

# *Victoria Park Yass*

## Landscape Masterplan



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*‘In the spirit of reconciliation we acknowledge the Ngunnawal People, as the Traditional Custodians whose country where Victoria Park is located and their connections to land, river and community. We pay our respect to their elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples today.’*

## Prepared for Yass Valley Council

### Amendment register

DOCUMENT TITLE	REVISION	DATE	STATUS	PREPARED	CHECKED
DRAFT FOR DISCUSSION	P1	17.06.2021	PRELIMINARY	BH	MT/AL
DRAFT	P2	12.07.2021	COORDINATION	BH	MT/AL
FOR REVIEW	P3	16.11.2021	FOR REVIEW	BH	MT/AL
COUNCIL ISSUE	A	18.11.2021	FINAL	BH	MT/AL



## Introduction

Victoria Park is a district sporting park located to the north of the Yass River and Yass town centre. The site is located on crown land with Yass High School nestled harmoniously within the precinct. The park covers an area spanning approximately 16 ha.

Victoria Park caters to a range of local sporting clubs including rugby, cricket, tennis, athletics and swimming. Competitions including gala days, athletics and swimming carnivals and junior development tennis tournaments are held at the park.

The park also offers community facilities including an off leash dog park, skate park, walking trails and caravan park.

A Masterplan has been developed which provides a long term vision for the park to ensure that any future development will be appropriate to the site and the recreational, cultural and environmental values of the park will be retained.

This Masterplan has been developed incorporating ideas and feedback from the community and key user groups. It provides a future direction for the park which will provide greater recreational opportunities, enhance existing uses and improve the general amenity, functionality and capacity of the site. It envisions a quality facility that meets contemporary standards.



Existing heritage park gates.

Image by monumentaustralia.org.au 2021

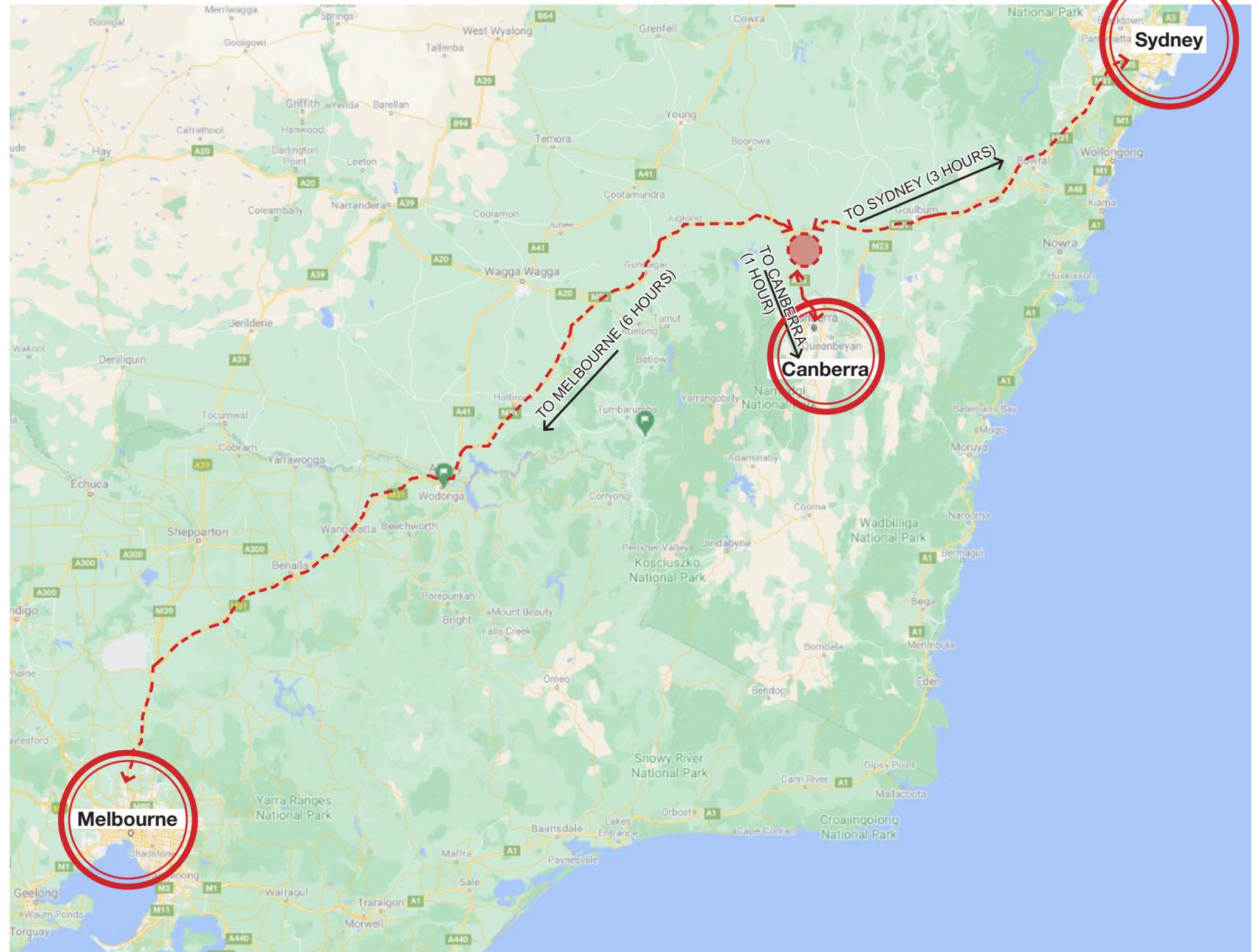
## Regional Connections

Victoria Park is located within the regional town of Yass 270km south of Sydney and 60kms north of Canberra in Ngunnawal Country. A town of 6500 residents, Yass is situated within 4kms of the Hume Hwy, the main vehicular passageway connecting Sydney to Melbourne.

Yass is often visited as a transitional stop on a greater journey with travellers often stopping for a night or two or a meal when travelling through.

The proximity to Canberra results in 60% of residents commuting from Yass to Canberra for school or work.

The Yass River which meanders through the Yass valley is part of the eastern extent of the Murray Darling catchment, holding great significance to the Ngunnawal People.



Google Maps 10.05.2021



## Regional Setting

The Yass Valley is located within 4km of the main Sydney to Melbourne highway nestled against the meandering Yass River.

Yass is formed amongst a rolling topography with the banks of the river forming the lowest point of the town.

Moving back from the river banks, views open to the sprawling landscape surrounding the town exposing a rich agricultural region with early wealth built off the back of vast sheep grazing land.

Yass now is an established town with aspects of its rich agricultural past standing prominent through the built form of the main street. Acknowledgement of both indigenous settlements and early settlers are identified throughout the greater region through place naming and varied memorial instalments.

### Legend

-  Subject Site
-  Waterway
-  Open Space
-  Highway or Major Road
-  2KM/4KM radius (Shown White)
-  Sydney-Melbourne Rail Corridor
-  Yass Junction Train Station
-  Sydney to Melbourne Hwy



Six Maps 29.04.2021

## Connection to Country

Centralised in the town of Yass, Victoria Park presents an opportunity to build on strong indigenous links which are present throughout the regional township.

Currently Yass holds a strong connection to country with indigenous mapping and acknowledgement scattered throughout the town in the form of memorials, signage, walking trails and art installations.

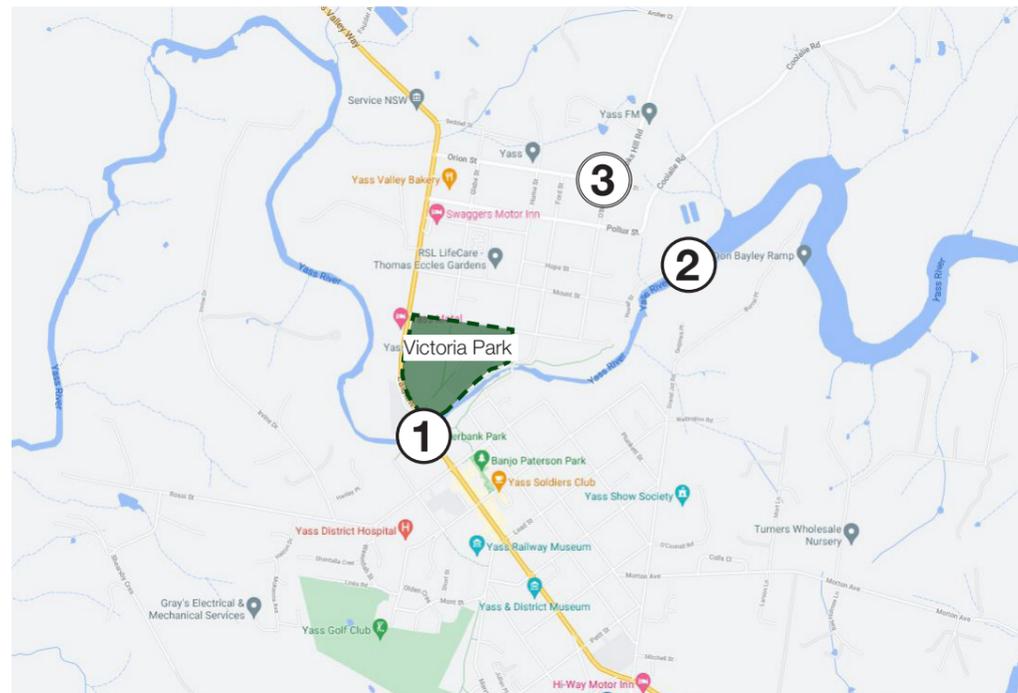
Munnagai Yerribi provides links to Yass Gorge, located east of Victoria Park, part of which is noted as a significant Aboriginal camping ground. This is signified through walking trails with signage and storytelling highlighting the area's history.

The Scar tree memorial at Oak Hill remembers the people of the Ngunnawal Country and their history of resettlement resulting from white settlement.

The Yass River which divides the town, is home to areas of great significance to the Ngunnawal People, including the remnant campgrounds surrounding the Yass Gorge, examples of indigenous art murals are applied to the built form are used to highlight the First Nation's history.



Aboriginal Language Map of NSW, published by [www.ourlanguages.org.au](http://www.ourlanguages.org.au)



Key Plan, sourced Google Maps, July 2021.

*'In the spirit of reconciliation we acknowledge the Ngunnawal People, as the Traditional Custodians whose country where Victoria Park is located and their connections to land, river and community. We pay our respect to their elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples today.'*



Indigenous art mural applied to the foundations of the Hume Bridge. Image by TBLA 2021



Yass Gorge, significant place to First Nations people. Image by TBLA 2021



Oak Hill, significant First Nations site with preserved scar tree memorial. Image by TBLA 2021

## Layered History

The town of Yass has a layering of its history which builds the local character of Yass witnessed as you move through the town today. Remnants of its first European settlers are recognised through memorials, place names and buildings throughout the town. Acknowledgement of indigenous communities, places and strong connections to nature interweave the landscape to appreciate the rich history of Yass.



### Hamilton Hume

Australian Explorer  
(1797–1873)

- Led the first Europeans to the Yass plains in 1821
- Occupied the land grant of Yass in 1828.



### Banjo Paterson

Australian Bush Poet, journalist & author  
(1864–1941)

- Moved to Illalong near Yass aged 7
- Poetry inspired by his rural boyhood



### AB Triggs

Prominent Australian Grazier and Businessman  
(1868-1936)

- Involved in the development of the Yass Hospital and Soldiers Memorial Hall
- Contributed to many community groups and efforts in Yass over the 48 years he lived here.
- Gates at the Victoria Park were erected in his memory entry, paid for by the Yass community.



### Uncle Eric Bell

Ngunnawal elder,  
(1940-2015)

- Spent childhood in 'Hollywood' mission
- Identified champion for Yass' indigenous community
- Recognised with the Yass Citizen of the Year Award in 2011.

# Regional Character

# Overview



The Yass River showing the transition from town to working rural land. Image by Google 2021



Yass town looking north to Victoria Park. Image from Google Maps 2021



Original Yass Town Station, now Yass Railway Museum. Image by TBLA 2021



Historic building character of Yass. Image by TBLA 2021



Surrounding land use, a long history of sheep grazing land. Image from Google 2021



East of Yass town looking down to Victoria Park. Image by TBLA 2021



Yass's connection to local wineries, Image from Google 2021

## Local Context

Victoria Park sits within 1km of the heart of Yass. Connected by Laidlaw Street, Yass' main street, the park holds a significant footprint within Yass.

Adding to Yass' strong history, with many historical remains highlighted through the town, Victoria Park is identified by its defining Trigg Gates to the Laidlaw street entry.

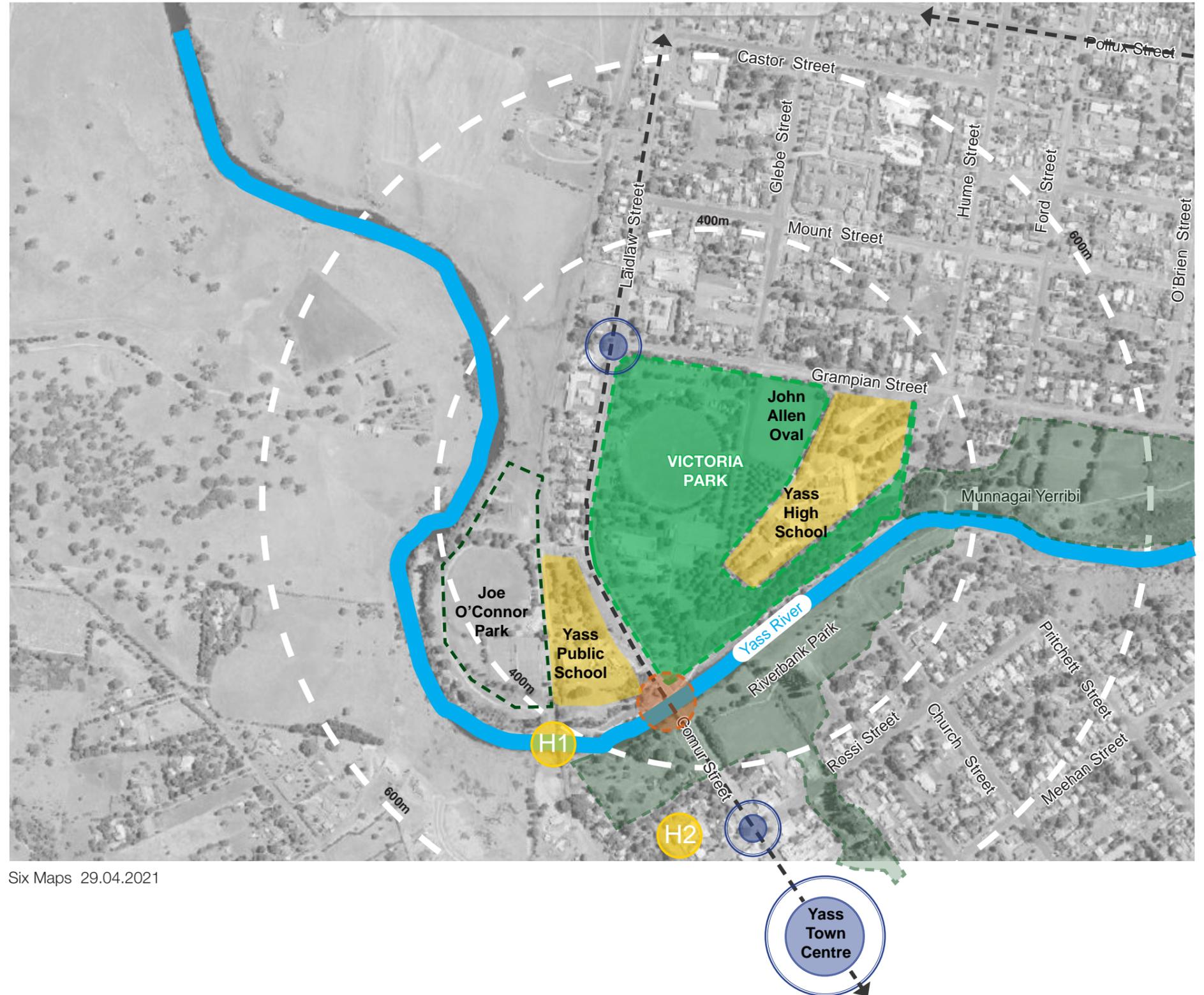
Federation tree plantings accent the scale of the parkland and stand tall throughout the topographic changes across the park.

Remnants of the old Railway line and historic bridge tell the story of a strong history of the sheep and wool industry that built the town.

The park's proximity to the Yass River is an opportunity to reflect and build on the history of the Ngunnawal People adding to significant places including Oak Hill and Munnagai Yerribi.

### Legend

-  Subject Site
-  Yass River
-  Open Space
-  Major Road
-  400m/600m radius (Shown White)
-  Yass Town rail bridge over Yass River
-  Yass Post Office
-  Local School
-  Local Sporting Facility
-  Hume Bridge

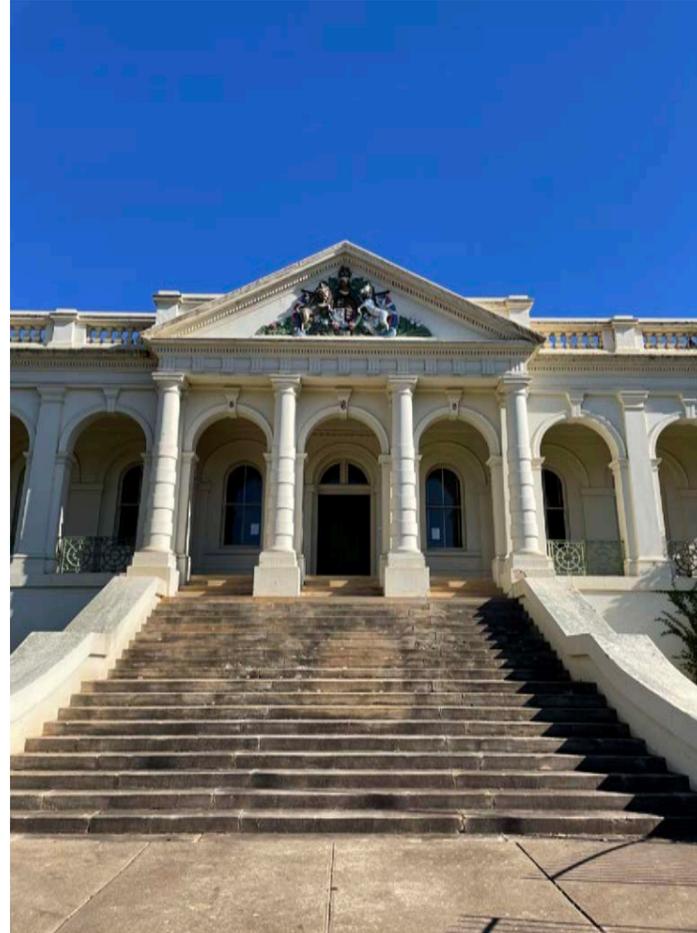


Six Maps 29.04.2021

## Local Character



Yass Gorge, including significant First Nations campground.



Heritage listed Yass Court House designed by James Barnett, built 1880.



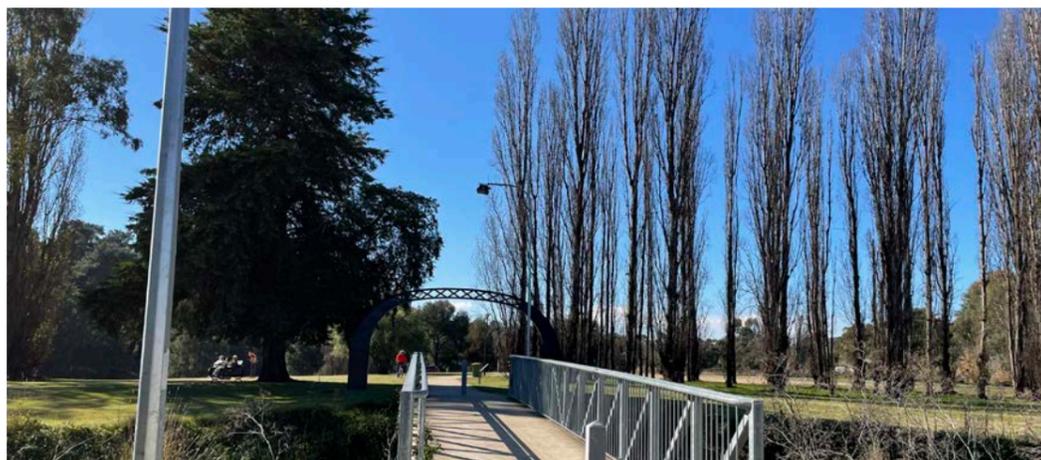
Hume Bridge over Yass River looking back towards Victoria Park.



Historic building character remnant throughout Yass' main street. (photo: yassvalley.com.au)



Heritage listed Yass River railway bridge, built 1892.



Riverbank Park with reclaimed Old Hume Bridge archways and large trees consistent with Victoria Park.



Banjo Paterson Park recognises the much loved poet who grew up in the Yass Valley.



Netball and basketball courts at neighbouring Joe O'Connor Park.

Local context; Images by TBLA 2021

## The Site

Victoria Park is home to a diverse selection of established community sporting groups.

Seen as a sporting hub within the local community, Victoria Park plays an integral role as home to the Yass Rams Rugby Club, Yass District Cricket Association and Hume Tennis Club. In addition, Yass Athletics Club, while not currently utilising the facility, also has a connection to the park.

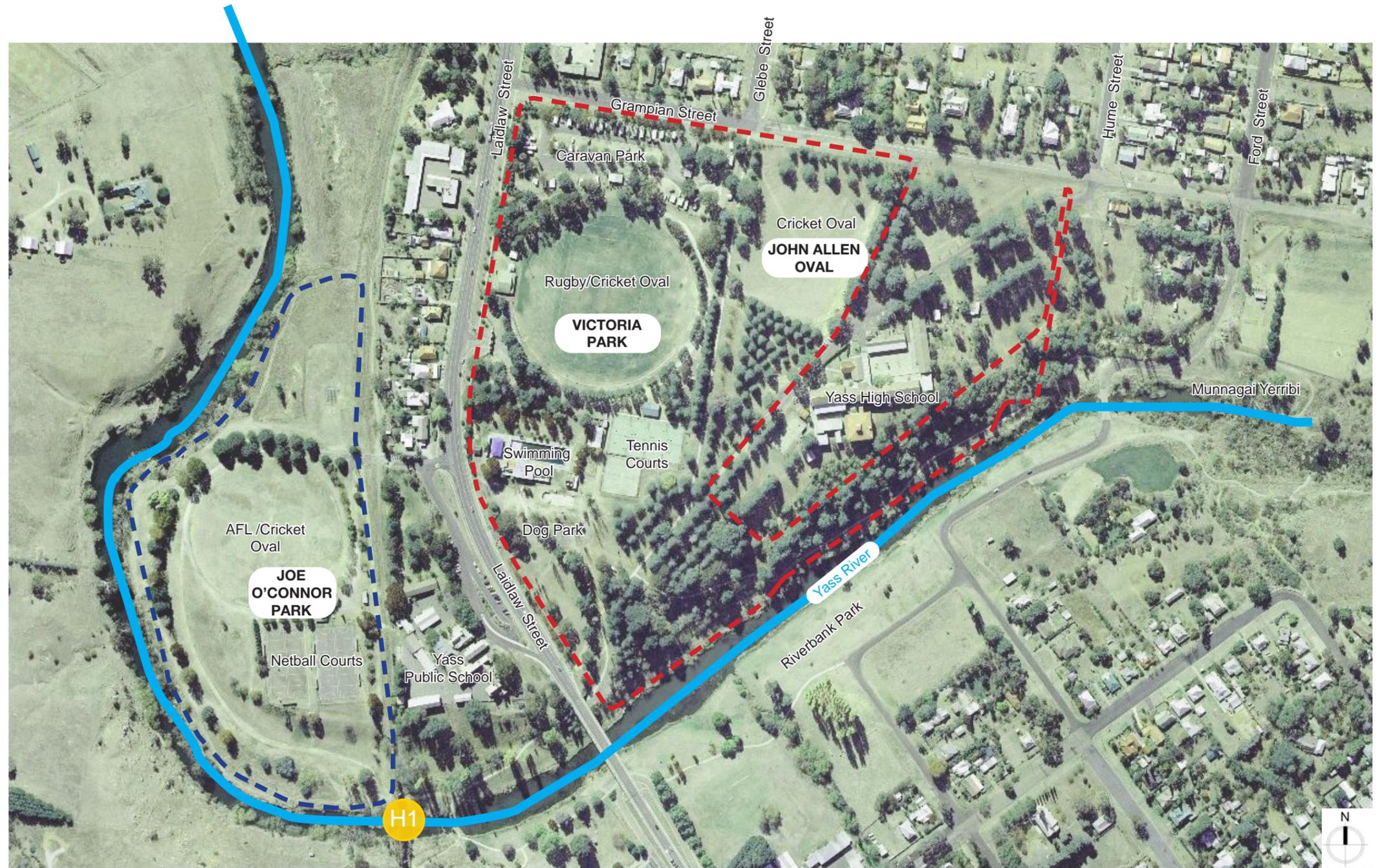
The Yass Memorial Olympic Swimming Pool is also a key element within the site. The pool is used by the community, school groups and swim club.

Local schools rely on Victoria Park for structured recreation, utilising park facilities for athletics carnivals and grade sport and other structured sporting events.

There is also a skate park and dog park which are open to community use.

### Legend

-  Subject Site Boundary
-  Yass River
-  Yass Town rail bridge over Yass River
-  Joe O'Connor Park



Six Maps 29.04.2021



Historic main entry to oval



Existing caravan park signage



Significant tree plantings throughout park



Existing memorial swimming pool entry

## Existing Site Character



Memorial gates in memory of A. B. Triggs, opened 1939



Significant tree plantings and strong pedestrian links throughout park



Existing caravan park.



Existing tennis courts, recently upgraded (2019)



Existing Laidlaw street frontage



Obelisk erected in 1900 remembering drowning victims of Murrumbidgee River. Existing site condition; Images by TBLA 2021



Lower riverbank pedestrian path through park looking west.



John Allen Oval as viewed from Grampian Street.

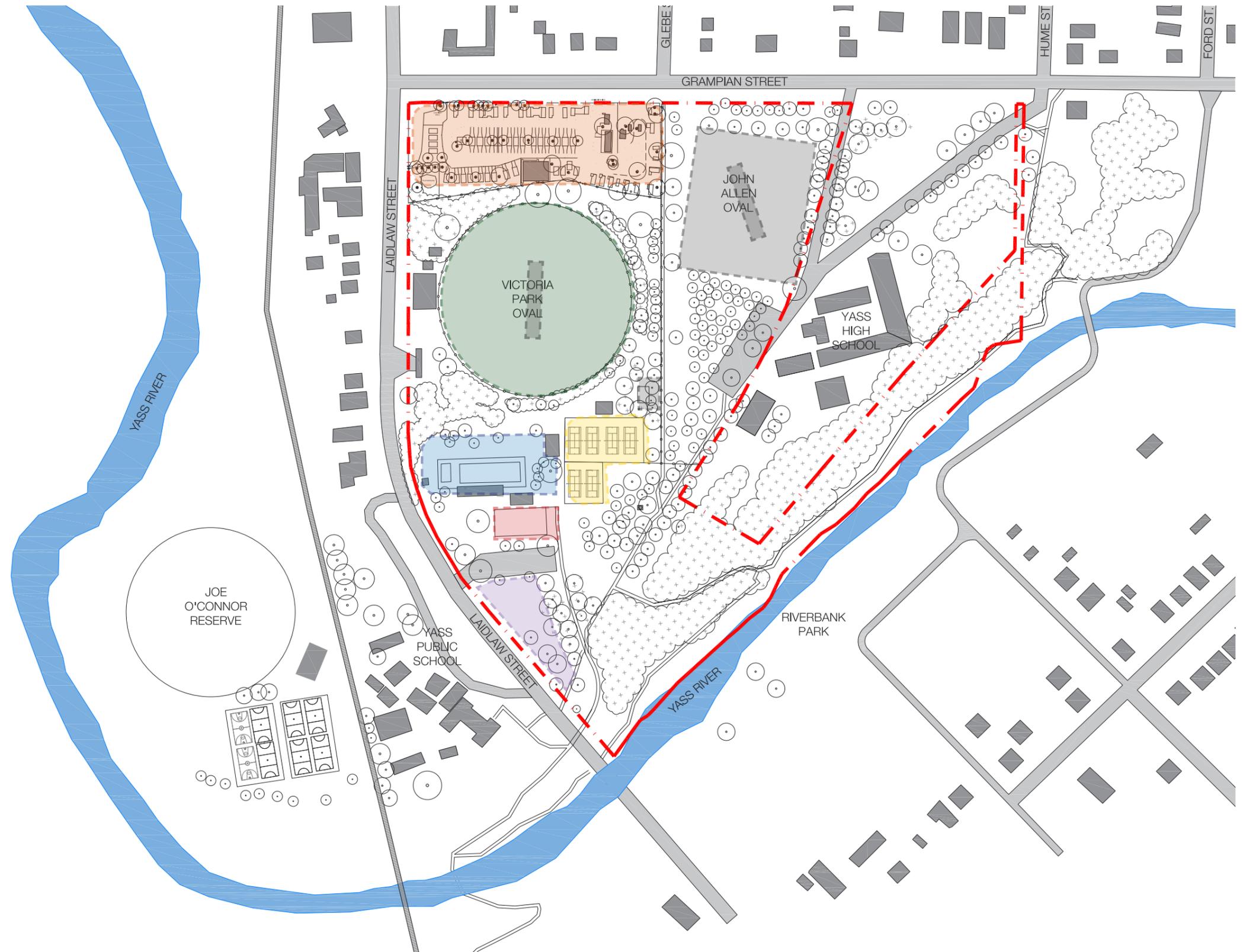


Existing lower carpark and skate park.



## Existing Uses

- Caravan Park** 
  - Caravan park with 51 sites
  - Children's playground
  - 2x amenities building
  - 1 of which is not fit for current use
  
- Dog Park** 
  - Existing fenced off leash dog park.
  - Community run via facebook
  
- Rugby Union Facilities** 
  - Senior playing field and a dedicated amenities building. The playing area is enclosed by 1.2m high perimeter fencing with Lighting
  
- Cricket** 
  - Natural turf wicket on main rugby oval
  - Synthetic wicket on John Allen Oval
  - Cricket practice nets adjacent to tennis club house
  
- Tennis** 
  - 6x synthetic turf tennis courts with fencing and lighting.
  - 1 x tennis amenities building
  - tennis club house
  
- Skate Park** 
  - Existing skate park
  
- Swimming Pool** 
  - Existing outdoor swimming pool and amenities. The pool is open limited months of the year (November-March). There is currently an approved redevelopment to include upgrades including a new indoor swimming pool.



## Access

- Secured Fence** 

Caravan park fencing creates secure environment however divides caravan park from Victoria Park
- Unsecured Fencing** 

Existing fencing divides the park Provides no security benefit
- Grampian Street** 

Access to caravan park  
Access to Yass High School  
Lacking footpath beyond caravan park entry
- School Carpark** 

One-way circulation access.  
Congested at school drop-off/pick up
- Pedestrian Entry Node** 

Various pedestrian access points throughout the park linking to wider pedestrian network
- Historic Entry Gate** 

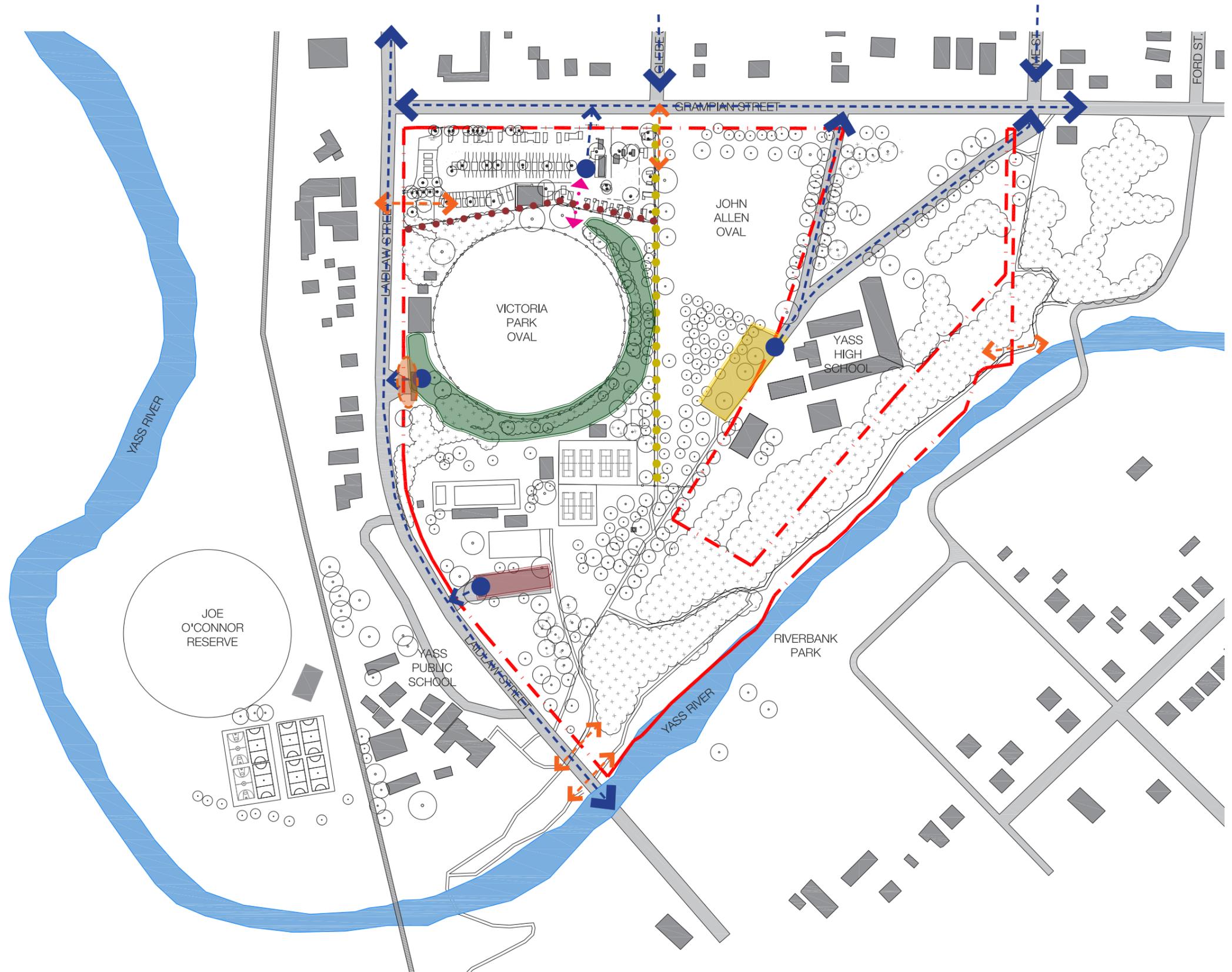
Main park entry  
Under sized for vehicles  
Leads to informal parking
- Laidlaw Street** 

Primary connection through Yass  
Safety concerns particularly around school drop-off/pick times
- Service Vehicles** 

Service vehicles limited to secure gateway through caravan park
- Southern Carpark** 

Formal entry from Laidlaw Street  
Unsealed, informal parking  
Restricted sight lines at entry/exit  
Heavy traffic at school drop-off/pick up
- Main Oval Carpark** 

Formal entry from Laidlaw Street  
Unsealed, informal parking  
Restricted by large trees  
Risk of falling pine cones  
Unsuitable in periods of wet weather



## Parking

**Street Parking**  
 Generous shoulder to Laidlaw Street  
 Busy road with no traffic calming measures



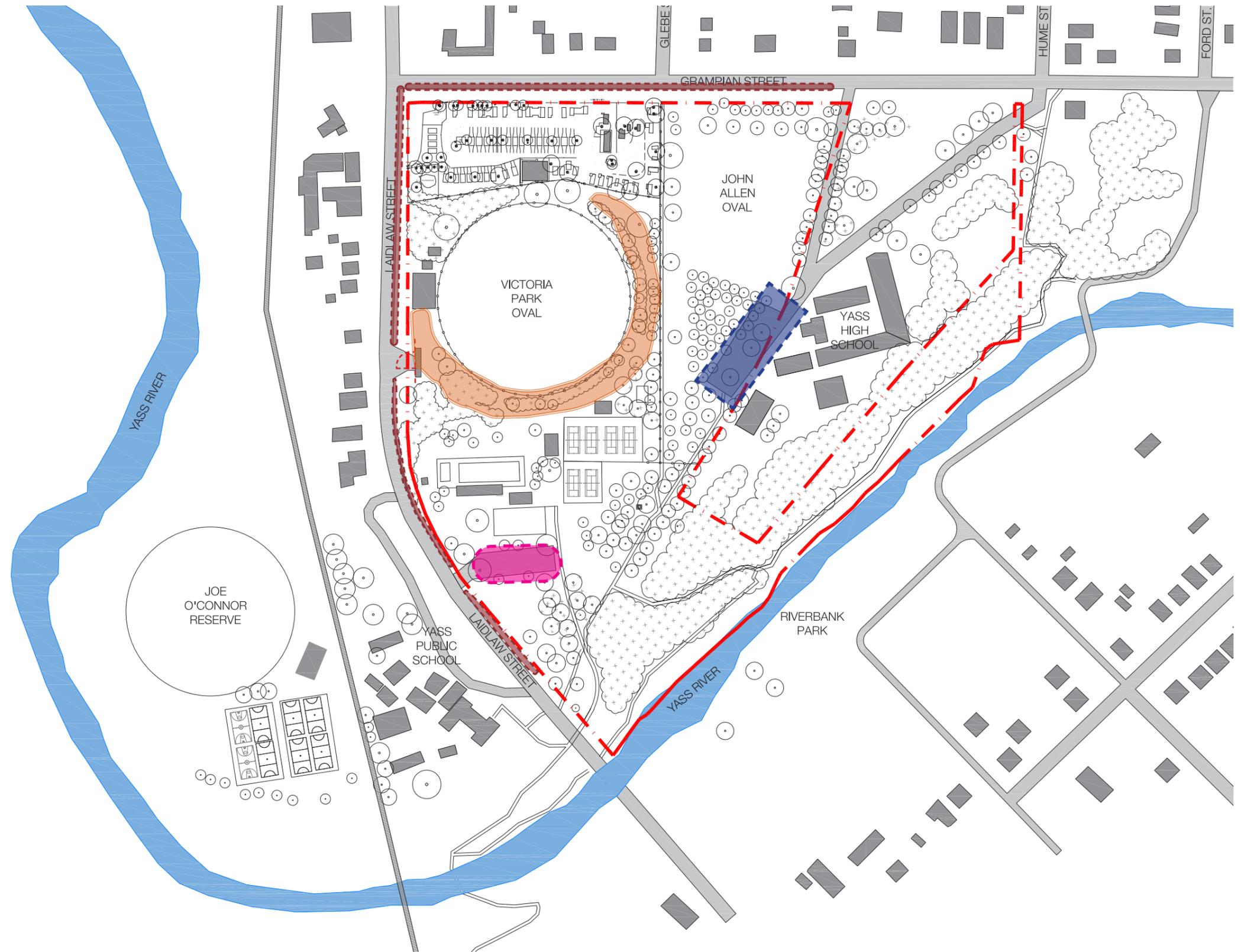
**School Carpark**  
 One way circulation access  
 Congested at school drop-off/pick up  
 No overflow parking for large events  
 Disconnected by central fence to ovals



**Southern Carpark**  
 Formal entry from Laidlaw Street  
 Unsealed, informal parking  
 Restricted sight lines at entry/exit  
 Heavy traffic at school drop-off/pick up  
 No lighting



**Main Oval Carpark**  
 Formal entry from Laidlaw Street  
 Heritage gates prevent buses/service vehicles  
 Unsealed, informal parking  
 Restricted by large trees  
 Risk of falling pine cones  
 Unsuitable in periods of wet weather



## Safety and Accessibility

**Chain link Fencing**  
Caravan park fencing creates secure environment however divides caravan park from Victoria Park with no resident access. Additional north/west fence divides the park providing no security benefit.



**Traffic and sight lines**  
Safety concerns entering and exiting the park during peak events.



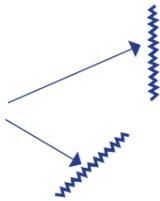
**Lighting**  
Unlit areas of the park with dense tree planting create safety concerns.



**Laidlaw Street**  
Primary connection through Yass. Safety concerns particularly around school drop-off/pick times and entry and exit to park.



**Internal Sight lines**  
Existing topography and mature tree plantings inhibit sight lines across the park.



**Surveillance**  
Poor surveillance from neighbouring residents to John Allen Oval, opening opportunity for vandalism.



**Overgrown Riverbank**  
Steep topography and weed infestation prevent management and safety concern along riverbank walk.



**Distance from Amenities**  
Skate park and dog park disconnected from existing park amenities.



## Topography

Victoria Park is a large park with significant level change across the site.

The Yass River forms the lowest part of the site. An active walking path meanders along the lower banks of the riverfront.

A steep batter, which is densely vegetated rises from the riverfront providing a physical barrier from regular flooding.

A gentle incline spans to the north of the site towards John Allen Oval where steep embankments have been formed to level provide an elevated playing surface.

Two significant viewing opportunities are identified within the site presenting views across the park and river below.

### Legend

-  Low Point
-  High point
-  Embankments
-  Contours
-  Prominent View Point



## Existing Amenities/Storage

### 1. Caravan Park Amenities

Dilapidated amenities building, no longer fit for purpose due to building defect. Laundry is still in use, however bathrooms are closed to patrons

### 2. Caravan Park Amenities

Caravan Park amenities building, currently functional and in use

### 3. Temporary Storage

Shipping container for Athletics equipment storage. Note that athletics club does not currently use Victoria Park

### 4. Storage Shed

Permanent storage shed provides adequate storage for both cricket and rugby clubs

### 5. Cricket/Rugby Club Amenities

Recently constructed club amenities Canteen, change rooms, public toilets & storage. Noted that there is no female change rooms

### 6. Hume Tennis Club Amenities

Club amenities building, tennis club has identified building condition concerns

### 7. Swimming Pool Amenities

Existing swimming pool amenities building Subject to new development as prepared in conceptual design report

### 8. Dog Park

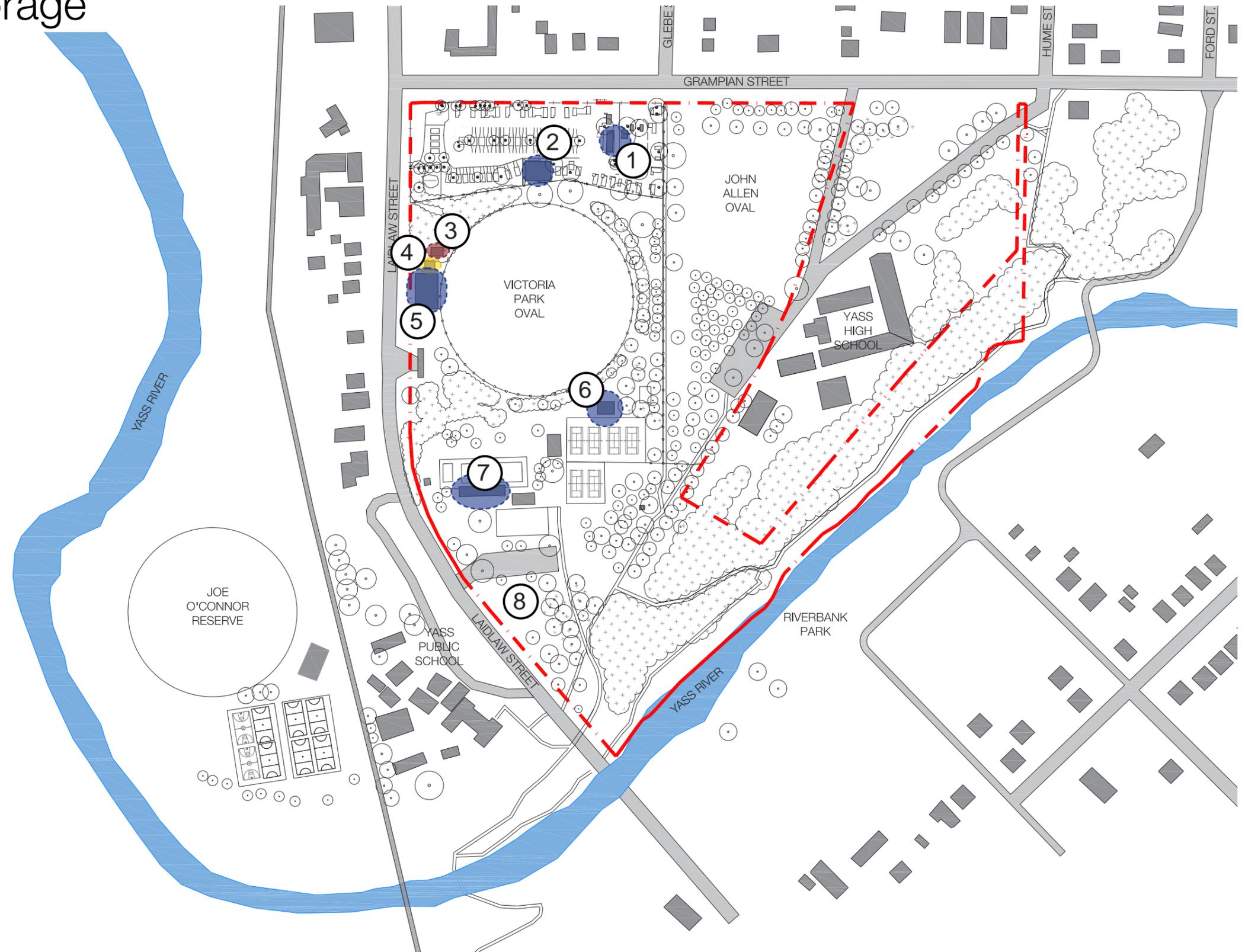
No tap available for dog drinking water

### Legend

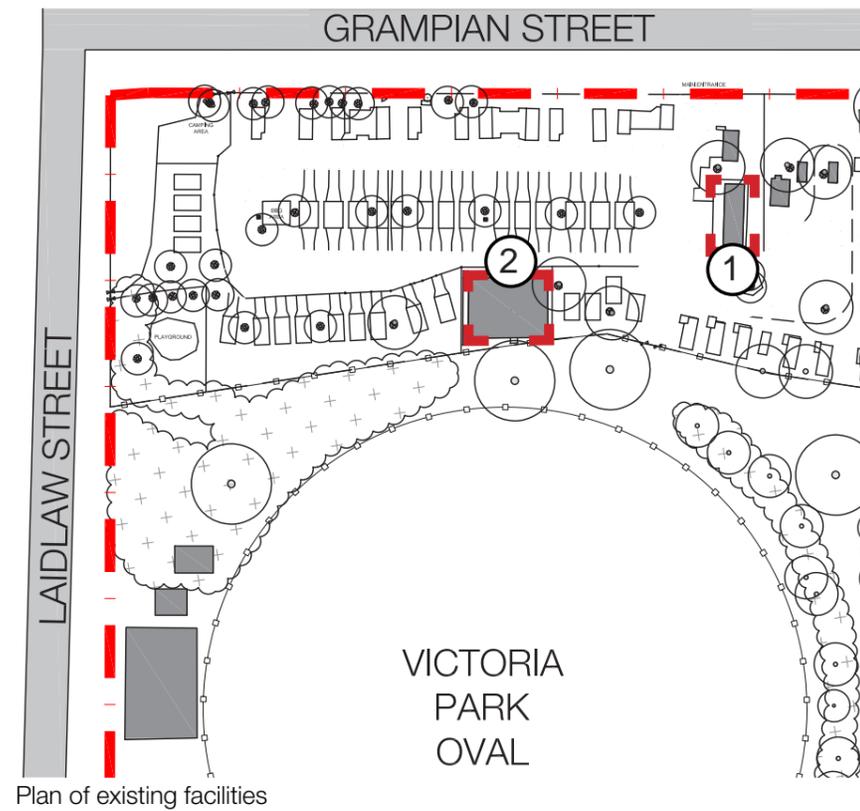
 Shipping Container

 Storage Shed

 Amenities Building



## Existing Amenities - Caravan Park



Plan of existing facilities

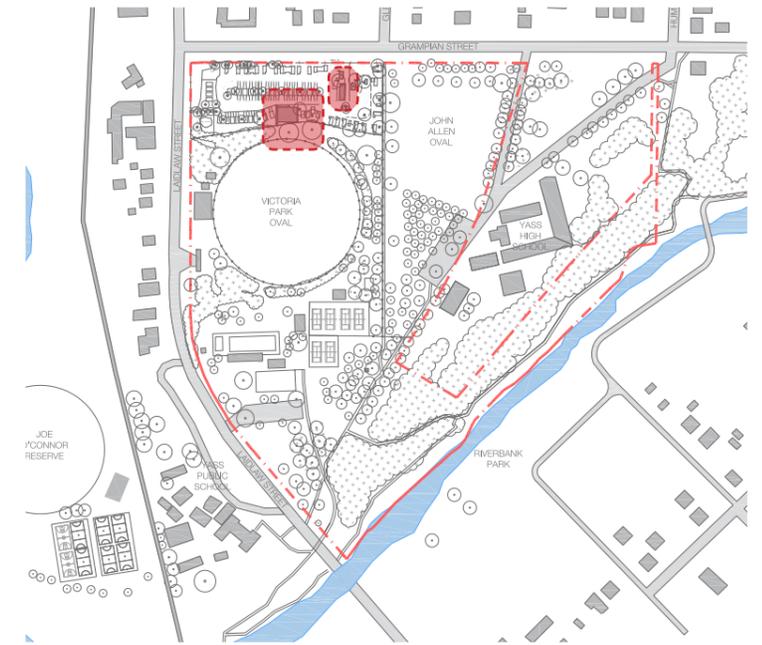
**User:**  
Caravan Park

**Size:**  
Amenities block 1 - Approximately 180m<sup>2</sup>  
Amenities block 2 - Approximately 120m<sup>2</sup>

**Condition:**  
Amenities block 1 - Bathrooms non compliant with current building code and no longer in use. Laundry is currently in use.  
Amenities block 2 - Current patron amenities building, more recent than amenities block 1, deemed fit for purpose.

**Aspect:**  
Amenities block 1 - Western  
Amenities block 2 - Northern

**General Assessment:**  
Amenities block 1 - Due to ongoing safety concerns and a poor internal layout the existing building is deemed unsuitable for continued use. It is understood that a grant for internal refurbishments is underway.  
Amenities block 2 - Currently meets the needs of patrons.



Key Plan



Amenities block 1 - bathrooms not currently in use due to building condition

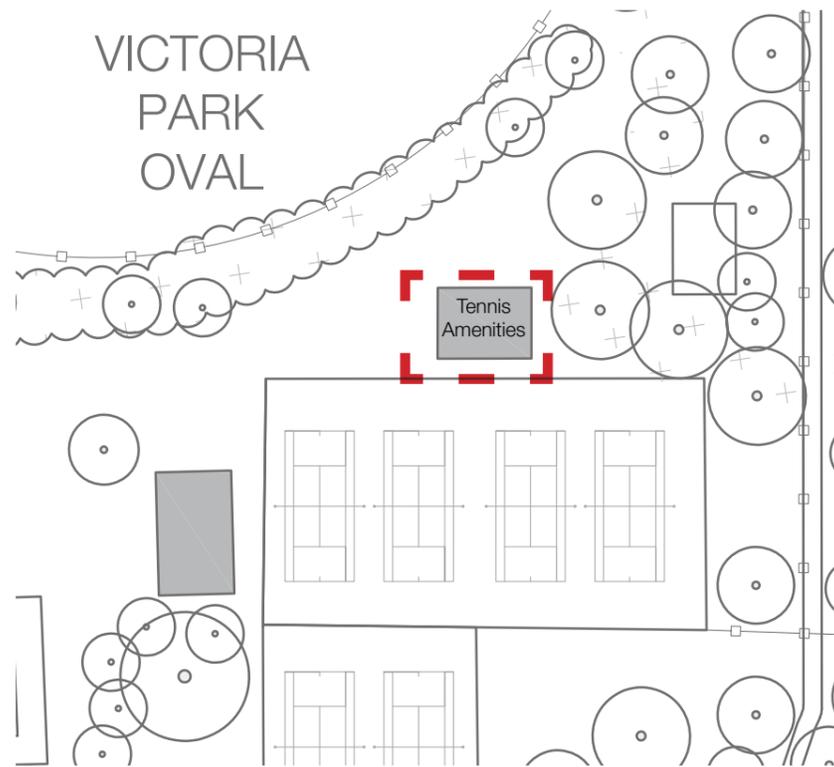


Amenities block 1 - laundry still active



Amenities block 2 - amenities building currently active

## Existing Amenities - Tennis



Plan of existing facilities

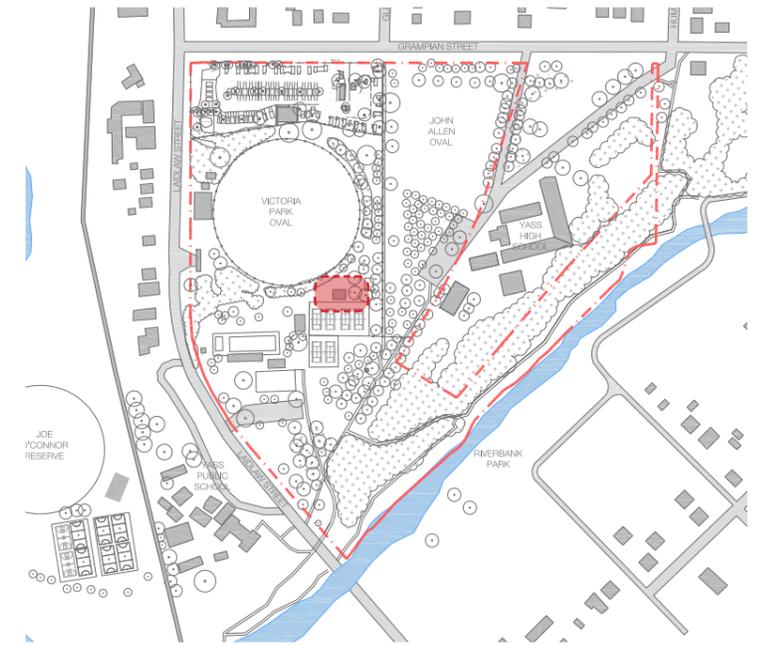
**User:**  
Tennis club

**Size:**  
Approximately 180m<sup>2</sup>

**Condition:**  
External building is structurally sound however the hallway in the clubhouse has started dropping.

**Aspect:**  
Southern

**General Assessment:**  
The clubhouse venue is hired out 15-20 times per year to private groups. Lacks adequate storage for tennis club requirements.



Key Plan

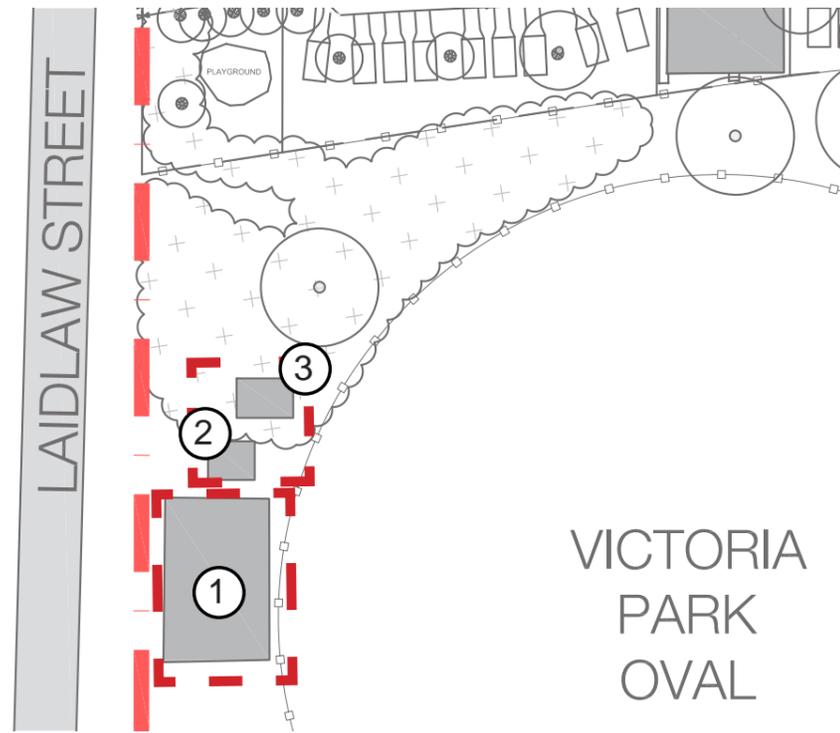


Existing tennis facilities building in close proximity to vehicle access way



Image from Hume Tennis Club facebook. 2021

## Existing Amenities - Main Oval



VICTORIA  
PARK  
OVAL

**User:**  
Rugby, Cricket and Athletics

**Size:**  
1. Amenities building including toilet/change-room facilities with kiosk area and storage. Approximately 450m<sup>2</sup>

2. Storage shed for cricket and rugby club equipment. Approximately 50m<sup>2</sup>

3. Shipping container for athletics club equipment.

**Condition:**  
1. Amenities Building was recently built to include toilet/change-room facilities with kiosk area and storage.

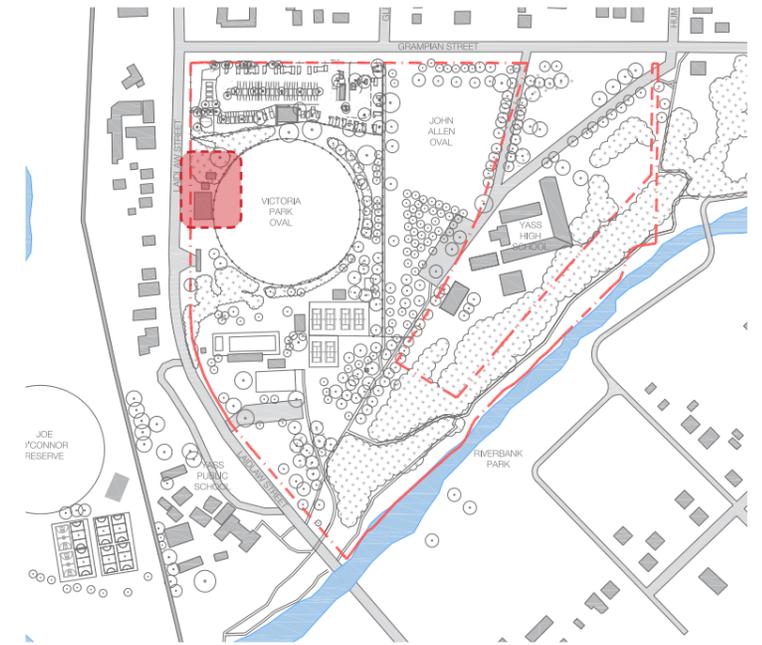
2. Storage shed for cricket and rugby club equipment currently meets the needs of both clubs.

3. Shipping container for athletics club equipment not currently in use and is to be removed off site.

**Aspect:**  
Eastern

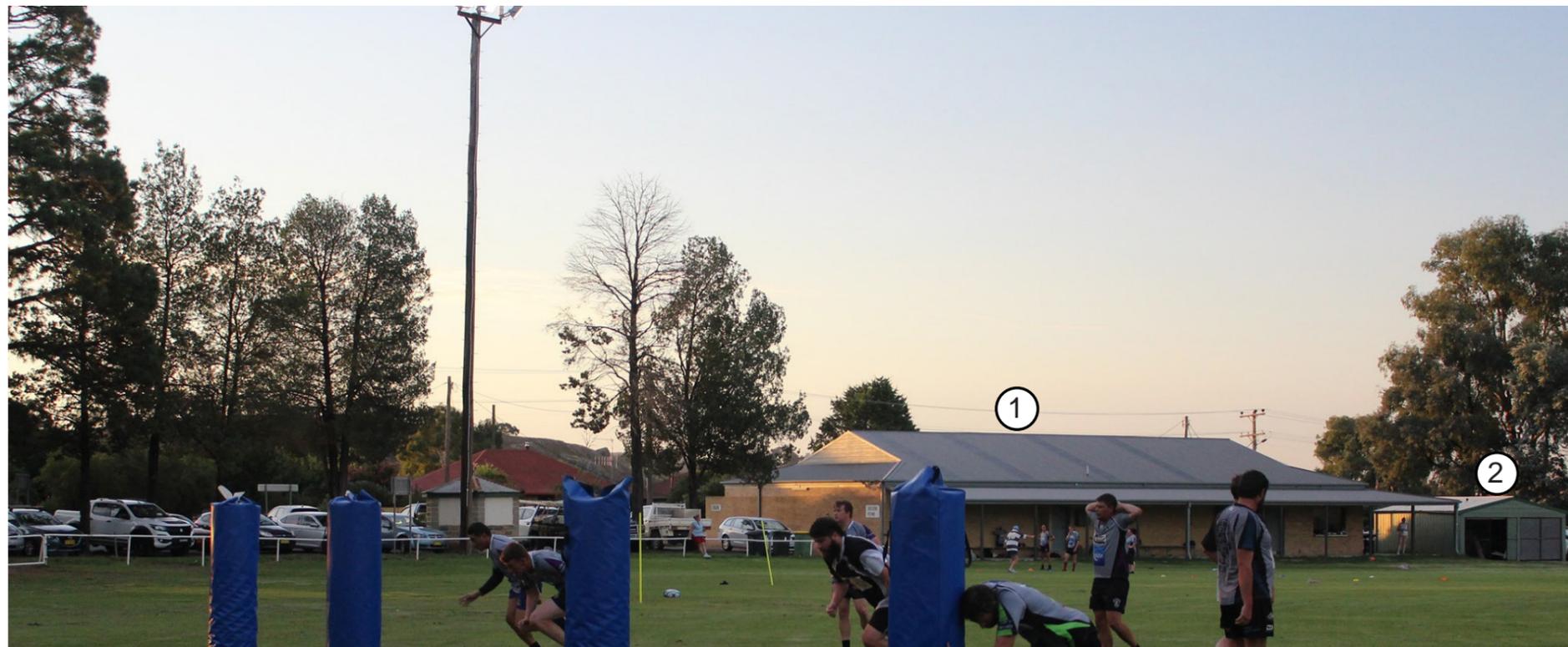
**General Assessment:**  
The current facilities building does not provide female change rooms. Yass Rugby Club is home to multiple women's teams whose needs are not currently met. The storage shed is considered suitable for both rugby and cricket clubs. Currently a shipping container is used for athletics storage, this club is not currently active and is to be removed off site due to safety concerns.

Yass Rugby Club has developed plans to construct a second amenities building in place of the storage shed. This will provide female change rooms and incorporated storage.



Key Plan

Plan of existing facilities



Existing amenities building and storage shed, Image from Yass Rams Rugby Facebook, 2021



Existing shipping container

## Constraints

- Entry Gate Access** ① 

Main park entry  
Under sized for large vehicles
- Chain link Fencing** ② 

Caravan park fencing divided caravan park  
and John Allen Oval from Victoria Park
- Car parking** ③ 

Large trees and informal carpark create  
safety and traffic concerns
- Field Lighting** ④ 

Lighting quality suitable for rugby training.  
Unsuitable for night games or cricket  
requirements.
- Laidlaw Street** ⑤ 

Primary connection through Yass  
Presents disconnect to neighbouring Joe  
O'Connor Park and Yass Primary School
- Conflicting Uses** ⑥ 

Joint use of both cricket and rugby clubs  
present maintenance and surface quality  
concerns
- Surface Condition** ⑦ 

Poor surfacing of John Allen Oval  
prevents full use of space
- Lack of Lighting** ⑧ 

Safety concerns due to poor lighting and  
surveillance along central path
- Existing Caravan Park** ⑨ 

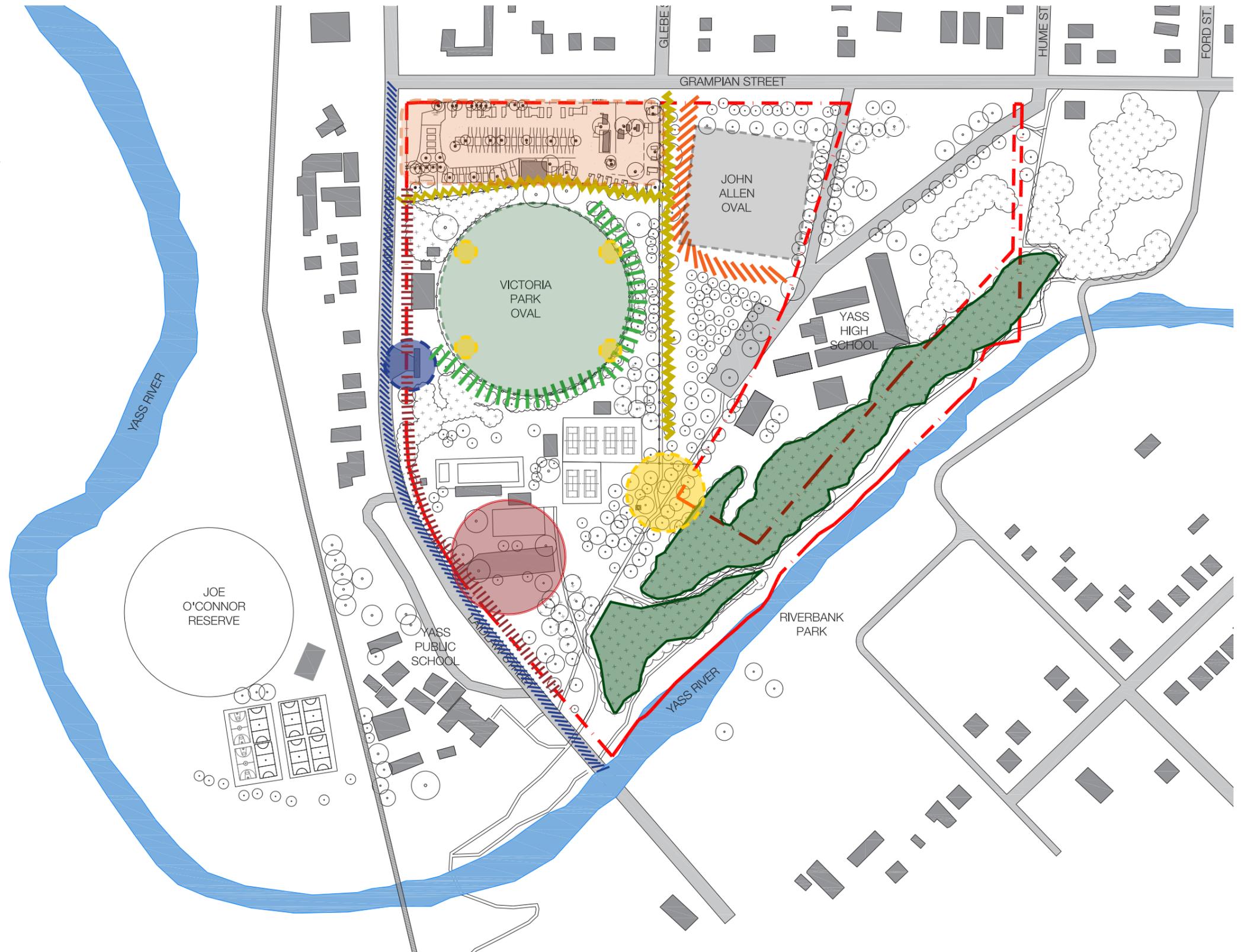
Caravan park in need of building and site  
improvements to maximise potential
- Overgrown Riverbank** ⑩ 

Steep topography and weed infestation  
prevent management and safety concern  
along Riverbank walk.
- Distance from Amenities** ⑪ 

Skate park and dog park disconnected  
from existing park amenities
- Topography** ⑫ 

Steep embankment and elevated playing  
surface creates disconnect from park
- Boundary Fencing** ⑬ 

Boundary fencing detracts visually along  
Laidlaw Street and parts are in poor condition

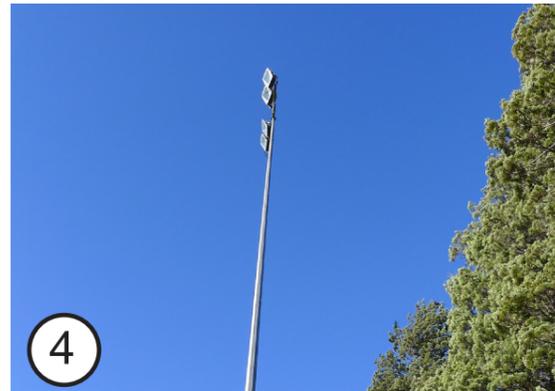


## Constraints Summary



### Entry Gate Access

Main park entry under sized for large vehicles



### Field Lighting

Lighting quality suitable for rugby training, unsuitable for night games or cricket requirements.



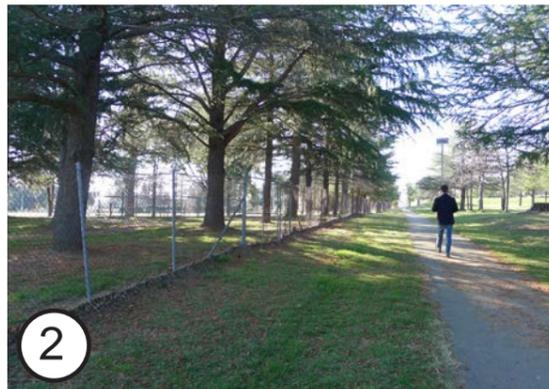
### Surface Condition

Poor surfacing of John Allen Oval prevents full use of space



### Overgrown Riverbank

Steep topography and weed infestation prevent management and safety concern along Riverbank walk.



### Chain link Fencing

Caravan park fencing divided caravan park and John Allen Oval from Victoria Park



### Laidlaw Street

Primary connection through Yass presents disconnect to neighbouring Joe O'Connor Park and Yass Primary School



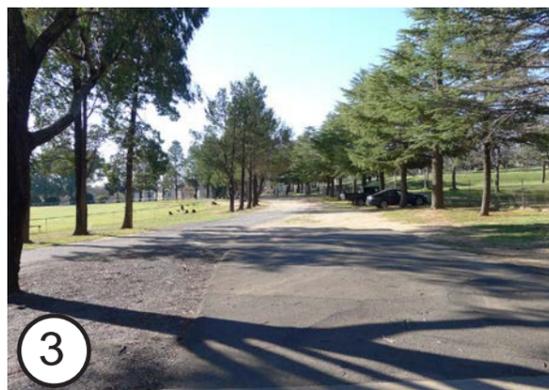
### Lack of Lighting

Safety concerns due to poor lighting and surveillance along central path



### Distance from Amenities

Skate park and dog park disconnected from existing park amenities



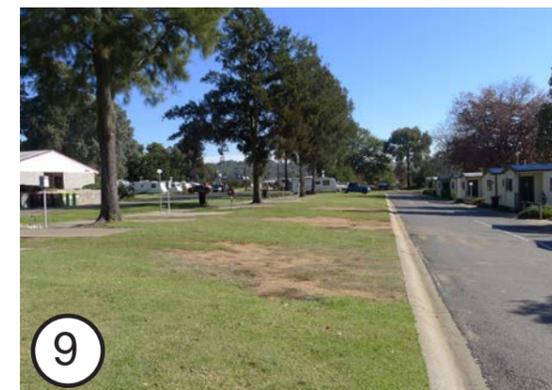
### Car parking

Large trees and informal carpark create safety and traffic concerns



### Conflicting Uses

Joint use of both cricket and rugby clubs present maintenance and surface quality concerns



### Existing Caravan Park

Caravan park in need of building and site improvements to maximise potential



### Topography

Steep embankment and elevated playing surface creates disconnect from park.

## Opportunities

- Entry Gate Access** ① 

Formalise historic entry gate with pedestrian link across Laidlaw Street
- Main Oval** ② 

Increase main playing oval to incorporate 2 full size rugby fields with central cricket wicket and improved lighting
- John Allen Oval** ③ 

Resurface John Allen Oval to provide fit for play surface for junior rugby
- Car Parking** ④ 

Formalise car parking and improve traffic circulation around main oval
- Lookout** ⑤ 

Provide lookout across main planting oval using existing site topography
- Additional Tennis Courts** ⑥ 

Provide 2 additional tennis courts to facilitate tournaments and install trench and root barrier around tennis courts to reduce damage to court surface from existing trees
- Swimming Pool Expansion** ⑦ 

Swimming pool redevelopment as per approved concept design
- Teen Play Area** ⑧ 

Accommodate additional recreation facilities and amenities to southern park entry area. Currently only 1 basketball court in Yass located at Joe O'Connor Park.
- Caravan Park** ⑨ 

Building and site improvements to maximise potential and provide connection to park
- Riverbank** ⑩ 

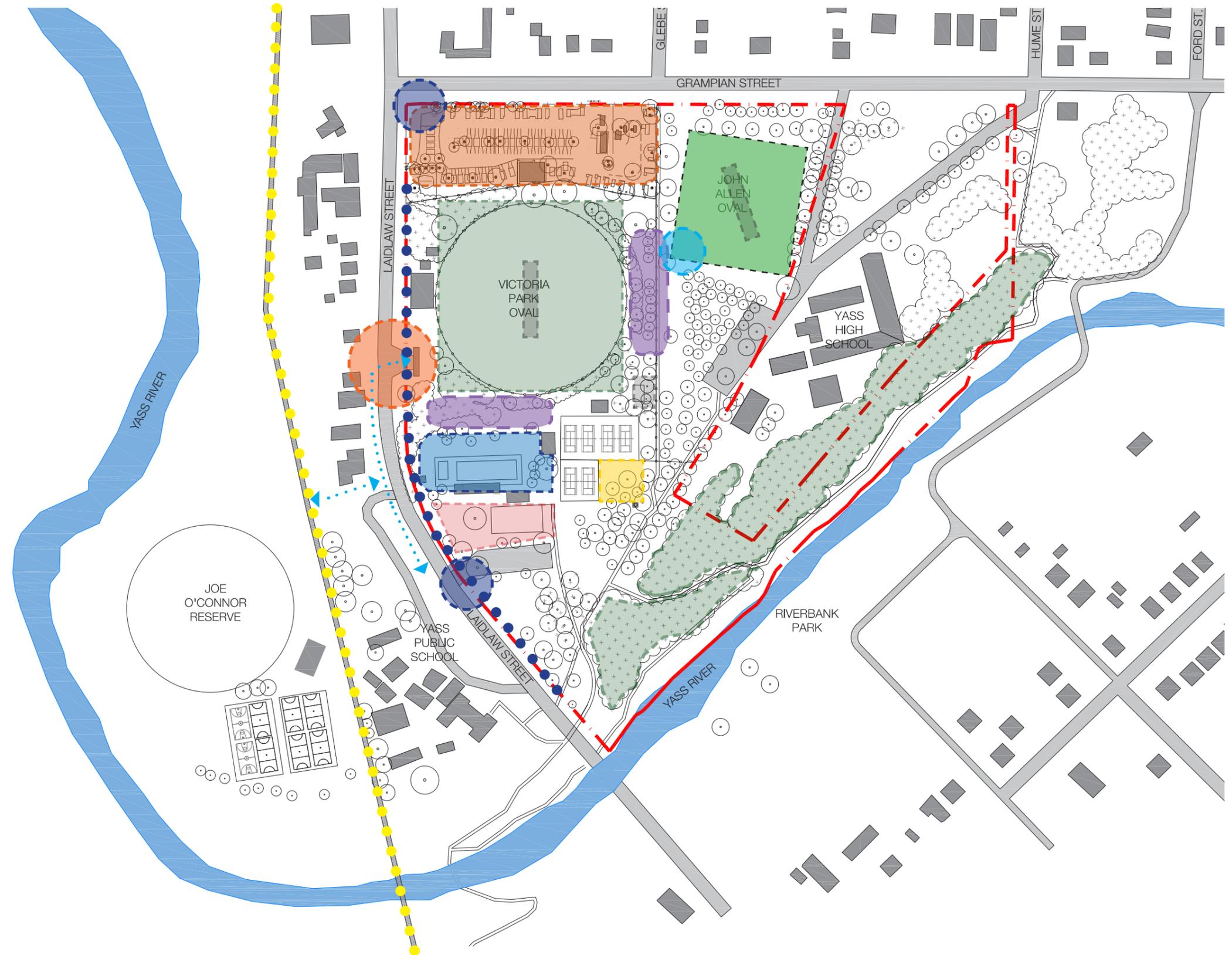
Nature walks, education and connection to Country along riverbank.
- Boundary Fencing** ⑪ 

Replace boundary fencing along Laidlaw Street to formalise park frontage and tie into heritage gates
- Joe O'Connor Connection** ⑫ 

Improved pedestrian network to western site of Laidlaw Street to improve connection to Joe O'Connor oval and Yass Public School
- Site Identity** ⑬ 

Create appropriate visual identity that includes park signage
- Rail Trail** ⑭ 

Opportunity to engage disused rail track as cycle way to town centre.



## Opportunities Summary



**1 Entry Gate Access**  
Formalise historic entry gate with pedestrian link across Laidlaw Street



**4 Car Parking**  
Formalise car parking and improve traffic circulation around main oval



**7 Swimming Pool Expansion**  
Swimming pool redevelopment as per approved concept design



**10 Riverbank**  
Nature trails and interpretive signage connecting to Country through overgrown riverbank.



**2 Main Oval**  
Increase main playing oval to incorporate 2 full size rugby fields with central cricket wicket and improved lighting



**5 Lookout**  
Provide lookout across main playing oval towards Yass Primary School using existing site topography



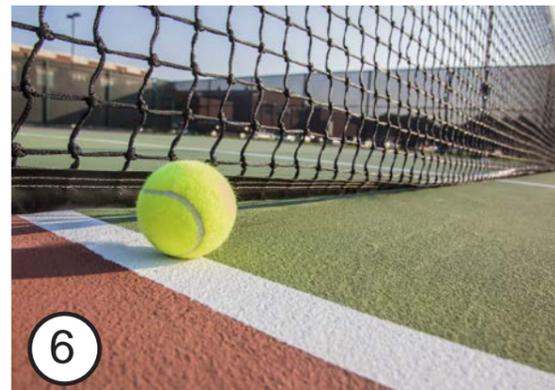
**8 Teen Play Area**  
Accommodate additional recreation facilities and amenities to southern park entry area



**11 Boundary Fencing**  
Replace boundary fencing along Laidlaw Street to formalise park frontage and tie into heritage gates



**3 John Allen Oval**  
Resurface John Allen Oval to provide fit for play surface for junior rugby



**6 Additional Tennis Courts**  
Provide 2 additional tennis courts to facilitate tournaments



**9 Caravan Park**  
Building and site improvements to maximise potential and provide connection to park



**13 Site Identity**  
Create appropriate visual identity that includes park signage



## Masterplan

### ACTIONS

#### Entry Gate Access

Formalise historic entry gate with pedestrian link across Laidlaw Street

①

#### Main Oval

Increase main playing oval to incorporate 2 full size rugby fields with central turf cricket wicket and improved lighting

②

#### John Allen Oval

Resurface John Allen Oval to provide fit for play surface for 2x junior rugby fields suitable for U/6 - U9

③

#### Car Parking

Formalise car parking and improve traffic circulation around main oval

④

#### Lookout

Provide lookout across main planting oval using existing site topography

⑤

#### Additional Tennis Courts

Provide 2 additional tennis courts to facilitate tournaments

⑥

#### Swimming Pool Expansion

Swimming pool redevelopment as per approved concept design

⑦

#### Play Hub

Additional recreation facilities and amenities to southern park entry area providing stronger sense of place

⑧

#### Caravan Park

Building and site improvements to maximise potential and provide connection to park

⑨

#### Riverbank

Environmental management plan and inclusion of nature walks, interpretive signage promoting connection to Country and potential learning synergy with adjacent yass high school.

⑩

#### Laidlaw St Connection

Improved pedestrian network to western site of Laidlaw Street to improve connection to Joe O'Connor oval and Yass Public School and connect into potential rail trail

⑪

#### Site Identity

Create appropriate visual identity that includes park signage

⑫

#### Boundary Fence

Replace existing masonry and wire fencing with more modern fencing sympathetic with the A.B Triggs gates.

⑬



## Playing Field Upgrades

### ACTIONS

#### Entry Gate Access

Formalise historic entry gate with pedestrian link across Laidlaw Street with further acknowledgment of European history through interpretive signage

①

#### Main Oval

Increase main playing oval to incorporate 2 full size rugby fields with central turf cricket wicket and improved lighting

②

#### John Allen Oval

Resurface John Allen Oval to provide fit for play surface for 2x junior rugby fields suitable for U/6 - U9. Provide ball stop fencing to western edge of field.

③

#### Car Parking

Formalise car parking and improve traffic circulation around main oval

④

#### Lookout and Amenity

Provide shaded amenity and lookout across main playing oval towards town centre acknowledging existing site topography.

⑤

#### Additional Tennis Courts

Provide 2 additional tennis courts to facilitate tournaments. Recommend additional storage shed to existing amenity building

⑥

#### Swimming Pool Expansion

Swimming pool redevelopment as per approved concept design

⑦

#### Site Identity

Create appropriate visual identity that includes park signage

⑧

#### Playground

Central children's playground

⑨

#### Boundary Fence

Replace existing masonry and wire fencing with more modern fencing sympathetic with the A.B Triggs gates.

⑩

#### Cricket Practise Nets

Realign existing cricket nets, remove trees which are overshadowing and provide a drinking fountain and general power outlet

⑪



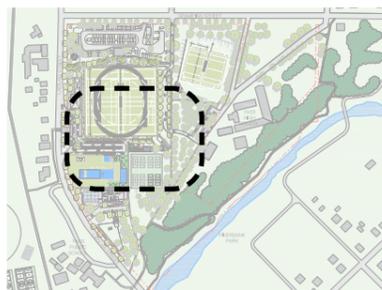
KEY PLAN



## Play Hub

### ACTIONS

- Basketball Courts** ①  
Provide 2 basketball courts with terraced seating with surveillance from Laidlaw St
- Graffiti Wall** ②  
Designated wall for graffiti
- Picnic Shelter** ③  
Picnic shelter provided for families and users to the southern end of Victoria Park. Shelter to include drinking fountain
- Dog Off Leash Area** ④  
Dog off leash area upgrades to include shade over existing seating, concrete to entry gates and erosion control measures, bins, drinking fountain and dog bubbler with screen planting to boundary
- Car Parking** ⑤  
Formalise car parking
- Additional Tennis Courts** ⑥  
Provide 2 additional tennis courts to facilitate tournaments
- Playground** ⑦  
Provide centralised playground with clear sight lines from main oval and tennis facilities
- Car Parking** ⑧  
Formalise car parking and improve traffic circulation around main oval
- Swimming Pool Expansion** ⑨  
Swimming pool redevelopment as per approved concept design
- Skate Park Upgrades** ⑩  
Existing skate park to remain with proposed extension tailoring for a greater range of abilities



KEY PLAN



## Caravan Park Actions

### ACTIONS

#### Signage

Update signage throughout park. Create entry statement at the corner of Laidlaw and Grampian street

①

#### BBQ Facilities

Existing BBQ facilities to be improved with camp kitchen and new BBQs

②

#### Central Parking

Improve central planting area with reinforced turf and larger concrete pads. assess trees and remove as necessary.

③

#### Office Building

Provide 2 storey office /admin building.

④

#### Amenities

Rebuild amenities building to make compliant

⑤

#### Playground

Replace playground equipment and provide greater safety mitigation , i.e fencing.

⑥

#### Victoria Park Connection

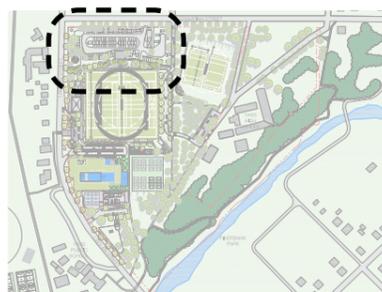
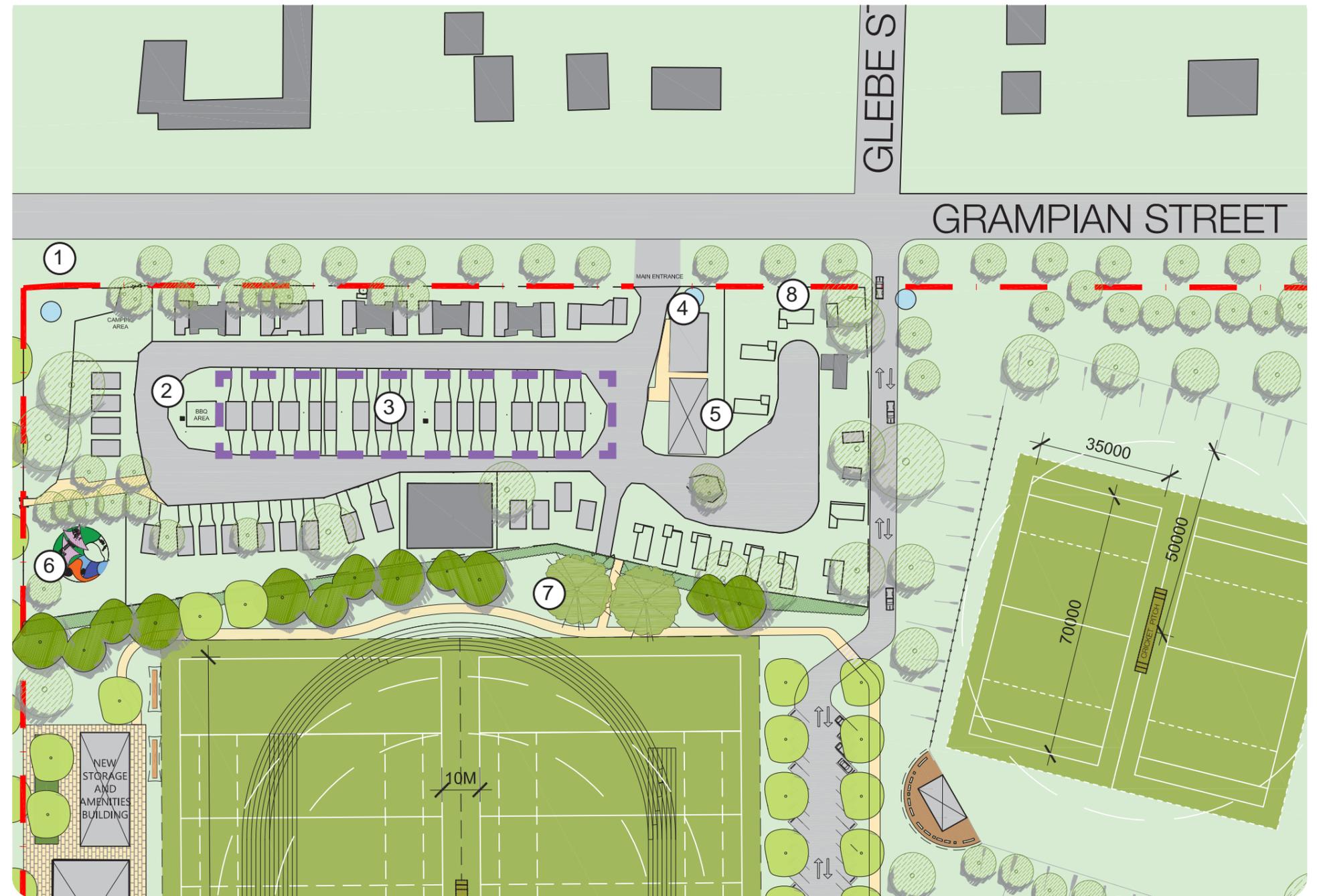
Provide secure access pedestrian gate to Victoria Park for patrons. Improve secure fence line with hedging and new fencing.

⑦

#### Expansion Area

Provide new cabins following consolidation of storage sheds into new office building.

⑧



KEY PLAN



## Proposed Character



Site Identity



Entry Gate Access



Improve Main Oval



Lookout



Additional Tennis Courts



Riverbank Walking Trails



Engage John Allen Oval



Caravan Park Improvements



Teen Play Area



Swimming Pool Expansion





## Preliminary Works

Preliminary Works	
0.1	Full audit to assess all existing trees on site
0.2	Riverbank flora and fauna management plan
0.3	Selected tree removal
0.4	Replenishment tree planting
0.5	Action items as identified in Vegetation Management Plan for riverbank
0.6	Construction of nature trails
0.7	Interpretive signage promoting connection to country
0.8	Removal of Athletics club storage shipping container



Interpretive signage



Nature Trails



Protection of Fauna



Vegetation Management

## Stage 1 Works

Swimming Pool	
1.1	New park signage
1.2	Refurbish/upgrade existing pool
1.3	Formalised carpark and slip lane
1.4	New crossing and connection to western side of Laidlaw Street
1.5	Pedestrian link through Trigg gates with acknowledgement of European history
1.6	New boundary fencing



Pedestrian plaza at Entry Gates



Site Signage



Traffic calming for Pedestrian Link



Further acknowledgment of European History



New Indoor Gym



New Splash Pool



## Stage 2 Works

Main Oval	
2.1	New amenities building incorporating storage and additional change rooms
2.2	Resurface and expand playing field
2.3	New sports field lighting
2.4	New car parking and shared pathways to east of field
2.5	Realign cricket practice nets & install GPO and bubbler
2.6	New park furniture



Upgrade Main Playing Oval



Formalised Car Parking



Realign Cricket Practice Nets



Park Furniture



New Sports field Lighting



New Amenities



## Stage 3 Works

Caravan Park	
3.1	Upgrade existing amenities and admin building
3.2	New signage
3.3	Secure pedestrian link to Victoria Park
3.4	Upgrade existing BBQ facilities
3.5	Upgrade existing caravan parking pads and reinforce central turfed area
3.6	Upgrade existing playground



Victoria Park Connection



Updated Signage



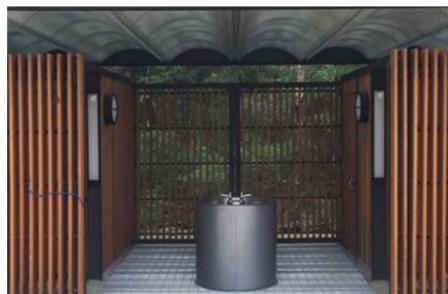
Improve BBQ Facilities



Central Parking



Replace playground equipment



Upgrade Amenities



## Stage 4 Works

Tennis/Playground	
4.1	New community playground
4.2	New drinking fountains
4.3	New tennis club storage
4.4	Additional tennis court



**Drinking Fountains**



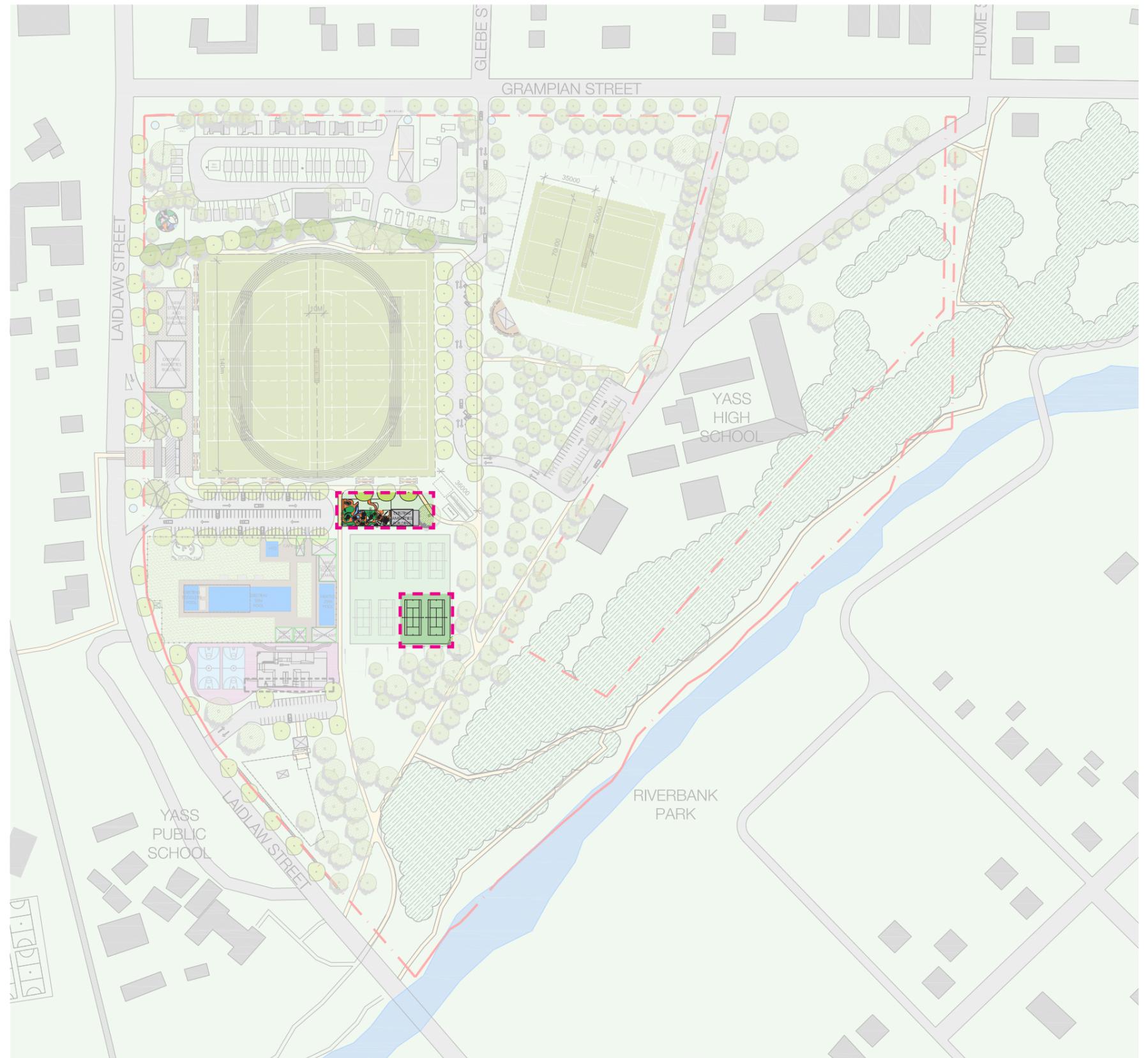
**Tennis Club Storage**



**New Community Playground**



**New Tennis Court**



## Stage 5 Works

John Allen Oval	
5.1	Resurface playing field
5.2	1200mm High ball stop fencing
5.3	Lookout
5.4	New shelter over lookout with water fountain



**Ball Stop Fencing**



**Lookout**



**Resurface oval**



**Shelter**



## Stage 6 Works

Play Hub	
6.1	Skate park extension
6.2	2x New Basketball courts
6.3	Formalised car park
6.4	Graffiti Wall



Skate Park Extension



Formalised Carpark



Basketball Courts



Graffiti Wall



## Stage 7 Works

Dog Park	
7.1	Concrete entries to dog park
7.2	Drinking fountains, Dog bubblers and bins
7.3	Solar lighting
7.4	Picnic Shelter
7.5	Shelters over existing seating
7.6	Erosion control measures



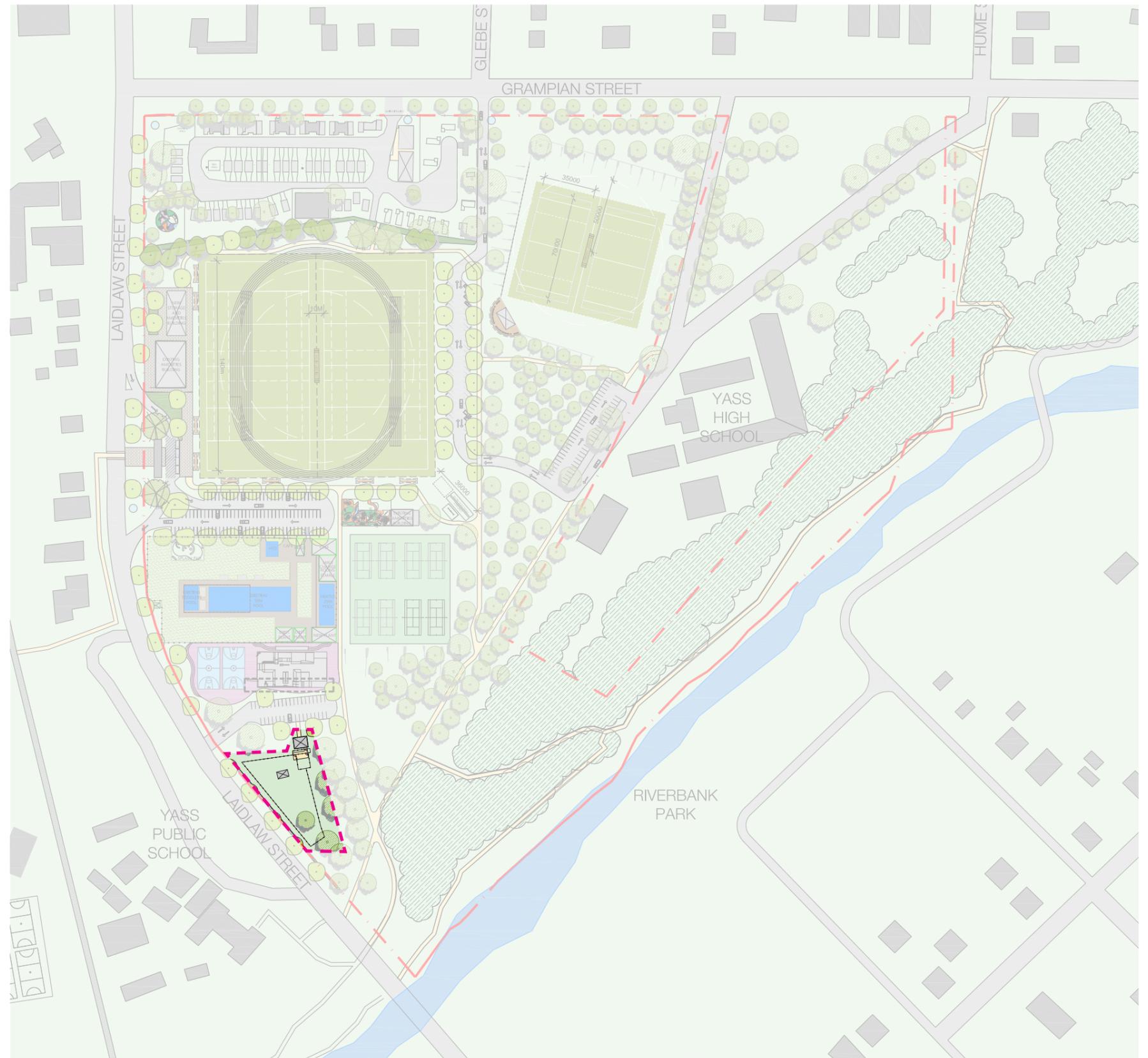
Drinking Fountain



Erosion Control



Picnic Shelter





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