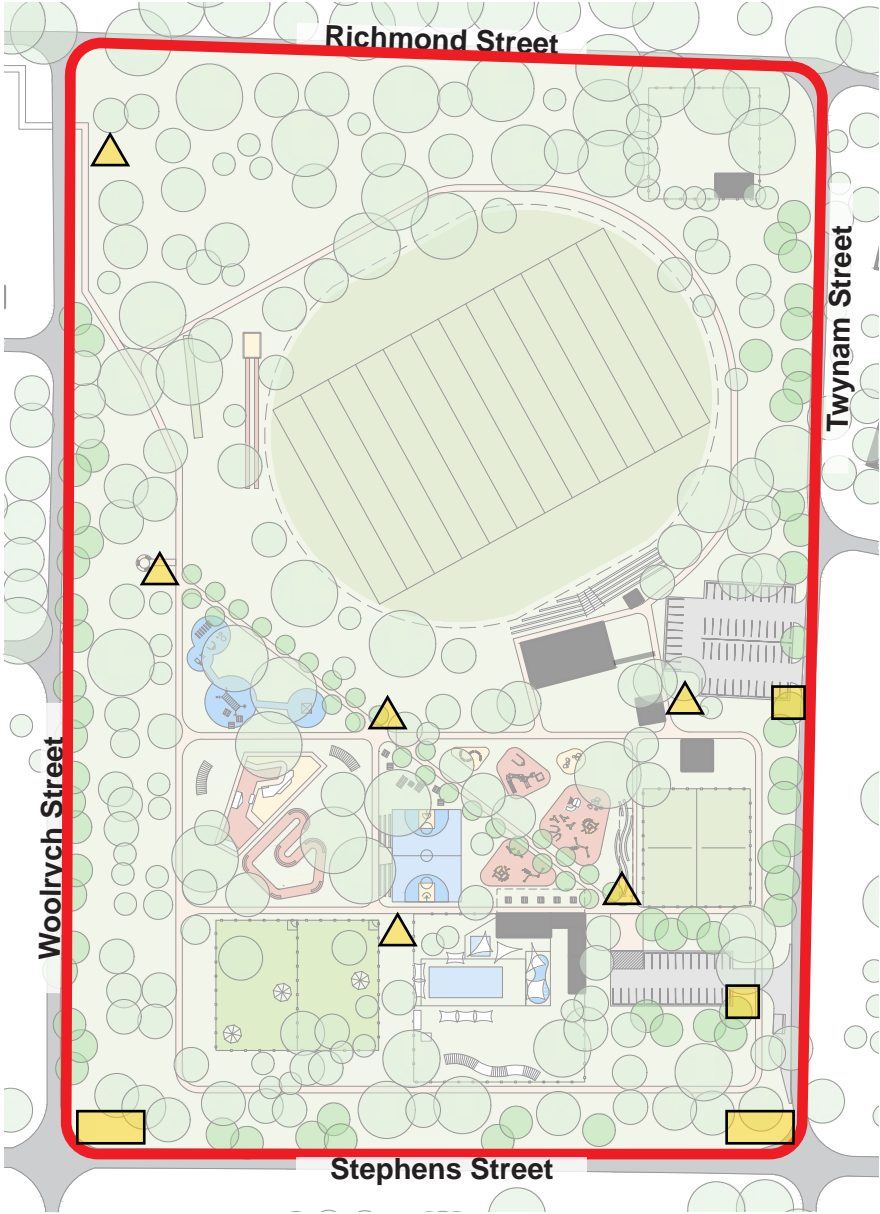


Activity

- Legend
- Site boundary
  - Extended pool precinct
  - Additional amenity to tennis precinct
  - Activity Core - Multi purpose, all ages and abilities recreation
  - Updated sporting precinct



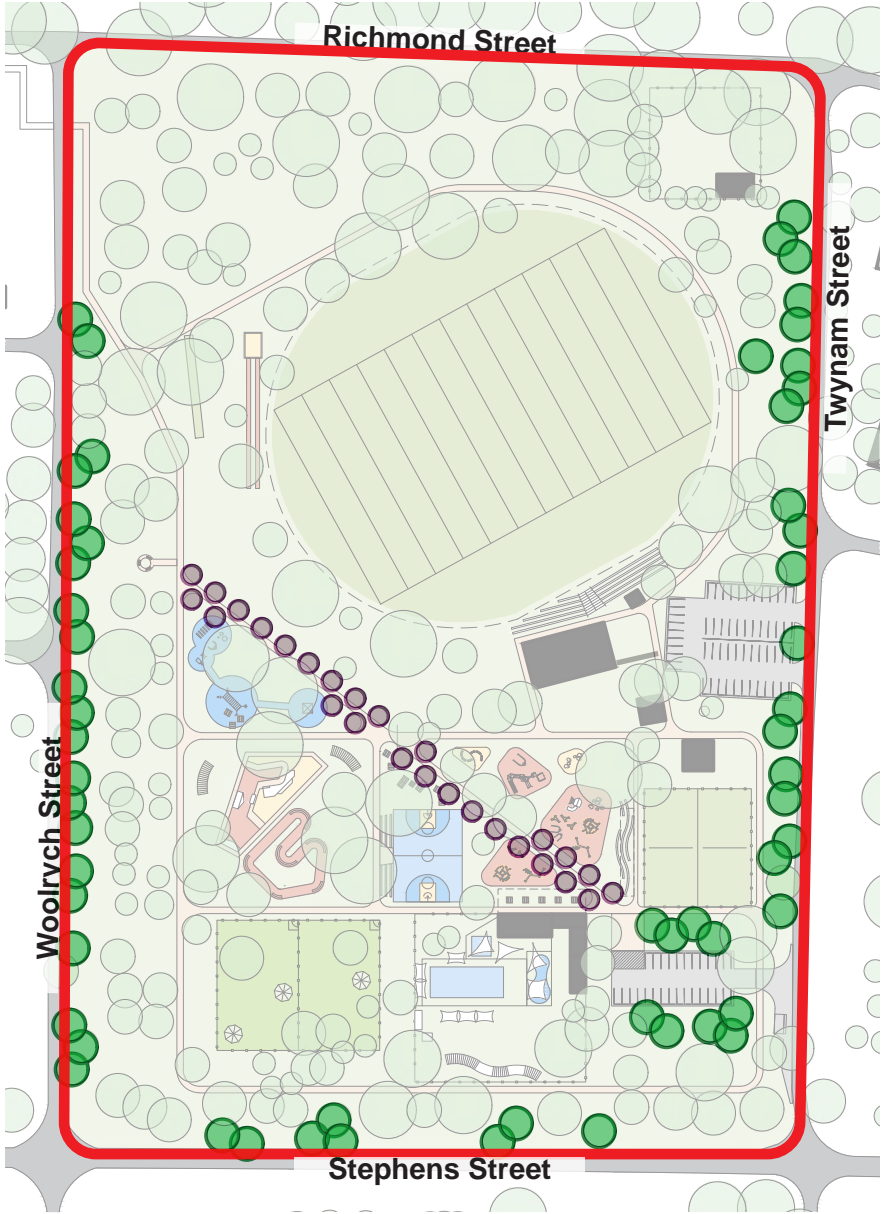




## Signage

### Legend

- Site boundary
- Primary Park ID sign
- Precinct Info Marker
- Pedestrian scale wayfinding / landmark sign



## Planting

### Legend

- Site boundary
- Proposed avenue trees
- Proposed canopy trees





# Masterplan

## Design notes

- 1

**Activity Core**  
All ages and abilities active and passive play precinct with play, basketball, skate/scooter/ride facilities, exercise equipment and dog off leash area
- 2

**Active link**  
Shared path network connecting Recreation ground and providing fitness trail opportunities
- 3

**Existing remnant vegetation**  
Retained, protected and enhanced through ongoing land care
- 4

**Existing pool precinct upgraded**  
Children's splash pad, relocated fence to increase open space and accessibility upgrades to buildings
- 5

**Existing tennis precinct upgraded**  
Spectator seating, improved accessibility and formalised parking
- 6

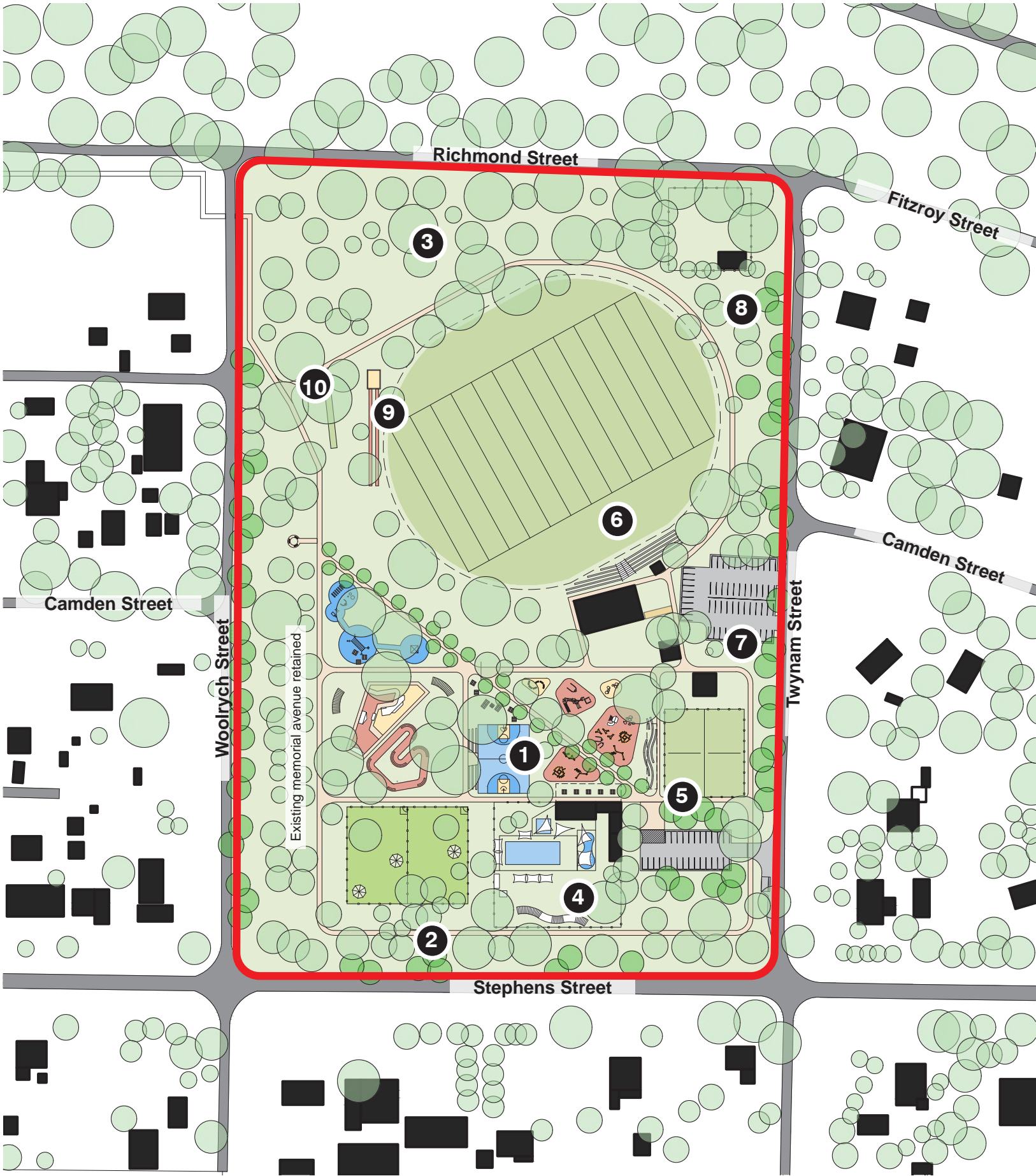
**Existing Rugby precinct upgraded**  
Additional seating to amenities building, upgraded field fence, upgraded lighting and field drainage/irrigation
- 7

**Existing Fishing club precinct upgraded**  
Improved accessibility and formalised parking and building access
- 8

**Existing sewer infrastructure**  
Above ground dispersal area removed and septic connected to tank in north east of site
- 9

**Athletics**  
Long jump sand pit added with line marking added to field for School carnivals
- 10

**Cricket**  
Cricket nets retained and upgraded





# Activity Core Detail Plan

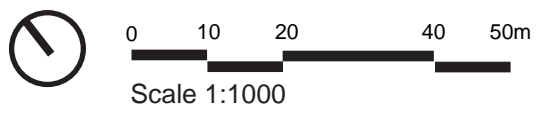
- 1 Multi purpose sports court
- 2 Relocated and upgraded small children's play
- 3 Shaded spectator seating area
- 4 New splash park to replace baby pool
- 5 Relocated and upgraded Skate / Scooter and Bike track
- 6 New outdoor gym
- 7 Sealed and expanded Carpark with EV chargers
- 8 New fenced off-leash dog park
- 9 New accessible path network
- 10 Increased shaded lawn area to pool precinct with shade structure
- 11 Relocated bus stop
- 12 New grandstand seating
- 13 New accessible ramp to existing amenities building

**Legend**

- Site boundary
- Existing tree retained
- Proposed tree
- Surrounding road network
- Internal vehicular access
- Concrete paving
- Existing building retained



Plan and image tag; Source Taylor Brammer Landscape Architects





# Look and Feel



Multi purpose sports court



Relocated and upgraded small children's play



New splash park to replace baby pool



Relocated and upgraded Skate / Scooter and Bike track



New outdoor gym



New fenced off-leash dog park



# Implementation Plan

Masterplan Recommendation	Description	Budget Estimate
Preliminary		
Existing remnant vegetation	Retained, protected and enhanced through ongoing land care	\$15,000.00 per year
New bus stop	Existing bus stop on Stephens Street relocated to Twynham Street as per Genium Civil Engineering drawings 22.08.2024	\$75,000.00
Existing sewer infrastructure	Above ground dispersal area removed	\$80,000.00
Stage 1 - Access and Play		
Active link	Shared path network connecting recreation ground and providing fitness trail opportunities	\$250,000.00
Accessible ramp	New ramp providing access to existing amenities building from carpark	\$50,000.00
Playground	New multi-age playground	\$50,000.00
Tennis	Spectator seating and formalised parking	\$150,000.00
Fishing club	Formalised parking and building access	\$200,000.00
Stage 2 - Youth Area		
Basketball court	Concrete slab for dedicated full-size court	\$50,000.00
Skatepark and pump track	New all-abilities standalone skatepark and pump track	\$250,000.00
Outdoor gym	Fixed outdoor fitness equipment on softfall	\$50,000.00
Stage 3 - Oval		
Sports field	Extended and upgrade oval boundary fence, upgraded field lighting and drainage/irrigation	\$600,000.00
Grandstand	New bleacher seating and stairs in front of existing amenities building	\$100,000.00
Athletics	New long jump sand pit adjacent to existing cricket net and new line marking added to oval perimeter for athletics school carnivals	\$20,000.00
Cricket	Cricket nets retained and upgraded	\$10,000.00
Stage 4 - Swimming Pool		
Splash park	Existing children's pool removed and replaced with new heated splash park	\$600,000.00
Lap pool	Heating to existing 25m lap pool partially powered by new solar panels	\$100,000.00
Pool buildings and outdoor area	Relocated back fence to extend open space with new feature shade structure, and accessibility upgrades to buildings	\$80,000.00
Stage 5 - Periphery		
Dog park	New separate fenced small and large dog off-leash areas with shaded seating, water fountains and bins	\$150,000.00
Signage	Wayfinding signage at entry points, amenities, primitive camp sites, Superb Parrot sanctuary and pedestrian link to Binalong Town Centre	\$80,000.00



# Exhibition Feedback

Consultation with the wider community on the draft masterplan was conducted by Yass Valley Council between the December 2024 Council meeting and 4th February 2025. During this time, feedback from six members of the community was provided on the draft masterplan and the summary of comments included:

- **Access & Safety Improvements:** Add accessible ramp to existing amenities building, close vehicle access from the highway, restrict entrances to Twynam and Woolrych Streets, and enhance playground safety with fencing, bollards, and shaded areas.
- **Recreational Enhancements:** Relocate the playground near tennis courts with BBQ and seating, expand the skate park, and introduce new fitness facilities like an outdoor gym, Pilates studio, and upgraded changerooms.
- **Swimming Pool Upgrades:** Transform the baby pool into a splash park, heat the 25-metre pool for year-round use, and install solar panels for sustainability at Binalong Memorial Swimming Pool.
- **Animal & Equestrian Facilities:** Create a fenced dog park, a dedicated horse arena, and consider a man-made lake/dam for recreational purposes in north-east corner of site.
- **Water Management & Infrastructure:** Address flooding concerns from Stephens St, and improve drainage with better gutters to divert water more effectively for residents.

It is noted that many of the requests have been included in the masterplan design to date and Council has provided direction to finalise the masterplan on this basis.

**Date of adoption:** 27th February 2025



Yass Valley Council instagram post announcing public exhibition of masterplan;  
Source @yassvalleycouncil 10th January 2025



