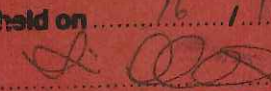


CENTRAL COAST COUNCIL
I certify that this is The Central Coast
Council Open Space and Recreation Plan 2012-2022 referred to in
Minute No. 388/2013 of a meeting of the
Council held on 16 / 12 / 2013

Executive Services Officer

Central Coast Open Space & Recreation Plan 2012-2022 (Version 2)

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Definition of Terms

Access way/Trail	Primarily an off road trail/green corridor path, link or walkway between streets/neighbourhoods and areas of public open space.
Buffer	Areas of open space retained as such to provide a buffer between industry, hazardous areas, transport routes, or significant sites and residential areas. May also be steep areas subject to landslip, or unsuitable for building.
Cemetery/Remembrance	Areas dedicated to the memory of people or events.
Civic gathering/Forecourt	Outdoor areas or forecourts associated with an indoor facility used for civic or community occasions, presentation and social recreation or relaxation.
Community horticulture	Areas dedicated to horticultural or agricultural recreation activities, such as community garden plots.
Condition assessment	Condition and performance information supports decision making and is critical to the management of risks and performance in achieving service standards. Condition data is used to determine the need and timing of some preventative or remedial action to prevent loss of service or economic life.
Conservation of cultural heritage	Areas dedicated to the protection, or interpretation of indigenous cultural heritage or European settlement.
Customer levels of service	A customer level of service is how the customer receives or experiences the service. Generally used in public documents and aimed at the layperson.
Drainage	Areas of open space designated for drainage/water quality treatment functions, floodway or retardation.
Flora/Fauna conservation	Areas protected and managed for the significance of the flora and fauna. May include recreational opportunities associated with interpreting these features.
Lookout	Areas dedicated to viewing scenery, or the protection of view sheds and skylines.
Maintenance	Regular ongoing day-to-day work necessary to keep assets operational, e.g. road patching.
New	Creation of a new asset to meet additional service level requirements, e.g. new building, new footpath etc.
Operations	Regular activities to provide public health, safety and amenity, e.g. street sweeping, grass mowing, street lighting.
Relaxation/Contemplation	Parklands dedicated to relaxation, contemplation and escape, with no dedicated facilities other than seats, paths, viewing areas, interpretative signage etc.
Renewal/Refurbishment	Restores, rehabilitates, replaces existing asset to its original capacity.
Social family/Recreation	Areas that provide opportunities for a range of age groups typically catering for play, picnics, casual hard court and kick-to-kick ball games, path activities, dog exercise, relaxation and possibly environmental activities.
Sport	Areas reserved for sporting pursuits for example tennis, hockey, soccer, cricket and Australian Rules football.
Technical level of service	A level of service is defined as what the organisation does to deliver the service. Support customer measures and used internally to measure performance.
Upgrades/Improvements	Enhances existing asset to provide higher levels of service, e.g. widen road, widen seal.
Visual amenity	Usually small areas of open space designed to provide visual relief from urban surroundings, and enhance amenity of streetscapes. They may also help to meet tree canopy goals.
Water-based recreation	Areas principally designed to support water-based recreation activities such as fishing and boating.

1. Introduction

The provision of sport, recreation and open space in the community is vital to provide for the long term recreation and sporting needs of an active and healthy community.

The objectives for the development of sport, recreation and open space are to promote a 'sense of place' and community for people of all ages, providing opportunities to meet and interact in appropriate spaces in suitable ways and times. They also give character to an area, define landscapes and provide a focus to connect the community.

Central Coast is defined by its sport, recreation and open spaces ranging from regional and district open spaces such as the Ulverstone Showground, Fairway Park, Bicentennial Park and Hiscutt Park to smaller local open spaces within residential areas.

In 2009 the Council commissioned sport, leisure and play consultancy firm *@Leisure* to prepare 'The Central Coast Open Space Strategy' ('the Strategy'). The Strategy provides a planning framework and strategic direction for the provision and management of open space in Central Coast and was developed in accordance with the Cradle Coast Open Space Plan. As part of the development of the Strategy, *@Leisure* undertook a locality analysis to identify the existing open space provision and distribution as well as opportunities for improving the supply and access to open space in Central Coast.

This Open Space & Recreation Plan has been prepared in accordance with the Strategy as well as the Council's **Parks and Open Space Service and Asset Management Plan**, **Footpath and Recreational Pathways Service and Asset Management Plan** and **Building and Facilities Service and Asset Management Plan** to provide direction for the planning and management of Central Coast's open space network, including all recreational and sporting open spaces for the ten year period from 2012 to 2022. The plan details how the Council will continue to meet the community's needs and expectation for public open space in both quantity and quality and includes the following:

- 1 An open space classification hierarchy based on catchment and function.
- 2 Standards for supply of open space which establish:
 - . The amount of open space Central Coast should have based on its current and future population;

- . The size of open spaces for their classified level of use;
 - . The distance people should have to travel to use an open space;
 - . Land description standards for each classification of open space;
 - . Standards defining the assets which are to be provided for each classification of open space; and
 - . Maintenance service delivery standards for each classification of open space.
- 3 An open space supply and demand analysis to determine:
- . Whether there are sufficient open space and recreation grounds for now and in the future; and
 - . To determine where there are gaps.
- 4 An open space action plan for Central Coast.



Anzac Park's Iconic Rocket

2. Open Space Strategic Context

Both the Strategy and the Open Space and Recreation Plan have been developed within the state, regional and local open space strategic planning framework.

The **Tasmanian Open Space Policy and Planning Framework** (2010) provides sound policy guidance and establishes a framework for effective open space planning and provision at a state, regional and local level in the state. It establishes a vision for the Tasmanian open space system:

'Tasmania will have a diverse, comprehensive and sustainable open space system, providing health and well-being, environmental, sport and recreation, social, and economic benefits. The Tasmanian open space system will be developed and managed in response to the needs of the community and visitors, whilst respecting our unique environment.'

Regionally, the **Cradle Coast Open Space Plan** provides a planning framework and strategies to improve open space planning and provision for the nine councils that represent the Cradle Coast region. Of particular importance to the Central Coast municipal area, this plan includes a goal of, *'Providing quality open spaces that offer diverse recreation opportunities, and enhance viability of infrastructure'*. To achieve this, additional investment to meet identified demand and community expectations of open space is required. Many local spaces are relatively uniform in nature and are not able to attract multiple age groups. Clustering and co-location of facilities, and more intense development will increase the sphere of influence and enhance viability.

At the local level, the Council's strategic open space decision making is guided by the **Strategic Framework for Settlement and Investment**. The Framework acknowledges that while the creation of business and economic opportunities is largely beyond the remit of local government, key lifestyle aspects such as open space, community facilities and urban design are indeed within their remit, giving Council a key lever to influence environmental, social and economic sustainability. Key issues surround the form, structure and layout of neighbourhood units and villages, which focus upon either a mixed-use town centre or

smaller neighbourhood hubs. It is important to have these neighbourhood-level units well thought through and integrated with other lifestyle opportunities including:

- . Recreation resources such as open space networks built around natural features (rivers, wetlands, etc.) and parklands;
- . Sporting facilities;
- . Education services;
- . Retail and commercial facilities; and
- . Good quality community facilities and services.

The Framework highlights that there is a need for adequate open space and accessible wilderness space to provide recreational opportunities, help define 'spaces between places', and to provide essential ecosystem services (clean water, air, wildlife corridors, habitat, etc.). It also identifies the need to incorporate 'sustainability infrastructure' into all new housing and urban design developments, paying attention to design open spaces for multiple use, incorporating cycleways together with landscape management considerations.

Flowing from the Strategic Framework for Settlement and Investment, the Council's **Strategic Plan 2009–2014** includes a Shape of the Place strategic direction which includes a strategy to improve the value and use of open space by, among other actions, developing an open space and recreation strategy which adopts a hierarchical approach to the provision of open space within Central Coast.

The Council's **Asset Management Policy** (2008) complements and builds upon the Strategic Plan through the adoption of a more formalised approach to asset management. The Policy commits the Council to a whole-of-organisation approach to asset management and provides a guide to better and more informed decision making. It commits the Council to integrating resources, knowledge and ability to plan for the present and future generations and to achieve better resource efficiency through the use of integrated systems.

3. Open Space and Recreation Policy Statement

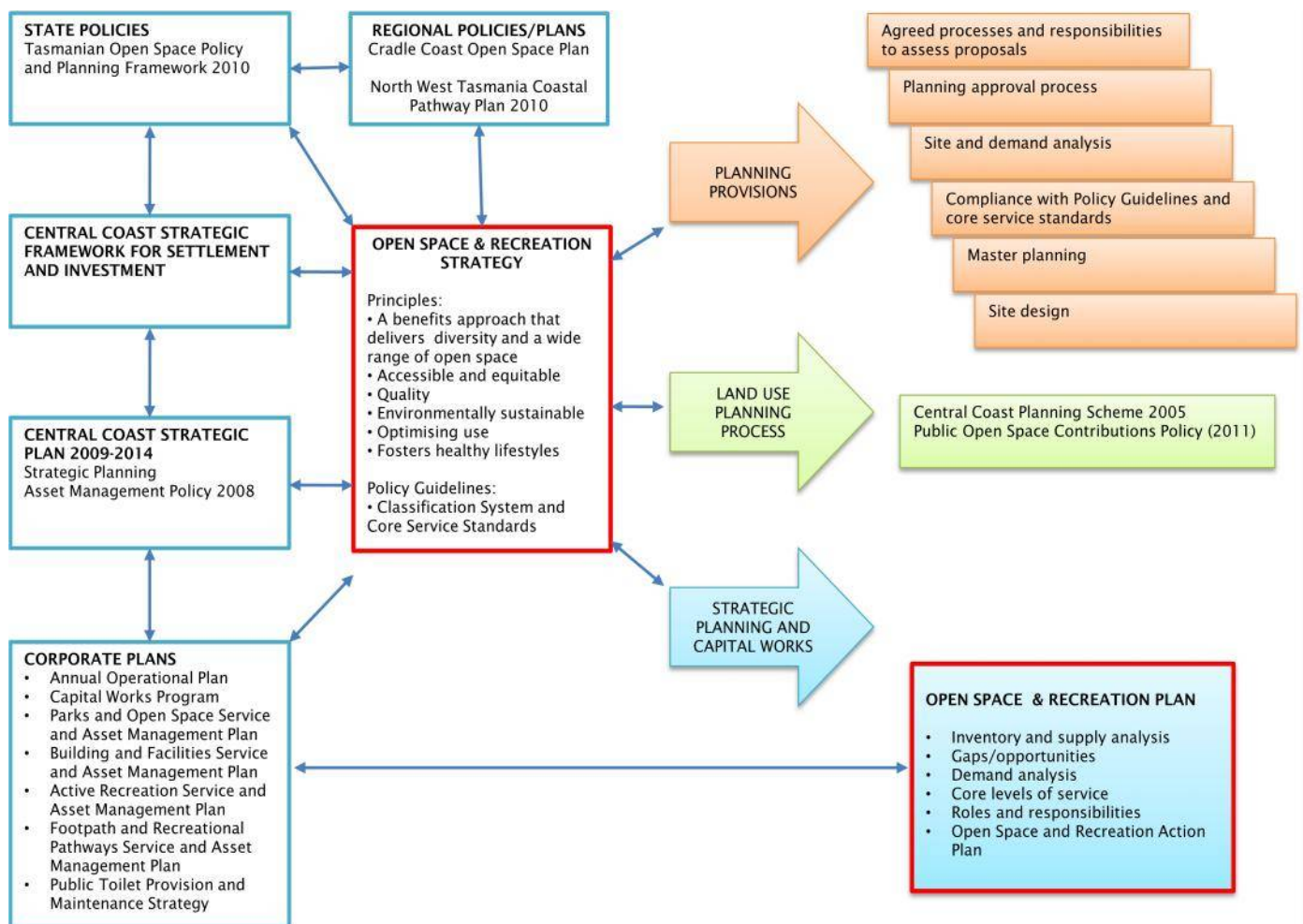
The following Policy Statements reflect the direction of the Council with respect to the provision of open space and recreation:

- . Major open space and recreation developments initiated or supported by the Council will only proceed where they are the outcome of a 'whole-of-Council' process of planning, review and approval;
- . The Council will endeavour to facilitate the provision of recreation programs/projects for the community where there is an identified 'gap' in provision;
- . The Council will consider the provision of recreational programs and services where they are essential for the viability of a major Council recreation facility;
- . The Council will only provide or support new facilities, programs and services which reflect researched community needs, help achieve optimal use, offer a diversity of measurable beneficial outcomes and maintain or broaden the base for participation in recreation activities;
- . Unless a strong case to the contrary can be demonstrated, open space and built facilities will only be developed where this supports multiple uses and users;
- . The Council will encourage a transition to a shared or multiple occupation of existing grounds, facilities, clubroom and social facilities;
- . The Council will endeavour to refurbish, redevelop and/or rationalise recreation assets or restructure their management and use to ensure current and emergent needs are satisfied and that duplication or over-provision does not occur;
- . The Council will endeavour to provide and maintain recreation facilities, programs and services in a condition which is appropriate to the standard and level of use. Maintenance schedules will comply with contemporary standards for competition, safety and risk management;
- . The Council will strive to facilitate, support and/or develop and maintain recreation facilities, programs and services at a hierarchy of standards in order to ensure a sustainable array of opportunities for participation at all appropriate skill levels;

- The Council will ensure its approach to leasing, licensing and hiring of facilities is fair and equitable and consistent with a contemporary approach to community facility management;
- The Council will perform a leadership role in delivering open space and recreation outcomes to improve the Central Coast as a place to live and visit; and
- The Council will actively support local community industry sectors that can generate sustainable, measurable open space and recreation outcomes.

4. Open Space and Recreation Planning

The Council manages the open spaces in the municipal area in accordance with the following planning framework:



The object of the open space planning process is to identify actions which need to be undertaken to meet the open space and recreational needs of the community.

The community's needs and expectations are determined primarily through community survey results as well as from consultation undertaken in the development of the Strategy, community plans, local area plans and other strategies.

4.1 Site Master Planning

Under this Plan it is proposed that detailed master plans must be developed for all district and regional recreation grounds and open spaces in Central Coast. Each plan must provide details about assets necessary to provide the desired level of service to meet the needs of the community and the proposed systems of management.

A template for these master plans is provided at Appendix 4.

4.2 Land Use Planning

Land use planning is an important element of the Council's open space planning process, particularly in relation to the subdivision of land.

Irrespective of zoning any residential subdivision will, or is likely to increase the demand for the provision of public open space and therefore, public open space is an important consideration in any decision to permit the subdivision of land.

In Tasmania the provision of public open space in subdivisions is governed by the Local Government (Building and Miscellaneous Provisions) Act 1993 ('the Act').

Under Section 83 of the Act the Council may require the owner of land to be subdivided to provide land for public open space up to a value not exceeding one-twentieth (or 5%) of the whole area comprised in the plan of subdivision. If the Council requires an owner to increase the area for public open space above 5% the Council must purchase the additional land.

Alternatively, rather than requiring an owner to provide land for public open space, the Council may require a cash-in-lieu contribution of an amount not exceeding 5% of the value of the whole area comprised in the plan. These funds are held in trust by the Council for the acquisition or improvement of public open spaces in the municipal area.

The Council's Public Open Space Contributions Policy (2011) provides:

- (a) A set of guidelines to direct when the Council will request the provision of a public open space contribution, whether through land or cash-in-lieu contributions, for subdivisions; and
- (b) A set of guidelines for the use of funds held in trust for the acquisition or improvement of land for public open space.



New subdivision work in Turners Beach

5. Open Space Roles and Responsibilities

The management of open space and recreation within Central Coast requires an integrated whole-of-Council approach in which staff from each Department has responsibilities for performing specific roles. These roles and responsibilities are detailed in the following table:

Role		Responsibility										
		Senior Management Team	Assets Group Leader	Land Use Planning Group Leader	Parks/Recreation Officer	Community Services Group Leader	Asset Management Team	Recreation Facilities Coordinator	Building and Facilities Maintenance Officer	Building Projects Coordinator	Customer Service Staff	Works Group Leader
✓ = Lead Role		SMT	AGL	LUPGL	PNRMO	CDGL	AMT	RFC	BFMO	BPC	CSO	WGL
Strategic	Subdivision of Land											
	• Undertaking open space assessment of subdivision applications of up to five lots											
	• Undertaking open space assessment of subdivision applications of greater than five lots		✓									
	Management – Parks and Open Space/Recreation Grounds											
	• Review of the Open Space and Recreation Plan		✓									
	• Reviewing and/or alteration of the Plan's service provision and maintenance levels		✓									
	• Undertake Open Space and Recreation Ground demand analysis											
	• Undertaking predictive modelling of open space and recreation asset needs		✓									
	• Undertaking a program of asset condition assessments		✓									
	• Managing the Council's asset renewal program		✓									

Role		Responsibility										
		Senior Management Team	Assets Group Leader	Land Use Planning Group Leader	Parks / Recreation Officer	Community Services Group Leader	Asset Management Team	Recreation Facilities Coordinator	Building and Facilities Maintenance Officer	Building Projects Coordinator	Customer Service Staff	Works Group Leader
✓ = Lead Role		SMT	AGL	LUPGL	PNRMO	CDGL	AMT	RFC	BFMO	BPC	CSO	WGL
Strategic	Managing and reviewing the Council's long term asset renewal plan		✓									
	Liaising with respective Service Managers (PNRMO or RFO)											
	Development of Service Level Agreements											
	Development and actioning of Asset Management Plans											
	Determining whole of life service for assets											
	Actioning of the Open Space Plan		✓									
	Undertaking asset/precinct master planning		✓									
	Reporting to the Senior Management Team on asset matters											
	Parks and Open Space											
	Monitor and report to Asset Manager (AGL) on open space use and demand											
	Community engagement and marketing/promotion											
	Monitoring State/Federal open space grant initiatives											
	Monitoring whole of life service for assets				✓							
	Monitoring and reviewing open space levels of service											
	Liaising with the Asset Manager (AGL)											
	Reporting to the Asset Manager (AGL) on service delivery matters											

Role		Responsibility										
		Senior Management Team	Assets Group Leader	Land Use Planning Group Leader	Parks / Recreation Officer	Community Services Group Leader	Asset Management Team	Recreation Facilities Coordinator	Building and Facilities Maintenance Officer	Building Projects Coordinator	Customer Service Staff	Works Group Leader
✓ = Lead Role		SMT	AGL	LUPGL	PNRMO	CDGL	AMT	RFC	BFMO	BPC	CSO	WGL
Strategic	Recreation Grounds											
	▪ Monitor and report to Asset Manager (AGL) on recreation ground use and demand							✓				
	▪ Community engagement and marketing/promotion							✓				
	▪ Monitoring State/Federal grant initiatives					✓						
	▪ Liaising with the Asset Manager (AGL)							✓				
	▪ Reporting to the Asset Manager on service delivery matters							✓				
Tactical	Parks and Open Space/Recreation Grounds											
	▪ Scope and schedule works		✓									
	▪ Asset data management											
	▪ Contract management		✓									
	▪ Renewal budget responsibility											
	▪ Upgrade/new budget responsibility											
	Recreation Grounds											
	▪ Determining usage fees					✓						
	▪ User consultation and agreements		✓			✓						

Role		Responsibility										
		Senior Management Team	Assets Group Leader	Land Use Planning Group Leader	Parks / Recreation Officer	Community Services Group Leader	Asset Management Team	Recreation Facilities Coordinator	Building and Facilities Maintenance Officer	Building Projects Coordinator	Customer Service Staff	Works Group Leader
✓ = Lead Role		SMT	AGL	LUPGL	PNRMO	CDGL	AMT	RFC	BFMO	BPC	CSO	WGL
Tactical	• Maintenance data management		✓									
	• Liaise with project managers							✓				
	• Monitoring service outcomes							✓				
	Parks and Open Space											
	• User Consultation and agreements											
	• Maintenance Data management				✓							
	• Liaise with project managers											
	• Monitoring service outcomes											
Maintenance	Recreation Grounds											
	• Operational budgets					✓						
	• Reporting					✓						
	• User liaison							✓				
	• Recreation ground bookings							✓				
	Parks and Open Space											
	• Operational budgets											
	• Reporting											

Role		Responsibility										
		Senior Management Team	Assets Group Leader	Land Use Planning Group Leader	Parks / Recreation Officer	Community Services Group Leader	Asset Management Team	Recreation Facilities Coordinator	Building and Facilities Maintenance Officer	Building Projects Coordinator	Customer Service Staff	Works Group Leader
✓ = Lead Role		SMT	AGL	LUPGL	PNRMO	CDGL	AMT	RFC	BFMO	BPC	CSO	WGL
Maintenance	• User liaison											
	• Park bookings											
	Recreation Grounds											
	• Program maintenance											
	• Reactive maintenance							✓				
	• Maintenance staff/sub-contractor management											
	• Maintenance budget control											
	Parks and Open space											
	• Program maintenance											
	• Reactive maintenance				✓			✓				
	• Maintenance staff/sub-contractor management											
	• Maintenance budget control											

6. Classification of Open Space

This Plan has adopted and enhanced the open space classification hierarchies which were developed in the Strategy and the Parks and Open Space Service and Asset Management Plan, Footpath and Recreational Pathways Service and Asset Management Plan and Building and Facilities Service and Asset Management Plan. The open space classification hierarchy addresses the role that open space is expected to perform and thereby the size of the open space, the scale and quality of the assets, services and other resources which are expected to be provided in the open space.

The classification hierarchy provides direction for the distribution of open spaces throughout the municipal area based on their catchment or sphere of influence (i.e. the origins of its users). This in turn determines an open space's scale, asset provision and standard of maintenance.

The catchment types are classified as local, district and regional open space. Within these catchment types there are various open space classifications which describe the function and purpose of the open space. These are described in the Table on the following page.

Additionally, there are 'unclassified' open spaces which do not provide any of the functions or purposes identified in the hierarchy. These open spaces are discussed in Appendix 2 of the Plan.



The Leven River looking from Anzac Park

Catchment	Classification	Provision, Function and Purpose	Examples:
Local	Passive	<ul style="list-style-type: none"> Open space generally with no recreational infrastructure; Primary functions are social/family recreation a relaxation, but can include access way/trail, flora/fauna conservation or drainage; May include grassed surface areas that form detention basins. 	Perry/Ling Gardens
	Local	<ul style="list-style-type: none"> Primary functions are social/family recreation and relaxation; Small open space areas which provide space to service the immediate locality; Areas which provide space for informal, non-competitive recreation and relaxation for local residents; Suited to specific purpose trips (e.g. playground usage); Have a playground with a target user group of 0-12 years; Generally provide items of play equipment and park furniture; Approximately 0.2-0.5 ha in size; Generally located within a 400m radius of 90-95% of households in urban centres; Generally located in rural settlements with populations of approx. 300 people; and May form part of a larger Specific Purpose, District or Regional Open Space. 	Hope Street Reserve Lions Park, Ulverstone Kelvin Street Reserve
	Linear	<ul style="list-style-type: none"> Primary functions are social/family recreation, conservation and access way/trail; Include linear linkages between other parks and public access facilities; Often link nodes or smaller open space areas, or provide extensive linkages along areas such as foreshore or creeks; Often contain off-road walking and cycle tracks and create excellent habitat corridors for the wildlife of the area. 	Amy Street green belt Killara Avenue Reserve
	Specific Purpose	<ul style="list-style-type: none"> Generally include multiple functions including relaxation, civic gathering, community horticulture and/or visual amenity, conservation and may include family/social recreation; Includes recreational facilities such as boat ramps, tourism facilities, cemeteries, boardwalks, beach accesses. May include the provision of public toilets in accordance with the Public Toilet Provision and Maintenance Strategy; May require additional maintenance due to factors such as location and function. 	Apex Park Shropshire Park
District	District	<ul style="list-style-type: none"> Primary functions are social/family recreation, relaxation, sport, civic gathering, community horticulture and visual amenity; Generally have an area greater than 0.5ha, but less than 2ha; Are provided for structured and unstructured recreation; Cater for family or group outings; Generally equipped with barbecue, picnic facilities and public toilets; Generally contain a playground with children's play equipment which is more sophisticated than that provided in local open spaces; Sometimes contain other facilities such as fitness tracks and car parking; Generally attract and support longer duration visits than local open spaces; One located in each precinct. Generally within an 800m radius of 90-95% of households in urban centres and within 10-20 minute drive for most Central Coast residents; Will often incorporate formal playing fields or courts for a variety of competitive sports; Includes school grounds and playing fields. 	Riana Recreation Ground Hiscutt Park Bannons Park
Regional	Regional	<ul style="list-style-type: none"> Primary functions are social/family recreation, relaxation, sport, civic gathering, community horticulture and visual amenity; Generally have an area of 2ha or greater; Large expansive open space areas, with a mix of natural areas and developed landscapes settings; Usually contain a playground with play equipment catering to all age children; Have the scope to attract visitors from all parts of the region and visitors will often spend more than several hours enjoying the experience of the open space; Usually equipped with barbecue, picnic facilities and public toilets; Located in the major activity centres of Ulverstone and Penguin as well as the Leven Canyon; Usually include a sealed car park; Frequently include major sports grounds and/or courts for a variety of competitive sports as well as longer-distance trails or tracks and various types of nature reserves. 	Anzac Park Fairway Park Ulverstone Showgrounds Ulverstone Recreation Ground Penguin Recreation Ground

Open Space Classification Hierarchy

In summary:

What defines Local Open Space?

They are areas of open space servicing the people of one residential neighbourhood within 400m safe walking distance for 90–95% of residents in the area. They provide recreation opportunities closest to home. Local open space will generally have a double swing set, slide, seating and often a ‘kick about’ space. Good supervision and safety considerations are essential as these spaces are small with close street frontage and adjoining residences.

What defines District Open Space?

District open space is generally larger than local open space servicing the people of a broader area within 800m safe walking distance for 90–95% of residents in urban centres and within a 10–20 minute drive for most Central Coast residents. A district open space typically provides a more comprehensive range of facilities including sporting fields, clubrooms, public amenities, car parking, playground equipment, skate parks, barbecue’s, picnic facilities and school grounds. It is expected that people would generally stay longer due to the variety of activities that can be undertaken. These are great places for events, community gathering and family gatherings.

What defines Regional Open Space?

Regional open spaces are generally larger tracts of land intended to serve the municipal area and adjacent communities. The recreation, leisure and visual function and amenity of regional open spaces are highly desirable. Facility quality and quantity should reflect the standard that Central Coast wishes to present to the rest of the region.

Regional sports grounds and venues are high quality to cater for football, cricket, soccer, softball and other sports. Competitors travel to train and compete at these grounds and facilities. Lighting, field and clubroom facilities generally reflect the standard of competition.

7. Levels of Service

The Council provides and administers open space facilities to encourage and facilitate community wellbeing by catering for recreational, sporting, leisure and cultural needs. The Council operates and improves the parks and reserves assets on behalf of the community and strives to meet the level of services they demand.

The level of service is the defined quality for a particular service against which performance may be measured. Service levels usually relate to the quality, quantity, reliability, accessibility, responsiveness, environmental, acceptability and cost of a service.

In order to determine the levels of service for this Plan a number of sources are considered including service requests, correspondence and community satisfaction surveys.

The Council undertakes an independent community satisfaction survey every three years with the last two surveys being completed by *Insync Surveys* in 2010 and 2012.

It is clear from the community satisfaction survey results outlined opposite, that the Council's current levels of service for the provision and maintenance of open space are adequately satisfying the demands of the community.

The levels of service documented in this Plan are intended to guide decisions on the future replacement of open space equipment and facilities.

Community Satisfaction

In the 2010 survey, public toilet amenities and parks and gardens were rated as the most and fourth most important Council service respectively, with scores of 6.12 and 5.96 out of seven. Notably, the community identified that the Council's performance in the parks and gardens area had improved, as it was rated as the highest performing Council service with a score of 5.24. *Insync Surveys* stated that "This service can be seen as a strength of the Council, with community members identifying it as both important and high performing. Furthermore, scores of five or above on a seven-point scale identify an area of particularly high performance". It was again noted that the community believes that the Council's management of public toilet amenities needs improvement.

In the 2012 survey, public toilet amenities and parks and gardens were rated as the third and fourth most important Council service respectively, with scores of 6.08 and 6.00 out of seven. Notably, the community identified that the Council's performance in the parks and gardens area had improved, as it was rated as the second highest performing Council service with a score of 5.6. The provision of public toilet and amenities were identified as an opportunity for Council to improve. *The Council has recently adopted a Public Toilet Policy with a supporting Public Toilet Plan to assist with the improvement of these facilities.*

7.1 Parkcheck

While it is acknowledged that the community satisfaction surveys provide valuable data on which to base the Council's open space levels of service, it is data of a generalised nature which does not specifically target the open space users. Accordingly, in order to continue refining the levels of service detailed in this Plan Council has commence utilising *Parkcheck* as another source of community consultation for open space use and management.

Parkcheck is:

- . A park user intercept survey that has been developed by a steering group of parks managers;
- . It provides a ready-made set of questions, a robust methodology, survey implementation instructions, training and tools;
- . It enables participants to add a few specific questions to survey; and
- . Survey data is supplied to a professional research company who analyse the data and produce a report containing results from all the participating organisations that enables comparison and benchmarking.

Parkcheck visitor measures intercept surveys were undertaken in a cross section of park classifications in October/November of 2012.

The questionnaire survey asked the following questions:

- . *How often do you visit [name of park]*
- . *How long are you planning to stay in this park today?*
- . *What recreation are you planning to do (or what have you done) in this park today?*
- . *How important and satisfied are you with the following facilities on a 1 to 5 scale?*
- . *What would you change in the park?*
- . *Where are you from?*
- . *If local, how long would it take to walk home from here?*
- . *What age group do you fit in?*
- . *Which ethnic group best describes you?*
- . *What mode of transport did you use to get here today?*
- . *What were the children doing at the time the survey was completed?*

The main findings of the surveys were:

- . *Overall importance = 4.34 out of 5*
- . *Overall satisfactions = 4.23 out of 5*

This was across such facilities as gardens and trees, playgrounds, seats and tables, toilets signs, cleanliness, grass maintenance, paths and tracks, shade and security and all differing types of park classification.

Gender split = 44.7% male and 55.3% female

77.4% of respondents were local, 8.5% from the region and 14.1% from out of region.

Travel times to parks were:

22.1% – less than 5 minutes

17.5% – 6–10 minutes

25.3% – 11–20 minutes

Modes of transport to parks:

42.7% – walk

5.0% – cycle

51.8% – private motor vehicle

Duration of visits:

50.8% – less than 30 minutes

33.7% – 30–60 minutes

15.1% – 60 minutes or longer

For further information refer to the Parkcheck Australia Visitor Measures Individual Report 2012 Central Coast Council.



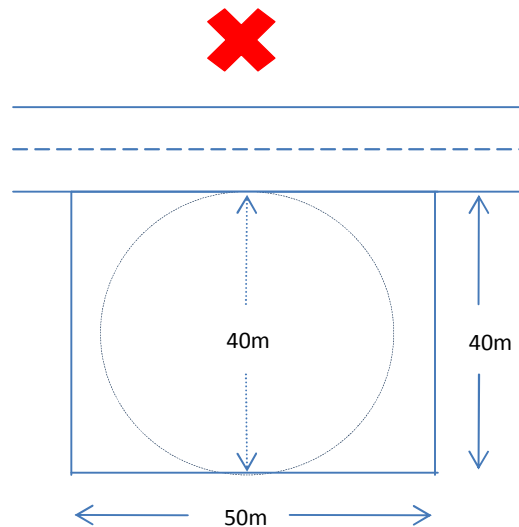
In addition to Parkcheck, it is recommended that the Council undertake consultation with the users of its recreational facilities to gather satisfaction data for reviewing the Plan's standards.

8. Land Description Standards

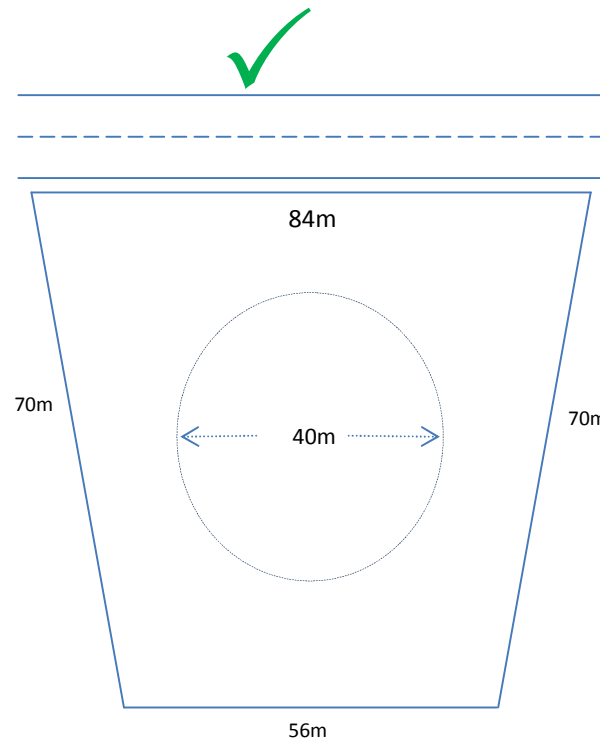
The following land description standards apply to any future parcels of land proposed as a local, district and regional open space:

	Local	Passive/Linear	Specific Purpose	District	Regional
Frontage	<ul style="list-style-type: none"> 30% road frontage preferred 	<ul style="list-style-type: none"> Minimum 6m 	<ul style="list-style-type: none"> No minimum standard set 	<ul style="list-style-type: none"> 30% road frontage preferred 	<ul style="list-style-type: none"> 30% road frontage preferred
Shape	<ul style="list-style-type: none"> Capable of containing a 40m diameter circle 	<ul style="list-style-type: none"> Generally regular 	<ul style="list-style-type: none"> No minimum standard set 	<ul style="list-style-type: none"> Generally regular 	<ul style="list-style-type: none"> Generally regular

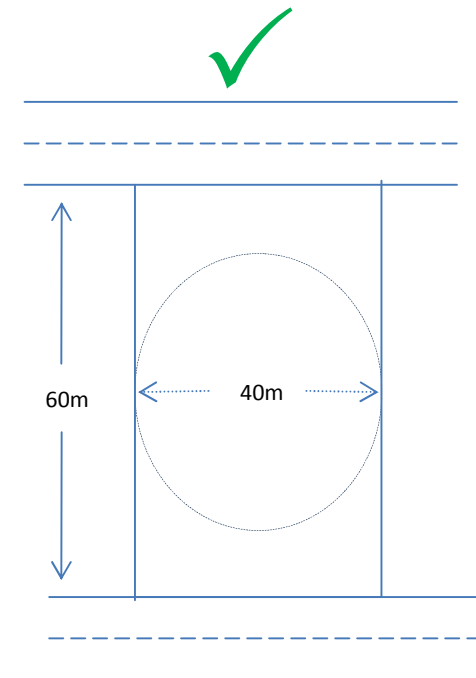
Example Open Space Shapes and Frontages



Preferred Frontage = 30% of the perimeter of the site
 Perimeter = 180m
 30% of 180m = 54m
 50m frontage provided (does not comply)



Preferred Frontage = 30% of the perimeter of the site
 Perimeter = 280m
 30% of 280m = 84m (complies)



Preferred Frontage = 30% of the perimeter of the site
 Perimeter = 200m
 30% of 200m = 60m
 40m frontage provided to two roads = 80m (complies)

	Local	Passive/Linear	Specific Purpose	District	Regional
Size	<ul style="list-style-type: none"> Generally between 0.2ha- 0.5ha 	<ul style="list-style-type: none"> No minimum standard set 	<ul style="list-style-type: none"> No minimum standard set 	<ul style="list-style-type: none"> Between 0.5ha - 2ha 	<ul style="list-style-type: none"> Minimum of 2ha
Access	<ul style="list-style-type: none"> Via a safe five minute walk for 90-95% of residents within 400m along footpaths 	<ul style="list-style-type: none"> No minimum standard set 	<ul style="list-style-type: none"> No minimum standard set 	<ul style="list-style-type: none"> Via a safe 15-20 minute walk for 90-95% of residents within 800m along footpaths 	<ul style="list-style-type: none"> Via a 30min to 1 hour walk or 10-15 minute drive for 90-95% of residences in the centre
Slope	<ul style="list-style-type: none"> Permits safe access, no greater than 10%. Kick about/informal play areas may be gently sloped 	<ul style="list-style-type: none"> Permits safe access 	<ul style="list-style-type: none"> Permits safe access, no greater than 10%. Kick about/informal play areas may be gently sloped 	<ul style="list-style-type: none"> Permits safe access, no greater than 10%. Kick about/informal play areas may be gently sloped 	<ul style="list-style-type: none"> Permits safe access, no greater than 10%. Kick about/informal play areas may be gently sloped Areas for playing fields to be no greater than 1:100 to minimise cut and fill
Aspect	<ul style="list-style-type: none"> North facing sites preferred 	<ul style="list-style-type: none"> No minimum standard set 	<ul style="list-style-type: none"> North facing sites preferred 	<ul style="list-style-type: none"> North facing sites preferred 	<ul style="list-style-type: none"> North facing sites preferred
Drainage	<ul style="list-style-type: none"> Sites are to be generally well drained and are not low-lying 	<ul style="list-style-type: none"> Sites are to be generally well drained and are not to be low-lying. However, may include natural drainage areas if necessary 	<ul style="list-style-type: none"> Sites are to be generally well drained and are not low-lying 	<ul style="list-style-type: none"> Sites are to be generally well drained and are not low-lying 	<ul style="list-style-type: none"> Sites are to be generally well drained and are not low-lying
Geology	<ul style="list-style-type: none"> Site to contain free-draining loamy soils and be generally free of rock outcrops 	<ul style="list-style-type: none"> No minimum standard set 	<ul style="list-style-type: none"> Site to contain free-draining loamy soils and be generally free of rock outcrops 	<ul style="list-style-type: none"> Site to contain free-draining loamy soils and be generally free of rock outcrops 	<ul style="list-style-type: none"> Site to contain free-draining loamy soils and be generally free of rock outcrops
Vegetation	<ul style="list-style-type: none"> Sites may be lightly wooded but are not to contain any threatened species 	<ul style="list-style-type: none"> No minimum standard set 	<ul style="list-style-type: none"> No minimum standard set 	<ul style="list-style-type: none"> Sites may be lightly wooded but are not to contain any threatened species 	<ul style="list-style-type: none"> Sites may be lightly wooded but are not to contain any threatened species

Table 2: Open Space Land Description Standards

9. Asset Provision Standards

The following asset provision standards have been established in accordance with the Council's **Asset Management Policy** and are aimed at providing the desired level of service to meet the community's needs and expectations in a financially sustainable manner. An assessment of the Council's current open spaces against these asset provision standards is provided in Appendix 1.

	Local	Specific Purpose	District	Regional	Linear/ Passive
Parking	<ul style="list-style-type: none"> Parking provided on-street. 	<ul style="list-style-type: none"> Parking provided on-street; and/or Determine level of use and base on-site parking on the predicted 85 percentile usage rather than at capacity. Open Space Master Plan required. 	<ul style="list-style-type: none"> Parking provided on-street; and/or Determine level of use and base on-site parking on the predicted 85 percentile usage rather than at capacity. Open Space Master Plan required. 	<ul style="list-style-type: none"> Parking provided on-street; and/or Determine level of use and base on-site parking on the predicted 85 percentile usage rather than at capacity. Open Space Master Plan required. 	<ul style="list-style-type: none"> Parking provided on-street.
Toilets	<ul style="list-style-type: none"> Not provided. 	<ul style="list-style-type: none"> Optional. 	<ul style="list-style-type: none"> Number of toilets as per Building Code of Australia Open Space Master Plan required. 	<ul style="list-style-type: none"> Number of toilets as per Building Code of Australia Open Space Master Plan required. 	<ul style="list-style-type: none"> Not provided.
Tracks and Paths	<ul style="list-style-type: none"> Optional play element. 	<ul style="list-style-type: none"> Optional circuit or linear path with links to regional networks. 	<ul style="list-style-type: none"> Optional circuit or linear path with links to regional networks. 	<ul style="list-style-type: none"> Circuit or linear path with links to regional networks. 	<ul style="list-style-type: none"> Optional circuit or linear path with links to regional networks.

	Local	Specific Purpose	District	Regional	Linear/ Passive
Playground	<ul style="list-style-type: none"> Typically targets 1-12 years age group. Typically includes one double swing set and one slide. Optional play structure or additional play equipment. Fitness stations not provided. 	<ul style="list-style-type: none"> Optional. 	<ul style="list-style-type: none"> May include multi-age facilities. Typically includes one double swing set, one slide, one play structure or additional play equipment. Fitness stations optional. Playground equipment not typically provided at recreation grounds. 	<ul style="list-style-type: none"> Cater for a wide range of activities and age groups. Typically provides some all access play equipment. Open Space Master Plan required. Fitness stations optional. Playground equipment is not typically provided at recreation grounds. 	<ul style="list-style-type: none"> Playground equipment not provided. Fitness stations optional.
Soft fall (Bark)	<ul style="list-style-type: none"> Provide to Australian Standard and manufacturers specifications. 	<ul style="list-style-type: none"> Provide in playgrounds to Australian Standard and manufacturers specifications. 	<ul style="list-style-type: none"> Provide in playgrounds to Australian Standard and manufacturers specifications. 	<ul style="list-style-type: none"> Provide in playgrounds to Australian Standard and manufacturers specifications. 	<ul style="list-style-type: none"> Not provided.
Soft fall (Rubber)	<ul style="list-style-type: none"> Not provided. 	<ul style="list-style-type: none"> Optional. 	<ul style="list-style-type: none"> Optional. 	<ul style="list-style-type: none"> Optional. 	<ul style="list-style-type: none"> Not provided.
Playing Field	<ul style="list-style-type: none"> Kick about space optional. 	<ul style="list-style-type: none"> Optional. 	<ul style="list-style-type: none"> Kick about space provided. May include formal playing fields for a variety of competitive sports. 	<ul style="list-style-type: none"> Major sports grounds used for regional competitions. 	<ul style="list-style-type: none"> Not provided.
Change rooms	<ul style="list-style-type: none"> Not provided. 	<ul style="list-style-type: none"> Optional. 	<ul style="list-style-type: none"> In recreation ground clubrooms only. 	<ul style="list-style-type: none"> In recreation ground clubrooms only. 	<ul style="list-style-type: none"> Not provided.

	Local	Specific Purpose	District	Regional	Linear/ Passive
Spectator Facilities	<ul style="list-style-type: none"> Not provided. 	<ul style="list-style-type: none"> Not provided. 	<ul style="list-style-type: none"> Optional in association with playing field. 	<ul style="list-style-type: none"> Undercover spectator facilities provided for recreation grounds. 	<ul style="list-style-type: none"> Not provided.
Showers	<ul style="list-style-type: none"> Not provided. 	<ul style="list-style-type: none"> Additional showers are optional where swimming occurs in foreshore open spaces. 	<ul style="list-style-type: none"> In recreation ground clubrooms only. Additional showers are optional where swimming occurs in foreshore open spaces. 	<ul style="list-style-type: none"> In recreation ground clubrooms only. Additional showers are optional where swimming occurs in foreshore open spaces. 	<ul style="list-style-type: none"> Not provided.
Seats	<ul style="list-style-type: none"> Typically two seats. 	<ul style="list-style-type: none"> Optional, typically 2- 4 seats. Otherwise as per Open Space Master Plan. 	<ul style="list-style-type: none"> Minimum of two seats for every playground. Otherwise as per Open Space Master Plan. No seating to be provided in recreation grounds other than spectator facilities. 	<ul style="list-style-type: none"> Minimum of two seats for every playground, plus one per every 100m. Otherwise as per Open Space Master Plan. No seating to be provided in recreation grounds other than spectator facilities. 	<ul style="list-style-type: none"> Optional, typically 2-4 seats. No closer than 200m apart for shared pathways.
Tables	<ul style="list-style-type: none"> Not provided. 	<ul style="list-style-type: none"> Optional. 	<ul style="list-style-type: none"> Minimum of two or as per Open Space Master Plan. 	<ul style="list-style-type: none"> Minimum of two or as per Open Space Master Plan. 	<ul style="list-style-type: none"> Not provided.
Barbecue	<ul style="list-style-type: none"> Not provided. 	<ul style="list-style-type: none"> Optional. 	<ul style="list-style-type: none"> Optional. 	<ul style="list-style-type: none"> As per Open Space Master Plan. 	<ul style="list-style-type: none"> Not provided.

	Local	Specific Purpose	District	Regional	Linear/ Passive
Shelters	<ul style="list-style-type: none"> Not provided. 	<ul style="list-style-type: none"> Optional. 	<ul style="list-style-type: none"> Optional. 	<ul style="list-style-type: none"> As per Master Plan. 	<ul style="list-style-type: none"> Not provided.
Rubbish Bins	<ul style="list-style-type: none"> Not provided. 	<ul style="list-style-type: none"> Optional. 	<ul style="list-style-type: none"> Minimum of one bin; plus One bin per barbecue. 	<ul style="list-style-type: none"> Minimum of one bin; plus One bin per barbecue. 	<ul style="list-style-type: none"> Not provided.
Water	<ul style="list-style-type: none"> Not Provided. 	<ul style="list-style-type: none"> Hose taps only. 	<ul style="list-style-type: none"> Hose taps only. 	<ul style="list-style-type: none"> Hose taps only. 	<ul style="list-style-type: none"> Not provided.
Turf	<ul style="list-style-type: none"> Turf 70% cover excluding retained native vegetation. 	<ul style="list-style-type: none"> No standard set. 	<ul style="list-style-type: none"> Turf 80% cover excluding soft fall, garden beds and retained native vegetation. 	<ul style="list-style-type: none"> Turf 80% cover excluding soft fall, garden beds and retained native vegetation. 	<ul style="list-style-type: none"> No standard set.
Gardens	<ul style="list-style-type: none"> Not provided. 	<ul style="list-style-type: none"> Optional. 	<ul style="list-style-type: none"> Shrub gardens to enhance amenity to provide 5-10% coverage. 	<ul style="list-style-type: none"> Shrub gardens to enhance amenity to provide 5-10% coverage. Otherwise as per Master Plan. 	<ul style="list-style-type: none"> Not provided.
Irrigation	<ul style="list-style-type: none"> Not provided. 	<ul style="list-style-type: none"> As required for garden bed and turf maintenance. 	<ul style="list-style-type: none"> As required for garden bed and turf maintenance. 	<ul style="list-style-type: none"> As required for garden bed and turf maintenance. 	<ul style="list-style-type: none"> Not provided.
Tree Planting	<ul style="list-style-type: none"> Minimum of two trees. 	<ul style="list-style-type: none"> Optional to provide adequate shade, shelter and amenity. 	<ul style="list-style-type: none"> At least 5% coverage to provide adequate shade, shelter and amenity. 	<ul style="list-style-type: none"> At least 5% coverage to provide adequate shade, shelter and amenity. Otherwise as per Open Space Master Plan. 	<ul style="list-style-type: none"> As per Open Space Master Plan or Management Plan.

	Local	Specific Purpose	District	Regional	Linear/ Passive
Lighting	<ul style="list-style-type: none"> Optional. 	<ul style="list-style-type: none"> Optional. 	<ul style="list-style-type: none"> Along walkway routes and barbecue areas, playing fields (training standard). 	<ul style="list-style-type: none"> In car parks, along walkway routes, playing fields, barbecue areas and clubrooms. 	<ul style="list-style-type: none"> Along walkway routes.
Visitor Information	<ul style="list-style-type: none"> Standard name and control signage optional. 	<ul style="list-style-type: none"> Standard name and control signage. Interpretation as appropriate. 	<ul style="list-style-type: none"> Standard name and control signage. Interpretation as appropriate. 	<ul style="list-style-type: none"> Standard name and control signage. Interpretation as appropriate. 	<ul style="list-style-type: none"> Standard name and control signage optional.
Fencing	<ul style="list-style-type: none"> Only where identified by a risk assessment. 	<ul style="list-style-type: none"> Only where identified by a risk assessment. 	<ul style="list-style-type: none"> Only where identified by a risk assessment. 	<ul style="list-style-type: none"> Only where identified by a risk assessment. 	<ul style="list-style-type: none"> Only where identified by a risk assessment.
Memorials	<ul style="list-style-type: none"> Not provided. 	<ul style="list-style-type: none"> Optional. 	<ul style="list-style-type: none"> Optional. 	<ul style="list-style-type: none"> Optional. 	<ul style="list-style-type: none"> Not provided.
Flagpoles	<ul style="list-style-type: none"> Not provided. 	<ul style="list-style-type: none"> Optional. 	<ul style="list-style-type: none"> Optional. 	<ul style="list-style-type: none"> Optional. 	<ul style="list-style-type: none"> Not provided.
Power Outlets	<ul style="list-style-type: none"> Not provided. 	<ul style="list-style-type: none"> Optional. 	<ul style="list-style-type: none"> To be provided as required. 	<ul style="list-style-type: none"> To be provided as required. 	<ul style="list-style-type: none"> Not provided.
Dog Tidy Bins	<ul style="list-style-type: none"> Not provided. 	<ul style="list-style-type: none"> Optional. 	<ul style="list-style-type: none"> Optional. 	<ul style="list-style-type: none"> Optional. 	<ul style="list-style-type: none"> Optional.

NOTE: Assets are generally not to be provided on unclassified open space.

10. Maintenance Service Delivery Standards

The primary focus for open space maintenance is to provide a consistently good standard, particularly in relation to grass mowing and safe play equipment. In order to reach community expectations and achieve statutory and risk management requirements, a maintenance regime has been determined to improve the Council's efficiency, effectiveness, economy and accountability in managing its open spaces.

The standards set out below are to be used in the setting of annual parks maintenance budgets and allocating resources. It should be noted that they can vary depending on the differing climatic and seasonal condition encountered.

Parks and Open Space					
	Local	Specific Purpose	District	Regional	Linear/Passive
Officer Inspection	Annually	Annually	Annually	Annually	Annually
Garden Maintenance (Annually) (Council procedure– Works 3511)					
Planting	–	6 monthly	6 monthly	–	–
Watering	–	Every 2–3 days	Every 2–3 days	–	–
Fertilising	–	Every 2–3 weeks	Every 2–3 weeks	–	–
Scratch and Maintenance	–	Every 2–3 weeks	Every 2–3 weeks	–	–
Garden Maintenance (Council procedure – Works 3519)					
Inspection	–	Annually	Annually	Annually	–
Maintenance	–	Monthly	Monthly	Monthly	–

Parks and Open Space					
	Local	Specific Purpose	District	Regional	Linear/Passive
Grass Maintenance/mowing (Council procedure – Works 3515)					
Nature Strips	Every 4 weeks (grass height 70mm)	Every 2 weeks (grass height 70mm)	Every 2 weeks (grass height 70mm)	Every 2 weeks (grass height 70mm)	As required (grass height 70mm)
Parks/Reserves	Every 4 weeks (grass height 70mm)	Every 2 weeks (grass height 70mm)	Every 2 weeks (grass height 70mm)	Every 2 weeks (grass height 70mm)	As required (grass height 70mm)
Recreation Grounds	–	–	Weekly	Weekly	–
Cemetery	–	Weekly or as required	–	–	–
Barbecue Maintenance (Council procedure – Works 3514)					
barbecue cleaning	–	Weekly	Weekly	Weekly	Weekly
barbecue wood	–	Weekly	–	Weekly	Weekly
Tree Maintenance (Works 3512)					
Advanced trees	Annual	Annual	Annual	Annual	Annual
Street trees	Annual	Annual	Annual	Annual	Annual
Litter Collection	Every 4 weeks	Once per week	Once per week	Twice per week	As required
Rubbish Collection (MGB)	–	Twice per week	Twice per week	Twice per week	Weekly
Park Furniture Maintenance (Works 3517)					
Inspections	Annual	Annual	Annual	Annual	Annual
Maintenance	As required	As required	As required	As required	As required

Parks and Open Space					
	Local	Specific Purpose	District	Regional	Linear/Passive
Playground Maintenance (Council procedure – Works 3513)					
Annual Inspection (consultant)	Annually	Annually	Annually	Annually	Annually
Inspections	Monthly with weekly informal observations	Monthly with weekly informal observations	Monthly with weekly informal observations	Monthly with weekly informal observations	Monthly with weekly informal observations
Maintenance	As required	As required	As required	As required	As required
Mulching	As per inspection requirements	As per inspection requirements	As per inspection requirements	As per inspection requirements	As per inspection requirements
Toilet Cleaning	As per Asset Management Plan	As per Asset Management Plan	As per Asset Management Plan	As per Asset Management Plan	As per Asset Management Plan
Recreational Pathways					
Inspection	As per Footpath and Recreational Pathways Service and Asset Management Plan	As per Footpath and Recreational Pathways Service and Asset Management Plan	As per Footpath and Recreational Pathways Service and Asset Management Plan	As per Footpath and Recreational Pathways Service and Asset Management Plan	As per Footpath and Recreational Pathways Service and Asset Management Plan
Maintenance	As per inspection requirements	As per inspection requirements	As per inspection requirements	As per inspection requirements	As per inspection requirements
Chemical Application (Council procedure - Works 3616)					
Boundary	3x per year	3x per year	3x per year	3x per year	3x per year
Broadleaf	4x per year	4x per year	4x per year	4x per year	4x per year

Recreation Grounds					
	Regional		District		
<i>Works Maintenance Level</i>	<i>(Level 1)</i>	<i>(Other)</i>	<i>(Level 2)</i>	<i>(Level 3)</i>	<i>(Level 4)</i>
	Ulverstone Recreation Ground Ulverstone Showgrounds Penguin Recreation Ground	Penguin Athletic Track	River Road Recreation Ground	Haywoods Reserve Forth Recreation Ground West Ulverstone Recreation Ground Heybridge Recreation Ground Turners Beach Recreation Ground	Dial Regional Hockey Grounds Riana Recreation Ground North Motton Recreation Ground Sprent Recreation Ground Batten Park
Ground Renovations and Top Dressing (Council procedure - Works 3611)					
Slitting	Annually	As required	Annually	Annually	Annually
Reseeding	Annually	As required	Annually	Annually	Annually
Top Dressing	As required	As required	As required	As required	As required
Sports Ground Condition Assessments (Council procedure - Works 3612)					
Inspect Grounds	Informal	Informal	Informal	Informal	Informal
Maintenance	As required	As required	As required	As required	As required
Aerate Sports Grounds	4 x per year	As required	2 x per year	2 x per year	2 x per year
Rolling Sports Grounds	As required	As required	As required	As required	As required

Recreation Grounds					
	Regional		District		
<i>Works Maintenance Level</i>	<i>(Level 1)</i>	<i>(Other)</i>	<i>(Level 2)</i>	<i>(Level 3)</i>	<i>(Level 4)</i>
Chemical Application (Council procedure - Works 3616)					
Boundary	3x per year	3x per year	3x per year	3x per year	3x per year
Broadleaf	4x per year	4x per year	4x per year	4x per year	4x per year
Spreader, Fertiliser, Sand and Seed (Council procedure - Works 3617)					
Top Dressing	2x per year	2x per year	2x per year	2x per year	2x per year
Fertilising	5x per year	5x per year	5x per year	5x per year	5x per year
Seeding	2x per year	2x per year	2x per year	2x per year	2x per year
Irrigation (Works 3618)	All dry season generally from November to end of March	All dry season generally from November to end of March	All dry season generally from November to end of March	All dry season generally from November to end of March	All dry season generally from November to end of March
Striking Grass	Light irrigation every day for 3 weeks	Light irrigation every day for 3 weeks	Light irrigation every day for 3 weeks	Light irrigation every day for 3 weeks	Light irrigation every day for 3 weeks
Mowing (Works 3515)	Weekly (grass height 50mm)	Weekly (grass height 50mm)	Weekly (grass height 50mm)	Weekly (grass height 50mm)	Weekly (grass height 50mm)
Ground Inspections					
Between season condition/risk inspections	Annual	Annual	Annual	Annual	Annual

10.1 Maintenance Service Costs

The Council's 2012–2013 maintenance expenditure is summarised as follows:

Annual Open Space Recurrent Costs	
Open Space Maintenance	
General Parks Maintenance	\$ 384,000
Vegetation Management	\$ 216,000
Grass Management	\$ 291,000
Coastal/Foreshore Management	\$ 39,000
Barbecue Management	\$ 68,000
Park Furnishings	\$ 48,000
Play Equipment Maintenance	\$ 40,000
Litter Management	\$ 56,000
Vandalism	\$ 5,000
<i>Open Space Maintenance Sub-total</i>	<i>\$ 1,147,000</i>
Open Space Operations	
General Parks Maintenance	\$ 120,000
Vegetation Management	\$ 12,000
Coastal/Foreshore Management	\$ 10,000
Play Equipment Maintenance	\$ 8,000
Depreciation	\$ 264,000
Vehicle Costs	\$ 90,000
<i>Open Space Operations Sub-total</i>	<i>\$ 519,000</i>
Total Open Space Recurrent costs	\$ 1,666,000

Annual Active Recreation Recurrent Costs	
Active Recreation Maintenance	
Building Maintenance	\$ 72,000
Ground Maintenance	\$ 328,900
Program Maintenance	\$ 68,800
General Maintenance	\$ 15,400
<i>Active Recreation Maintenance Sub-total</i>	<i>\$ 485,100</i>
Active Recreation Operations	
Ground Operations	\$ 82,100
Essential Safety and Health Measures	\$ 11,400
Electrical Testing and Tagging	\$ 3,000
Inspections	\$ 1,000
Depreciation	\$ 472,000
Vehicle Costs	\$ 22,000
<i>Active Recreation Operations Sub-total</i>	<i>\$ 591,500</i>
Total Active Recreation Recurrent costs	\$ 1,076,600

11. Open Space Supply and Demand Analysis

The following open space supply and demand analysis has been undertaken in Central Coast on a precinct basis in accordance with the Plan's open space standards.

11.0.1 General Overview

This Plan adopts the precincts identified in the Strategy:

- . **Precinct 1:** Turners Beach / Leith;
- . **Precinct 2:** East Ulverstone;
- . **Precinct 3:** West Ulverstone;
- . **Precinct 4:** Penguin;
- . **Precinct 5:** Sulphur Creek / Preservation Bay;
- . **Precinct 6:** Heybridge;
- . **Precinct 7:** Forth River Corridor (including Forth, Kindred and Sprent);
- . **Precinct 8:** Leven River Corridor (including Gawler, Gunns Plains, Nietta, North Motton and Preston);
- . **Precinct 9:** Dial Range Corridor (including West Pine, Riana and South Riana);
- . **Precinct 10:** Blythe River Corridor (includes Cuprona).

This analysis has identified local issues and opportunities for improving the supply and access to open space in Central Coast. Overall, there are four key issues which have been identified as being consistent across all precincts:

- . There is generally a good distribution of open space providing social / family recreation and sport functions;
- . There is a need to establish a network of off-road trails and footpaths that connect residential areas with open spaces;
- . There is opportunity to capitalise on unique river and bushland environments and provide nature-based recreation activities such as bushwalking and mountain bike/BMX riding; and
- . Central Coast will face climate change pressures on foreshore, riparian corridors and in natural bushland environments and these open spaces should be protected and enhanced.

Based on existing participation rates, the Strategy indicates that there is a likely demand for the following activities in Central Coast's open spaces in years to come:

- . There will be more people walking and cycling. A larger number of people are likely to walk and cycle than any other activities, hence the demand for off-road trails is likely to be higher than for other facilities;
- . An estimated 12,692 people in the municipal area are likely to walk, run or cycle regularly. There is also an increasing demand for cycling (all disciplines) especially by older adults;
- . There is likely to be a continued demand for mainstream activities supported by swimming pools, outdoor courts and playing fields from people over 15 years; and
- . Activities with a high demand among persons under 15 years of age include: cycling, skating, swimming, soccer, netball and Australian Rules football. These activities along with tennis, basketball and cricket are likely to have high participation rates among young people in Central Coast.

There are other activities that are likely to be in high demand in Central Coast due to the particular nature of the physical environment especially the coastline and forested areas that are not captured by leisure activities statistics. These include dog exercising, fishing, mountain biking, canoeing and boating.

Preferences for open space and recreation activities and facilities identified by Central Coast residents include the following:

- . Improve the provision of off-road trails for walking and cycling;
- . Establish accessible, safe and sustainable modes of transport by establishing networks of footpaths and off-road trails;
- . Improve the quality of amenity at social/family recreation and play spaces;
- . Provide activities and facilities for young people such as skate parks and dirt pump and jumps tracks where demand is identified;
- . Protect, enhance and better utilise natural environments (the rivers and State forests and parks) for recreation; and

- . Preserve the open space character of townships and villages located on both the coast and the hinterland.

11.1 Precinct 1: Turners Beach / Leith

TURNERS BEACH/LEITH OPEN SPACE DISTRIBUTION MAP



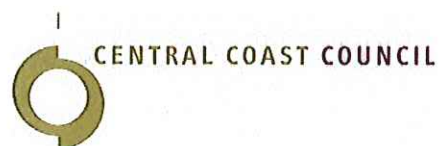
OPEN SPACE CLASSIFICATION

Passive
District
Regional

Local
Linear
Specific Purpose

Future Local
Existing Pathway
Proposed Pathway

400m Local Distribution
800m District Distribution
800m Regional Distribution



	By	Date	Checked	Reviewed
DESIGN	M.S. & G.O.	2011		
DRAWN	T.P.P.	2011		
APPROVED	 Director Engineering Services			

A3 Scale
1:10000

Precinct 1. Turners Beach – Leith Open Space Distribution Map

11.1.1 Provision of Open Space

There is a mix of landscape settings in Turners Beach and Leith that offer varied experiences to residents and visitors including the foreshore, beaches, a waterway corridor along the Forth River, bushland, managed sports turf and open parkland.

The open spaces provided in the Turners Beach/Leith precinct are described in the following table:

Open Space	Classification	Description
Local Open Space		
H.W. Braid Reserve	Local	A large local open space with an area of 6,643m ² . It contains two swings, a slide, a table, a half-court basketball facility and a large kick around area. This reserve is larger than the preferred area for a local open space.
West End Park	Specific Purpose	Small local park which provides an access onto Turners Beach. Contains public toilets, a beach access and viewing platform, swings, barbecue, tables, seats and a kick around area in the grassed area adjacent to the Esplanade.
Groom Street Reserve	Passive	A small area of open space containing no assets.
Turners Beach Recreation Ground Precinct	District (includes local open space)	The Turners Beach Hall playground is located in the Recreation Ground Precinct. This playground is provided with a play structure, sand pit, double swing, boat and seating. Under the Turners Beach Local Area Plan (Urban Design Guidelines) it is proposed to provide an additional local playground area in the precinct for older age children together with a half-court basketball facility.
East End Park	Specific Purpose	A small local park which provides access onto Turners Beach. Contains a beach access and viewing platform, swings, barbecue, tables and seats.
Whitegum Way	Passive	A small area of open space containing no assets.
Gables Park	Linear	A bushland setting on the Forth River. The primary function of this open space is flora and fauna conservation, however, it also offers a picnic area and informal trails.
Custom Reserve	Passive (Non-Council managed – TBCC)	A bushland setting with the primary function of flora and fauna conservation and informal trails.
Turners Beach Boat Ramp	Specific Purpose	Boat ramp and associated vehicle manoeuvring and parking areas.
Leith Road Boat Ramp	Specific Purpose	Boat ramp and associated vehicle manoeuvring and parking areas.
Logan Street Boat Ramp	Specific Purpose	An informal boat access to the Forth River.
Braddons Lookout	Specific Purpose	A lookout with a north-westerly aspect which contains a table, rubbish bins and signage.
District Open Space		
Turners Beach Recreation Precinct	Sports Surface	A football/cricket ground with clubroom, change rooms, toilets, scoreboard, parking area, cricket nets, fencing and gates. The Turners Beach Hall is also located in the precinct.

11.1.2 Discussion, Opportunities and Gaps

Refer to the Turners Beach/Leith precinct open space distribution map.

Local Open Space

In accordance with the open space classification hierarchy it is determined that the following open spaces are appropriately distributed throughout the precinct to provide equitable access for residents and are adequately meeting the open space needs of the local community:

- . H.W. Braid Reserve,
- . West End Park,
- . East End Park,
- . Recreation Ground Precinct,
- . Gables Park, and
- . Custom Reserve.

Under the **Turners Beach Local Area Plan (Urban Design Guidelines)** the Council has committed to providing a new playground in the Turners Beach Recreation Ground precinct. This playground will cater for older children and will be in addition to the existing younger children playground in the precinct. This Plan supports the development of this playground, however, it also recognises that the new playground would duplicate the play equipment provided in the nearby East End Park. The Recreation Ground precinct is centrally located and services more local residents within 400m than the East End Park. Additionally, the Recreation Ground precinct will provide a broader range of open space functions. In accordance with the open space classification hierarchy it is recommended that the play equipment in the East End Park be relocated to the new playground in the Recreation Ground precinct. Funding has been allocated in the 2013–2014 budget for this playground.

It is considered that with an area of 6,643m² the H.W. Braid Reserve is over-sized for a local open space. The site is large enough to enable a two lot residential subdivision whilst retaining a 4,500m²+/- Local Open Space. The development of residential lots would be desirable from a site security perspective and it is therefore recommended

that the Council subdivide the land to create a residential lot whilst retaining the balance of the land as local open space. A potential subdivision plan is provided below:



Possible subdivision of H.W. Braid Reserve

It is also apparent from the open space distribution map that the provision of open space in the Leith area is limited, as residents do not have access to local open space on the eastern side of the Forth River. Therefore, considering there are 381 people living in Leith with 66 children aged under 14, establishing a local open space in Leith is a priority for this Plan. A potential site for a local open space has been identified on land owned by TasRail (see figure below). It is recommended that the Council approach TasRail to negotiate the use of this land as a local open space.



Local open space is required in Leith

Surplus Local Open Space

It is apparent from the open space distribution map there is an oversupply of local open space in the northern settlement area of Turners Beach. There are five local open spaces provided within this small settlement area with most being distributed well within 400m of each other. In accordance with the open space classification hierarchy, it is determined that the following local open spaces are over-servicing the area and will not be required as future local open space. Accordingly, these open spaces are considered to be surplus public land:

- . Groom Street Reserve, and
- . Whitegum Way Reserve.

These open spaces are discussed further in *Appendix 3 – Surplus Public Land*.

Connectivity

The off-road trail network in Turners Beach is currently limited and the footpath system is incomplete in places. These gaps will be addressed through the extension of the shared pathway along Blackburn Drive and the new footpath extensions proposed in the **Turners Beach Local Area Plan (Urban Design Guidelines)** including Westella Drive, Albert Street, Susan Street, Boyes Street and off the end of Esplanade. Additionally, the shared pathway is proposed to be extended across the Forth River to connect the Leith settlement.

Specific Purpose Open Space

The East End and West End Parks provide multiple functions to the community including visual amenity, beach access, toilet facilities picnic shelter, a barbecue and a playground. Because of the multiple functions these open spaces serve they are considered to be specific purpose open spaces rather than local open spaces.

Boat Ramps

There are currently three boat ramps servicing the precinct. The Turners Beach boat ramp is the largest most formalised of these facilities, with a smaller basic concrete ramp provided at Leith Road and an informal access at Logan Street. The main Turners Beach boat ramp is MAST responsibility however neither the Leith Road nor the Logan Street boat ramps are Council owned or maintained, and it is considered

that the Turners Beach boat ramp is sufficiently servicing the area. Therefore, it is recommended that the Council downgrade the Leith Road and Logan Street boat ramps to unclassified open space and resolve not to undertake any maintenance or renewal works on the facilities. Additionally, it is recommended that the boat ramp sign be removed from the Logan Street site.

District Open Space

The Turners Beach Recreation Ground Precinct provides the district open space function for the Turners Beach/Leith precinct. The Recreation Ground is located within 800m of most households in the precinct and includes a good quality playing surface for football and cricket with cricket nets for training and a multi-use clubroom facility also provided. The Recreation Ground is well used as the home ground for the Turners Beach Cricket Club in summer and the Turners Beach Football Club in winter with the precinct also used by the Turners Beach Bowls Club and Turners Beach Tennis Club. A discussion of the Council's recreation grounds is provided in Section 12 of the Plan.

Regional Open Space

The regional open space needs of the precinct are met in Ulverstone, as residents are within a 5–10 minute drive of accessing regional open spaces such as Fairway Park and Anzac Park. Additionally, the Ulverstone to Turners Beach shared pathway has increased the connectivity to these open spaces as residents are now provided with safe, flat access for pedestrians and cyclists.

11.1.3 Open Space Asset Provision Gaps

The following table provides an assessment of the open space assets provided in the precinct's open spaces against the asset provision standards. Where an open space is over-serviced by an asset, the asset will be removed when it is due for replacement in accordance with the Council's **Parks and Open Space Service and Asset Management Plan**. Where an open space is under-serviced by an asset, the provision of the required asset is included as an action in the Plan.

Open Space	Asset Provision Gaps
Local Open Space	
H.W. Braid Reserve	<ul style="list-style-type: none"> Requires additional shading to be provided (tree planting) Over-serviced by one swing Over-serviced by one table
West End Park	<ul style="list-style-type: none"> No current gaps
Groom Street Reserve	No assets
East End Park	<ul style="list-style-type: none"> Over-serviced by two pieces of 'other' play equipment
Whitegum Way	No assets
Gables Park	<ul style="list-style-type: none"> Over-serviced by four tables
Custom Reserve	Not applicable – Not a Council owned site
Turners Beach Boat Ramp	<ul style="list-style-type: none"> No current gaps
District Open Space	
Recreation Precinct	<ul style="list-style-type: none"> Provide local park with standard assets Provide a half-court basketball court Provide additional parking

11.1.4 Actions

- Negotiate with TasRail for the use of land in Leith and provide a local open space with standard assets;
- Undertake a two lot residential subdivision of the H.W. Braid Reserve whilst retaining the reserve at the reduced size of 4,500m²;
- Implement the Turners Beach Local Area Plan (Urban Design Guidelines) Recreation Ground Precinct Master Plan including the provision of a new local open space provided with a playground and a half-court basketball court;
- Implement the Turners Beach Local Area Plan (Urban Design Guidelines) shared pathway extension along Blackburn Drive and footpath extensions along Westella Drive, Albert Street, Susan Street, Boyes Street and off the end of Esplanade;
- Relocate the play equipment in the East End Park to the new playground in the Recreation Ground Precinct;
- Dispose of the Groom Street Reserve and Whitegum Way Reserve as surplus public land;
- Downgrade the Leith Road and Logan Street boat ramps to unclassified open space; and
- Remove the boat ramp sign from the Logan Street site.

11.2 Precinct 2: East Ulverstone

EAST ULVERSTONE OPEN SPACE DISTRIBUTION MAP



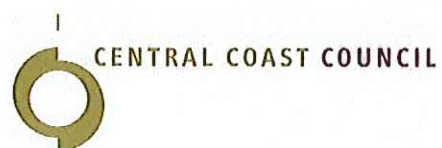
OPEN SPACE CLASSIFICATION

Passive
District
Regional

Local
Linear
Specific Purpose

Future Local
Existing Pathway
Proposed Pathway

400m Local Distribution
800m District Distribution
800m Regional Distribution



	By	Date	Checked	Reviewed
DESIGN	M.S. & G.O.	2011	<i>[Signature]</i>	<i>[Signature]</i>
DRAWN	T.P.P.	2011	<i>[Signature]</i>	<i>[Signature]</i>
APPROVED	<i>[Signature]</i> Director Engineering Services			

A3 Scale
1:12500

Precinct 2. East Ulverstone Open Space Distribution Map

11.2.1 Provision of Open Space

For the purposes of this Plan, Ulverstone has been broken into two precincts, East Ulverstone and West Ulverstone.

There is a mix of landscape settings in the East Ulverstone precinct including the foreshore, beaches, a waterway corridor along the Leven River, bushland, lawn or managed sports turf as well as open parkland and gardens.

The varied landscape settings complement the expansive foreshore and riverside parks, providing a range of social/family recreation activities and experiences for people to escape, relax and recreate. There are significant foreshore and riverside open spaces including Fairway Park, Bicentennial Park and Shropshire Park. These open spaces stretch along Buttons Beach and the Leven River and have camping grounds, picnic areas, trails, playgrounds, areas to exercise dogs, a skate park, space for informal ball games, a water slide and an outdoor entertainment centre.

Other open space functions include sport, water-based recreation opportunities and off-road trails and pathways.

The open spaces currently provided in the East Ulverstone precinct are described in the following table:

Open Space	Classification	Description
Local Open Space		
Thomas Street Reserve	Local	Small local open space provided with swings, a slide and a play structure.
Travers Place Reserve	Local	A medium sized local open space with an area of 1,300m ² which is provided with a double swing and a kick around space.
Smith Street Playground	Local	Small local playground containing swings, a play structure and a seat located in the centre island of Smith Street
Smith Street Reserve	Passive	A grassed open space which is serving as a buffer zone for the Dysons Lane industrial area.
Spencer Place (Frog Lane)	Local	Small local playground containing a slide, a play structure, other miscellaneous play equipment and a seat.
Eastland Drive Reserve	Linear	A large parcel of open space which is serving as a buffer zone between residential and industrial uses. The open space comprises a grassed area which contains no assets. It serves as a kick around space and a connection to Nell Crescent, Cluan Crescent, Fieldings Way and Eastland Drive.
Allambie Crescent Reserve	Passive	A large grassed parcel of open space with an area of 3,160m ² . It is an internal block which borders 13 residential lots and a church. There are no assets provided.

Open Space	Classification	Description
Ocean Drive Buffer Zone	Linear	A grassed open space which is serving as a buffer zone for the Industrial Estate and providing connection for people accessing the shared pathway.
McCulloch Street Reserve	Passive	A medium size open space with an area of 2,100m ² . The site is grassed, contains no assets and serves as a kick around space only.
Charleston Crescent Reserve	Local	Medium sized local open space with an area of 2,051m ² . The space is provided with a double swing, a basic play structure and provides a kick about space.
Barker Street Reserve	Local	Small local open space with an area of 1,398m ² provided with a double swing and several seats.
Hope Street Reserve	Local	Small local open space with an area of 817m ² provided with a double swing, a slide, a seat and playground fencing.
Hensby Court Reserve	Local	Small open space with an area of 1,440m ² located in the centre island of Hensby Court. The open space has limited assets with only a slide currently provided.
Gravel Hill Reserve	Local	This is a large open space with an area of 4,200m ² and no assets provided. The open space currently serves as a kick around space only.
Henslowes Park	Linear	Large foreshore open space along the eastern bank of the Leven River south of the Bass Highway. The tract of open space has a conservation function and provides a bushland track network and passive river accesses.
Eastland Drive (old Visitor Information centre)	Passive	Small (765m ²) parcel of open space which previously housed the Ulverstone Information Centre. The lot comprises a grassed area with no assets provided.
Riverside Avenue Reserve	Linear	A medium sized grassed reserve which serves as a connection for residents accessing Anzac Park.
Lions Park	Local	A large open space in the Ulverstone CBD which includes a play structure and slide, seats and a table. A pedestrian pathway with lighting runs through the centre of the space and there are maintained gardens and trees.
Civic Park	Specific Purpose	This small grassed open space plays an important aesthetic role in the precinct around the library, Council Chamber and Civic Centre. It has several seats provided as well as several plaques set amongst maintained gardens and trees.
Apex Park	Specific Purpose	A small paved open space in the heart of the Ulverstone CBD. It includes seating, a shelter, plaques and signage as well as maintained gardens and trees.
Light Horse Park	Specific Purpose	Set alongside the Ulverstone Memorial Clock, this small open space plays an important civic and aesthetic function for the Ulverstone CBD. It is a grassed open space which is fenced and provided with lighting and seating as well as maintained gardens and trees.
Memorial Park	Specific Purpose	A small paved open space beside the Ulverstone Memorial Clock which includes a podium, flagpole, lighting and maintained gardens and trees.
Wharf Precinct	Specific Purpose	A large open space which performs various civic and functional roles. It includes a working wharf, connecting pathways and civic gathering areas.
Shropshire Park	Specific Purpose	This is a medium sized memorial open space which performs an important civic role for Central Coast. It includes memorials, a pathway, some play equipment, extensive seating, tables, barbecues and shelter together with maintained gardens and trees.
Leven Yacht Club Reserve	Linear	This is a medium sized open space which provides connections to other open spaces as well as to the Leven River. It includes two boat ramps, parking, seating, tables, a barbecue and several plaques.

Open Space	Classification	Description
Queen's Gardens	Specific Purpose	This small open space includes an ornamental garden, seating, flag poles, a monument and fencing. It plays an important aesthetic and civic role for the western entrance to Ulverstone.
Nicholsons Point	Passive (includes Specific Purpose boat ramp)	A large coastal open space with an area of 4,500m ² and contains a boat ramp and associated parking area.
District Open Space		
Haywoods Reserve	Sports surface	A Recreation ground.
Regional Open Space		
Anzac Park	Parkland	Located on the southern side of the Ulverstone Leven River Bridge this large open space provides a broad range of functions and assets including playgrounds, seating, tables, barbecues, pathways, kick around space, gardens, trees, fountain etc.
Bicentennial Park	Parkland	A large foreshore open space which provides a broad range of functions and assets including playgrounds, seating, tables, barbecues, pathways, kick around space, gardens, trees etc.
Fairway Park	Parkland	A large foreshore open space which provides a broad range of functions and assets including playgrounds, seating, tables, barbecues, pathways, kick around space, skate park, niche walls, cairn, pergola, gardens, trees etc.
Ulverstone Recreation Ground	Sports Surface	A recreation ground.

11.2.2 Discussion, Gaps and Opportunities

Refer to the East Ulverstone open space distribution map.

Local Open Space Analysis

It is clear from the open space distribution map that local open spaces are reasonably well distributed throughout the precinct and are generally located within 400m of where most people live. However, there are some areas in the precinct which are over-serviced and other areas which are, or in the future, will be under-serviced.

In accordance with the open space classification hierarchy it is determined that the following local open spaces are appropriately distributed throughout the precinct to provide equitable access to residents and are adequately meeting the local open space needs of the East Ulverstone precinct:

- . Civic Park
- . Ocean Drive Buffer Zone
- . Eastland Drive Reserve
- . Thomas Street Reserve
- . Charleston Crescent Reserve
- . Hope Street Reserve

- . Hensby Court Reserve
- . Lions Park
- . Apex Park
- . Leven Yacht Club Reserve
- . Nicholsons Point Reserve
- . Henslowes Park
- . Riverside Avenue
- . Gravel Hill Reserve, and
- . local parks provided in Anzac, Bicentennial and Fairway Regional Parks.

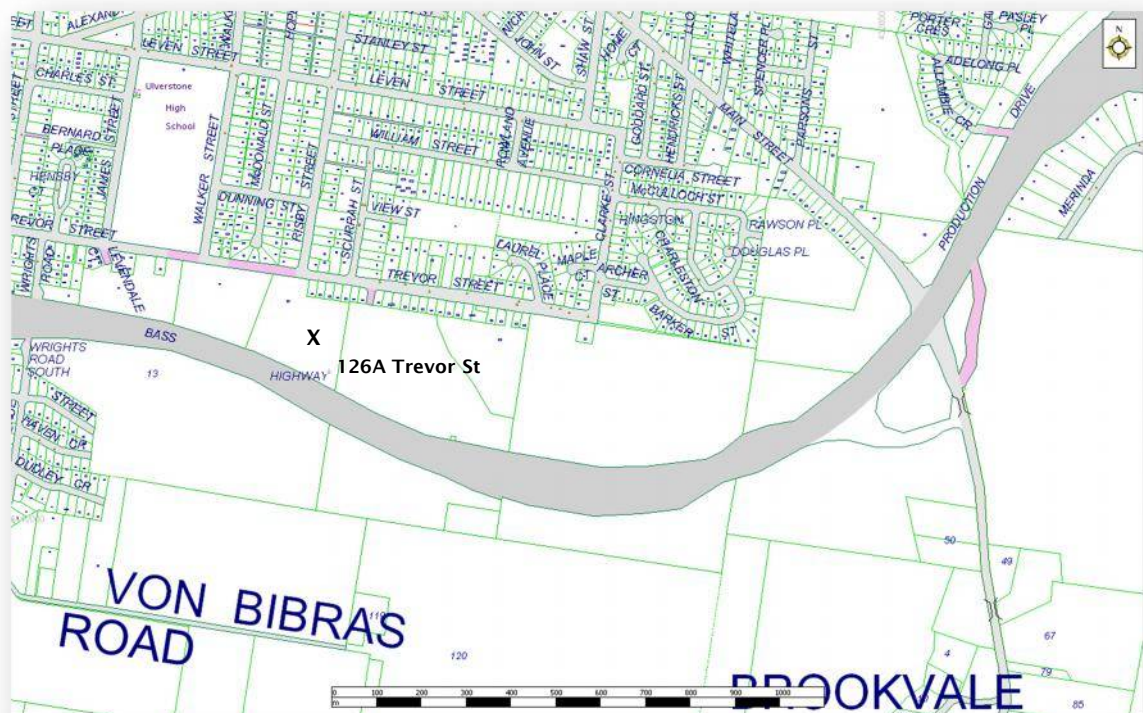
It is clear from the open space distribution map that the area between Eastland Drive and Trevor Street is currently provided with nine local open spaces within close proximity to each other. These open spaces include: Eastland Drive (old Information Centre), Smith Street Reserve, Smith Street Playground, Travers Place Reserve, Spencer Street (Frog Lane), Allambie Crescent Reserve, McCulloch Street Reserve, Charleston Crescent Reserve and Barker Street Reserve. By having so many local open spaces in such close proximity to each other the Council is over-servicing the area under the open space classification hierarchy.

In order to achieve an open space distribution which complies with the open space classification hierarchy it is recommended that the Charleston Crescent Reserve be retained and that a centrally located local open space be provided at Haywoods Reserve (on the site pictured).



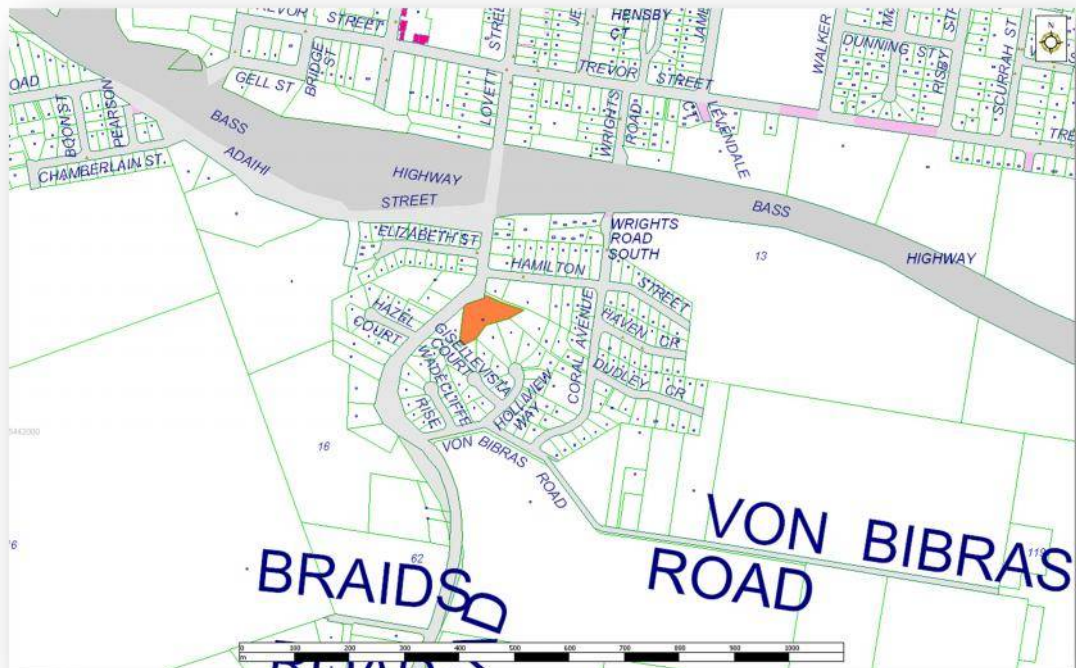
It is further recommended that the Smith Street Reserve be retained as a buffer zone for the Dysons Lane industrial area and that the Eastland Drive (old Information Centre), Smith Street Playground, Travers Place Reserve, Spencer Street (Frog Lane), Allambie Crescent Reserve, McCulloch Street Reserve and Barker Street Reserve be deemed as surplus public land. These open spaces are discussed further in *Appendix 2 Surplus Public Land*.

It is also apparent from the open space distribution map that open space is not equitably provided in the 'newer' communities located between Trevor Street and the Bass Highway and also in the area to the immediate south of the highway. A 71 lot subdivision has been approved by the Council at 126A Trevor Street which will be partially serviced by the Charleston Crescent Reserve. However, in order to adequately service this area an additional local open space will need to be provided on the 3.577ha adjoining residentially zoned lot to the west of this site (112 Trevor Street) when it is eventually subdivided (refer figure below).



X= Approximate location of a required Local Open space at 112 Trevor Street, Ulverstone

Additionally, the area immediately south of the Bass Highway around Gawler Road is currently under-serviced by local open space and it is recommended that a local open space with standard assets be established at the Gravel Hill Reserve. This reserve has an area of 4,800m² and therefore it is too large for a local open space. Equally however, it is large enough to enable a residential lot to be developed alongside the proposed local open space. This would be desirable from a site security perspective and it is therefore recommended that the Council subdivide the land to create a residential lot and a local open space.



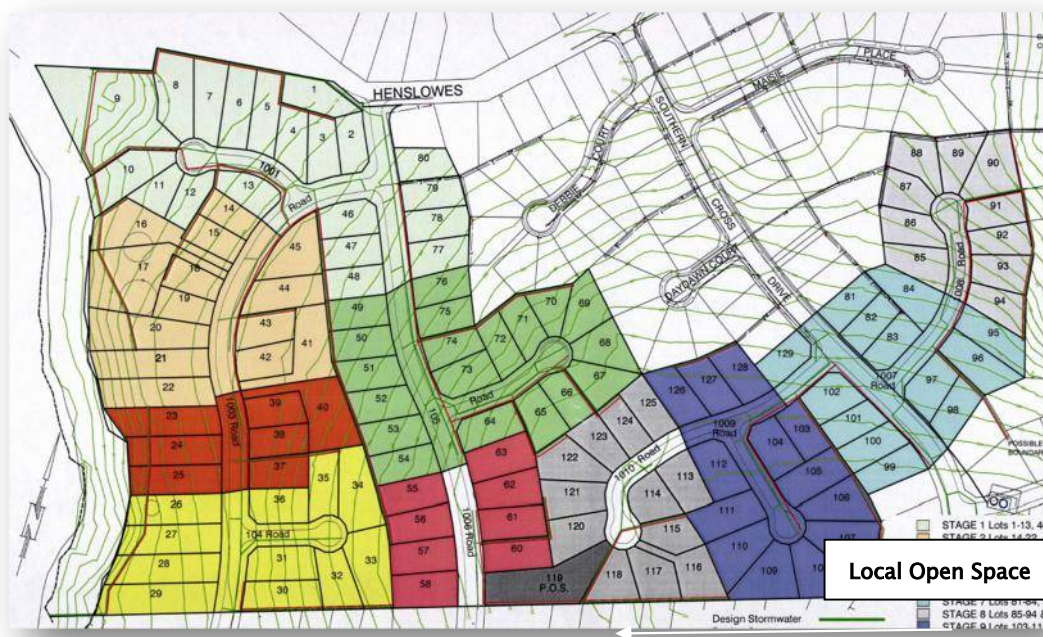
Gravel Hill Reserve

A potential subdivision plan for this site is provided below:



It is also noted that the Council has approved a 129 lot subdivision of the property off Henslowes Road. As part of this subdivision the developer has provided a 2,000m² parcel of land for public open space because the area is outside of the open space hierarchy distribution of 400m to existing local open spaces. Therefore, once

this parcel of land is developed the Council will need to provide it with local open space assets in accordance with the Plan's standard asset provision.



Local Open Space provided in subdivision (off) Henslowes Road

Surplus Local Open Space

In accordance with the open space classification hierarchy, the open space analysis has determined that the following local open spaces are surplus public land as they are over-servicing the areas in which they are located and will not be required as future local open space in accordance with this Plan:

- Barker Street Reserve
- Travers Place Reserve
- Eastland Drive (former visitor information centre site)
- Smith Street Playground
- Spencer Street (Frog Lane)
- Allambie Crescent Reserve, and
- McCulloch Street Reserve.
- +- 3,220m² area at the eastern end of Fairway Park between the Big 4 Caravan Park and Water Street

These open spaces are discussed further in *Appendix 2 Surplus Public Land*.

Connectivity

There is a good network of footpaths in the business district and surrounding residential areas, however, the footpath system requires upgrading in places to improve accessibility and connectivity. Additionally, the pathway network will

gradually be extended to the outer limit of the residential area where no trails are currently provided. Such improvements will be achieved through implementation of the Council's **Footpath and Recreational Pathways Service and Asset Management Plan** and the **North West Coastal Pathway Plan**.

Specific Purpose Open Space Analysis

The East Ulverstone precinct has a number of open spaces which are used for civic gatherings or for community gardens and visual amenity. Open spaces such as Light Horse Park and Memorial Entry Park fulfil an important role along with the Ulverstone Memorial Clock site at the eastern entrance to the Ulverstone CBD. While additionally along the banks of the Leven River open spaces such as the Queen's Gardens, the Ulverstone Wharf Precinct and Shropshire Park combine to provide connected, multi-use civic gathering areas with well-presented and maintained community gardens. These open spaces create a welcoming western entrance to the Ulverstone CBD. Each of the above-mentioned specific purpose open spaces perform important roles in the Ulverstone CBD and it is therefore recommended that a master planning approach is adopted to guide future development of these open spaces.

Boat Ramps

There are currently three boat ramps located in the precinct; one at Nicholson's Point Reserve and two at the Leven Yacht Club Reserve.

Access to the Nicholsons Point boat ramp has been unavailable for the past approximately 2 years due initially to safety concerns with the railway road crossing on Kings Parade and then the construction of the new railway bridge. The boat ramp is also in poor condition with numerous risk issues and would require significant funds (est. \$15,000) to reinstate its useability. It should also be noted that the closure of Nicholsons Point has had no noticeable effect on the capacity of the other boat ramps in Ulverstone.

Considering these issues, and the close proximity of the ramp to the Flora Street boat ramp, it is recommended that the Council initiate actions to permanently close the Nicholsons Point boat ramp.

Cemeteries

The Ulverstone General Cemetery is located in the precinct and it is in need of development works to improve seating, signage and road maintenance on the site. A Cemeteries Development & Maintenance Plan is under development for this and other cemetery sites.

District Open Space Analysis

There are two recreation grounds in the East Ulverstone precinct; the Ulverstone Recreation Ground and Haywoods Reserve. Residents in the precinct can generally access at least one of these grounds within 800m of where they live. Additionally, when school sports grounds are taken into account there are recreation grounds located in close proximity to all residents in the precinct.

The Ulverstone Recreation Ground is located in the centre of Ulverstone and caters for football and cricket and is the home to the Ulverstone Football Club and the Sprent Cricket Club.

Haywoods Reserve is located east of Ulverstone in the heart of the residential area. The ground is used as the home for the East Ulverstone Football Club and the Gawler Cricket Club.

A discussion of the Council's recreation grounds is provided in Section 12 of the Plan.

Regional Open Space Analysis

The East Ulverstone precinct provides a number of Central Coast's regionally significant open spaces. These include:

- . Fairway Park
- . Bicentennial Park
- . Anzac Park, and
- . The Ulverstone Recreation Ground (Note: the Ulverstone Recreation Ground is classified as Regional Open Space, but has been discussed along with other recreation grounds under District Open Space).

Each of these three regional open spaces offer attractions for all age groups and attract visitors from all parts of the region. They combine well together and both

Fairway Park and Bicentennial Park are well connected by the shared pathway network. Previously Anzac Park has not been well connected, however, the recent Leven River bridge pathway improvements have addressed these connectivity issues.

It is recommended that a master planning approach be adopted for the future development of these respective open spaces.

In terms of master planning in Fairway Park, because of its central location and the existing skate park it is considered to be the most suitable venue in Central Coast for the establishment of a bike dirt pump and jump facility. According to the Strategy even though the precinct provides well for mainstream sport activities, there are limited opportunities for young people to play sport informally and socialise. The Strategy recommends that a bike dirt pump and jump facility be established in Central Coast and this recommendation is further examined in the blue inset below.

Establishment of a Bike Dirt Pump and Jump Park in Central Coast

Background

In 2007 the Council closed a bike dirt jump (BMX) track in Beach Road, Ulverstone because of safety concerns. It was deemed that the track, which was originally established by locals, could not be made safe at its location and that if there was a need for a facility it would have to be provided at an alternative location and constructed to appropriate standards.



Since the closure of the track there has been community interest in the establishment of a replacement track and in 2009 a petition of 349 signatures was tabled at a Council meeting calling for the construction of a new BMX track in Ulverstone.

Upon receipt of the petition, the Council resolved (Minute No. 284A/2009 – 21 September 2009), “*That an investigation be conducted into the provision of a new BMX track in the township of Ulverstone through the Council’s Open Space and Recreation Plan process*”.

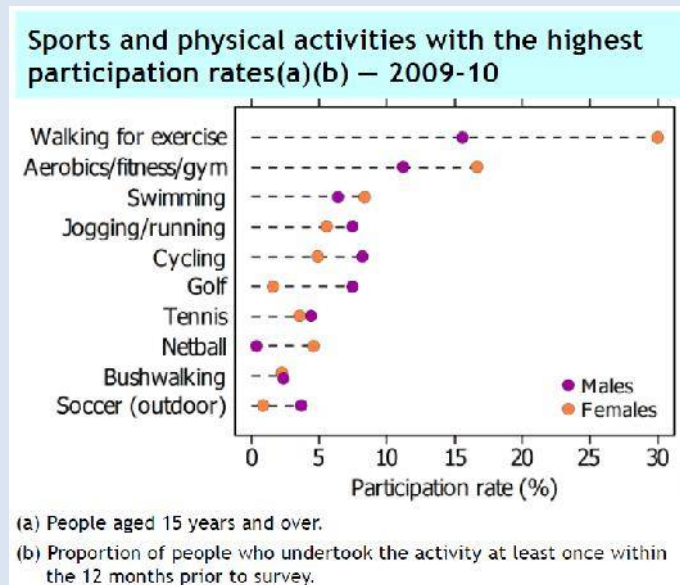
Demand for Bike Dirt Jump Track

Nationally

Even though the demand for BMX racing tracks in Australia peaked in the late 1980's/early 1990's, there is still a strong demand for BMX facilities today. However, this demand has moved away from a focus on the provision of competition style tracks and now includes a combination of freestyle use of skate parks (street and vert facilities) as well as other disciplines in BMX including dirt jumping, track jumping, track racing and downhill/cross country trails. Competition tracks are now generally provided only on a regional basis.

BMX has a greater growth potential than skateboarding and is likely to continue to be strong at skate parks and in outlying areas, while the use and construction of BMX dirt jumps for informal use is also likely to continue.

According to the Australian Bureau of Statistics (2011), of all sports or physical recreation activities, cycling (including BMXing and mountain biking) has the fourth highest level of participation (6.5%) in Australia behind walking (23%), aerobics/gym (14%) and swimming (7.4%). It is noted however, that these figures are for people aged 15 years and over and it is likely that the cycling participation rate is higher in the 15 years and under population range.



In Central Coast

According to the Tasmanian Mountain Bike Plan (2009) ... a number of suburban dirt jump facilities have been developed within the State in recent times, however, there is still demand for high quality facilities, particularly close to population centres (given most usage is by young riders with limited transport options). Consistent with this Statewide plan, the Central Coast Open Space Strategy indicates that there is likely to be continued demand for off-road cycling trails in Central Coast as an estimated 12,692 people in the municipal area are likely to regularly walk, run or cycle. According to the Strategy, cycling is an activity with a high demand among persons under 15 years of age and it indicates that there is a demand for BMX facilities in areas with a large number of young families.

Risk Management Issues

There are currently no Australian Standards in relation to the design and maintenance of dirt jump tracks, nor are there any formal industry standards. The provision and management of these facilities is therefore not prescribed by law or statute, nor is it industry defined. However, in their Best Practice Manual for Skate Parks and Dirt Jump Facilities, Civic Mutual Plus (2010) recommend that when designing a dirt jump track councils should ensure that they are familiar with standards such as AS246:2004 'Guidelines for Managing Risk in Sport and Recreation' and guides such as the comprehensive 'Skate Park Facility Guide' provided by the Victorian Department of Sport and Recreation and 'Risk management – A Practical Resource for States and Clubs' provided by BMX Australia which provide good guidance in these areas.

Councils owe a common law duty of care to protect users and entrants of dirt jump tracks from foreseeable dangers. This duty does not apply if the danger is obvious, or has been warned about. In Tasmania this common law duty has been narrowed by:

- . Imposing limits on circumstances where a duty will be owed;
- . Imposition of a duty to warn of a risk which isn't obvious; and
- . No duty owed where a risk is obvious.

Accordingly, this would indicate that local councils must manage dirt jump facilities to ensure they remain in an acceptable condition, and that the use is consistent with the facilities provided. Council has an obligation in design, signage, maintenance and overall management to protect users from foreseeable danger.

The typical risk exposures to the Council from the operation of a multi-purpose open and unsupervised bike dirt jump track would include:

Construction–

- . Inappropriate placement of facility;
- . Newly built facility does not meet user requirements (i.e. proficiency of rider does not match facility, poor communication with stakeholders);
- . Poor design;
- . Use of inappropriate material;
- . Defective construction;
- . Access issues for maintenance and/or emergency personnel; and
- . Conflict between riders – crowding/incompatible activities.

Facilities–

- . Poor maintenance/condition of facilities;
- . Lack of/insufficient documented pro-active inspection systems;
- . Lack of/poor signage;
- . Skills and experience of Council inspectors are not appropriate (i.e. potential risks are not recognised and therefore not managed); and
- . Facilities which are modified by the users (i.e. user add-ons).

A council would need to be able to demonstrate that it has satisfactorily met its duty of care to users and entrants of the facilities. In the event of a claim, sound risk management is a mechanism that can be used to demonstrate that they have met this duty of care. If a council makes a decision to opt for an open, unsupervised facility, it must rely almost entirely on good design, maintenance, signage, education and information as its risk management strategy.

To appropriately treat the risks associated with an open unsupervised dirt jump track a council would have to:

- Ensure that risk is a major design consideration;
- Ensure effective communication and consultation with stakeholders in the design process;
- Ensure a careful balance between providing a challenge for users and providing as safe a facility as possible during the design process. Safety does not necessarily have to be achieved at the expense of challenge, or users will seek challenge elsewhere, such as in the street or by modifying the facility;
- Undertake documented proactive inspections;
- Develop and adopt a proper maintenance program; and
- Install signage to educate, inform and regulate activity, to reduce possible dangers, and disclaim liability.

Discussion

Clearly there is a demand for a bike dirt jump and pump park facility in Central Coast and in accordance with the Strategy it would be appropriate to locate such a facility in Ulverstone as it is centrally located and is the most populous centre in Central Coast. The question therefore is which type of facility would be most appropriate for Central Coast.

Currently on the North-West Coast there are no operational competition style BMX tracks. Previously competition tracks have been established at Wynyard and Devonport, however, both are now closed largely as a result of the BMX Clubs responsible for managing the tracks folding. There is currently a push from some residents in Wynyard to reinstate their track, however, significant upgrading works are required as the track has fallen into a state of disrepair since its use ceased (see photos on the following page).



Current State of Wynyard Competition BMX track (September 2011)

In considering the history of both of these North-West BMX tracks it would be unsustainable to construct a competition style BMX track in Ulverstone unless it is established as a regional facility which is managed by a regional BMX Club. Experience has demonstrated that smaller local BMX clubs rely on too few people and are subject to cyclic levels of community involvement whereby the parents become involved in a club only to leave once the children grow and leave the sport. To be successful, a competition style track requires a partnership between the Council and a BMX club in which the club takes responsibility for supervising, managing and maintaining the facility. Therefore, given the lack of a regional BMX club on the North-West Coast it is not recommended that the Council construct a competition style BMX track in Ulverstone.

An option which is considered appropriate for Ulverstone is the establishment of a multi-purpose open and unsupervised dirt jump facility in association with the existing Ulverstone Skate Park in Fairway Park. As part of the development of this Plan the Council engaged consultants 'DirtArt' to prepare a concept plan for an urban dirt jump facility to cater for a wide range of rider skill levels. This concept plan is provided on pages' 67 and 68.

In support of their concept plan, *DirtArt* states that:

"The design encompasses a range of riding experiences, tailored to the urban parkland environment on the proposed site. Dirt Art believes the site and local demographic is perfectly suited to a dirt jump park and pump track facility, and has consequently focused on these areas in the provided design. The design provided includes a range of riding 'zones' so multiple users can utilise the facility at the same time without risk of conflict or collision. Each zone provides a safe and clear progression in difficulty, allowing riders to safely progress their abilities... A dirt jump park and pump track development will also cater for a far wider demographic across both mountain bike and BMX users, from absolute beginners through to highly experienced riders.

This development would provide one of Australia's leading urban dirt jump and pump track facilities and would cater for a wide range of local and visiting riders. The facility would provide an immense range of recreation options for local riders and would also act as a riding hub for users for neighbouring areas and from around Tasmania.

The complete facility as detailed in the design would require an investment of approximately \$60,000 - \$70,000 including signage and basic landscaping.

An average maintenance commitment for a facility such as this would be two, one-day sessions per annum. A structured maintenance program at a minimum of six monthly intervals has proven to be the most economical maintenance regime.

Dirt Art also recommends a minimum of three monthly auditing with an external audit at least annually.

All facilities of this type should have a signage system in place, developed to suit the relevant international standards. As a minimum, the facility should have the following signage in place:

- . Main entry sign/s detailing an overview of the facility, safety information, emergency information and the difficulty grading of the facility.*
- . Each facility component should have an entry point ('trail head') sign detailing the features of the facility component and the difficulty grading."*

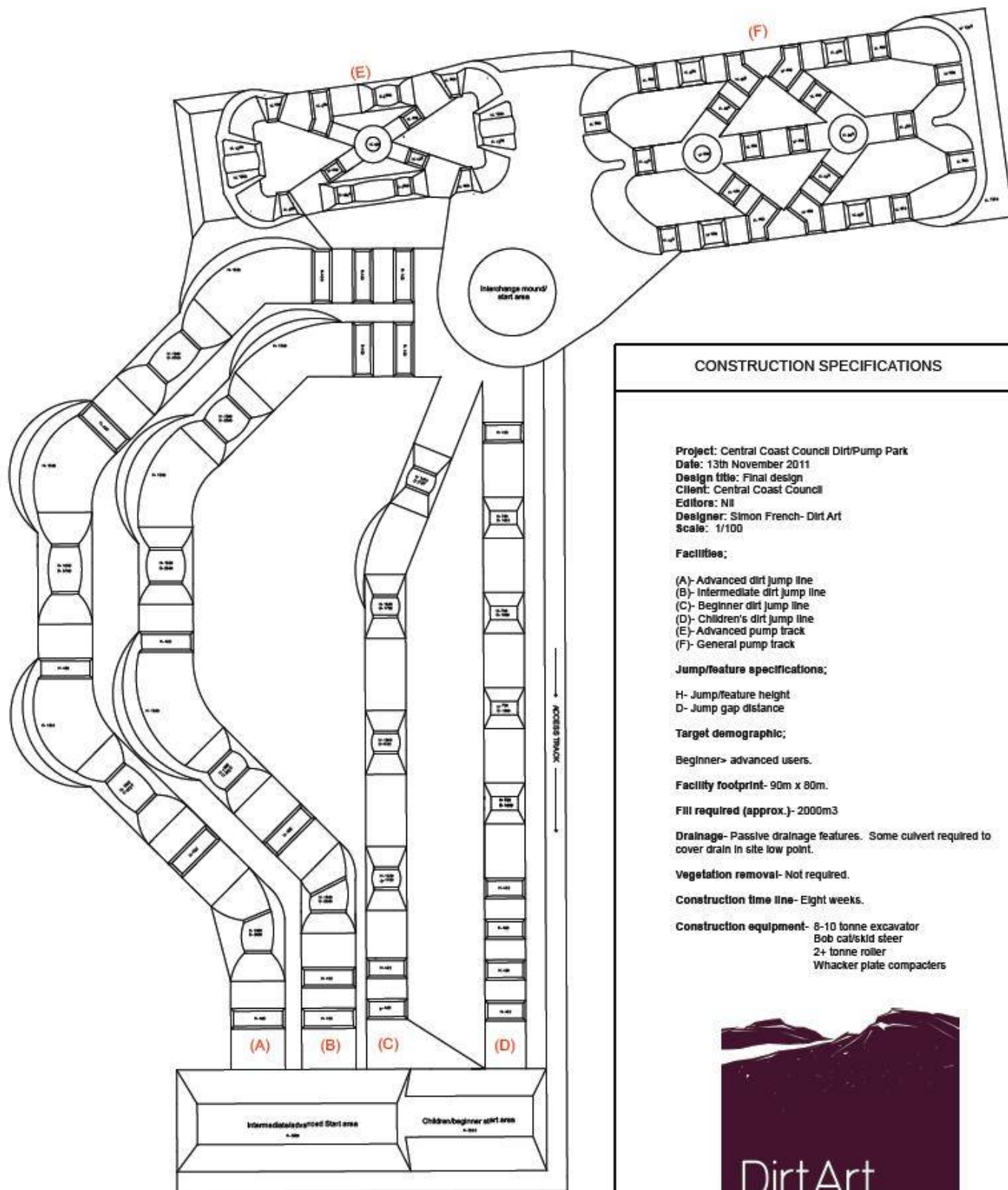
In association with a decision to establish a dirt jump facility in Ulverstone the Council would also need to adopt a policy of removing any informal dirt jump tracks developed on Council owned or controlled land. "Illegal" jumps – or those jumps that have been developed on public land without the authority of the landowner or manager, present a significant risk for the Council as there is always a question as to who is responsible when an accident occurs. In the implementation of this policy, the Council would also regularly monitor areas of Council owned or controlled land known for construction of informal dirt jump tracks.

Actions

In conclusion, it is recommended that the following actions be implemented:

- 1 Seek external funding for the construction of a bike dirt jump and pump park;
- 2 Consultation be undertaken in relation to the concept design and location with the relevant stakeholders and finalise the design;
- 3 Construct a bike dirt jump and pump park in Fairway Park;
- 4 Adopt a policy of removing any informal dirt jump tracks established on Council owned or controlled land; and
- 5 Council to regularly inspect areas of Council owned or controlled land known for construction of informal dirt jump tracks.

Concept Plan Dirt Jump and Pump Park



CONSTRUCTION SPECIFICATIONS

Project: Central Coast Council Dirt/Pump Park
Date: 13th November 2011
Design title: Final design
Client: Central Coast Council
Editors: Nil
Designer: Simon French- Dirt Art
Scale: 1/100

Facilities:

- (A)- Advanced dirt jump line
- (B)- Intermediate dirt jump line
- (C)- Beginner dirt jump line
- (D)- Children's dirt jump line
- (E)- Advanced pump track
- (F)- General pump track

Jump/feature specifications:

- H- Jump/feature height
- D- Jump gap distance

Target demographic:

Beginner- advanced users.

Facility footprint- 90m x 80m.

Fill required (approx.)- 2000m³

Drainage- Passive drainage features. Some culvert required to cover drain in site low point.

Vegetation removal- Not required.

Construction time line- Eight weeks.

Construction equipment- 6-10 tonne excavator
 Bob cat/skid steer
 2+ tonne roller
 Whacker plate compactors

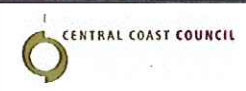


BMX Track Location Plan



**PRELIMINARY DRAWING ONLY
NOT FOR CONSTRUCTION**

REVISION	DETAILS	DESIGN	CHECKED	DATE



DESIGN	By	Rev	Checked	
	T.P.P	Oct 2013	G.R.O	
	T.P.P	Oct 2013	G.R.O	
APPROVED				

A1
1:500

Fairway Park
Proposed Dirt Pump, Jump Park & Bike Safety Park
Location Plan



1702.04

In addition to the establishment of a bike dirt pump and jump track in Central Coast it is recommended that a Central Coast Bike Plan be developed as cycling is an increasingly popular and important mode of travel. This plan should detail how the Council will improve cycling networks in Central Coast and outline a range of encouraging actions including cycling skills and awareness training and more access to information for cyclists.

11.2.3 Open Space Asset Provision Gaps

The following table provides an assessment of the assets provided in the East Ulverstone open spaces against the asset provision standards. Where an open space is over-serviced by an asset, the asset will be removed when it falls due for replacement in accordance with the Council's **Parks and Open Space Service and Asset Management Plan**. Where an open space is under-serviced by an asset, the provision of the required asset will be included as an action in this plan.

Open Space	Asset Provision Gaps
Local Open Space	
Thomas Street Playground	<ul style="list-style-type: none">Additional seat required
Charleston Crescent Reserve	<ul style="list-style-type: none">A slide is requiredAdditional seat required
Hensby Court Reserve	<ul style="list-style-type: none">A slide is requiredAdditional seat requiredA fence is required
Lions Park	<ul style="list-style-type: none">A double swing is requiredOver-serviced by a seat, a table and a rubbish bin
Leven Yacht Club Reserve	<ul style="list-style-type: none">Over-serviced by parking, two tables, two rubbish bins and water infrastructure
Gravel Hill Reserve	<ul style="list-style-type: none">A slide is requiredA double swing is requiredTwo seats are requiredSome tree planting is required

11.2.4 Actions

- . Ensure that any future subdivision of 112 Trevor Street, Ulverstone provides a parcel of land as a public open space contribution. The Council must then provide a local open space with the standard assets;
- . Establish a local park with standard assets at the Gravel Hill Reserve. It is also recommended that the Council subdivide the land to create a residential lot adjacent to the local open space (refer Appendix 2 – Surplus Public Land);
- . Establish a local park with standard assets on the public open space provided as part of subdivision SUB2009.15 off Henslowes Road, Ulverstone;
- . Establish a local open space with standard assets at Haywoods Reserve;
- . Dispose of the following open spaces as surplus public land:
 - o McCulloch Street Reserve
 - o Barker Street Reserve
 - o Travers Place Reserve
 - o Allambie Crescent Playground
 - o Eastland Drive (Former Visitor information centre site)
 - o Smith Street playground, and
 - o Spencer Street (Frog Lane);
 - o +- 3,220m² area at the eastern end of Fairway Park between the Big 4 Caravan Park and Water Street
- . Adopt a master planning approach for the future development of Fairway Park, Bicentennial Park and Anzac Park;
- . Undertake the necessary processes to permanently close the Nicholsons Point boat ramp;
- . Develop and implement a Development & Operations Plan for the Ulverstone General Cemetery;
- . Seek external funding for the construction of a bike dirt jump and pump park in Fairway Park;
- . Undertake consultation over the concept design of the bike dirt jump and pump park with the relevant stakeholders and finalise the design;
- . Subject to the outcome of community consultation, construct a bike dirt jump and pump park in Fairway Park near the existing Skate Park;

- . Adopt a policy of removing any informal dirt jump tracks developed on Council owned or controlled land;
- . The Council to regularly inspect areas of Council owned or controlled land known for construction of informal dirt jump tracks;
- . Develop a Central Coast Bike Plan;
- . Provide an additional seat at the Thomas Street Playground;
- . Provide a slide and additional seat at the Charleston Crescent Reserve;
- . Provide a double swing at Lions Park; and
- . Provide a slide, an additional seat and a fence at the Hensby Court Reserve.

11.3 Precinct 3: West Ulverstone

WEST ULVERSTONE OPEN SPACE DISTRIBUTION MAP



OPEN SPACE CLASSIFICATION

- | | | | |
|----------|------------------|------------------|----------------------------|
| Passive | Local | Future Local | 400m Local Distribution |
| District | Linear | Existing Pathway | 800m District Distribution |
| Regional | Specific Purpose | Proposed Pathway | 800m Regional Distribution |



	By	Date	Checked	Reviewed
DESIGN	M.S & G.O	2011		
DRAWN	T.P.P	2011		
APPROVED	 Director Engineering Services			

A3 Scale
1:12500

Precinct 3. West Ulverstone Open Space Distribution Map

11.3.1 Provision of Open Space

There is a mix of landscape settings in the West Ulverstone precinct including foreshore, beaches, a waterway corridor along the Leven River, bushland, lawn or managed sports turf and open parkland. The varied landscape settings complement a full range of open space functions including large bushland and foreshore parks offering social/family recreation, major venues for sport, water based recreation opportunities and off road trails.

The open spaces currently provided in the West Ulverstone precinct are described in the following table:

Open Space	Classification	Description
Local Open Space		
Richardson Street Reserve	Local	Small open space which comprises two parcels of land which are encircled by Richardson Street. Both parcels are grassed and contain one seat and trees.
Markm Court Reserve	Passive	Large grassed open space with an area of 2,992m ² which contains no assets.
Reid Street Reserve	Passive	Large bushland reserve which includes tracks, stairs and a viewing platform.
Burnett Crescent Reserve	Local	A medium sized open space with an area of 1,657m ² . It includes a playground with a double swing, slide and play structure.
Highfield Crescent Reserve	Passive	Small open space which contain no assets. This parcel of land is encircled by Highfield Crescent.
Roland View Reserve	Local	A large open space with an area of 3,502m ² which contains a lookout, half-court basketball facility, seats, water infrastructure, tree plantings and a basic playground with a double swing and additional play equipment.
Off Hearps Road	Passive	A large parcel of bushland open space which contains no assets.
Westfield Court Reserve	Passive	A very small parcel of open space which contains no assets and is encircled by Westfield Court.
Amy Street Green Belt	Passive	A tract of bushland which runs along the escarpment either side of Amy Street and contains no assets.
Westland Drive Reserve	Passive	A small open space which has been established in the Westland Drive road reserve and includes small pieces of play equipment.
Tingha Way Reserve	Linear	A large tract of open space which includes a pathway with lighting connecting Clara Street and Amy Street in the northern area of West Ulverstone
Lugana Crescent Reserve	Local	A large open space with an area of 4,702m ² which includes a playground with a double swing, slide, play structure, managed gardens and trees.
Bellchambers Park	Passive	A foreshore bushland/exotic reserve which contains stairs and seats.
River Road Reserve	Linear	A foreshore reserve which connects with Tobruk Park and contains several seats.
Picnic Point Reserve	Linear	A small open space which provides access to the Picnic Point Beach. It contains a parking area, toilet complex, swings and other play equipment.
Queen Street Reserve	Linear	A small open space providing access to the West Beach Reserve which contains several seats and tables.

Open Space	Classification	Description
West Beach Reserve Local Park	Local	A playground located in the larger district West Beach Reserve which contains a slide, play structure and other play equipment in addition to kick around space.
Legion Park	Local	A medium sized local open space located on the foreshore which contains double swings, a slide, a play structure and other play equipment in addition to a kick around space. It also includes a seat, several tables, barbecues and a shelter.
Air Force Park	Specific Purpose	A medium sized open space located on the foreshore which includes a table and several barbecues.
Ulverstone Boat Ramp	Specific Purpose	Boat ramp.
District Open Space		
Tobruk Park	Parkland	A medium sized open space located on the foreshore with a parking area, toilets, multiple seats, tables, barbecue, shelter, gardens and tree plantings.
West Beach Reserve	Parkland	A large foreshore open space which provides a broad range of functions and assets to the community including beach access, playground, seating, tables, barbecues, pathways a kick around space.
Batten Park Rodeo Complex	Sports Surface	A large 6.2ha site which contains a rodeo arena along with associated grandstand seating, judging tower and various wooden hut structures.
West Ulverstone Recreation Ground	Sports Surface	A recreation ground.
Regional Open Space		
Ulverstone Showgrounds	Sports Surface	Large sports precinct located on the foreshore with various playing fields and netball courts.

11.3.2 Discussion, Gaps and Opportunities

Refer to the West Ulverstone open space distribution map.

Local Open Space Analysis

It is clear from the open space distribution map that open spaces are reasonably well distributed throughout the West Ulverstone precinct and are generally located within 400m of where most people live. However, there are some areas in the precinct which are over-serviced and other areas which are under-serviced.

In accordance with the open space classification hierarchy it is determined that the following local open spaces are appropriately distributed throughout the precinct to provide equitable access to residents and are adequately meeting the local open space needs of the West Ulverstone precinct:

- . Air Force Park
- . Bellchambers Park
- . Reid Street Reserve
- . Legion Park

- . West Beach Reserve Local Park
- . Tingha Way Reserve
- . Amy Street Green Belt
- . Lugana Crescent Reserve
- . West Ulverstone Primary School
- . Burnett Crescent Reserve
- . Roland View Reserve, and
- . Markm Court Reserve.

However, it is apparent from the distribution map that local open space is not equitably provided to residents around the southern end of Amy Street and Clara Street. This area is currently provided with four open spaces within close proximity to each other including Highfield Crescent Reserve, Richardson Street Reserve, Markm Court Reserve and Burnett Crescent Reserve. By having so many local open spaces in such close proximity to each other the Council is over-servicing the area. In order to achieve an open space distribution which complies with the open space classification hierarchy it is recommended that the Markm Court Reserve be retained as a centralised local open space and that the Highfield Crescent, Richardson Street and Burnett Crescent Reserves all be deemed as surplus public land.



Markm Court Reserve

The main reason for selecting the Markm Court Reserve, in addition to its central location, is the fact that it is encumbered by pipeline easements and cannot be used for any other purpose than as open space. Additionally, with an area of 2,992m² it is considered that the open space is large enough to provide a kick around space which could not occur at any of the other Reserves. Therefore, it is concluded that the Markm Court Reserve is the most appropriate site for the local open space to service this area.

The local community has expressed its view that a playground not be established at Markm Court. The alternative is to develop Richardson Street or Burnett Crescent however Richardson Street is not large enough to satisfy the provision, function and purpose for a local open space and is hidden out of the way. The development of Burnett Crescent would create an over-servicing of the area to the north, east and west of Burnett Crescent and under-servicing of the area around the southern end of Amy Street and Clara Street, therefore Markm Court is the favoured location to develop a playground at some time in the future.

Another area which the Council is currently over-servicing with local open space is the Queen Street area. Local playgrounds are provided in this area at both the Picnic Point Reserve and West Beach Reserve. In order to achieve an open space distribution which complies with the open space classification hierarchy it is recommended that the Picnic Point Playground be removed as it is servicing few people other than the patrons of the caravan park. It follows therefore that the West Beach Reserve playground would remain and be improved by relocating the Picnic Point Playground play equipment to the West Beach Reserve playground.

The open space analysis has also identified that the Westland Drive Reserve, which is a small local open space playground established in the road reserve, is too small to be a viable local open space. Additionally, given its close proximity to the Lugana Crescent Reserve it is over-servicing the area. Accordingly, it is recommended that the equipment, upon reaching the end of its useful life, be removed from the Westland Drive Reserve and the area be downgraded to a road reserve. The analysis has also identified that the Westfield Court Reserve is too small to be a local open space and

has been developed within a road reserve. Given its small size and limited open space value it is recommended that this open space be suitably landscaped to lower the Council's current maintenance requirements for the site.

It is also apparent from the open space distribution map that there is currently no Council owned local open space provided in the Maud Street/Alice Street area. However, the West Ulverstone Primary School is providing a local open space function for the area with numerous pieces of play equipment and kick around spaces freely available to residents outside of school hours. The Council would need to provide a local park in this area should the school close in the future.

Surplus Local Open Space

In accordance with the open space classification hierarchy, the open space analysis has determined that the following local open spaces are over-servicing the areas in which they are located and will not be required as future local open spaces. Accordingly, these open spaces are considered to be surplus public land:

- . Richardson Street Reserve
- . (off) Hearps Road
- . Highfield Crescent Reserve
- . Burnett Crescent Reserve.

These local open spaces are discussed further in *Appendix 2 – Surplus Public Land*.

In addition to these above-mentioned surplus open spaces it is recommended that Bellchambers Park in River Road be downgraded from a Local Park and to be permitted reinstated as a foreshore reserve. The Park has been developed in an ad hoc manner creating liabilities for the Council such as a series of steps that do not comply with current standards and a seed source for some invasive weeds. For some time the Council has been replanting in the Park in an endeavour to return it to its natural state as it is not required to serve any additional open space function.

Connectivity

There is a good network of footpaths in the residential areas located closest to the Leven River and foreshore. The system will gradually be extended to the outer limit of the residential area where no trails are currently provided. The off-road trail network

in West Ulverstone is limited and an off-road trail network that connects residential areas with the open spaces, sports grounds and trails on the foreshore and Leven River is required. The trail network should also link local schools, community centres and the West Ulverstone commercial strip. Therefore, it is recommended that the shared pathway be extended to connect this area.

Specific Purpose Open Space

Boat Ramps

A boat ramp is located at Flora Street near the Ulverstone Showground providing access to the Leven River for water recreation activities. This boat ramp is the largest facility provided in Ulverstone and has recently been upgraded with an improved vehicle and trailer parking area and has not experienced any significant impact from additional usage due to the Nicholsons Point boat ramp being closed.

District Open Space

There are two district open spaces that cater for sport in West Ulverstone; the West Ulverstone Recreation Ground and the River Park Recreation Ground. Most residents in West Ulverstone can access at least one of these sports reserves within 800m of where they live, and when school sports grounds are taken into account there are recreation grounds located in close proximity to all residents.

The River Park Recreation Ground is the sport component of River Park. It is provided with a pavilion, a turf cricket wicket and a practice cricket wicket area and serves as the home ground for the Ulverstone District Cricket Club in the North-West Cricket Association. The ground is also used as a training base for the North-West football umpires in winter.

The West Ulverstone Recreation Ground is located in West Ulverstone's coastal residential area catering for both football and cricket. The ground is used as the home of the West Ulverstone Football Club in winter and the West Ulverstone Cricket Club in summer.

Additionally, the Batten Park Rodeo Complex is located in the precinct which receives infrequent use with the main event being the annual Ulverstone Rodeo which is one of Central Coast's largest public events attracting several thousand spectators.

A discussion of the Council's recreation grounds and Batten Park is provided in Section 12 of the Plan.

There are other significant non-Council owned district open spaces located in the precinct:

- The Ulverstone Tennis Centre;
- The Ulverstone 18 hole Golf Course.

The viability of the Ulverstone Tennis Centre is of concern as it is a stand-alone facility located on the foreshore. In the future this function may be better co-located with other sporting facilities such as the Ulverstone Recreation Ground and it is recommended that this be investigated in liaison with the Tennis Club as part of the development of the Wharf to Buttons Creek Master Plan.

Regional Open Space

The Ulverstone Showground Complex is a large sports precinct located on the foreshore. It is a major recreational facility that has the capacity to provide for the coordinated delivery of the majority of the municipal area's active sport, recreation and community facility needs including soccer, basketball, judo, squash, dog training, netball and softball.

11.3.3 Open Space Asset Provision Gaps

The following table provides an assessment of the assets provided in the West Ulverstone precinct against the asset provision standards. Where an open space is over-serviced by an asset, the asset will be removed when it is due for replacement in accordance with the Council's **Parks and Open Space Service and Asset Management Plan**. Where an open space is under-serviced by an asset, the provision of the required asset will be included as an action in this plan.

Open Space	Asset Provision Gaps
	Local Open Space
Markm Court Reserve	• Although identified as a future local open space (with relevant assets)

	Markm Court will remain a passive piece of open space in the short to medium term due to the local community not wanting a playground to be installed at this location
Legion Park	<ul style="list-style-type: none"> An additional seat is required
Lugana Crescent Reserve	<ul style="list-style-type: none"> Two seats are required
Roland View Reserve	<ul style="list-style-type: none"> A slide is required
District Open Space	
West Beach Reserve	<ul style="list-style-type: none"> Over-serviced by one rubbish bin.

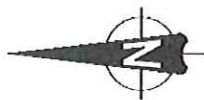
11.3.4 Actions

- Markm Court Reserve to remain as a passive open space in the short to medium term;
- Dispose of the following open spaces as surplus public land:
 - Richardson Street Reserve
 - (off) Hearps Road
 - Highfield Crescent Reserve, and
 - Burnett Crescent Reserve;
- Relocate the play equipment from the Picnic Point Playground to the West Beach Reserve playground;
- Continue the development of the Wharf to Buttons Creek Master Plan and liaise with the Ulverstone Tennis Club to investigate the relocation of the Ulverstone Tennis Centre;
- Establish trail circuits for exercise and construct a network of shared off-road trails that connect the community with the Ulverstone Showground Complex, West Ulverstone Recreation Ground, Tobruk, Legion Park and the foreshore/ beach (West Beach Reserve), River Road Reserve and River Park;
- Provide perimeter trails around the playing fields at the Ulverstone Showground Precinct;
- Downgrade Bellchambers Park from a Local Park to unclassified open space and permit it to be reinstated as a foreshore reserve. It currently is a seed source for invasive weeds;
- Remove the play equipment from the Westland Drive Reserve and downgrade the reserve to unclassified open space;
- Undertake suitable landscaping of the Westfield Court Reserve to provide a lower maintenance open space;

- . Provide an additional seat at Legion Park;
- . Provide two seats at Lugana Crescent Reserve; and
- . Provide a slide at the Roland View Reserve.

11.4 Precinct 4: Penguin

PENGUIN OPEN SPACE DISTRIBUTION MAP



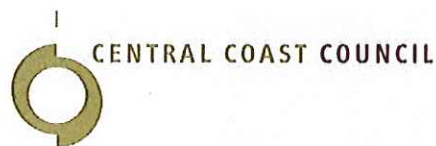
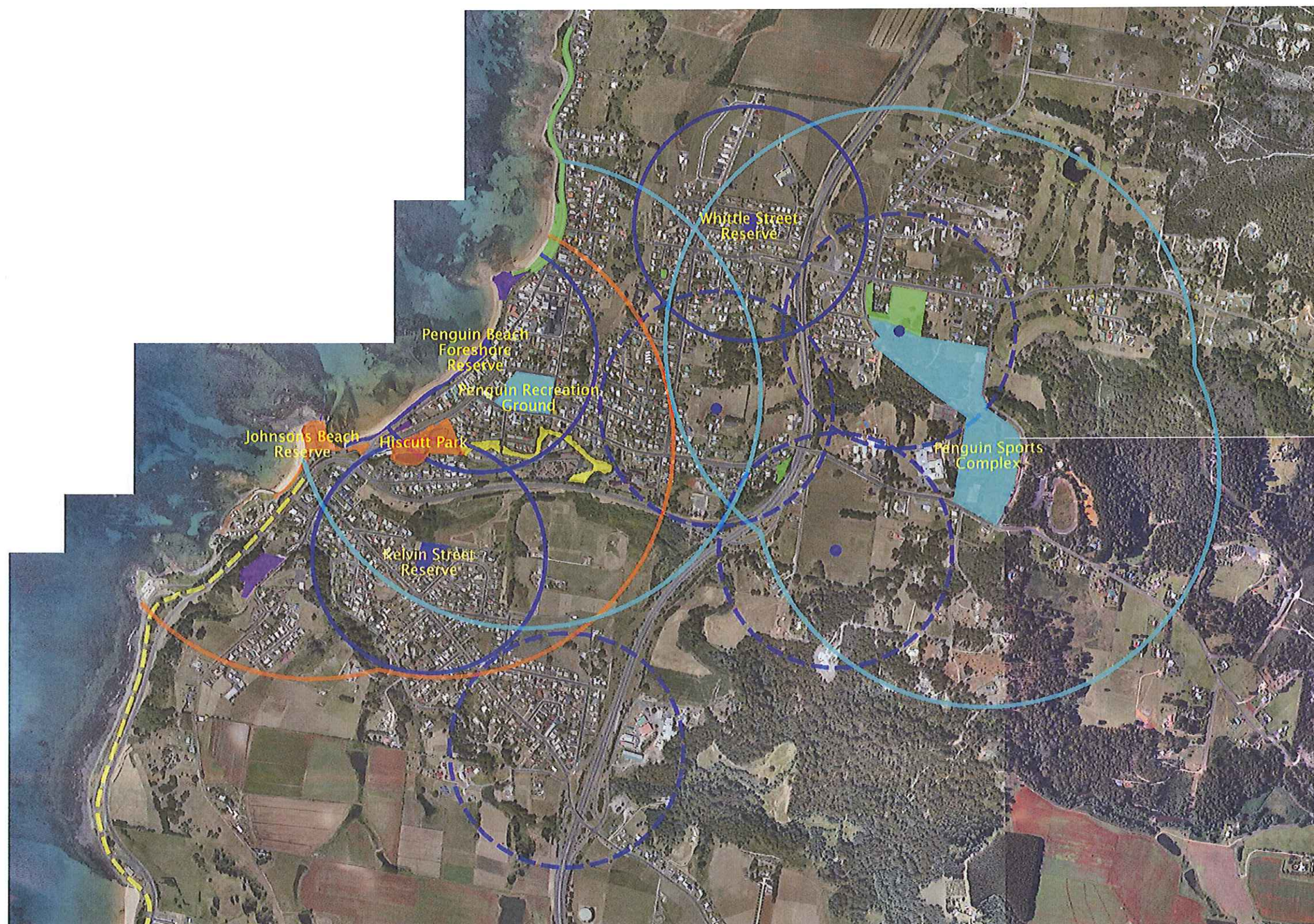
OPEN SPACE CLASSIFICATION

Passive
District
Regional

Local
Linear
Specific Purpose

Future Local
Existing Pathway
Proposed Pathway

400m Local Distribution
800m District Distribution
800m Regional Distribution



	By	Date	Checked	Reviewed
DESIGN	M.S. & G.O.	2011	<i>[Signature]</i>	<i>[Signature]</i>
DRAWN	T.P.P.	2011	<i>[Signature]</i>	<i>[Signature]</i>
APPROVED	<i>[Signature]</i> Director Engineering Services			

A3 Scale
1:15000

Precinct 4. Penguin Open Space Distribution Map

11.4.1 Provision of Open Space

The coast and foreshore are the key natural landscapes in the Penguin precinct with settings including beach, foreshore, bushland, lawn or managed sports turf, open parkland and community gardens.

The functions of open space in the precinct include social/family recreation, sport, flora and fauna conservation, and water-based recreation.

The open spaces currently provided in the Penguin precinct are described in the following table:

Open Space	Classification	Description
Local Open Space		
Whittle Street Reserve	Local	A large local open space with an area of 3,059m ² which contains a double swing, slide, play structure, additional play equipment, a seat and a half-court basketball court. The open space also provides a grassed kick around space.
Commonwealth Court Reserve	Passive	A small open space with an area of 854m ² and no assets provided.
Recreation Drive Reserve	Passive	A large 3.2ha parcel of land which is zoned Residential and contains no assets.
Ironcliffe Court Reserve	Passive	A small area of open space owned by DIER beside the Bass Highway.
Adina Court Reserve	Passive	A small open space with an area of 556m ² which is encircled by Adina Court and contains no assets.
Perry-Ling Gardens	Passive	An area of community garden established to the north of Penguin Road. The space contains two tables and interpretive signage.
Zvoni Gornik Lions Park	Specific Purpose	A large open space (5,369m ²) which serves various roles including beach access, family/social recreation and civic gathering. This space includes parking and public toilet facilities, tables, a barbecue several shelters, trees and a large grassed kick around area.
Penguin Beach Foreshore Reserve	Specific Purpose	An area of coastal open space which fronts the Penguin settlement to the north. It includes parking facilities, seats, a pathway and the 'Big Penguin' statue.
Penguin Beach Playground	Local	A small fenced playground located in the Penguin Beach Foreshore Reserve which contains a double swing, a slide and several other pieces of play equipment.
Killara Avenue Reserve	Linear	An area of open space which follows the Penguin Creek providing access and an informal path of travel along the creek.
Penguin Railway Station	Specific Purpose	A large open space which is located at the western entrance to Penguin. It provides an important family/social recreation and civic gathering function and is largely a grassed area with trees planted throughout and contains a seat.
George Hooper Reserve	Passive	A parcel of roadside open space which provides a small grassed area and contains a seat.
Ashwater Crescent Reserve	Local	A large open space with an area of 6,612m ² . This provides a kick around space and contains a double swing and three smaller play items. The open space also has two seats, a table and a rubbish bin.
Penguin General Cemetery	Specific Purpose	A cemetery.

Open Space	Classification	Description
District Open Space		
Johnsons Beach Reserve	District	A large foreshore open space which provides a broad range of functions and assets including beach access, playground, seating, tables, barbecues, shelter, pathways, skate park, model railway, fountain flag pole, gardens and trees.
Hiscutt Park	District	A large open space which provides a broad range of functions and assets including playgrounds, seating, tables, barbecues, shelter, a half-court basketball facility, pathways, fountain, flag pole, gardens and trees
Regional Open Space		
Penguin Recreation Ground	Sports Surface	A recreation ground.
Penguin Sports Complex/Dial Precinct	Sports Surface	A large open space which contains an athletics facility (synthetic track and field facilities), indoor sports stadium, wood chopping centre; tennis court facility and lawn bowls greens. The open space also includes a bushland corridor.

11.4.2 Discussion, Gaps and Opportunities

Refer to the Penguin open space distribution map.

Local Open Space

It is clear from the open space distribution map that local open spaces are reasonably well distributed throughout the Penguin precinct, and are located within 400m of where most people live. However, there are some areas in the precinct which are over-serviced and other areas which are under-serviced.

In accordance with the open space classification hierarchy it is determined that the following local open spaces are appropriately distributed throughout the precinct to provide equitable access to residents and are adequately meeting the local open space needs of the precinct:

- . Whittle Street Reserve
- . Ashwater Crescent Reserve
- . Penguin Beach Foreshore Reserve
- . Local open space component of Hiscutt Park
- . Perry-Ling Gardens
- . George Hooper Reserve
- . Zvoni Gornik Lions Park, and
- . Penguin General Cemetery.

However, it is apparent from the distribution map that local open space is not equitably provided around the South Road/Hales Street area. The Council owns three parcels of open space in close proximity to each other in this locality; Whittle

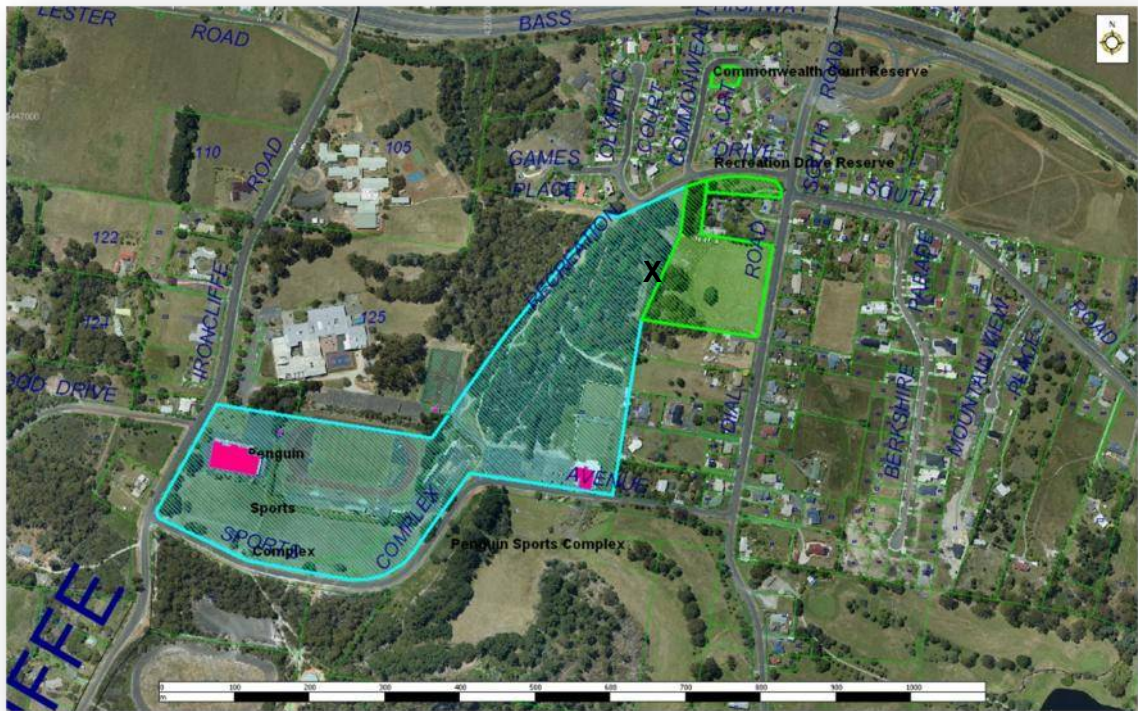
Street Reserve, Adina Court Reserve and Commonwealth Court Reserve. By having so many local open spaces in such close proximity to each other the Council is over-servicing the area. In order to achieve an open space distribution which complies with the open space classification hierarchy it is recommended that only one of these open spaces be retained as a local open space. Of the three parcels, the Whittle Street Reserve is the preferred site because of its large size and central location. It is therefore recommended that the Commonwealth Court Reserve be deemed as surplus public land as it is over-servicing this area and that Adina Court be deemed Unclassified Operational Open Space as it is encumbered by pipeline easements and further, that it be investigated for a low maintenance treatment rather than retaining it as a grassed area.

Additionally, it is considered that with an area of 3,059m² the Whittle Street Reserve is over-sized for a local open space. The site is large enough to enable a residential lot to be developed whilst retaining a 2,000m²+/- Local Open Space. The development of a residential lot would be desirable from a site security perspective and it is therefore recommended that the Council subdivide the land to create a residential lot whilst retaining the balance of the land as local open space. A potential subdivision plan is provided below:



Possible subdivision of Whittle Street Reserve

It is further recommended that the Council develop a local open space as part of the Dial Sports Complex Master Plan to service the area south of the Bass Highway as this area is currently under-served by local open space. It is further recommended that the large passive open space to the east of the Dial Precinct be subdivided and sold as residential lots as it is surplus to the Council's open space requirements (refer *Appendix 2 – Surplus Public Land*).



X = Approximate location of Dial Precinct local open space

It is noted that the Council has approved an 82 lot subdivision at 110 and CT102762/2 Ironcliff Road, Penguin, however, the subdivision has not been commenced at the time of preparing this Plan. As part of this subdivision the developer has been required to provide up to 4,730m² of land as public open space because the site is located outside of the 400m from existing local open spaces. Therefore, once this site is developed the Council will need to provide open space assets in accordance with the asset provision standard.



X = Approximate location of Ironcliffe Road local open space

Additionally, the area around South Road/Quinn Street/Southwood Avenue is also currently under-served by local open space. In order to adequately service this area an additional local open space will need to be provided on the 3.11ha lot at 6 Southwood Avenue, Penguin when it is eventually subdivided.



X = Approximate location of required local open space in Southwood Avenue

Another area which is currently under-served by local open space is the Mission Hill Road/Deviation Road/Crisling Place area. The Council does not own any parcels of land in this area and there are no sufficiently large lots on which to locate a local open space as part of a future subdivision development. In order to provide local open space in this area the Council will need to purchase a suitable centrally located property when one becomes available.

Surplus Local Open Space

In accordance with the open space classification hierarchy the open space analysis has determined that the following local open spaces are over-servicing the areas in which they are located and will not be required as future local open space. Accordingly, these open spaces are considered to be surplus public land:

- . Commonwealth Court Reserve, and
- . Dial Road.

These open spaces are discussed further in *Appendix 2 – Surplus Public Land*.

It should also be noted that the Ashwater Crescent Reserve is too large for a local open space (6,612m²), however, previous decision making has effectively eliminated any potential for the Council to subdivide the site because of the narrow access strip. As a consequence the Council will need to continue maintaining this large reserve.

Connectivity

There is a network of footpaths in the business district and surrounding residential areas in the precinct as well as access ways and off-road trails along the foreshore. However, there are few local trails in residential areas. The pathway network will gradually be extended to the outer limit of the residential area where no trails are currently provided. Such improvements will be achieved through implementation of the Council's **Footpath and Recreational Pathways Service and Asset Management Plan** and the North West Coastal Pathway Plan.

Specific Purpose Open Space

The Penguin precinct has a number of open spaces which are used for civic gatherings, community gardens and visual amenity. In the Penguin CBD, the Zvoni Gornik Lions Park provides the community with these functions together with beach access, access to Perry-Ling Gardens, public toilets, a barbecue and picnic facilities.

The Penguin Railway Station plays an important community gathering and aesthetic role at the western entrance to the Penguin CBD.

Boat Ramps

The precinct is serviced by a boat ramp and jetty at the Johnsons Beach Reserve which provides high and low tide access to Bass Strait for water recreation activities.

Cemeteries

The Penguin General Cemetery (Heritage listed) is located in the precinct and it needs to be maintained in accordance with the **Central Coast Cemeteries Development & Operations Plan** once it is developed.

District Open Space

There are two open spaces categorised as District under the Plan; Hiscutt Park and Johnsons Beach Reserve. Both of these open spaces are located in close proximity to each other and form part of the western entrance to the Penguin township. They complement each other well in terms of the variety of offerings they provide with Hiscutt Park providing play equipment for younger children and Johnsons Beach providing a skate park for older children. Both open spaces offer barbecue and picnic facilities for families and group outings. Most residents in Penguin can access these open spaces within 800m of where they live and when the Penguin Recreation Ground and the Penguin school grounds are taken into account, there are district/regional open spaces located in close proximity to all residents in the precinct.

Regional Open Space

The regional open spaces located within the precinct are the Dial Sports Complex and the Penguin Recreation Ground.

The Dial Sports Complex is located south of Penguin adjacent to the Penguin High School and Penguin Primary School. The complex features:

- . An athletics facility (synthetic track and field facilities);
- . An indoor sports stadium (home of the Penguin Basketball Association);
- . A wood chopping centre;
- . The Penguin Tennis Club (four plexipave court facility);
- . The Penguin Bowls Club (two lawn bowling greens);
- . The Penguin Golf Course (9 hole golf course); and

- The Penguin Sports and Services Club (home of the Bowls and Golf Clubs, RSL and provides indoor activities such as darts and billiards).

The Penguin Recreation Ground is located in the village centre and serves as the home ground for the Penguin Football Club in the NTFL and Penguin Cricket Club in the Burnie Cricket League. However, the sports ground is undersized and is landlocked in a residential area. These factors limit the possible improvement of the facility as a viable long-term sports ground in Penguin. Cricket in particular has been a major problem for the Council in recent years because of the risk posed to surrounding houses and people from batsmen hitting balls out of the ground. This issue has resulted in the erection of netting and the introduction of a six and out rule for the ground to effectively control the risk. Because of these limitations it has long been proposed by the Council to relocate cricket and football from the ground to the Dial as part of the Dial Sports Complex Master Plan which was adopted by Council in June 2013. The site constraints of the facility mean that its continued viability at its current site is a concern. These issues are considered in a discussion of the Council's recreation grounds which is provided in Section 12 of the Plan.

11.4.3 Open Space Asset Provision Gaps

The following table provides an assessment of the assets provided in the Penguin precincts open spaces against the asset provision standards. Where an open space is over-serviced by an asset, the asset will be removed when it is due for replacement in accordance with the Council's **Parks and Open Space Service and Asset Management Plan**. Where an open space is under-serviced by an asset, the provision of the required asset will be included as an action in this Plan.

Open Space	Asset Provision Gaps
Local Open Space	
Ashwater Crescent Reserve	<ul style="list-style-type: none"> • A slide is required • Over-serviced by one table and one rubbish bin
Whittle Street Reserve	<ul style="list-style-type: none"> • A seat is required
Perry-Ling Gardens	<ul style="list-style-type: none"> • Over-serviced by two tables
Zvoni Gornik Lions Park	<ul style="list-style-type: none"> • A seat is required

11.4.4 Actions

- . Subdivide the Whittle Street Reserve to create a residential lot and retain the balance land as local open space;
- . Establish a local park with standard assets on the public open space provided as part of subdivision no. DA210050 at 110 and CT102762/2 Ironcliffe Road, Penguin;
- . Ensure that any future subdivision of 6 Southwood Avenue, Penguin provides a parcel of land as a public open space contribution;
- . Dispose of the following open spaces as surplus public land:
 - o Commonwealth Court Reserve, and
 - o Dial Road;
- . Locate and purchase a suitably centrally located property in the Mission Hill Road/Deviation Road/Crisling Place area for the purpose of establishing a local open space;
- . Provide a local open space with required assets as part of the Dial Sports Complex Master Plan;
- . Provide a slide at the Ashwater Crescent Reserve;
- . Provide a seat at the Whittle Street Reserve;
- . Provide a seat at the Zvoni Gornik Lions Park; and
- . Investigate a low maintenance treatment for Adina Court.

11.5 Precinct 5: Sulphur Creek/Preservation Bay

Sulphur Creek/Preservation Bay Open Space Distribution map



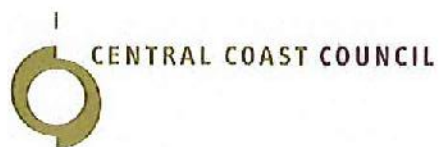
Passive
District
Regional

Local
Linear
Specific Purpose

OPEN SPACE CLASSIFICATION

Future Local
Existing Pathway
Proposed Pathway

400m Local Distribution
800m District Distribution
800m Regional Distribution



	By	Date	Checked	Reviewed
DESIGN	M.S. & G.O.	2011	<i>[Signature]</i>	<i>[Signature]</i>
DRAWN	T.P.P.	2011	<i>[Signature]</i>	<i>[Signature]</i>
APPROVED	 Director Engineering Services			

A3 Scale
1:10000

Precinct 5. Sulphur Creek – Preservation Bay Open Space Distribution Map

11.5.1 Provision of Open Space

The foreshore and beaches are the primary open space setting types in the precinct with the main open space functions including social/family recreation, water-based recreation opportunities and landscape values.

The open spaces currently provided in the precinct are described in the following table:

Open Space	Classification	Description
Local Open Space		
Sulphur Creek Hall Reserve	Specific Purpose	A large open space with an area of 5,129m ² which contains the Sulphur Creek Hall a seat, a tennis court facility and a grassed kick around space.
Dunkies Reserve	Passive	A small foreshore open space on the northern side of Preservation Drive which includes a parking area, a table and an informal boat ramp.
Hall Point Reserve	Passive	A small foreshore open space on the northern side of Preservation Drive which provides beach access and contains a parking area, tables, rubbish bins, trees and native coastal vegetation.

11.5.2 Discussion, Gaps and Opportunities

Refer to the Sulphur Creek/Preservation Bay open space distribution map.

Local Open Space

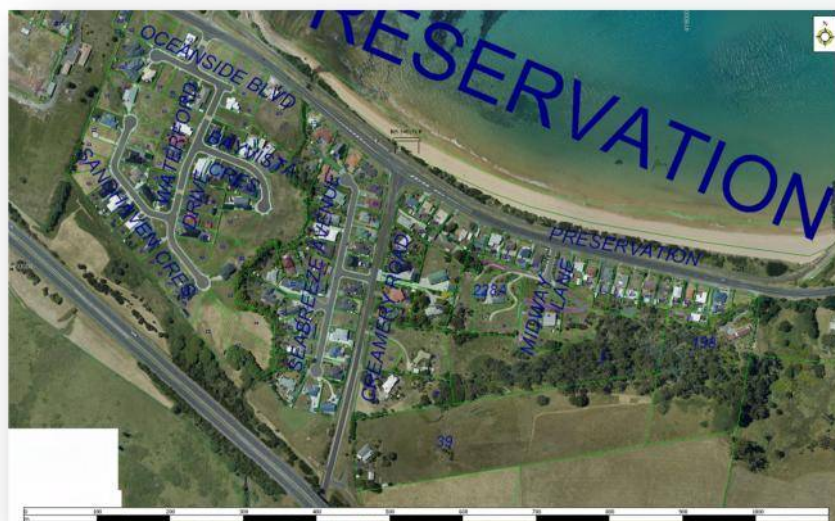
It is clear from the open space distribution map that local open spaces are not well distributed in the Sulphur Creek/Preservation Drive precinct as there are currently no local open spaces with playground equipment provided in the precinct.

The Sulphur Creek Hall Reserve provides the only local open space outside that offered by the foreshore. The Reserve has no assets provided and includes an old dilapidated tennis court facility adjacent the Sulphur Creek Hall that is used infrequently for social tennis by the community. In accordance with the open space classification hierarchy and the Public Toilet Plan it is recommended that a playground and public toilet be established in this Reserve as it has been determined as a Specific Purpose local open space. Previously with the development of the tennis courts on the Education Department land at the Dial Sports Complex it was agreed by the Council that the Sulphur Creek tennis courts be removed. This Plan is

again recommending that these tennis courts be removed, as under the open space hierarchy, tennis courts may only be provided in association with District or Regional open space.

The Sulphur Creek Hall Reserve (including the tennis courts) is a large open space with an area of 5,129m² which exceeds the land description standards for a local open space. It is therefore recommended that the site on which the tennis courts are currently located be sold for residential use. This would enable a residential development to occur adjacent to the local open space which would be desirable from a site security perspective and would ensure that the open space meets the Council's land description standards. The sale of this site is further discussed in *Appendix 2 - Surplus Public Land*.

Another area in the precinct which is currently under-served by local open space is the Seabreeze Avenue/Creamery Road area, as this area is outside of the 400m distance to existing local open spaces. The Council does not own any parcels of land in this area and there are few sufficiently large lots on which to locate a local open space as part of a future subdivision development. In order to provide local open space in this area the Council will need to purchase a suitable located property when one becomes available.



A lack of local open space in the Seabreeze Avenue/Creamery Road area

The Penguin Surf Lifesaving Club offers the only structured sport opportunity in the precinct and is located in Preservation Bay.

Connectivity

Sulphur Creek/Preservation Bay residents need to travel to the neighbouring township of Penguin to access District and Regional open spaces for sport and social/family recreation. There are currently no connections provided for pedestrians and cyclists between Sulphur Creek and Penguin. The route for a coastal trail linking this precinct and Penguin has been investigated and will be implemented in coming years as funding becomes available.

Specific Purpose Open Space

Boat Ramps

There is a small boat ramp built and maintained by the local community provided in the precinct located in the Dunkies Reserve. However, the ramp is closely bordered by rock shelves on both sides and it is not considered to be a safe launching facility and access is becoming an issue with vehicles and trailers crossing the railway line. Given that there are boat ramp and jetty facilities provided in both Penguin and Heybridge, the Sulphur Creek boat ramp is over-servicing the precinct. At the Council meeting held on 21 October 2013 (Minute No. 328/2013) the Sulphur Creek rail crossing and boat ramp was considered and the Council carried the following motion, “That the Council consult with the community with regards to whether the Sulphur Creek boat ramp should be closed due to safety concerns and provide a report back to the Council.”

District/Regional Open Space

The District/Regional open space needs of the precinct are provided in Penguin as residents are within a 5–10 minute drive of accessing District open spaces such as Hiscutt Park or Regional open spaces such as the Penguin Recreation Ground. Additionally, the planned coastal pathway plan will provide pedestrian and cycling access from the precinct to District and Regional open spaces.

11.5.3 Open Space Asset Provision Gaps

The following table provides an assessment of the assets provided in the Penguin precinct's open spaces against the asset provision standards. Where an open space is over-serviced by an asset, the asset will be removed when it is due for replacement in accordance with the Council's **Parks and Open Space Service and Asset Management Plan**. Where an open space is under-serviced by an asset, the provision of the required asset is included as an action in this Plan.

Open Space	Asset Provision Gaps
Local Open Space	
Sulphur Creek Hall Reserve	<ul style="list-style-type: none">▪ A slide is required▪ A double swing is required▪ Two seats are required▪ Some tree planting is required
Reserve opposite Dunkies	<ul style="list-style-type: none">▪ Over-serviced by a parking area and table
Halls Point Reserve	<ul style="list-style-type: none">▪ Over-serviced by a parking area, two tables and a rubbish bin

11.5.4 Actions

- Provide a playground and public toilet in the Sulphur Creek Hall Reserve;
- Remove the tennis courts from the Sulphur Creek Hall Reserve and sell the site for residential use;
- Identify and purchase a suitable property in the Seabreeze Avenue/Creamery Road area for the purpose of providing a local open space;
- Undertake community consultation in accordance with the Council motion with regards to whether the Sulphur Creek boat ramp should be closed due to safety concerns and provide a report back to the Council;
- Remove the boat ramp signs around the Sulphur Creek boat ramp; and
- Investigate a suitable route for a coastal trail linking Sulphur Creek and Penguin.

11.6 Precinct 6: Heybridge

Heybridge Open Space Distribution map



OPEN SPACE CLASSIFICATION

- | | | | |
|---|--|--|---|
| ■ Passive | ■ Local | --- Future Local | --- 400m Local Distribution |
| ■ District | ■ Linear | --- Existing Pathway | --- 800m District Distribution |
| ■ Regional | ■ Specific Purpose | --- Proposed Pathway | --- 800m Regional Distribution |



11.6.1 Provision of Open Space

The open spaces in Heybridge comprise the riparian corridor along the Blythe River to Blythe Heads, the foreshore and beach and the Blythe River bushland area.

Open space settings provided in the precinct include the waterway corridor, bush land, lawn or managed sports turf and open parkland which provide for bushland trails, social/family recreation, water-based recreation as well as flora and fauna conservation.

The open spaces currently provided in the precinct are described in the following table:

Open Space	Classification	Description
Local Open Space		
Blythe Heads Hall Playground (non-Council owned)	Local	A small local playground provided near the foreshore with play equipment and a kick around space.
District Open Space		
Heybridge Recreation Ground	Sports Surface	A recreation ground.

11.6.2 Discussion, Gaps and Opportunities

Refer to the Heybridge open space distribution map.

Local Open Space

It is clear from the open space distribution map that open spaces are not well distributed throughout the Heybridge precinct.

The Blythe Heads Hall, and its associated open space, is located on the foreshore overlooking the coastline. This hall and open space is managed by the Heybridge Improvement Association and includes a small playground area which represents the only local open space provided in the precinct. It is recommended that the Council work with the Association to assist in the development and maintenance of this open space in the future.

There is currently no local open space provided on the Heybridge side of the Bass Highway, although the Heybridge Recreation Ground provides a kick around space. The Council does not own any suitable parcels of land on which to locate a local open space in this area, however, there is a parcel of Crown Land near the fire

station on River Avenue which is centrally located and would adequately satisfy the local open space requirement. (see picture below).



It is recommended that the Council liaise with Crown Land Services to establish a local open space with standard assets on this site.

Connectivity

There are no footpaths in the residential areas, although a pathway runs from Heybridge along the southern side of the Bass Highway linking the precinct with Sulphur Creek. It has been proposed to provide a footpath along River Avenue to improve connectivity within the settlement.

Specific Purpose Open Space

Boat Ramps

There is a boat ramp and jetty located at the mouth of Blythe River that offers access to the river for water recreation opportunities. It is recommended that this boat ramp be retained as it offers access to the Blythe River and Bass Strait for boat users located in the western portion of the municipal area.

District/Regional Open Space

Currently the Heybridge Recreation Ground provides a District open space function for the precinct. It is used as the home ground of the Cuprona Football Club in the Darwin Football Association and also receives use by the Penguin Cricket Club in the

Burnie Cricket League C Grade competition. A discussion of the Council's recreation grounds is provided in section 12 of the Plan.

The District and Regional open space needs of the Heybridge precinct are predominantly met by the Penguin precinct, as residents in the precinct are within a 10 minute drive of accessing open spaces such as Hiscutt Park and the Penguin Recreation Ground.

11.6.3 Open Space Asset Provision Gaps

The following table provides an assessment of the assets provided in the Heybridge precinct's open spaces against the asset provision standards. Where an open space is over-serviced by an asset, the asset will be removed when it is due for replacement in accordance with the Council's **Parks and Open Space Service and Asset Management Plan**. Where an open space is under-serviced by an asset, the provision of the required asset is included as an action in the Plan.

Open Space	Asset Provision Gaps
	Local Open Space
River Avenue site	<ul style="list-style-type: none"> ▪ A slide is required ▪ A double swing is required ▪ Two seats are required ▪ Some tree planting is required

11.6.4 Actions

- Work with the Heybridge Improvement Association to develop and maintain the assets provided in the Blythe Heads Hall Reserve in accordance with the Council's local open space asset provision standard;
- Provide a local open space with required assets at River Avenue, Heybridge (PID 6770735); and
- Provide a footpath along River Avenue to improve the area's connectivity (identified in the LTFP future); and
- Determine ownership and maintenance responsibilities for the Heybridge boat ramp and jetty.

11.7 Precinct 7: Forth River Corridor

(Includes Forth, Kindred and Sprent)

(Forth River Corridor Open Space Distribution Map)



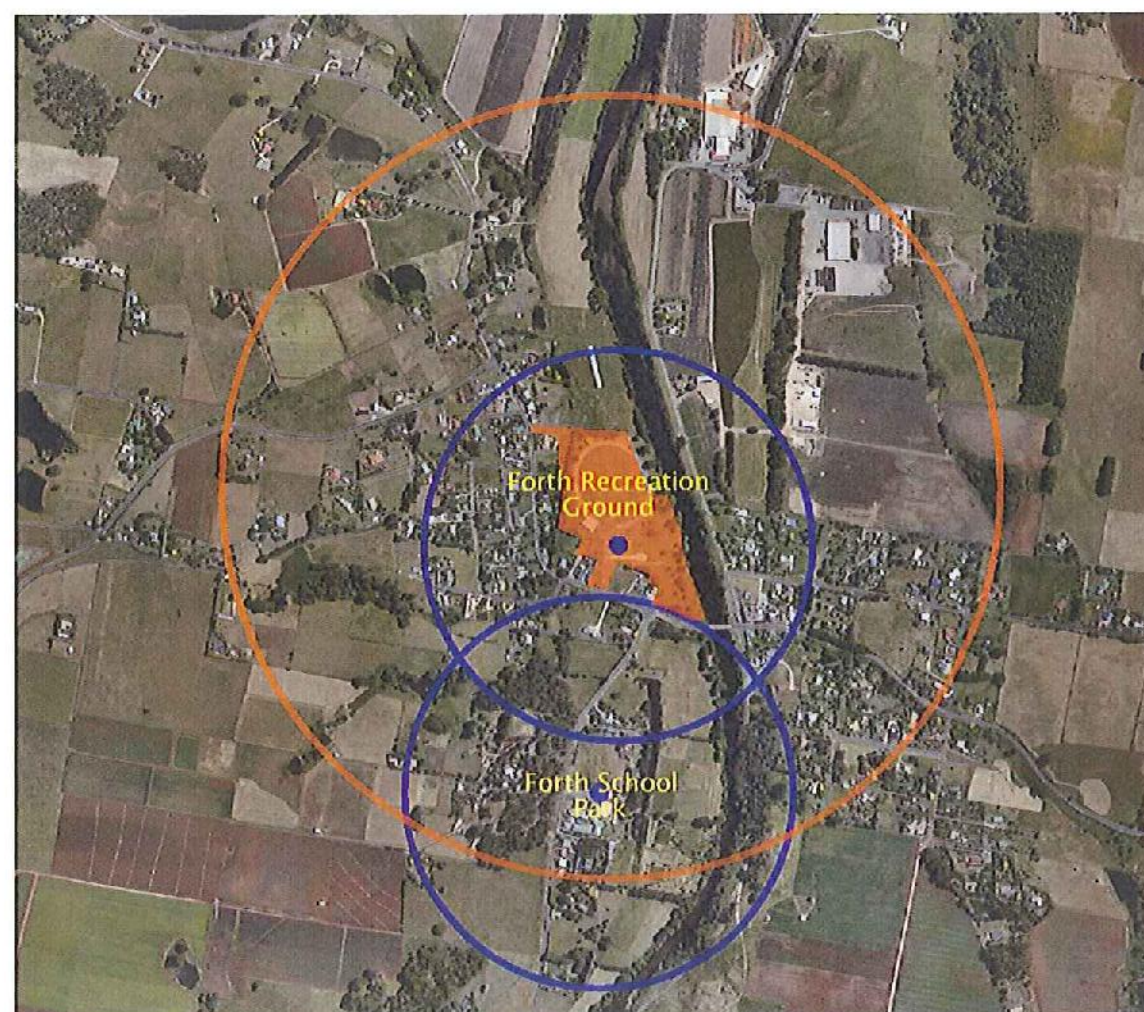
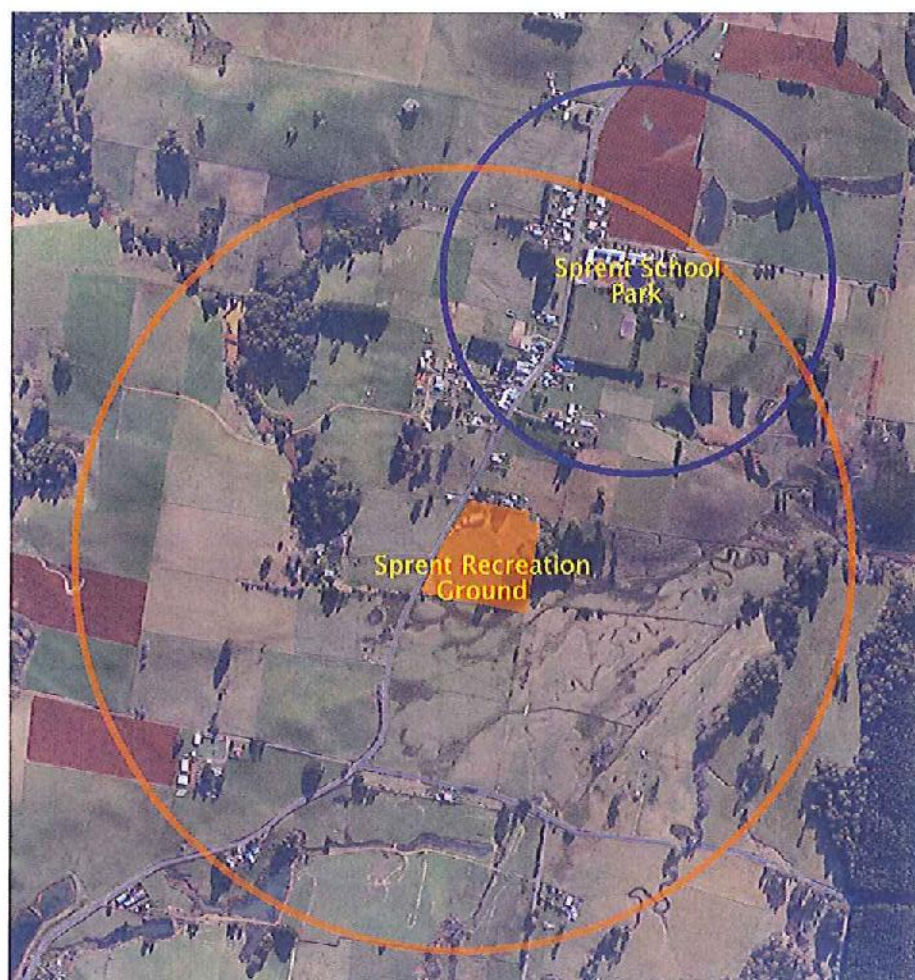
Passive
 District
 Regional

Local
 Linear
 Specific Purpose

OPEN SPACE CLASSIFICATION

Future Local
 Existing Pathway
 Proposed Pathway

400m Local Distribution
 800m District Distribution
 800m Regional Distribution



	By	Date	Checked	Reviewed
DESIGN	M.S & G.O	2011		
DRAWN	T.P.P	2011		
APPROVED	 Director Engineering Services			

A3 Scale
 1:15000

Precinct 7. Forth River Corridor Open Space Distribution Map

11.7.1 Provision of Open Space

The open space settings provided in the precinct include a waterway corridor, wetlands, managed sports turf and open parkland providing functions including sport, social/family recreation, water-based recreation as well as flora and fauna conservation.

The open spaces currently provided in the precinct are described in the following table:

Open Space	Classification	Description
Local Open Space		
Forth Recreation Ground Reserve	District (includes a local open space)	A large local open space which includes a playground with two double swings, three slides, a play structure, public toilet facilities, a barbecue, tables and a shelter. There is a large grassed area for use as a kick around space while trees are planted throughout.
Forth Bridge Reserve	Passive	A small open space overlooking the Forth River containing several tables.
District Open Space		
Sprent Recreation Ground	Sports Surface	A recreation ground.
Forth Recreation Ground	Sports Surface	A recreation ground.

11.7.2 Discussion, Gaps and Opportunities

Refer to the Forth River Corridor open space distribution map.

Local Open Space

It is clear from the open space distribution map that local open spaces are generally well distributed in the Forth River Corridor precinct.

The Forth Recreation Ground, Forth Primary School and Sprent Primary School provide the local open space in the precinct. The Forth Primary School provides sport and play opportunities to the community with an oval, playground and hard court area all freely available outside of school hours. This complements the Forth Recreation Ground in the village centre.

The Forth Recreation Ground which has been identified as a district open space has a local open space component in the form of a playground. The Forth Local Area Plan (Urban Design Guidelines) identified through the strategy of “strengthen the sense of community” to provided facilities and activities for children and young people.

This requires a review of the playground facilities at the Forth Recreation ground. It was found that the existing equipment needed some upgrade to ensure an acceptable standard along with appropriate equipment for young children, including a climbing structure or the like. Fencing of a play area was also deemed appropriate (depending on a risk assessment) along with the provision of seating and shade.

While there is currently no Council owned local open space provided in Sprent, the Sprent Primary School is providing a local park function with numerous pieces of play equipment, oval and hard court area freely available to the community outside of school hours. The Council would need to provide a local open space in Sprent if the school were to close in the future.

Connectivity

There is a good network of footpaths in the Forth village, however, this network is incomplete in places. These gaps will be addressed through planned footpath extensions in the **Forth Local Area Plan (Urban Design Guidelines)**. These Guidelines also propose that the Council will provide a shared pathway to connect Forth and Turners Beach. This proposal is supported by this Plan as, from an open space perspective, it is clear that the Forth community needs to travel to the neighbouring settlements of Turners Beach and Ulverstone to access District and Regional level open space for sport and social/family recreation.

District Open Space

The Forth Recreation Ground provides the District open space function for the Forth village, while the Sprent Recreation Ground services the Sprent and Kindred communities. Both recreation grounds include good quality playing surfaces for football and cricket, cricket nets for training and clubroom facilities. The Forth Recreation Ground is well used as the home ground for the Forth Cricket Club in summer and Forth Football Club in winter. The Sprent Recreation Ground is used by the Castra Football Club for training and home games during winter while the Castra Cricket Club play games in the Leven Cricket Association A and B Grade competitions during summer. A discussion of the Council's recreation ground is provided in Section 12 of the Plan.

Regional Open Space

The Regional open space needs of the Forth River Corridor precinct are met by Ulverstone, as residents are within a 10–15 minute drive of accessing Regional open spaces such as Fairway Park and Anzac Park.

11.7.3 Open Space Asset Provision Gaps

The following table provides an assessment of the assets provided in the Forth River Precinct's open spaces against the asset provision standards. Where an open space is over-serviced by an asset, the asset will be removed when it is due for replacement in accordance with the Council's **Parks and Open Space Service and Asset Management Plan**. Where an open space is under-serviced by an asset, the provision of the required asset will be included as an action in the Plan.

Open Space	Asset Provision Gaps
Local Open Space	
	. Nil
District Open Space	
Forth Recreation Ground	. Over-serviced with rubbish bins

11.7.4 Actions

- . Undertake the footpath extensions proposed in the **Forth Local Area Plan (Urban Design Guidelines)** and in accordance with the LTFP;
- . Undertake necessary investigations and seek funding to construct a shared pathway between Forth and Turners Beach as proposed in the **Forth Local Area Plan (Urban Design Guidelines)**; and
- . The Council will need to provide a local open space with the standard assets in Sprent if the Sprent Primary School closes in the future.
- . Upgrade of the Forth Recreation Ground playground by:
 - o Undertaking an assessment of the existing equipment for suitability and acceptable standard,
 - o Increasing equipment for young children,
 - o Providing seating and shade,
 - o Assessing options for play/fitness equipment.

11.8 Precinct 8: Leven River Corridor

(Includes townships of Gawler, Gunns Plains,
Nietta and North Motton)

(Leven River Corridor Open Space Distribution Map)



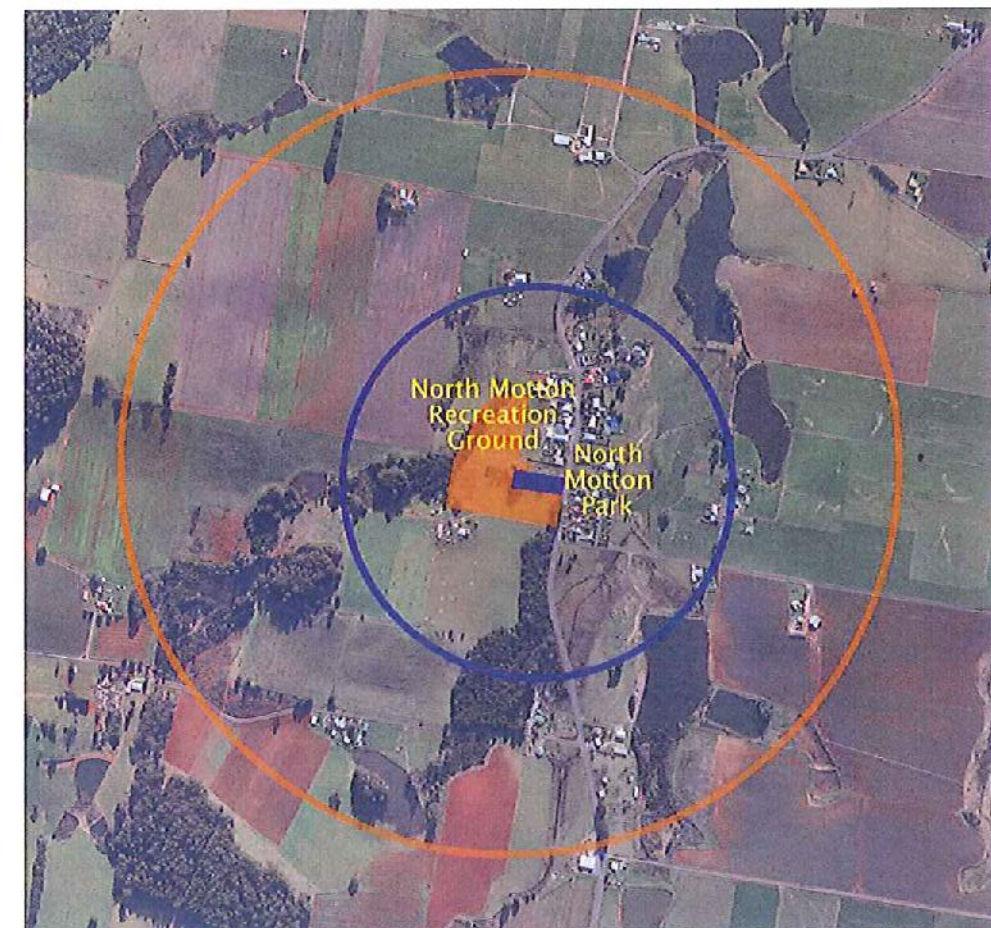
Passive
 District
 Regional

Local
 Linear
 Specific Purpose

OPEN SPACE CLASSIFICATION

Future Local
 Existing Pathway
 Proposed Pathway

400m Local Distribution
 800m District Distribution
 800m Regional Distribution



	By	Date	Checked	Reviewed
DESIGN	M.S & G.O	2011		
DRAWN	T.P.P	2011		
APPROVED	 Director Engineering Services			

A3 Scale
 1:15000

Precinct 8. Leven River Corridor Open Space Distribution Map

11.8.1 Provision of Open Space

The Leven River runs from the coast to the Leven Canyon. The river corridor is a wildlife corridor and contains considerable biodiversity in the Central Coast. The open space functions provided in the precinct include sport, social/family recreation, water-based recreation as well as flora and fauna conservation.

The open spaces currently provided in the Leven River Corridor precinct are described in the following table:

Open Space	Classification	Description
Local Open Space		
North Motton Reserve	Local	A large local open space with an area of 4,001m ² containing a double swing, slide, play structure, seats, tables, barbecues, a shelter and a small kick around space.
Preston Falls	Passive	A small open space containing a boardwalk, bridge, signage and a rubbish bin.
J.R. Lee Memorial Park	Passive	A medium sized open space of 3,218m ² which includes several seats, a table, trees and a grassed kick around space.
District Open Space		
Bannons Park	District	A large open space on the upper banks of the Leven River provided with toilet facilities, barbecues tables, trees and grassed areas. The space is used for fishing, camping and picnics as well as general group and family outings.
North Motton Equestrian Complex	District	An equestrian centre.
Regional Open Space		
Leven Canyon Reserve	Regional	A large open space which provides bushland trails and two lookouts over the Canyon together with barbecue facilities, shelters, toilets, car parking and kick around spaces.

11.8.2 Discussion, Gaps and Opportunities

Refer to the Leven River Corridor open space distribution map.

Local Open Space

The precinct's open space distribution map illustrates that there are adequate local open spaces provided to service this rural precinct.

The settlements of Gunns Plains and Nietta have populations below 300 people and therefore they do not meet the open space classification hierarchy requirement to be provided with local open space. It is concluded therefore that existing passive open spaces such as the J.R. Lee Memorial Park are adequately meeting the rural

community's open space needs. The J.R. Lee Memorial Park provides a passive local open space in Gunns Plains which can be used for picnics and as a kick around area.

North Motton is also well serviced for local open space with the centrally located North Motton Reserve providing a playground and kick around space.

It is apparent from the precinct's open space distribution map that the settlement of Gawler is currently under-serviced by local open space, as the closest local open space will be provided at the Gravel Hill Reserve. Gawler has a population of around 574 people with 100 or so school aged children living in the area and therefore, it is recommended that the Council investigate the establishment of an additional local open space in the Gawler area. It may be appropriate to co-locate a local open space at the Gawler Hall site, however, because Gawler is such a spread out settlement a more detailed community consultation is required to determine whether the local community would utilise a local open space, when Regional open spaces such as Fairway Park and Anzac Park are only a five minute drive away. Therefore, it is recommended that the Council undertake investigations within the Gawler community to determine the level of interest in the provision of a local open space at the Gawler Hall site.

District Open Space

There are two District open spaces with a sport function in the precinct: the North Motton Equestrian Complex and the Preston Recreation Ground. Of these, only the Equestrian Facility is a Council owned asset.

The North Motton Equestrian Facility is the only District equestrian facility located in Central Coast. The facility has a basic pavilion that overlooks a large open space area surrounded by agricultural land. The complex receives a relatively low level of use with 77 bookings being received in 2009–2010 and 59 bookings in 2010–2011. A discussion of this complex is provided along with the Council's recreation grounds in Section 12 of the Plan.

The Preston Recreation Ground is a local sports ground and is the only sports oval in the precinct. The ground is home to the Motton–Preston Football Club which manages and maintains the facility.

Bannons Park in Gunns Plains is providing a District open space function on the upper banks of the Leven River. It is provided with toilet facilities, barbeques and tables and attracts people for fishing, camping and picnics as well as general group and family outings. Because this open space is not located within the defined settlement area with people in close proximity, and the fact that there are low numbers of children residing in the Gunns Plains area, it is recommended that this Park not be provided with any play equipment.

Regional Open Space

The Leven Canyon is located 42km's south of Ulverstone and covers approximately 5,000ha. Spectacular views are provided down 250m into the Canyon from two lookouts. The Canyon provides bush land trails and lookouts over the Canyon together with a large open area provided with barbecue facilities, shelters, toilets, car parking and kick around spaces. The Canyon is classified as a Regional Open Space as it attracts visitors from all parts of the region who will often spend more than several hours enjoying the experience of the open space, with some overnight stays also occurring on the site.

The regional sporting needs of the precinct are provided in Ulverstone as residents are generally within a 10–30 minute drive of accessing Regional open spaces such as the Ulverstone Recreation Ground and the Ulverstone Showground.

11.8.3 Open Space Asset Provision Gaps

The following table provides an assessment of the assets provided in the Leven River Corridor precinct's open spaces against the asset provision standards. Where an open space is over-serviced by an asset, the asset will be removed when it is due for replacement in accordance with the Council's **Parks and Open Space Service and Asset Management Plan**. Where an open space is under-serviced by an asset, the provision of the required asset is included as an action in the Plan.

Open Space	Asset Provision Gaps
Local Open Space	
North Motton Reserve	• Over-serviced by two seats, two barbecues, three rubbish bins and a shelter
JR Lee Memorial Park	• Over-serviced by two tables and a rubbish bin
District Open Space	
Bannons Park	• Over-serviced by a rubbish bin.

11.8.4 Actions

- Council to undertake investigations within the Gawler community to determine the level of interest in the provision of a local open space at the Gawler Hall site.

11.9 Precinct 9: Dial Range Corridor

(Includes townships of West Pine, Riana and South Riana)

(Dial Range Corridor Open Space Distribution Map)



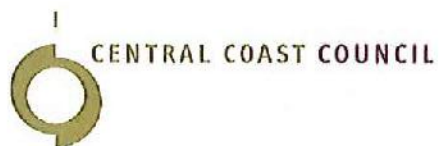
Passive
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OPEN SPACE CLASSIFICATION

Future Local
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 Proposed Pathway

400m Local Distribution
 800m District Distribution
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	By	Date	Checked	Reviewed
DESIGN	M.S & G.O	2011		
DRAWN	T.P.P	2011		
APPROVED	 Director Engineering Services			

A3 Scale
 1:15000

Precinct 9. Dial Range Corridor Open Space Distribution Map

11.9.1 Provision of Open Space

The Dial Range is a chain of mountains and covers some 5,200ha of Crown land.

The range consists of three State Reserves:

- 4,354ha is State Forest and Forest Reserves managed by Forestry Tasmania;
- 300ha is within the Mount Montgomery State Reserve managed by the Parks and Wildlife Service;
- 35ha is within the Ferndene State Reserve managed by the Parks and Wildlife Service.

The primary landscape setting in the precinct is bushland/foreshore while the open space functions include social/family recreation and water-based recreation as well as flora and fauna conservation.

The open spaces currently provided in the Dial Range Corridor precinct are described in the following table:

Open Space	Classification	Description
Local Open Space		
Riana Primary School	Local	A primary school with various play equipment and open grassed spaces.
Pioneer Park	Local (non-Council managed)	A local open space provided with toilet facilities, play equipment, grassed areas and trees. Managed by the Riana Pioneer Tourist Association
District Open Space		
Riana Recreation Ground	Sports Surface	A recreation ground.

11.9.2 Discussion, Gaps and Opportunities

Refer to the Dial Range Corridor open space distribution map.

Local Open Space

The Council does not currently provide any local open spaces in the Riana and South Riana areas, however, the Riana Primary School is providing a local open space function with numerous pieces of play equipment and kick around areas freely available to the community outside of school hours. Additionally, Pioneer Park provides a space for family recreation and includes barbecue facilities and a basic playground. This area is managed by the Riana Pioneer Tourist Association and it is

recommended that the Council work with the association to assist in the development and maintenance of this open space in the future.

The Council still owns the site of the former South Riana Recreation Ground which is currently vacant and unused for any structured open space activities. Because of the local open space offering at both the Riana Primary School and Pioneer Park it is considered that the provision of further local open space at this locality would over-service the precinct. Additionally, the site is not required as a recreation ground because the Riana Recreation Ground is adequately servicing the precinct. Accordingly, it is considered that the South Riana Recreation Ground is surplus public land and the sale of this site is further discussed in *Appendix 2 – Surplus Public Land*.

With a population of only 125 people, the West Pine area does not meet the open space classification hierarchy requirement to be provided with a local open space.

District Open Space

The Riana Recreation Ground provides the District open space function for the precinct. The ground includes a good quality playing surface for cricket, cricket nets for training, a second smaller oval and high quality clubroom facility. The ground serves as the home of the Riana Cricket Club in the Burnie Cricket League and receives limited use because it is only used during the summer periods for cricket. A discussion of the Council's recreation grounds is provided in Section 12 of the Plan.

Regional Open Space

The Regional open space needs of the Dial Range Corridor precinct are provided in Penguin and Ulverstone as residents are within a 10–20 minute drive of accessing Regional open spaces such as the Penguin Recreation Ground, Fairway Park and Anzac Park.

There are other non-Council owned open spaces which provide a Regional function, including:

- The moto-cross riding track (Blackwood Park Motocross Track);

- The Dial Range provides 50km of trails for bush walking, mountain and motorbike riding and horse riding;
- The Penguin–Cradle Trail passes through the eastern side of the Dial Range through tall eucalypt forest and lush fern understory, on an old tramway;
- The Black Bluff trail allows bushwalkers to walk from the Leven River flats through forest to alpine vegetation. It provides fantastic vistas of Central Coast to Cradle Mountain; and
- An 8km walk to Winterbrook Falls from the base of the Black Bluff through rainforest and past the remains of the old logging tramway before reaching the waterfall.

11.9.3 Open Space Asset Provision Gaps

The following table provides an assessment of the assets provided in the Dial Range Corridor Precinct's open spaces against the asset provision standards. Where an open space is over-serviced by an asset, the asset will be removed when it is due for replacement in accordance with the Council's **Parks and Open Space Service and Asset Management Plan**. Where an open space is under-serviced by an asset, the provision of the required asset is included as an action in the Plan.

Open Space	Asset Provision Gaps
	Local Open Space
	• Nil

11.9.4 Actions

- Work with the Riana Pioneer Tourist Association to maintain and improve the social/family recreation infrastructure provided in Pioneer Park; and
- Work with Forestry Tasmania and the Parks and Wildlife Service to promote the Dial Range as the key place for social and active recreation in a bushland setting in Central Coast.

11.10 Precinct 10: Blythe River Corridor

(Includes township of Cuprona)

11.10.1 Provision of Open Space

A riparian corridor along Blythe River and the Blythe River Conservation Area are the two significant open spaces in the precinct. These flora and fauna conservation sites also provide off-trail, and water-based recreation functions.

There are no local open spaces in the Blythe River Corridor precinct.

Bushland trails are provided in the Blythe River Conservation Area. There is an opportunity to connect these trails with a future trail network in Heybridge.

11.10.2 Discussion, Gaps and Opportunities

Local Open Space

The Council does not currently provide any local open spaces in this precinct and with a population of 166 people the Cuprona area does not meet the open space classification hierarchy requirement to be provided with local open space.

District/Regional Open Space

The District/Regional open space needs of the Blythe River Corridor precinct are met by Penguin as residents are within a 10–15 minute drive of accessing Regional open spaces such as the Penguin Recreation Ground and Hiscutt Park.

12. Central Coast Recreation Grounds

Executive Summary

The Central Coast Council currently owns and maintains 11 recreation grounds which cater for nine cricket clubs, eight football clubs, one soccer club and six softball clubs. There are a variety of other user groups which are detailed in the following table:

DFA= Darwin Football Association; NWFA= North West Football Association; LFA= Leven Football Association; NWJFU= North West Junior Football Union; LCA= Leven Cricket Association; MVCA= Mersey Valley Cricket Association; BCL= Burnie Cricket League; CNW= Cricket North West; USA= Ulverstone Softball Association; NWPL= North West Premier League	Competition	Forth Recreation Ground	Haywoods Reserve Recreation Ground	Heybridge Recreation Ground	Penguin Recreation Ground	Riana Recreation Ground	River Park Recreation Ground	Sprent Recreation Ground	Turners Beach Recreation Ground	Ulverstone Recreation Ground	West Ulverstone Recreation Ground	Ulverstone Showground Playing Fields
Level of use – 2010/11 Bookings		144	146	101	117	65	148	63	152	179	127	246
Level of use – 2009/10 Bookings		160	143	84	185	66	148	60	128	147	135	406
Revenue \$('000)		6	6	4.5	7	1.5	3	2	5	22	5	20
Recurrent Operational Expenditure \$('000)		48	35	23	55	28	29	14	34	67	34	96
10 year Asset Replace/refurb. \$('000)		35	65	1231	667	27	36	16	46	160	24	182
Cricket												
Castra Cricket Club	LCA											
Forth Cricket Club	MVCA											
Gawler Cricket Club	LCA											
Penguin Cricket Club	BCL											
Riana Cricket Club	BCL											
Sprent Cricket Club	LCA											
Turners Beach Cricket Club	LCA											
Ulverstone District Cricket Club	CMW											
West Ulverstone Cricket Club	LCA											
Leven Cricket Association Finals	LCA											
Ulverstone District Cricket Club U'13's	-											
Ulverstone District Cricket Club U'15's	-											
Football												
AFL Tasmania	-											
Castra Football Club	LFA											
Cuprona Football Club	DFA											
East Ulverstone Football Club	NWFA											
Forth Football Club	NWFA											
Ulverstone Football Club	NTFL											
Penguin Football Club	NTFL											
Turners Beach Football Club	NWFA											
West Ulverstone Football Club	NWFA											
Penguin Football Club U15's/17's	-											
St Brendan's-Shaw Col. & Devonport High	NWJFU											
Representative Games	-											
Other												
Ulverstone High School Athletics	-											
NW Primary Schools Cross country	-											
Forth Valley Blues Festival	-											
Ulverstone Soccer Club	NWPL											
Softball Clubs (6)	USA											
Ulverstone Show	-											
Woman's Premier League Soccer	-											
Junior Soccer Rosters	-											
North West Umpires Association	-											
AusKick												
North West Dog Training Club												
Kennel Club												

This section of the Plan provides an analysis of the Council's recreation grounds based on the current level of use they are receiving, the recurrent operational expenditure and the asset replacement/refurbishments costs and makes recommendations concerning the future use of each facility.

The analysis has determined that the Council needs to maintain 11 recreation grounds in order to accommodate the needs of the 19 sporting clubs which currently operate in the municipal area.

Of the current recreation grounds, the analysis has concluded that use of the Heybridge Recreation Ground should cease before 2018 because of the limited use the ground receives and the fact that the ground's clubrooms are due for replacement at this time with a cost of \$1.2m. The current users of the Heybridge recreation ground can be accommodated as follows:

- . The Cuprona Football Club can re-locate to the Riana Recreation Ground and create a shared facility with the Riana Cricket Club which would improve the usage of this recreation ground and the viability of both Clubs. Alternatively, the Cuprona Football Club may relocate to Penguin twin ovals proposed as part of the Dial Sports Complex Master Plan.
- . The Penguin Cricket Club C Grade can be relocated to one of the twin ovals proposed as part of the Dial Sports Complex Master Plan, or an Education Department school ground if these grounds are not available by 2018.

The only means of reducing the recreation grounds in Central Coast to below 11 would be to compel clubs to share facilities and grounds and to train on Mondays, Wednesdays and/or Fridays and play games on Sundays. All of the football and cricket clubs in Central Coast train on Tuesday and/or Thursday nights each week during the season and play games on Saturdays, with occasional Sunday games occurring. It is particularly important for clubs to play Saturday games as this allows them to hold functions at their respective clubrooms on Saturday nights, generating vital revenue. Any moves to compel clubs to train on alternative nights and play games on Sundays would be resisted by the clubs as they would not be able to hold these fund-raising functions which would threaten their sustainability. Additionally,

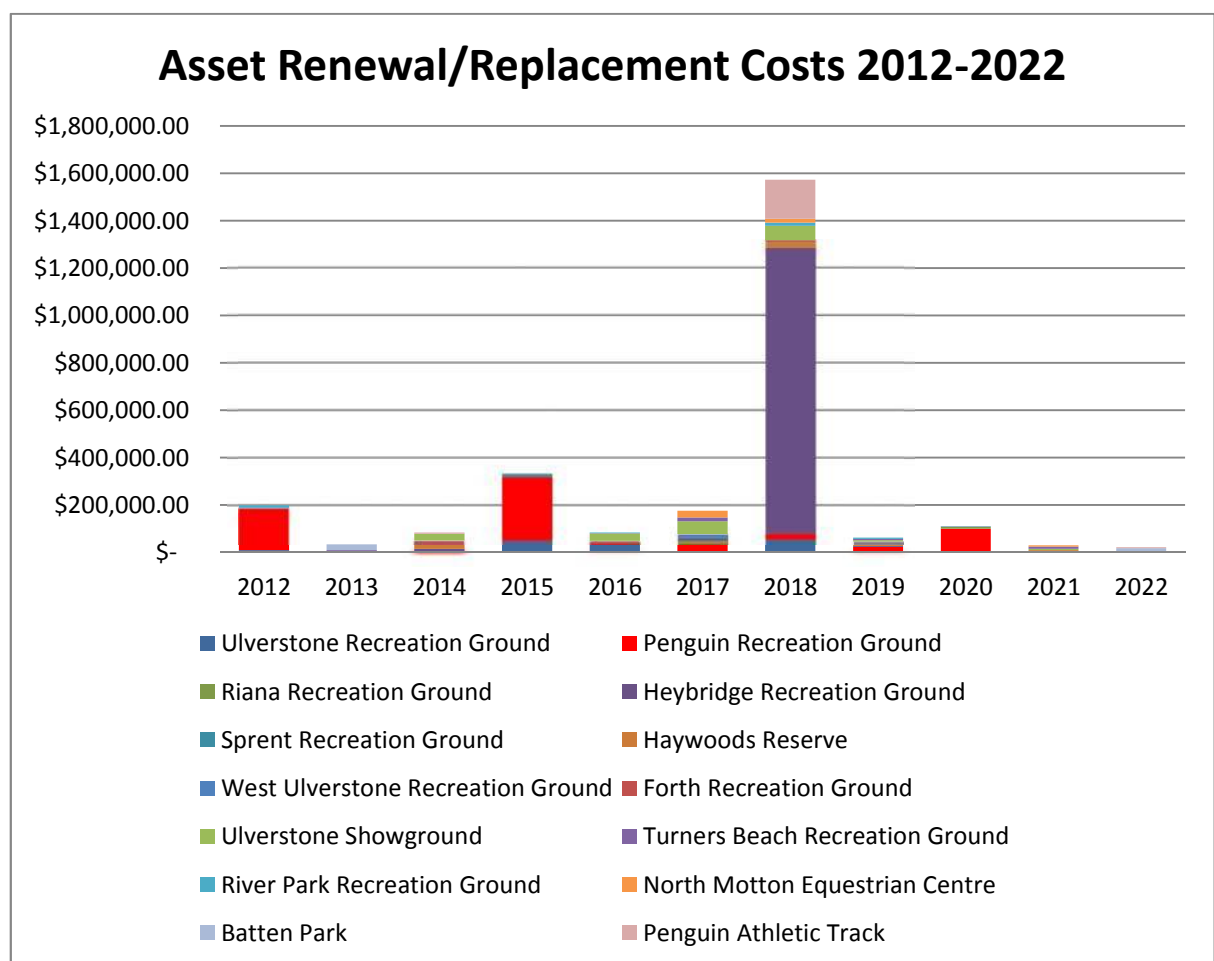
the sharing of recreation grounds by several clubs, particularly football clubs, would place additional pressure on the Council to maintain the grounds at an acceptable level. The grounds would receive more use over more days and would reduce the available ground maintenance time. In the wetter winter months it would be extremely difficult, if not impossible, to appropriately maintain the grounds between games.

An alternative to the sharing of recreation grounds by sporting clubs would be to co-locate recreation grounds and develop shared facilities between two grounds. This option would enable the sharing of facilities by several clubs and would allow sufficient time for ground maintenance to be carried out in between training and games. However, this analysis has determined that currently at each of the recreation ground sites there is insufficient available area on which to co-locate a second recreation ground. Of course, this is not the case at the Dial Regional Sports Complex where two co-located ovals are proposed which would achieve the above-mentioned benefits through the co-location and use of grounds by clubs.

The analysis has also reinforced the fact that the Penguin Recreation Ground is undersized for cricket matches and is landlocked in a residential area which limits the possible improvement of the facility as a viable long-term recreation ground in Penguin. Additionally, it has identified that the ground is at a stage where some significant funds need to be expended in the short to medium term to replace or refurbish assets. Overall \$2,281,000 is needed to replace or refurbish the ground's assets over the next 30 years. Considering the ground's limitations for accommodating cricket matches and the amount of expenditure required on the grounds assets the analysis has recommended that the relocation of the recreation ground to the Dial be pursued as a matter of priority. The next major asset replacement/refurbishment (aside from the visitor change rooms) is required in 2015 and it is suggested that the relocation be planned to occur by this date. This would accord with the recommendation to re-locate the Penguin Cricket Club C Grade games to the Dial in order to cease use of the Heybridge Recreation Ground prior to 2018.

It is recommended that the required number of recreation grounds in Central Coast be further examined following the development of the twin ovals at the Dial Regional Sports Complex in Penguin or in the event that any of the existing sporting clubs 'fold' or merge in the future.

A summary of the asset renewal/replacement which is required at the recreation grounds over the life of this plan are illustrated in the figure below. It should be noted that in the event that the action proposed in the plan are implemented, these asset renewal/replacement requirements will be altered.



The Council owns and maintains 11 recreation grounds throughout the municipal area including:

- . Forth Recreation Ground;
- . Haywoods Reserve Recreation Ground;
- . Heybridge Recreation Ground;
- . Penguin Recreation Ground;
- . Riana Recreation Ground;
- . River Park Recreation Ground;
- . Sprent Recreation Ground;

- . Turners Beach Recreation Ground;
- . Ulverstone Recreation Ground;
- . West Ulverstone Recreation Ground; and
- . Ulverstone Showground Playing Fields.

In addition to the recreation grounds, the Council also owns and maintains several specialised sporting fields including:

- . Penguin Athletics Track,
- . North Motton Equestrian Centre and
- . Batten Park Rodeo Complex.

This section of the Plan provides an analysis of these facilities based on the demand for use, the current level of use they are receiving, the recurrent operational expenditure and the asset replacement/refurbishments costs. Using this analysis recommendations are made for the future use for each facility.



Entrance to the Forth Recreation Ground

Ulverstone Recreation Ground



Usage:

The Ulverstone Recreation Ground currently receives year-round use by a variety of user groups. The principle uses of the ground are football and cricket.

The ground received 147 bookings in 2011–2012 making it the fourth highest used recreation ground in Central Coast behind the Ulverstone Showground, Penguin and Forth Recreation Grounds. The major users of the ground are discussed below in their respective seasons.

Football Season

The Ulverstone Football Club trains twice-weekly on the ground between 5.30pm and 7.30pm from mid-December until mid/late-September. The Club plays around 11 home games and additional finals at the ground each season which involves the ground being used for a day for U19, Reserve and Senior matches.

Throughout the football season the ground also hosts the Ulverstone Football Club junior roster (U15's/U17's) games on Sundays.

The ground is regularly used for representative football games such as the NTFL vs. NTFA game held in 2011 and the NTFL U23 game in 2010. The ground is also used for the NWFA grand final in September each year.

Additionally, AFL Tasmania utilises the ground on Monday and Wednesday afternoons between 4.00pm and 6.00pm between December–June for football development squad training sessions.

Cricket Season

The Sprent Cricket Club trains and plays home games at the ground from mid-October until late February/early March. It should be noted that between December and March the ground is used as a shared training facility with the Ulverstone Football Club and Sprent Cricket Club both training on different nights of the week.

The ground is also used to host Leven Cricket Association finals in late February and primary school cricket games in the morning period before Sprent's matches. Additionally, the Ulverstone District Cricket Club play an U13 roster on Sundays through the November–January period.

Other users of the ground include the Ulverstone High School athletics carnival and cross country carnival as well as the North West Primary Schools cross country.

Recurrent Expenditure:

In managing and maintaining the recreation ground the Council must allocate funds on an annual basis. The 2012–2013 budget allocations are detailed in the following table:

Line Item	Expenditure
Building Maintenance	\$ 12,000
Ground Maintenance	\$ 40,000
Operational	\$ 14,000
Program Maintenance	\$ 8,000
Total	\$ 74,000

This expenditure is off-set by annual revenue of \$22,000 received for the hire of the ground to users.

Assets:

In addition to the ongoing recurrent expenditure required for the recreation ground, a recent *Condition/Useful Life Assessment* undertaken in accordance with the **Building and Facilities Service and Asset Management Plan** and **Active Recreation Service and Asset Management Plan** has determined that the ground's assets require replacement or refurbishment in accordance with the following table:

Asset ID	Asset	Estimated Replacement Year	Cost	Annual Totals
41810	Cricket net screen – Nets and supports	2012	\$11,008	\$11,008
41827	Cricket pitch carpet – Carpet	2014	\$2,051	\$2,051
8590	Scoreboard/Umpires change room	2015	\$52,000	\$52,000
41828	Cricket pitch – Concrete	2016	\$2,051	
41911	Arena perimeter seating	2016	\$2,050	
8589	Main ticket box	2016	\$31,000	\$35,101
41862	Arena fence – Pipe and chain mesh	2018	\$53,697	
41874	Screen fence – Concrete posts	2018	\$1,800	\$55,497
41953	Goal posts – Aluminium and padding	2019	\$4,376	
41978	Sign – Metal	2019	\$273	\$4,649
77118	Ground playing surface	2024	\$16,218*	\$16,218
41920	Car barriers – Treated timber	2028	\$438	\$438
8645	Northern Grandstand	2031	\$1,461,000	\$1,461,000
41943	Flag poles – Clubrooms	2032	\$8,204	\$8,204
8644	Southern kiosk	2033	\$32,000	
8643	Northern kiosk	2033	\$39,000	\$71,000
41873	Boundary fence – north end behind goals	2034	\$5,637	
41924	Boundary fence – north-east corner	2034	\$5,649	
41884	Boundary fence – Bowls Club – north	2034	\$3,438	
41892	Gates (Victoria Street) – Tube and mesh	2034	\$1,000	
41875	Boundary fence – Bowls Club	2034	\$13,320	
41876	Boundary fence – south-east corner	2034	\$11,340	\$40,384
41865	Boundary fence around Clubrooms and toilets	2037	\$3,280	
41955	Boundary fence – Goal screen	2037	\$12,307	
41926	Boundary fence – Water Street	2037	\$4,882	
41891	Gates entry	2037	\$4,000	\$24,469
41794	Grandstand apron – Hotmix	2038	\$23,791	
41795	Liquor booth paving – Hotmix	2038	\$6,153	\$29,944
8642	Liquor booth	2046	\$34,000	\$34,000
8591	Toilet complex in south-east corner	2051	\$45,328	\$45,328
41977	Light poles	2059	\$200,000	\$200,000
41840	Cricket pitch – Concrete	2061	\$3,418	\$3,418
41787	Apron grandstands – Concrete	2064	\$41,019	
41788	Football Clubrooms apron – Concrete	2064	\$18,869	
41789	Liquid booth paving – Concrete	2064	\$1,914	\$61,802
41846	Arena spoon drain – Concrete	2071	\$15,971	\$15,971
76668	Ticket box (South-East Corner)	2075	\$5,000	\$5,000
22514	Football Club Toilets (Robins Roost)	2076	\$196,000	\$196,000
8646	Southern grandstand/change rooms	2079	\$743,000	\$743,000
76543	Concrete path perimeter	2088	\$69,596	\$69,596

Asset ID	Asset	Estimated Replacement Year	Cost	Annual Totals
8588	Clubrooms/toilets	2099	\$1,452,000	\$1,452,000
8592	Female toilets (Victoria Street)	2105	\$302,328	\$302,328
69450	Footpath Ulverstone Rec – Concrete	2107	\$13,673	\$13,673
73964	Amenities/change rooms building	2108	\$1,125,000	\$1,125,000
8589	Main ticket box	2116	\$31,000	\$31,000

*preliminary figure only

Conclusion:

The ground is being well utilised and there is little scope for increasing use or user groups. The Council expends \$74,000 annually to operate and maintain the recreation ground and receives \$22,000 in ground hire revenue. This level of recurrent expenditure is commensurate with the level of use the ground receives. While the ground's assets are well maintained, there is approximately \$160,000 in renewal/refurbishment works required within the next 10 years.

Actions:

- . No change is made to the way this ground is utilised in the foreseeable future.

Penguin Recreation Ground



Usage:

The Penguin Recreation Ground currently receives year-round use by a variety of user groups, with the principle uses being for football and cricket.

The ground serves as the home of the Penguin Football Club in the NTFL and Penguin Cricket Club in the Burnie Cricket League. The ground receives a moderate level of use with 185 bookings in 2011–2012 making it the second most used ground in Central Coast (NOTE: Penguin Cricket Club training bookings and a high proportion of the Penguin Football Club training bookings are not included in the 2010–2011 figure which would account for the reduction from 2009–2010. If these figures were included the level of use in 2010–2011 would be similar to the 2009–2010 figure).

Football Season

The Penguin Football Club trains twice weekly on the ground from early–December to mid/late–September. Throughout the season the Club plays 11 home games plus finals in the U19, Reserve and Senior competitions.

Throughout the football season the ground also hosts the Penguin Football Club junior roster (U15's/U17's) games on Sundays and is used for Penguin/Riana Auskick matches from April to August.

Cricket Season

The Penguin Cricket Club trains at the ground between mid-October until late February/early March. It should be noted that between December and March the ground is used as a shared training facility with the Penguin Football Club and Penguin Cricket Club both training on different nights of the week.

The Cricket Club's A and B Grade teams play roster matches on the ground on most weekends throughout the November to February period, however, the ground cannot be used to host finals matches because of the Council's risk management controls for the use of the ground. These are discussed in the conclusion.

Recurrent Operational Expenditure:

In managing and maintaining the recreation ground the Council must allocate funds on an annual basis. The 2012–2013 budget allocations are detailed in the following table:

Line Item	Expenditure
Building Maintenance	\$ 8,500
Ground Maintenance	\$36,000
Operational	\$ 6,000
Program Maintenance	\$16,000
Total	\$61,000

This expenditure is off-set slightly by annual revenue of \$7,400 received for the hire of the ground to users.

Assets:

In addition to the ongoing recurrent expenditure required for the recreation ground, a recent *Condition/Useful Life Assessment* undertaken in accordance with the **Building and Facilities Service and Asset Management Plan** and **Active Recreation Service and Asset Management Plan** has determined that the ground's assets require replacement or refurbishment in accordance with the following table:

Asset ID	Asset	Estimated Replacement Year	Cost	Year Totals
8466	Visitors changerooms	2010	\$167,000	\$167,000
41822	Practice wickets – Carpet	2012	\$4,102	
41823	Arena wicket – Carpet	2012	\$2,051	
41814	Interchange boxes – Steel	2012	\$2,000	\$24,459
8462	Spectator area, toilets and office	2015	\$267,000	\$267,000
41974	Seats – Concrete treated timber	2016	\$7,282	\$7,282
41946	Football catch net	2017	\$16,306	
41947	Football catch net	2017	\$20,921	\$37,227
41882	Boundary fence – Paling	2018	\$10,680	
77115	Playing surface	2018	\$13,941*	\$24,621
41847	Electronic scoreboard	2019	\$15,000	
41898	Goal posts	2019	\$2,188	
41950	Point posts	2019	\$2,188	
41815	Interchange box	2019	\$1,000	\$20,376
8461	Kiosk	2020	\$53,000	
41973	Seats – Concrete treated timber	2020	\$1,640	
41859	Arena Fence – Galvanised pipe mesh	2020	\$47,886	\$102,526
41960	Light poles	2032	\$12,000	\$12,000
41848	Boundary fence – Brick	2037	\$600	
41930	Arena fence	2037	\$6,180	
41853	Practice wicket nets	2037	\$5,405	
41890	Cyclone gate	2037	\$6,000	
41935	Boundary fence – Colorbond	2037	\$30,480	\$48,665
41793	Grandstand forecourt – Hotmix	2038	\$147,395	\$147,395
8464	Football clubrooms	2040	\$800,000	
8463	Grandstand	2040	\$641,000	\$1,441,000
41777	Gravel road	2050	\$5,031	\$5,031
8467	Cricket Clubrooms	2055	\$308,000	\$308,000
41835	Practice wickets – Concrete	2071	\$6,837	\$6,837
41834	Arena wicket – Concrete	2088	\$3,418	\$3,418

*preliminary figure only

Note: The renewals identified in the above table are for the replacement of existing assets and are independent of other plans such as the Dial Sports Complex Master Plan

Conclusion:

The recreation ground is currently being well utilised and there is little scope for increasing use or user groups, other than by facilitating other groups to use the ground on days when it is currently unused.

It is well established that the recreation ground is undersized for cricket matches and is landlocked in a residential area. These factors limit the possible improvement of the facility as a viable long-term recreation ground in Penguin.

In order to manage the risks associated with playing cricket on the Penguin Recreation Ground the Council has resolved that the following 'rules of use' are to apply (Minute No. 262/2008 – 21.07.2008):

- 1 "That the Penguin Cricket Club enforce the 'six and out' rule ('retired hurt and out' rule) at the Penguin Recreation Ground and that failure to do so will result in the automatic cancellation of the Hire Agreement between the Club and the Council;
- 2 That no batting practice be permitted on the oval wicket with the exception of Thursday;
- 3 That no playing of cricket be permitted on Sunday;
- 4 That no playing of finals games be permitted at the Penguin Recreation Ground;
- 5 That the Penguin Cricket Club be encouraged to consider, when applicable, that the playing of the grand final be hosted at the Heybridge Recreation Ground; and
- 6 That the Council lease the Penguin Recreation Ground to the Penguin Cricket Club for a further cricket season, thereafter to be reviewed, and that the Council work with the Penguin Cricket Club to help find an alternative venue."

In accordance with point 6 of the Council's resolution, ongoing investigations have been occurring towards relocating cricket and football to twin ovals which are proposed to be established as part of the Dial Sports Complex Master Plan, which is provided on page 153.

The Penguin Recreation Ground is at a stage where some significant funds need to be expended to replace or refurbish the ground's assets. The scoreboard/umpires changing rooms have been replaced in the 2011–2012 financial year at a cost of \$45,000. Additionally, refurbishment works have been undertaken on the visitor change rooms at a cost of some \$20,000. However, should the relocation of football and cricket to the Dial Sports Complex not occur, over the next 10 years the visitor changerooms will need to be replaced at an estimated cost of \$167,000 and the spectator area, toilets and office will also need to be replaced or refurbished at a cost of \$267,000. Overall, the Council will need to spend \$2,283,000 to replace or refurbish assets at the recreation ground over the next 30 years.

Considering the ground's limitations for accommodating cricket matches and the amount of expenditure required on the ground's assets in the short to medium term, it is recommended that the relocation to the Dial Sports Complex be pursued as a matter of priority. The next major asset replacement/refurbishment (aside from the visitor change rooms) is required in 2015 and it is suggested that the relocation be planned to occur by this date. This would accord with the recommendation to relocate the Penguin Cricket Club C Grade games to the Dial Sports Complex in order to cease use of the Heybridge Recreation Ground prior to 2018. The recommended relocation is dependent upon inclusion in the Council's Long-term Financial Plan.

The preliminary cost estimates for establishing the twin ovals and shared use clubroom/changeroom facilities at the Dial sports complex are detailed in the following table. These costs will be off-set by the elimination of future asset replacement/refurbishment costs for the Penguin Recreation Ground (\$2.3m.), Heybridge Recreation Ground (\$1.5m.) and the revenue from the subdivision/disposal of both former recreation grounds.

Facility	Preliminary Estimates	
	(Single Storey)	(Double storey)
Senior Ground	\$ 800,000	\$ 800,000
Junior Ground	\$ 600,000	\$ 600,000
Car park	\$ 300,000	\$ 300,000
Access Road	\$ 180,000	\$ 180,000
Clubrooms/change rooms		
Single Storey	\$1,000,000	
Double storey		\$ 2,250,000
Ground Lighting (Senior Oval Only)	\$ 200,000	\$ 200,000
Cricket Nets	\$ 50,000	\$ 50,000
Drainage Works	\$ 100,000	\$ 100,000
Ground Irrigation (Senior Oval only)	\$ 150,000	\$ 150,000
Sub Total	\$ 3,380,000	\$ 4,630,000
<i>Contingencies 20%</i>	\$ 676,000	\$ 926,000
<i>Supervision 20%</i>	\$ 811,200	\$ 1,111,200
<i>Demolition of Penguin Rec Ground</i>	\$ 100,000	\$ 100,000
Totals	\$ 4,967,200	\$ 6,767,200

Further, a master plan should be developed for the former Penguin Recreation Ground to guide the future development of the site.

Actions:

- . Construct the recreation grounds and associated facilities at the Dial Sports Complex in accordance with the Dial Sports Complex Master Plan 2013 adopted by Council on 17 June 2013;
- . Relocate football and cricket from the Penguin Recreation Ground to the Dial Sports Complex at the completion of construction in accordance with the Master Plan;
- . Develop a Penguin Recreation Ground Master Plan to determine the best use of the Penguin Recreation Ground space post-relocation of club activity to the twin ovals.

Heybridge Recreation Ground



Usage:

The recreation ground receives little use with 84 bookings in 2011–2012 making it the third least used oval in Central Coast with only the country ovals in Riana and Sprent receiving less use.

The Cuprona Football Club trains two nights per week on the ground between December and late-August, with potential for use in September if the Club makes finals.

The Club generally plays a practice match at the ground in March and nine roster games between early-April and mid-August. Again the ground has the potential for use in September if the Club makes finals.

The Burnie Bowmen Archery Club used the ground on a weekly basis but has now moved their activities to the Havenview Primary School in Burnie.

The only other user of the ground is the Penguin Cricket Club which uses the ground for C Grade home games between November and February. Last season there were 14 games played on the ground in this period.

Recurrent Operational Expenditure:

In managing and maintaining the recreation ground the Council must allocate funds on an annual basis. The 2012–2013 budget allocations are detailed in the following table:

Line Item	Expenditure
Building Maintenance	\$2,900
Ground Maintenance	\$15,000
Operational	\$2,000
Program Maintenance	\$3,000
Total	\$24,000

This expenditure is off-set slightly by annual revenue of \$4,500 received for the hire of the ground to users.

Assets:

In addition to the ongoing recurrent expenditure required for the recreation ground, a recent *Condition/Useful Life Assessment* undertaken in accordance with the **Building and Facilities Service and Asset Management Plan** and **Active Recreation Service and Asset Management Plan** has determined that the ground's assets require replacement or refurbishment in accordance with the following table:

Asset ID	Asset	Estimated Replacement Year	Cost	Year Totals
77090	Playing surface	2014	\$14,300*	\$14,300
41759	Road – Seal	2017	\$9,266	\$9,266
46317	Clubrooms and amenities	2018	\$1,203,000	\$1,203,000
41896	Goal posts	2019	\$2,188	
41897	Point posts	2019	\$2,188	\$4,376
41833	Wicket – Concrete	2031	\$3,418	\$3,418
41959	Light poles – Steel	2032	\$15,000	
41899	Light pole – Treated timber	2032	\$3,000	\$18,000
41929	Arena fence	2037	\$6,330	
41852	Catch fence	2037	\$23,246	\$29,576
41792	Forecourt – Hotmix	2038	\$162,025	\$162,025
41776	Car park – Gravel	2050	\$4,648	\$4,648
41775	Road – Gravel – assumed 100mm	2056	\$44,737	\$44,737
41786	Forecourt – Concrete	2064	\$6,837	\$6,837

*preliminary figure only

Conclusion:

The recreation ground is not currently being utilised to its fullest potential and when the replacement cost of the clubroom facility is taken into account, in addition to the

ongoing operational expenditure required on the ground, the economic viability for the Council to continue making the ground available for use is highly questionable.

It is considered that each of the ground users can be accommodated at other Council recreation grounds and the various options are discussed below.

Cuprona Football Club

The Cuprona Football Club currently uses the ground as its base for training and home games and as its clubrooms. Given that the clubrooms are due for replacement in 2018 and the fact that the Council is unlikely to be able to justify the allocation of \$1.2m. to accommodate the needs of one club alone, a decision must be made concerning the future accommodation of the Cuprona Football Club.



Heybridge Recreation Ground Clubrooms

The Council has been actively working with clubs and organisations throughout the municipal area to promote the shared use of venues and facilities. The Ulverstone Recreation Complex and Showground is an example of how the needs of multiple clubs and organisations can be accommodated within the one recreation facility.

The Council believes that the Riana Recreation Ground has the capacity to accommodate the needs and interests of the Cuprona Football Club as its clubrooms and venue for training and home games.

The Riana Recreation Ground is located close to Cuprona and is currently under-utilised, particularly in the winter periods. The ground is provided with a high quality community centre facility which has recently been upgraded with a commercial grade kitchen. There is potential for this facility to be utilised as the clubrooms for the Cuprona Football Club during the football season. Additionally, in order to accommodate the full needs of the Club, the Council would need to provide training standard lighting for the ground, an additional changeroom facility and miscellaneous items such as interchange shelters, goal posts etc. for football matches. This would cost an estimated \$350,000.



Riana Community Centre

Alternatively there may be an opportunity to locate the Cuprona Football club at the Dial Sports Complex.

Relocating the Cuprona Football Club would eliminate the need to undertake asset refurbishment/replacements such as the clubrooms at the Heybridge Recreation Ground which would save the Council over \$1m. The operational savings from Heybridge Recreation Ground maintenance could also be transferred as necessary.

Accordingly, it is recommended that the Council continue discussions with the Cuprona Football Club, in order to relocate the Cuprona Football Club to the Riana Recreation Ground prior to 2018.

Penguin Cricket Club C Grade

Finding another venue for the Penguin Cricket Club C Grade games is slightly more problematic as each of the Council's recreation grounds are used by various cricket teams during the cricket season.

The preferred option is to relocate the C Grade games to one of the twin ovals proposed as part of the Dial Sports Complex Master Plan. However, should these grounds not be available by 2018 it is recommended that the Council approach the Education Department to organise the use at a suitable school recreation ground to host these games until the ovals become available at the Dial Complex.

Actions:

- . That the Council continue discussions with the Cuprona Football Club to develop solutions to relocate the Cuprona Football Club from the Heybridge Recreation ground at the completion of the Dial Sports Complex construction.
- . That the Council relocate Penguin Cricket Club C Grade games from the Heybridge Recreation Ground to one of the twin ovals proposed as part of the Dial Sports Complex Master Plan. Should these grounds not be available by 2018, the Council is to approach the Education Department to organise the use of a suitable school recreation ground to host these games.
- . Following the relocation of the users from the Heybridge Recreation Ground, the use of the ground is to cease and the clubrooms are to be demolished.

- That the Council liaise with Crown Land Services to determine the future use of the ground following relocation of the Cuprona Football Club from the ground.

Riana Recreation Ground



Usage:

The Riana Recreation Ground includes two ovals, a main oval and a smaller secondary oval. The ground receives limited use because it has only one major user, the Riana Cricket Club. The ground was booked for 66 days in 2011–2012 making it the second least used oval in Central Coast behind the Sprent Recreation Ground. The fact that it is not utilised for football through the winter would explain this under-utilisation on a year-round basis

The clubrooms are used three nights per week in the winter with dance (Zumba) and indoor bowls.

The Riana Cricket Club trains on the ground on Thursday nights between October and March each year and uses the two ovals to host A, B and C Grade competitions games. The C Grade competition games are held on the smaller oval while A and B Grade games are held on the larger main oval.

The main oval is also used infrequently by the Riana Primary School for athletics carnivals and training purposes and for the Penguin/Riana Auskick program.

Recurrent Operational Expenditure:

In managing and maintaining the recreation ground the Council must allocate funds on an annual basis. The 2012–2013 budget allocations are detailed in the following table:

Line Item	Expenditure
Community Centre Maintenance	\$ 3,600
Ground Maintenance	\$16,000
Operational	\$ 8,900
Program Maintenance	\$ 0
Total	\$16,400

This expenditure is off-set slightly by annual revenue of \$1,700 received for the hire of the ground to users.

Assets:

In addition to the ongoing recurrent expenditure required for the recreation ground, a recent *Condition/Useful Life Assessment* undertaken in accordance with the **Building and Facilities Service and Asset Management Plan** and **Active Recreation Service and Asset Management Plan** has determined that the ground's assets require replacement or refurbishment in accordance with the following table:

Asset ID	Asset	Estimated Replacement Year	Cost	Year Totals
41824	Cricket wickets – Carpet	2016	\$4,102	\$4,102
77126	Playing surface	2017	\$15,327*	\$15,327*
41767	Car park – Sealed	2020	\$7,908	\$7,908
8481	Grandstand	2030	\$179,000	\$179,000
41931	Arena fence	2037	\$1,575	
41854	Practice wicket net	2037	\$6,625	
41860	Arena fence	2037	\$12,204	\$20,404
41779	Car park – Gravel	2038	\$5,986	\$5,986
41778	Gravel path	2050	\$2,034	\$2,034
8480	Riana Community Centre	2078	\$781,636	\$781,636

*preliminary figure only

Conclusion:

The Riana Recreation Ground is currently under-utilised through the winter

The Council needs to maximise the use of the oval by ensuring that multiple clubs are able to share the ground on a year-round basis. As discussed under the Heybridge Recreation Ground, it is recommended that the Council seek to relocate

the Cuprona Football Club to this facility as an alternative to relocating to the Penguin twin ovals.

The assets at the ground are in good condition with only \$27,000 required for asset replacement or refurbishment in the next decade.

Actions:

- . No change is made to the way this ground is utilised in the foreseeable future

Sprent Recreation Ground



Usage:

The Sprent Recreation Ground was booked for 60 days in both 2011–2012 making it the least used oval in Central Coast. The ground is used by the Castra Football Club for training and home games while the Castra Cricket Club play games in the Leven Cricket Association A and B Grade competitions.

The Castra Football Club trains two nights per week and generally plays four roster games on the ground between May and early-September.

The Castra Cricket Club play 13 A and B Grade games on the ground between October and February, however, the Club does not train at the ground choosing instead to train at the Ulverstone High School.

Recurrent Operational Expenditure:

In managing and maintaining the recreation ground the Council must allocate funds on an annual basis. The 2012–2013 budget allocations are detailed in the following table:

Line Item	Expenditure
Building Maintenance	\$ 5,400
Ground Maintenance	\$ 5,000
Operational	\$ 2,500
Program Maintenance	\$ 2,300
Total	\$15,200

This expenditure is off-set slightly by annual revenue of \$2,800 received for the hire of the ground to users.

Assets:

In addition to the ongoing recurrent expenditure required for the recreation ground, a recent *Condition/Useful Life Assessment* undertaken in accordance with the **Building and Facilities Service and Asset Management Plan** and **Active Recreation Service and Asset Management Plan** has determined that the ground's assets require replacement or refurbishment in accordance with the following table:

Asset ID	Asset	Estimated Replacement Year	Cost	Year Totals
8489	Scoreboard	2001	\$32,000	\$32,000
77125	Playing surface	2015	\$15,874*	\$15,874*
8486	Old kiosk	2024	\$75,000	\$75,000
76538	Fencing	2031	\$15,888	\$15,888
78089	Water supply system	2044	\$10,000	\$10,000
8487	Old clubrooms and amenities	2052	\$225,000	\$225,000
8492	Clubrooms	2072	\$466,000	\$466,000
8488	Changerooms	2080	\$364,000	\$364,000

*preliminary figure only

Conclusion:

As a country recreation ground, the Sprent facility is meeting the sporting needs of the district, however, its usage levels are low. Despite the low level of use, the Council would not be able to accommodate the needs of the Castra Football and Castra Cricket Clubs without the Sprent Recreation Ground and, accordingly, it is a necessary asset. Given its rural location there are few options to increase the use of the ground. There is no major expenditure required on the ground's assets over the next decade.

There are cricket nets provided at the ground which are not being used, and have not been used for some time. It is recommended that these nets be removed from the ground.

The ground could be considered surplus depending on the viability of the tenant clubs. The Community Centre is considered vital to the community and should be retained.

Actions:

- . It is recommended that no change be made to the way this ground is utilised in the foreseeable future
- . The existing disused cricket nets be removed

Haywoods Reserve



Usage:

Haywoods Reserve currently receives year-round use by a variety of user groups, with the principle uses being for football and cricket.

The ground is used as the home for the East Ulverstone Football Club in winter and the Gawler Cricket Club in summer and receives a moderate level of use with 143 bookings in 2011–2012.

Football Season

The East Ulverstone Football Club fields two teams and trains twice weekly on the ground from January to mid/late-September and plays eight home games throughout the season.

Cricket Season

The Gawler Cricket Club fields two teams with training sessions at the ground between mid-October until early March. It should be noted that between January and March the ground is used as a shared training facility with the East Ulverstone Football Club and Gawler Cricket Club both training on different nights of the week.

The Cricket Club's A and B Grade teams play roster matches on the ground on most weekends throughout mid-October to February and the ground is used for cricket finals in March.

Recurrent Operational Expenditure:

In managing and maintaining the recreation ground the Council must allocate funds on an annual basis. The 2010–2011 budget allocations are detailed in the following table:

Line Item	Expenditure
Building Maintenance	\$ 4,000
Ground Maintenance	\$ 27,000
Operational	\$ 5,000
Program Maintenance	\$ 5,000
Total	\$41,000

This expenditure is off-set slightly by annual revenue of \$6,700 received for the hire of the ground to users.

Assets:

In addition to the ongoing recurrent expenditure required for the recreation ground, a recent *Condition/Useful Life Assessment* undertaken in accordance with the **Building and Facilities Service and Asset Management Plan** and **Active Recreation Service and Asset Management Plan** has determined that the ground's assets require replacement or refurbishment in accordance with the following table:

Asset ID	Asset	Estimated Replacement Year	Cost	Year Totals
77114	Playing surface	2014	\$17,770*	\$17,770
41821	Cricket pitch carpet	2016	\$2,051	\$2,051
41818	Cricket practise nets	2018	\$6,837	
41939	Paling fence plinth	2018	\$7,800	
41879	Pine paling fence	2018	\$7,200	
41809	Ball screen – Timber and net	2018	\$5,347	\$27,184
41895	Goal posts	2019	\$4,376	
41812	Coaches boxes	2019	\$2,000	\$6,376
41962	Lighting poles	2021	\$12,000	\$12,000
8617	Scoreboard	2024	\$4,000	\$4,000
41791	Clubroom forecourt – Sealed	2025	\$45,121	\$45,121
41917	Car barriers	2028	\$328	\$328
78068	Buttons Creek rehabilitation	2031	\$8,000	\$8,000
41948	Football scoreboard	2032	\$4,102	\$4,102
41869	Cyclone mesh fence	2037	\$6,276	
41858	Arena galvanised fence	2037	\$55,325	
41932	Colorbond fence	2037	\$6,720	\$68,321

Asset ID	Asset	Estimated Replacement Year	Cost	Year Totals
8616	Changerooms/toilets	2062	\$354,000	\$354,000
41784	Road spoon drain	2071	\$32,132	
41832	Cricket pitch – Concrete	2071	\$3,418	
41966	Retaining wall – Concrete block	2071	\$1,094	
41968	Stonefaced wall	2071	\$30,766	
41981	Floodwall Button Creek	2071	\$15,315	\$82,725
8615	Football clubrooms	2076	\$1,574,000	\$1,574,000
8614	Ticket box	2081	\$3,000	\$3,000
8618	St John Ambulance building	2083	\$285,000	\$285,000

*preliminary figure only

Conclusion:

The ground is being well utilised and there is little scope for increasing use or user groups. The ground's assets are well maintained, however, there is \$65,300 of asset replacement/refurbishment works required within the next 10 years.

Actions:

- . That investigation be undertaken and estimates developed to increase the size and layout of the visitor changerooms.
- . That investigation be undertaken and estimates developed to relocate the ticket box to the eastern side of the access road.

West Ulverstone Recreation Ground



Usage:

The West Ulverstone Recreation Ground currently receives year-round use by a variety of user groups, with the principle uses being for football and cricket.

The ground is used as the home of the West Ulverstone Football Club in winter and the West Ulverstone Cricket Club in summer. The ground receives relatively low use with 135 bookings in 2011–2012.

The West Ulverstone Recreation Ground precinct also has a Fire Brigade training track that is used on an intermittent basis for training and competitions.

Football Season

The West Ulverstone Football Club trains twice weekly on the ground from April to September and plays seven home games throughout the season.

The ground also hosts Ulverstone High School football games, Ulverstone Football Club practice games and North West Primary School sports days.

Cricket Season

The West Ulverstone Cricket Club trains at the ground between mid-October until early March. The Club's A and B Grade teams play roster matches on the ground on most weekends throughout November to February, while the ground is also used for Leven Cricket Association finals in February.

The ground is also used to host primary school cricket matches as well as the Ulverstone District Cricket Club U15 roster in the November to December period.

Recurrent Expenditure:

In managing and maintaining the recreation ground the Council must allocate funds on an annual basis. The 2012–2013 budget allocations are detailed in the following table:

Line Item	Expenditure
Building Maintenance	\$2,700
Ground Maintenance	\$28,000
Operational	\$2,000
Program Maintenance	\$2,000
Total	\$34,700

This expenditure is off-set slightly by annual revenue of \$5,500 received for the hire of the ground to users.

Assets:

In addition to the ongoing recurrent expenditure required for the recreation ground, a recent *Condition/Useful Life Assessment* undertaken in accordance with the **Building and Facilities Service and Asset Management Plan** and **Active Recreation Service and Asset Management Plan** has determined that the ground's assets require replacement or refurbishment in accordance with the following table:

Asset ID	Asset	Estimated Replacement Year	Cost	Year Totals
41829	Cricket pitch – Carpet	2012	\$2,051	\$2,051
77120	Playing surface	2017	\$17,688*	\$17,688
41954	Goal posts	2019	\$4,376	
41817	Coaches boxes	2019	\$2,000	\$6,376
46298	Scoreboard	2027	\$3,000	\$3,000
41971	Retaining wall	2031	\$6,563	\$6,563
41904	Light poles	2032	\$15,000	
41913	Ticket box	2032	\$1,000	
41771	Car park (Fire Brigade area)	2032	\$22,828	\$38,828
41864	Fence wire	2034	\$23,013	\$23,013
41850	Fence	2037	\$680	
41857	Practice wicket net	2037	\$5,811	
41863	Fence wire	2037	\$5,230	
41938	Fence paling	2037	\$11,460	
41940	Fence paling with concrete plinth	2037	\$10,860	
41877	Fence – Galvanised iron	2037	\$7,440	\$41,481
41841	Practice wicket – Concrete	2041	\$6,837	\$6,837
41937	Fence paling	2043	\$22,500	\$22,500
41799	Besser block path	2051	\$3,008	\$3,008
41803	Kerb / channel (Fire Brigade area)	2064	\$10,143	\$10,143
41842	Cricket pitch – Concrete	2071	\$3,418	

Asset ID	Asset	Estimated Replacement Year	Cost	Year Totals
41843	Cricket pitch Practice	2071	\$6,837	\$10,255
8652	Clubrooms	2107	\$1,100,000	\$1,100,000

*preliminary figure only

Conclusion:

The ground is receiving relatively low levels of use, however, despite this level of use the Council would not be able to accommodate the needs of the West Ulverstone Football and Cricket Clubs without the recreation ground and, accordingly, it is a necessary asset for the local community. The ground's assets are well maintained and there will be \$24,000 of asset replacement/refurbishment works required within the next 10 years.

Improved ground lighting for winter training is regularly raised as the most urgently required capital upgrade for the ground.

The Council continues to maintain existing illumination levels while exploring future funding possibilities.

Actions:

- It is recommended that no change be made to the way this ground is utilised in the foreseeable future.

Note:

An area of land approximately 3,500m² (shown below) has been retained at the recreation ground for the purpose of establishing netball courts. The planned netball courts have not been constructed and given that a netball facility has since been provided at the Ulverstone Showground there is no longer a need for courts to be developed on this site. Accordingly, it is recommended that the need for this site be examined in the development of a Master Plan for the Recreation Ground and that if it is deemed to be surplus to requirements that it be re-zoned, subdivided and sold for residential use as it presents a logical infill extension of the West Ulverstone Residential Zone.



Forth Recreation Ground



Usage:

The Forth Recreation Ground currently receives year-round use by a variety of user groups, with the principle uses being for football and cricket.

The ground receives a low level of use as the home ground for the Forth Cricket Club in summer and Forth Football Club in winter. The recreation ground was booked for use on 160 days in 2011–2012 making it the third most used oval in Central Coast last year.

Football Season

The Forth Football Club has two teams that train twice weekly on the ground from early December to September and play's eight home games throughout the season.

The ground also hosts users such as St Brendan's–Shaw College for NWJFU roster games, Devonport High School football matches and Forth Primary School soccer training.

Cricket Season

The Forth Cricket Club trains at the ground from October until mid-February. The Club's A and B Grade teams play roster matches on the ground on most weekends throughout October to February.

The ground is also used to host social cricket games, the Forth Valley Blues Festival and the Forth Cricket Club Country and Western Day.

Recurrent Expenditure:

In managing and maintaining the recreation ground the Council must allocate funds on an annual basis. The 2012–2013 budget allocations are detailed in the following table:

Line Item	Expenditure
Building Maintenance	\$2,700
Ground Maintenance	\$40,000
Operational	\$2,000
Program Maintenance	\$3,000
Total	\$47,700

The recreation ground receives a disproportionately high amount of ground maintenance given the level of use it receives. It is understood that the ground maintenance expenditure figure includes the surrounding areas as well as the recreation ground which in this case represents an expansive area of open space. It is recommended that the Council's ground maintenance expenditure costing be broken down into both **recreation ground maintenance** and **recreation ground surrounds maintenance**.

The expenditure on the recreation ground is off-set slightly by annual revenue of \$6,000 received for the hire of the ground to users.

Assets:

In addition to the ongoing recurrent expenditure required for the recreation ground, a recent *Condition/Useful Life Assessment* undertaken in accordance with the **Building and Facilities Service and Asset Management Plan** and **Active Recreation**

Service and Asset Management Plan has determined that the ground's assets require replacement or refurbishment in accordance with the following table:

Asset ID	Asset	Estimated Replacement Year	Cost	Year Totals
41910	Post covers	2012	\$711	\$711
77045	Playing surface	2014	\$17,438*	\$17,438
41820	Cricket wicket – Carpet	2016	\$2,051	\$2,051
41941	Boundary fence	2018	\$8,720	\$8,720
41893	Goal posts	2019	\$2,188	
41894	Point posts	2019	\$2,188	
41811	Interchange sheds	2019	\$2,000	\$6,376
41866	Boundary fence	2023	\$21,618	
41878	Boundary fence	2023	\$3,420	\$25,038
41806	Bridge– Treated timber	2024	\$5,000	\$5,000
77217	Sealed access	2028	\$4,996	
41916	Car barriers	2028	\$7,220	
41949	Garden edging	2028	\$2,379	\$14,595
41790	Hot mix path	2032	\$3,076	
41921	Picnic tables	2032	\$1,914	\$4,990
41942	Wire boundary fence	2037	\$3,000	
41928	Arena fence	2037	\$6,870	
41867	Boundary fence	2037	\$47,654	
41868	Tennis court fence	2037	\$16,040	
41851	Wicket nets – Chain link	2037	\$6,160	
41888	Cyclone gate	2037	\$1,000	\$80,724
41972	Seats – Treated timber	2041	\$8,615	\$8,615
41886	Log edging – Treated timber	2044	\$8,409	\$8,409
41772	Gravel road	2045	\$53,452	
41830	Concrete wickets	2045	\$6,837	
41831	Cricket wicket	2045	\$3,418	63,707
8406	Scoreboard	2050	\$15,000	\$15,000
76898	Ground lighting	2056	\$50,000	\$50,000
41774	Gravel road	2160	\$8,308	\$8,308
41783	Concrete slabs	2064	\$273	\$273
8408	Toilets	2069	\$149,328	\$149,328
41969	Retaining wall	2071	\$410	\$410
8409	Tennis Club building	2086	\$40,000	\$40,000
8407	Football clubrooms	2110	\$1,602,000	\$1,602,000

*Preliminary figure only

Conclusion:

The ground is receiving moderately high levels of use with a number of 'secondary' sport and recreation groups utilising the facility. The ground's assets are well maintained and there will be asset replacement/refurbishment works totalling \$35,296 required within the next 10 years.

Actions:

- . It is recommended that no change be made to the way this ground is utilised in the foreseeable future.

Ulverstone Showground, Sports and Leisure Complex



Usage:

The Ulverstone Showground Complex is a multi-sport facility catering for soccer, basketball, judo, squash, netball, softball and dog training. The showground fields are the most used of all Council recreation grounds with 406 bookings of the grounds received in 2011–2012.

The grounds receive a high level of use for

- . Ulverstone Soccer Club training and games;
- . Junior soccer training and games;
- . North West girls soccer;
- . Women's premier league games;
- . Futsal trial games;
- . Ulverstone Softball Association training and games;
- . Zodiacs softball training;
- . Dog training;
- . Ulverstone Show;
- . Car show; and
- . Various Ulverstone High School sports days and training.

Recurrent Operational Expenditure:

In managing and maintaining the recreation ground the Council must allocate funds on an annual basis. The 2012–2013 budget allocations are detailed in the following table:

Line Item	Expenditure
Building Maintenance	\$24,000
Ground Maintenance	\$54,000
Operational	\$22,000
Program Maintenance	\$15,000
Total	\$115,000

This expenditure is off-set slightly by annual revenue of \$21,000 received for the hire of the ground to users.

Assets:

In addition to the ongoing recurrent expenditure required for the recreation ground, a recent *Condition/Useful Life Assessment* undertaken in accordance with the **Building and Facilities Service and Asset Management Plan** and **Active Recreation Service and Asset Management Plan** has determined that the ground's assets require replacement or refurbishment in accordance with the following table:

Asset ID	Asset	Estimated Replacement Year	Cost	Year Totals
77119	Ulverstone Showground playing surface	2014	\$28,898*	\$28,898
41905	Loading ramps	2016	\$2,734	
41912	Side Show alley power	2016	\$27,347	
41979	Intercom poles	2016	\$437	\$30,518
8641	Secretary's office	2017	\$53,000	\$53,000
41957	Horse stalls	2018	\$1,500	
41914	Wash down area	2018	\$54,695	
41885	Dividing fence – Cattle pavilion	2018	\$4,200	\$60,395
41906	Loading ramp	2019	\$2,734	
41907	Loading ramps	2019	\$2,734	\$5,468
41976	Barbecue – Brick and steel	2021	\$5,000	\$5,000
77127	Netball courts (playing surface)	2023	\$64,560	\$64,560
77390	Soccer lighting poles and lights	2030	\$9,000	
76542	Training lights	2030	\$50,000	\$59,000
41909	Parking posts	2031	\$615	\$615
41961	Lighting poles and lights	2032	\$12,000	\$12,000
78069	Showground fencing	2036	\$40,475	\$40,475
41958	Horse stalls	2037	\$5,605	
41808	Cattle stalls	2037	\$2,187	
41927	Dog ring cyclone mesh	2037	\$3,719	
41915	Water trough	2037	\$1,000	
8634	Bar/store	2037	\$36,000	\$48,511
41796	Hotmix entry and fore court	2038	\$208,103	\$208,103

Asset ID	Asset	Estimated Replacement Year	Cost	Year Totals
78071	Softball fencing	2041	\$29,358	\$29,358
8628	Cattle pavilion No.2	2042	\$208,000	
8632	Pig and sheep pens	2042	\$118,000	
76684	Cattle pavilion	2042	\$200,000	\$526,000
8631	Storage shed poultry pavilion	2044	\$108,000	\$108,000
41980	Speed humps	2045	\$52,500	\$52,500
26262	Alice Street changerooms	2046	\$56,000	\$56,000
76685	Kiosk and storage pavilion	2051	\$116,000	\$116,000
8580	Men's toilet No.1	2052	\$110,328	
8636	Ladies toilets No. 2	2052	\$67,328	\$177,656
8637	Stadium 3	2063	\$2,960,670	\$2,960,670
46324	Squash courts (4)	2071	\$1,125,000	\$1,125,000
8639	Alice Street ticket box	2075	\$3,000	
76686	Ticket box (Flora Street)	2075	\$3,000	\$6,000
28329	Disabled toilet No. 3	2080	\$38,328	\$38,328
47237	Stadium 2	2086	\$2,377,094	\$2,377,094
8626	Lions Club building	2089	\$67,000	\$67,000
8640	Keith Johnstone Memorial Pavilion	2105	\$453,000	\$453,000
8633	Social room/kitchen	2106	\$269,000	\$269,000
8630	Training room	2107	\$89,000	\$89,000
47238	Stadium 1	2110	\$5,571,118	
47241	Boat shed	2110	\$88,000	
77516	Community pavilion	2110	\$518,000	\$6,177,118

*Preliminary figure only

Conclusion:

The showgrounds are being well utilised by a wide variety of user groups. The grounds' assets are well maintained although there will be asset replacement/refurbishment works totalling \$182,000 required at the ground within the next 10 years. The showground received the highest level of use of all Council recreation grounds and the current level of maintenance expenditure is considered to be commensurate with its status as the premier recreational venue in Central Coast.

Actions:

- That a showground sport and recreation user group be established to provide regular feedback to management.
- It is recommended that no change be made to the way this ground is utilised in the foreseeable future

Turners Beach Recreation Ground



Usage:

The Turners Beach Recreation Ground currently receives year-round use by a variety of user groups, with the principle uses being for football and cricket.

The recreation ground is well used as the home ground for the Turners Beach Cricket Club in summer and Turners Beach Football Club in winter. The recreation ground was booked for use on 128 days in 2011–2012 making it the eight most used recreation ground in Central Coast.

Football Season

The Turners Beach Football Club trains twice weekly on the ground from early January to September and plays eight home games throughout the season. The ground also hosts users such as St Brendan's–Shaw College for NWJFU roster games and Devonport High School football matches.

Cricket Season

The Turners Beach Cricket Club trains at the ground from October until mid-March. The Club's A and B Grade teams play roster matches on the ground on most

weekends throughout October to February. The ground is also used to host the Leven Cricket Association 20/20 Competition in January and finals matches throughout February and March.

Recurrent Operational Expenditure:

In managing and maintaining the recreation ground the Council must allocate funds on an annual basis. The 2012–2013 budget allocations are detailed in the following table:

Line Item	Expenditure
Building Maintenance	\$ 2,700
Ground Maintenance	\$ 23,000
Operational	\$ 2,000
Program Maintenance	\$ 2,000
Total	\$29,700

This expenditure is off-set slightly by annual revenue of \$5,500 received for the hire of the ground to users.

Assets:

In addition to the ongoing recurrent expenditure required for the recreation ground, a recent *Condition/Useful Life Assessment* undertaken in accordance with the **Building and Facilities Service and Asset Management Plan** and **Active Recreation Service and Asset Management Plan** has determined that the ground's assets require replacement or refurbishment in accordance with the following table:

Asset ID	Asset	Estimated Replacement Year	Cost	Year Totals
41826	Arena wicket – Carpet	2012	\$2,051	
41963	Post covers	2012	\$711	\$2,762
41782	Tennis Club hot mix	2013	\$11,261	\$11,261
41816	Coaches boxes	2016	\$2,000	\$2,000
77117	Playing surface	2017	\$16,305*	\$16,305
41951	Goal posts	2019	\$2,188	
41952	Point posts	2019	\$2,188	\$4,376
41975	Seats – Treated pine	2020	\$1,000	\$1,000
41903	Light poles	2021	\$9,000	\$9,000
41919	Car barriers	2028	\$1,750	\$1,750
41819	Practise wicket – Concrete	2037	\$3,418	
41849	Boundary fence – Brick	2037	\$32,960	
41872	Tennis Club fence	2037	\$16,272	
41856	Practise wicket net	2037	\$2,557	
41861	Arena fence	2037	\$52,535	
41883	Boundary fence	2037	\$28,740	
41936	Boundary fence	2037	\$10,560	\$147,042

Asset ID	Asset	Estimated Replacement Year	Cost	Year Totals
41839	Arena wicket – Concrete	2071	\$3,418	\$3,418
8503	Football clubrooms	2100	\$1,381,000	\$1,381,000

*Preliminary figure only

Conclusion:

The ground is receiving a moderate level of use, however, despite this level of use the Council would not be able to accommodate the needs of the Turners Beach Football and Cricket Clubs without the recreation ground and, accordingly, it is a necessary asset for the local community. The ground's assets are well maintained although there will be asset replacement/refurbishment works totalling \$46,000 required at the ground within the next 10 years.

Actions:

- It is recommended that no change be made to the way this ground is utilised in the foreseeable future.

River Park Recreation Ground



Usage:

The River Park Recreation Ground receives a moderate level of use. It has only one major user, the Ulverstone District Cricket Club, who play in the Cricket North West roster, however the ground is also used for a women's cricket roster, training by the North West football umpires in winter, AusKick and some school fixtures. The ground receives a moderate level of use with 148 bookings in 2011–2012 and is the fifth most used ground in Central Coast.

The Ulverstone District Cricket Club trains and plays 1st and 2nd Grade cricket matches at the ground between October and March. Additionally, the Club's U17, U15 and women's team play games on Sundays between October and January.

The North West Umpires Association uses the ground as its training base between April and June, while the Ulverstone AusKick operates at the ground on Sundays between April and July.

Recurrent Operational Expenditure:

In managing and maintaining the recreation ground the Council must allocate funds on an annual basis. The 2012–2013 budget allocations are detailed in the following table:

Line Item	Expenditure
Building Maintenance	\$ 4,500
Ground Maintenance	\$ 20,000
Operational	\$ 2,000
Program Maintenance	\$ 3,000
Total	\$ 29,500

This expenditure is off-set slightly by annual revenue of \$5,000 received for the hire of the ground to users.

Assets:

In addition to ongoing annual recurrent operational expenditure on the recreation ground, a recent *Condition/Useful Life Assessment* undertaken in accordance with the **Building and Facilities Service and Asset Management Plan** has determined that the ground's assets will require replacement or refurbishment in accordance with the following table:

Asset ID	Asset	Estimated Replacement Year	Cost	Year Totals
41825	Practice wickets – Carpet	2012	\$8,204	\$8,204
41908	Mobile site screens	2016	\$2,735	\$2,735
77116	Playing surface	2018	\$26,374*	\$26,374
41807	Car barriers	2019	\$5,579	\$5,579
41922	Concrete table and stools	2020	\$957	\$957
41918	Car barriers	2028	\$1,969	\$1,969
41855	Cricket net fence	2031	\$16,504	\$16,504
41902	Light poles	2032	\$15,000	\$15,000
41967	Retaining wall	2040	\$1,395	\$1,395
41838	Practice wickets – Concrete	2071	\$3,418	\$3,418
41825	Practice wickets – Carpet	2012	\$8,204	\$8,204
8573	Cricket clubrooms	2101	\$985,000	\$985,000

*Preliminary figure only

Conclusion:

The ground has the only turf wicket provided in the municipal area. The Council would not be able to accommodate the needs of the Ulverstone District Cricket Club without this recreation ground. Accordingly, the ground is considered to be a necessary part asset for the local community. The ground's assets are well

maintained although there will be asset replacement/refurbishment works totalling \$43,849 required at the ground within the next 10 years.

Actions:

- . Investigations on the long term viability of the ground be undertaken due to continual subsidence and high maintenance costs. Results of this investigation will inform decision making into the future.
- . It is further recommended that no change be made to the way this ground is utilised in the foreseeable future.

Former South Riana Recreation Ground

The Council owns a recreation ground in South Riana which has been disused for any organised sport for many years. Despite being unused the site still contains a clubroom building.

The site is currently maintained by the community.

In addition to the ongoing recurrent expenditure required for the recreation ground, a recent *Condition/Useful Life Assessment* undertaken in accordance with the **Building and Facilities Service and Asset Management Plan** and **Active Recreation Service and Asset Management Plan** has determined that the ground's assets require replacement or refurbishment in accordance with the following table:

Asset ID	Asset	Estimated Replacement Year	Cost	Year Totals
8483	Changerooms	2068	\$103,000	\$103,000

Given its close proximity to the Riana Recreation Ground, which is proposed for year-round use under this Plan, and in accordance with the open space classification hierarchy, the former South Riana Recreation Ground is unutilised and constitutes an over-servicing of the district. Accordingly, it is recommended that the recreation ground be deemed surplus public land, that the changerroom building be removed from the site and the land disposed of.

The disposal options for this open space are discussed in *Appendix 2 – Surplus Public Land*.

Actions:

- Undertake discussions with the South Riana Hall committee to determine the usage and future requirements of the site. If there is surplus land identified dispose of the land through the disposal of surplus land process.

North Motton Equestrian Centre



Usage:

The North Motton Equestrian Centre is a specialist sporting facility which is used for horse dressage and show jumping events/training by the Leven Pony Club and for polocrosse tournaments by the Central Coast Polocrosse Club. The complex is used on a rotational basis between venues in the Region/State. The facility received 51 bookings in 2011–2012.

Recurrent Operational Expenditure:

In managing and maintaining the facility the Council must allocate funds on an annual basis. The 2012–2013 budget allocations are detailed in the following table:

Line Item	Expenditure
Building Maintenance	\$ 3,400
Ground Maintenance	\$ 13,000
Operational	\$ 3,000
Program Maintenance	\$ 1,000
Total	\$ 20,400

This expenditure is off-set slightly by annual revenue of \$2,800 received for the hire of the ground to users.

Assets:

In addition to the ongoing recurrent expenditure required for the facility, a recent *Condition/Useful Life Assessment* undertaken in accordance with the **Building and Facilities Service and Asset Management Plan** and **Active Recreation Service and Asset**

Management Plan has determined that the ground's assets require replacement or refurbishment in accordance with the following table:

Asset ID	Asset	Estimated Replacement Year	Cost	Year Totals
77124	Polo field playing surface	2017	\$28,282	\$28,282
41871	Boundary fence – Wire cyclone	2018	\$11,158	
41881	Boundary fence – Paling	2018	\$5,580	\$16,738
41901	Lighting poles	2021	\$6,000	\$6,000
41889	Cyclone gate	2037	\$2,000	\$2,000
46319	Shed	2077	\$34,000	\$34,000
8417	Clubrooms	2117	\$500,000	\$500,000

*Preliminary figure only

Conclusion:

The facility is receiving a relatively low level of use, however, despite this, as the only equestrian facility currently provided in the municipal area the Council would not be able to accommodate the needs of the Leven Pony Club or Central Coast Polocrosse Club without it. Accordingly, the facility is considered to be a necessary asset for the local community, at least in the short term. It is noted that there is \$51,000 in asset replacement/refurbishment works required for the centre within the next 10 years.

It is apparent that both the North Motton Equestrian Centre and Batten Park Rodeo Complex are receiving low levels of use. It is recommended that the Council investigate the re-location of the North Motton Equestrian Complex to the Batten Park site. The Batten Park facility is a large (6.2ha) flat site which is capable of accommodating the needs of the Leven Pony Club, Central Coast Polocrosse Club and the Ulverstone Rodeo. Following discussions with the relevant clubs it has been determined that further land would be required to accommodate all equestrian facilities. Investigation is being undertaken to determine what would be required to accommodate these facilities.

The North Motton Equestrian Centre is zoned Mixed Use under the **Central Coast Planning Scheme 2005** which would enable the site to be subdivided for residential use if the facility is relocated in the future. Therefore there is a significant opportunity cost to the Council in maintaining the Equestrian Centre in North Motton.

Actions:

- . Investigations be undertaken and estimates developed for the relocation of the North Motton Equestrian Centre to Batten Park.
- . Develop a Master Plan to determine the best use of the North Motton Equestrian Centre space post-relocation of club activities to Batten Park.

Batten Park Rodeo Complex



Usage:

The Batten Park Rodeo Complex receives limited use because it has only one major user, the Ulverstone Rodeo. The facility was booked for training and events on 40 occasions in 2010–2011 with usage in the past couple of years trending upwards.

Recurrent Expenditure:

In managing and maintaining the complex the Council must allocate funds on an annual basis. The 2012–2013 budget allocations are detailed in the following table:

Line Item	Expenditure
Building Maintenance	\$ 4,500
Ground Maintenance	\$ 4,500
Operational	\$ 400
Total	\$ 9,400

Assets:

In addition to the ongoing recurrent expenditure required for the complex, a recent *Condition/Useful Life Assessment* undertaken in accordance with the **Building and Facilities Service and Asset Management Plan** and **Active Recreation Service and Asset**

Management Plan has determined that the ground's assets require replacement or refurbishment in accordance with the following table:

Asset ID	Asset	Estimated Replacement Year	Cost	Year Totals
76693	Serving hut (west)	2013	\$10,000	
76694	Serving hut (centre)	2013	\$7,000	
76695	Serving hut (east)	2013	\$7,000	\$24,000
76692	shed	2022	\$18,000	\$18,000
76696	Liquor booth	2032	\$16,000	\$16,000
46308	Judges tower	2052	\$12,000	\$12,000
8596	Toilet block	2055	\$119,000	\$119,000
46307	Grandstand (east)	2092	\$35,000	
46306	Grandstand (west)	2092	\$29,000	\$64,000

Conclusion:

The complex is receiving a very low level of use, however, despite this the Council would not be able to accommodate the needs of the Ulverstone Rodeo without it. The facility is currently costing the Council very little in terms of recurrent operational expenditure, however, there is \$42,000 required to be spent on replacing or refurbishing assets at the site over the next 10 years, with \$24,000 due in 2013.



Batten Park toilet block and surrounds

At 6.2ha the Batten Park site is too large to be used as effectively a single event rodeo park. As previously discussed, it is recommended that the Council investigate the relocation of the North Motton Equestrian Centre to the Batten Park site. A draft site plan of Batten Park as a shared use facility is provided on the following page. It is anticipated that a shared use facility would increase usage and provide benefits to all of the clubs through the improvement of the grounds and facilities on the site.

It is recommended that Batten Park be developed as the Central Coast centre for all horse club activities.

Actions:

- Investigations be undertaken and estimates developed for the relocation of the North Motton Equestrian Centre to Batten Park.



A view of the grounds at Batten Park

Penguin Regional Athletic Centre



Usage:

The Penguin Athletics Track is used for athletics competitions and training by the North West Athletics Club, North West Little Athletics Club and schools. As it is a specialist sporting facility the track receives limited use. It was booked on 70 occasions in 2011–2012. It should be noted that while the actual booking numbers are low, the number of participants utilising the track is quite high as a single school using the facility has several hundred student participants.

Recurrent Expenditure:

In managing and maintaining the facility the Council must allocate funds on an annual basis. The 2012–2013 budget allocations are detailed in the following table:

Line Item	Expenditure
Building Maintenance	\$ 4,000
Ground Maintenance	\$ 13,000
Operational	\$ 12,000
Program Maintenance	\$ 12,000
Total	\$ 41,000

This expenditure is off-set slightly by annual revenue of \$12,000 received for the hire of the facility to users.

Assets:

In addition to the ongoing recurrent expenditure required for the facility, a recent *Condition/Useful Life Assessment* undertaken in accordance with the **Building and Facilities Service and Asset Management Plan** and **Active Recreation Service and Asset Management Plan** has determined that the ground's assets require replacement or refurbishment in accordance with the following table:

Asset ID	Asset	Estimated Replacement Year	Cost	Year Totals
76535	Safety bag covers	2014	\$5,351	\$5,351
76534	Portable seating	2018	\$164,086	\$10,500
76263	Road surface	2022	\$ 3,428	\$ 3,428
47236	Kiosk	2048	\$63,646	\$63,646
46312	Amenities	2066	\$373,646	\$373,646
8436	Shelter	2081	\$60,646	\$60,646
76264	Road pavement	2082	\$4,330	\$4,330

Conclusion:

The Penguin Athletics track is one of three synthetic athletics tracks in Tasmania and is the only track provided in the Cradle Coast region. While the facility is receiving a relatively low level of use, the needs of the North West Athletics Club, North West Little Athletics Club and schools could not be met without it. Accordingly, the facility is considered to be a necessary asset.

The Council has adopted the Dial Sports Complex Master Plan 2013 (June 2013) and this will see the co-location of more user groups at the Dial including the Penguin Football and Cricket Clubs which would be likely to increase the use of the facility.

From an economic perspective, the annual maintenance costs for the facility are comparable with those for the Council's recreation grounds when revenue from the facility is taken into account.

Accordingly work on the upgrade of the Penguin Regional Athletics Centre is currently in progress which will provide:

Line Item	Cost
Athletic track replacement	\$500,000
Lighting for track	\$250,000
Improved administration centre	\$150,000
Improved timing/officials area	\$50,000
Increased undercover seating	\$35,000
Increasing power supply	\$15,000
Contingency/project management	\$150,000
Total	\$1,150,000

It is recommended that the Council market and program the facility to increase the usage and review its venue hire fee structure to encourage schools, regional users, carnivals and clubs to utilise the facility.

Actions:

- . In accordance with the Dial Sports Complex Master Plan 2013 the Council market and program the facility to increase usage and review its venue hire structure to encourage schools, regional users, carnivals and clubs to utilise the facility

Appendix 1: Open Space Asset Provision Standards (as at December 2011)

Local Open Space

[illegible]

[illegible]

District Open Space

Asset Description	Service Level	Open space Form	Fencing	Parking	Toilets	Playground				Soft fall	Playing field	Change room	Spectator	Water	Seats	Tables	Barbecue	Rubbish bins	Shelters	Tracks & paths	Turf	Gardens	Irrigation	Tree Planting	Lighting	Memorials	Flagpoles	Power Outlets	Dog tidy Bins	Visitor Info	Notes				
						Swings	Slides	Play structures	Other equipment	Mulch only (M) Rubber Optional								(1 min. + 1BBO) S = Skip B = Bin													<div></div> = Standard asset provision				
																																			<div></div> = Over-serviced by assets
																																			<div></div> = Under-serviced by assets
Asset Provision Standard			R	O	1	O	O	O	O	O	1	O	O	1	O	O	O		1	O			O		1				O			O = Optional R = Risk Assessment			
Bannons Park	District	Parkland		1	1											4		2																	
Batten Park Rodeo Complex	District	Sports surface																																	
Forth Recreation Ground	District	Sports surface		1	1	2	3	1		M						4	1	1S 3B	1																
Haywoods Reserve	District	Sports surface																1S 2B																	
Heybridge Recreation Ground	District	Sports surface																1S																	
Hiscutt Park	District	Parkland					2	2	2	M					4	6	2	2	1						1							Bridges, windmill, basketball hoop			
Johnsons Beach Reserve	District	Foreshore		2	1	2			1	M						4	2	4	1													Skate park, fountain, car barriers, jetty, lookout, model railway.			

[illegible]

[illegible]

[illegible]

Regional Open Space

[illegible]

Linear/Passive Open Space

[illegible]

Asset Description	Service Level	Open space Form	Fencing	Parking	Toilets	Playground				Soft fall	Playing field	Change room	Spectator	Water	Seats	Tables	Barbecue	Rubbish bins	Shelters	Tracks & paths	Turf	Gardens	Irrigation	Tree Planting	Lighting	Memorials	Flagpoles	Power Outlets	Dog Tidy Bins	Visitor Info	Notes				
						Swings	Slides	Play structures	Other equipment																							<div></div> = Standard asset provision			
																																			<div></div> = Over-served by assets
																																			<div></div> = Under-served by assets
Asset Provision Standard			R	x	x	x	x	x	x	x	O	x	x	x	O	x	x	x	x	O		x	x	x	O	x	x	x	O	O	O = Optional R = Risk Assessment				
Tingha Way Reserve	Linear	Parkland																																	
Ulverstone–Turners Beach Shared Pathway	Linear	Pathway																																	
Adina Court Reserve	Passive	Parkland																														No assets			
Allambie Crescent Playground	Passive	Parkland																														Sign – no bike riding			
Amy Street Tree Belt	Passive	Bushland																																	
Bellchambers Park – River Road	Passive	Parkland																														Stand pipe			
Commonwealth Court Reserve	Passive	Parkland																														No assets			
Deacon Drive Reserve	Passive	Parkland																														No assets			
Dunkies Reserve	Passive	Foreshore																																	
Eastland Drive (old visitor information center)	Passive	Parkland																														No assets			
Eastland Drive Reserve	Passive	Parkland																														Car barriers			
Hearps Road (off)	Passive	Bushland																														No assets			
Forth Bridge Reserve	Passive	Parkland																														Retaining wall			
Groom Street Reserve	Passive	Bushland																														Boom gate			

Asset Description	Service Level	Open space Form	Fencing	Parking	Toilets	Playground			Soft fall	Playing field	Change room	Spectator	Water	Seats	Tables	Barbecue	Rubbish bins	Shelters	Tracks & paths	Turf	Gardens	Irrigation	Tree Planting	Lighting	Memorials	Flagpoles	Power Outlets	Dog Tidy Bins	Visitor Info	Notes					
						Swings	Slides	Play structures	Other equipment																						<div></div> = Standard asset provision				
																																			<div></div> = Over-served by assets
																																			<div></div> = Under-served by assets
Asset Provision Standard			R	x	x	x	x	x	x	x	O	x	x	x	O	x	x	x	x	O		x	x	x	O	x	x	x	O	O	O = Optional R = Risk Assessment				
Halls Point Reserve	Passive	Foreshore		1												2		2																	
Highfield Crescent Park	Passive	Parkland																													No assets				
George Hooper Reserve	Passive	Parkland												1																					
Ironcliffe Court Reserve	Passive	Parkland																													No assets				
J.R. Lee Memorial Park	Passive	Parkland														2		1												3					
Lobster Creek Reserve	Passive	Parkland																													No assets				
Markm Court Reserve	Passive	Parkland																													No assets				
McCulloch Street Reserve	Passive	Parkland																													No assets				
Nicholsons Point Reserve	Passive	Foreshore																													No assets				
Perry-Ling Gardens Reserve	Passive	Foreshore														2														2					
Preston/Upper Preston Falls – Raymond Road	Passive	Bushland															1													1	Boardwalk, bridge				
Recreation Drive Reserve	Passive	Parkland																													No assets				
Reid Street Reserve	Passive	Bushland																												2	Boom gates, car barriers, viewing platform, stairs				
River Park	Passive	Parkland																													Boom gate				
Smith Street Reserve	Passive	Open grassy area																																	
Tavlors Flats	Passive	Parkland														4	3	3																	

[illegible]

Specific Purpose Open Space

Asset Description	Service Level	Open space Form	Fencing	Parking	Toilets	Playground				Soft fall	Playing field	Change room	Spectator	Water	Seats	Tables	Barbecue	Rubbish bins	Shelters	Tracks & paths	Turf	Gardens	Irrigation	Tree Planting	Lighting	Memorials	Flagpoles	Power Outlets	Dog tidy bins	Visitor Info	Notes					
						Swings	Slides	Play structures	Other equipment	Mulch Only (M) Rubber Optional																						<div></div> = Standard asset provision				
																																				<div></div> = Over-serviced by assets
																																				<div></div> = Under-serviced by assets
Asset Provision Standard			R	O	O	O	O	O	O	O	O	O	X	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O = Optional R = Risk Assessment			
Air Force Park – Tasma Parade	Specific Purpose	Parkland														1	2	2																		
Apex Park – Reibey Street	Specific Purpose	Paved area												2				2													1	Artwork, LED sign				
Braddons Lookout Reserve	Specific Purpose	Paved area														1		2															Lookout			
Central Coast Memorial Park	Specific Purpose	Cemetery																															Cemetery			
Civic Park, King Edward Street	Specific Purpose	Lawn												2				1																		
Light Horse Park	Specific Purpose	Lawn												2				1							2											
Memorial Entry Park (The Podium)	Specific Purpose	Paved area																1						2							1	Podium				

[illegible]

[illegible]

Appendix 2: Unclassified Open Space

Unclassified open spaces do not provide any of the functions or purposes identified in the open space classification hierarchy on page 20 of the Plan. Unclassified operational open spaces are sites which are currently maintained by the Council while, as the name suggests, unclassified non-maintained open spaces receive no Council maintenance. Central Coast's unclassified open spaces are listed in the following table:

Unclassified Operational Open Space

Nature Strips

Water Street (Ulverstone Bowls Club)
 Eastland Drive (East Ulverstone School)
 Eastland Drive (Deegan Marine)
 Flora Street (nature strip)
 Flora Street (Showgrounds)
 Forth Road (Poynton's)
 Henslowes nature strip/Chamberlain Street corner
 Beach Road verge – Caravan Park to end
 Wrights Road South nature strip
 Clarke Street and Trevor Street nature strip
 Ihlata Street including Riverside Avenue
 Home Court around the seat
 Queen Street at the Caravan Park
 Turners Beach Road and Forth Road
 Crescent Street, Penguin
 Recreation Drive nature strip
 Olympic Court nature strip
 Deviation Road

Parks

Western interchange
 Eastern Interchange
 Industrial Drive/Ocean Drive traffic islands
 Ocean Drive traffic islands
 Marion Street grassed area
 Penguin Surf Club

Miscellaneous

Allambie Crescent Creek
 Buttons Creek Caravan Park – April/November
 History Museum vacant block
 Gawler Hall (front section)
 TJ McKenna House
 Ironcliffe Road (opp. Penguin Primary School)
 Coroneagh Street traffic island
 Stubbs Court, Penguin
 Off-ramp at Turners Beach turning area

Gardens

Information Centre, Penguin
Wongi Lane

Unclassified Non-Maintained Open Space

South Road, Ulverstone –	Central Coast Memorial Park (north of South Road only)
Top Gawler Road, Gawler –	Gawler Hall
Montgomery Road, Penguin –	Former Penguin Refuse Disposal Site
4 Arnold Street, Penguin –	Vacant land
207 Ironcliffe Road, Penguin –	Training centre
175 Ironcliffe Road, Penguin –	Training centre – former speedway track
Leatherwood Drive, Penguin –	Vacant land
Park Avenue, Penguin –	Vacant land/Formal Penguin Council Depot
Risby Street, Ulverstone –	Vacant land
Preston Road, Preston –	Vacant land
Castra Road, Ulverstone –	Vacant land
83 Henslowes Road –	Vacant Land

An assessment of the above parcels of land should be undertaken to determine the future usage and requirements. This has been included in the actions section of the plan.

Appendix 3: Surplus Public Land

Pursuant to Section 177A (1) of the *Local Government Act 1993* ('the Act') public open space is considered to be public land where it is:

- . land that provides health, recreation, amusement or sporting facilities for public use;
- . a public park or garden; and/or
- . land shown on a subdivision plan as public open space that is acquired by a council under the *Local Government (Building and Miscellaneous Provisions) Act 1993*.

The Act allows the Council to sell, lease, donate, exchange or otherwise dispose of public land owned by it in accordance with Section 178:

178. Sale, exchange and disposal of public land

- (1) A council may sell, lease, donate, exchange or otherwise dispose of public land owned by it in accordance with this section.
- (2) Public land that is leased for any period by a council remains public land during that period.
- (3) A resolution of the council to sell, lease, donate, exchange or otherwise dispose of public land is to be passed by an absolute majority.
- (4) If a council intends to sell, lease, donate, exchange or otherwise dispose of public land, the general manager is to—
 - (a) publish that intention on at least 2 separate occasions in a daily newspaper circulating in the municipal area; and
 - (ab) display a copy of the notice on any boundary of the public land that abuts a highway; and
 - (b) notify the public that objection to the proposed sale, lease, donation, exchange or disposal may be made to the general manager within 21 days of the date of the first publication.
- (5) If the general manager does not receive any objection under subsection (4) and an appeal is not made under section 178A, the council may sell, lease, donate, exchange or otherwise dispose of public land in accordance with its intention as published under subsection (4).
- (6) The council must —
 - (a) consider any objection lodged; and
 - (b) by notice in writing within 7 days after making a decision to take or not to take any action under this section, advise any person who lodged an objection of —
 - (i) that decision; and
 - (ii) the right to appeal against that decision under section 178A.
- (7) The council must not decide to take any action under this section if —
 - (a) any objection lodged under this section is being considered; or
 - (b) an appeal made under section 178A has not yet been determined; or

(c) the Appeal Tribunal has made a determination under section 178B(b) or (c).

(8)

The open space analysis undertaken as part of the development of this Plan has determined that the following open spaces are surplus to the Council's requirements as they do not comply with the open space classification hierarchy and consequently are over-servicing the community. Additionally, it has been determined that the land will not be required as future public open space.

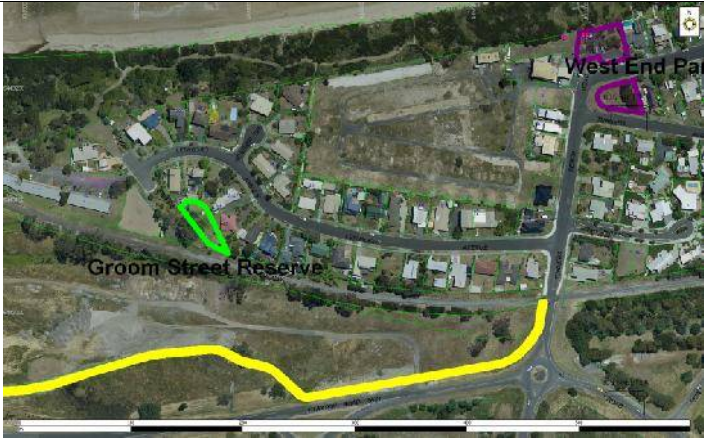
Accordingly, it is recommended that the Council dispose of the public land in accordance with Section 178 of the Act. An assessment has been undertaken on each parcel of land and recommendations are provided on the available options for their disposal.



A view of the under-utilised Richardson Street Reserve

GROOM STREET RESERVE




Location:			
Area:	733.64m ²	Zoning:	Residential
Services	Sewer lines run through both the Groom Street road reserve and the open space lot.		
Discussion:	<p>The property is currently being maintained by the adjoining residents and is therefore costing the Council very little. The opportunity cost, however, is the revenue that would be returned to the Council if the property were sold.</p> <p>The Groom Street road reserve is currently unmade and given that it abuts the railway to the South and is not likely to be required as a road in the future.</p> <p>The options for disposing of this lot would be to either:</p> <ul style="list-style-type: none"> (a) approach the surrounding residents and determine if they are interested in purchasing the land; or (b) approach Crown Land Services about purchasing the southern section of the Groom Street road reserve and adhering the road reserve to the lot thus creating a lot with a lawful access. Additionally, easements could be placed over the sewer infrastructure which transects the property. 		

Recommendation	Given the cost of purchasing the road reserve from Crown Land Services, it is recommended that approaching the adjoining residents would be the most appropriate option.
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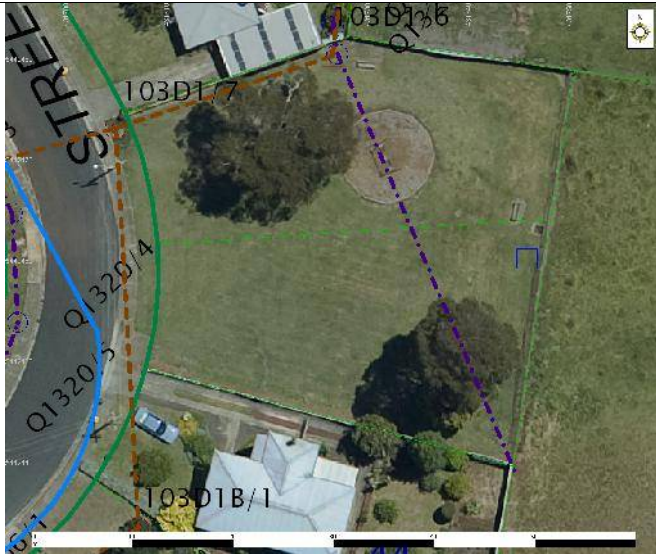
WHITEGUM WAY RESERVE



Location:	
Area:	906m ²
Zoning:	Low Density Residential
Services	All services provided
Discussion:	The site has an area of 872m ² with a 30.81m frontage to Whitegum Way. It is zoned Low Density Residential under the Central Coast Interim Planning Scheme 2013 and would present an attractive lot.
Recommendation	Two options are recommended for this site: Option 1 <ul style="list-style-type: none"> (a) the lot be sold following the prescribed processes; and (b) offer the walkway to be adhered to one or both of adjoining properties. Option 2 <ul style="list-style-type: none"> (a) provide a walkway through the site to provide connectivity in the area; and (b) offer the remaining land in the reserve to be adhered to the adjoining properties.

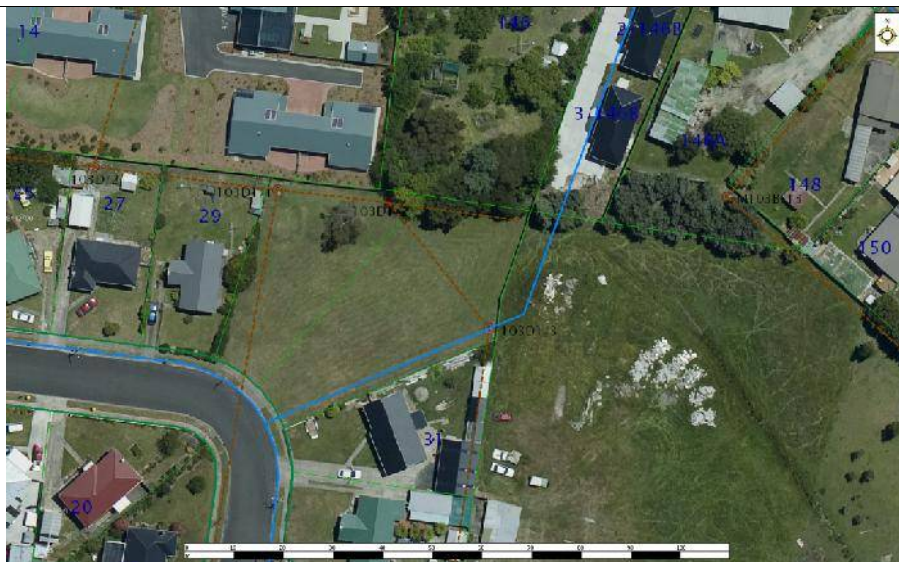
BARKER STREET RESERVE



Location:	
Area:	1,398m ²
Zoning:	General Residential
Services	The site has a stormwater water line running through the middle in a north-south direction and a sewer line running inside the northern boundary. In order to develop this site it would be necessary to relocate the stormwater line to align with the property boundaries.
Discussion:	The site has a large area of 1,398m ² with a frontage to Barker Street. The site includes two titles and is zoned General Residential under the Central Coast Interim Planning Scheme 2013.
Recommendation	It is recommended that the stormwater line across this property be relocated to align with the property boundaries and that the site be sold as two residential lots following the prescribed processes.


McCULLOCH STREET RESERVE



Location:	
Area:	2,110m ²
Zoning:	General Residential
Services	Both lots have sewer lines running through them. The sewer line on the eastern lot is set back some 42m from the front of the lot which allows sufficient area for building. The western lot may require the sewer line to be re-aligned with the property boundary.
Discussion:	The site has a large area of 2,110m ² but only has a narrow 19.97m frontage to McCulloch Street. The site includes two titles and is zoned General Residential under the Central Coast Interim Planning Scheme 2013.
Recommendation	It is recommended that the western-most sewer line on the property be relocated to align with the property boundary and that the site be sold as two residential lots following the prescribed processes.

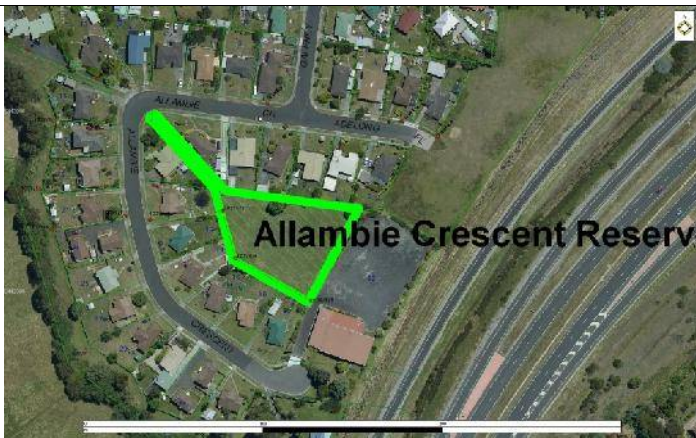
TRAVERS PLACE RESERVE



Location:	
Area:	1,300m ²
Zoning:	General Residential
Services	The site has a sewer line running across a portion of the rear of the site and a stormwater line running through the centre of the entire site. Both lines would allow a sufficient area for buildings to be constructed on the proposed two lots. It may be necessary to relocate the stormwater line in accordance with a new central boundary separating the parcel into two lots.
Discussion:	The site has an area of 1,300m ² and fronts Travers Place. It is zoned General Residential under the Central Coast Interim Planning Scheme 2013 and is capable of being subdivided into two residential lots.
Recommendation	It is recommended that: <ul style="list-style-type: none"> (a) the existing double swings be re-located from the site; (b) the site be subdivided into 2 lots; and (c) the lots be sold following the prescribed processes.

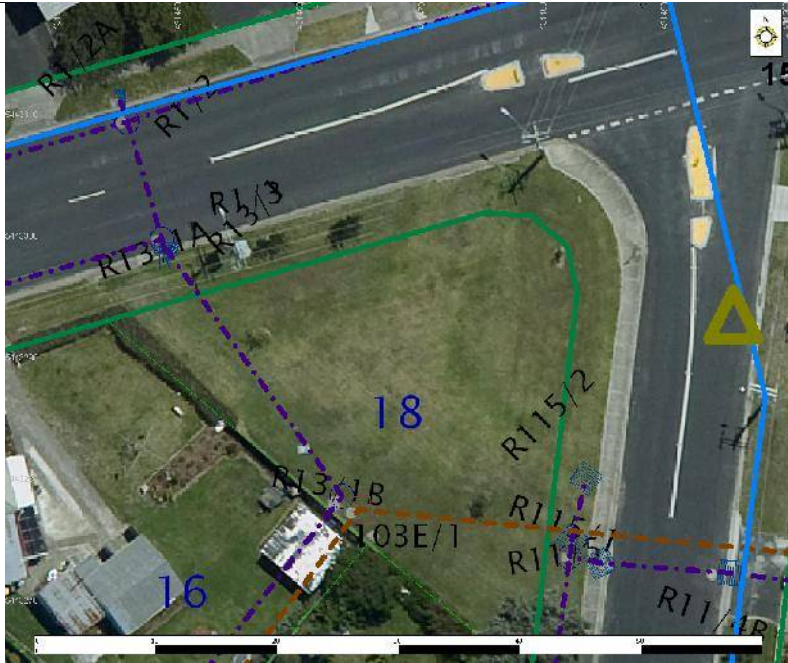
ALLAMBIE CRESCENT RESERVE



Location:	
Area:	3,162m ²
Zoning:	General Residential
Services	All services are available to the lot.
Discussion:	<p>This is a large site which is encumbered by a narrow access strip with a width of 4.13m. This access has also been encroached by approximately 1 metre by the adjoining property to the north (see picture above).</p> <p>Despite its size, with the current narrow access there is no potential to subdivide the site. However, should one of the adjoining property owners purchase the site there may be potential to provide the site with a compliant access to allow a future subdivision to occur.</p> <p>As it currently stands it is recommended that the Council contact the property owner who has encroached upon the access strip and organise for the boundary fence to be relocated to its appropriate location. Once this occurs it is recommended that the site be sold following the prescribed processes.</p>
Recommendation	<ol style="list-style-type: none"> 1. That the Council contact the property owner who has encroached upon the access strip and organise for the boundary fence to be relocated to its appropriate location; and 2. That the site be sold following the prescribed processes.

18 EASTLAND DRIVE (OLD VISITOR INFORMATION CENTRE SITE)



Location:	
Area:	1,300m ²
Zoning:	General Residential
Services	The lot has both sewer and stormwater lines running through the eastern and southern portions respectively. There is a building envelope of some 530m ² remaining on the site which would accommodate a residential development.
Discussion:	The site is relatively large and constitutes an attractive residential property. It has frontages to Eastland Drive and Heathcote Street and is zoned General Residential under the Central Coast Planning Scheme 2013.
Recommendation	It is recommended that the site be sold following the prescribed processes.


SMITH STREET PLAYGROUND



Location:	
Area:	1,609m ²
Zoning:	General Residential
Services	All services are available for the lot and there are no pipelines through the property.
Discussion:	The site has an area of 1,609m ² and fronts Smith Street to all sides. It is zoned General Residential under the Central Coast Interim Planning Scheme 2013 and is capable of being subdivided into two residential lots.
Recommendation	<p>It is recommended that:</p> <ul style="list-style-type: none"> (a) the existing play equipment be relocated from the site; (b) the site be subdivided into TWO lots; and (c) the lots be sold following the prescribed processes.


SPENCER PLACE (FROG LANE)



Location:	
Area:	560m ²
Zoning:	General Residential
Services	All services are available for the lot and there are no pipelines through the property.
Discussion:	The site has an area of 560m ² with an 18.2m frontage to Spencer Place. It is zoned General Residential under the Central Coast Interim Planning Scheme 2013 and would present an attractive residential lot.
Recommendation	<p>Two options are recommended for this site:</p> <p>Option 1</p> <ul style="list-style-type: none"> (a) the existing play equipment be relocated from the site; (b) the lot be sold following the prescribed processes; and (c) offer the walkway to be adhered to one or both of the adjoining properties. <p>Option 2</p> <ul style="list-style-type: none"> (a) provide a walkway through the site to provide connectivity in the area; and (b) offer the remaining land in the Reserve to be adhered to the adjoining properties.

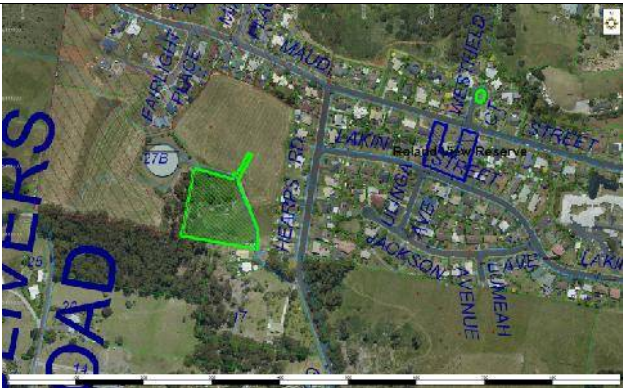
RICHARDSON STREET RESERVE



Location:			
Area:	1,684m ²	Zoning:	General Residential
Services	All services are available for both lots. There is a water main running through the western lot and a sewer main runs through the eastern lot.		
Discussion/ Recommendations:	<p>This Reserve comprises two titles. The western lot has an area of 1,059m² and comprises the narrow strip of land that runs along the southern side of the open space. The eastern lot is a smaller parcel of land with an area of 625m².</p> <p>The western lot is encumbered by a water main which is currently duplicating a water main which loops around Richardson Street. It is recommended that the Council approach TasWater to request that the main be disconnected, thus removing any encumbrances from the lot. This lot could then be sold as a residential property. It may be appropriate to approach the property owners which adjoin the narrow strip of land to determine if there is interest in purchasing this land and adhering it to their properties. If there is sufficient interest this would necessitate a sub-division process.</p> <p>The eastern lot is encumbered by a sewer main which dissects the property and limits the site's development potential. It is considered that the preferred disposal option would be to approach the owners of 15 Richardson Street to determine their interest in purchasing the lot. By adhering this lot to 15 Richardson Street it would improve the lot's development potential. Should the owners not be interested it is recommended that the Council approach TasWater to determine the feasibility and costs involved in relocating the sewer main. If the cost of relocating the main is less than the revenue which would be achieved from selling the site, then it is recommended that the works be carried out and the site sold following the prescribed processes.</p>		

(OFF) HEARPS ROAD



Location:	
Area:	9,437m ²
Zoning:	Environmental Management
Services	Water supply is available to this lot. An on-site wastewater management system required.
Discussion:	This parcel of land comprises two degraded water courses, pasture and has substantial weed coverage (blackberries, gorse, broom and thistles). It contains few trees, but some mature trees exist on adjacent land. It is considered that there is limited future value of the land for recreational purposes by surrounding residents and little potential for watercourse/pathway link between Hearps Road/Upper Maud Street and South Road.
Recommendation	It is recommended that: <ul style="list-style-type: none"> (a) the site be offered for sale to current users/neighbour as is; or (b) Subdivide the area for residential development on the upper section of the site and extend the rural living area on the lower section.


HIGHFIELD CRESCENT RESERVE



Location:	
Area:	1,277m ²
Zoning:	General Residential
Services	All services are available for the lot and there are no pipelines through the property.
Discussion:	The site has an area of 1,277m ² and is zoned General Residential under the Central Coast Interim Planning Scheme 2013. The site is capable of being subdivided into two residential lots.
Recommendation	It is recommended that: <ul style="list-style-type: none"> (a) the site be subdivided into two lots; and (b) the lots be sold following the prescribed processes.


BURNETT CRESCENT RESERVE



Location:	
Area:	1,659m ²
Zoning:	General Residential
Services	All services are available for the lot and there are no pipelines through the property.
Discussion:	The site has an area of 1,659m ² and 35m frontages to both Burnett and Amy Streets. It is zoned General Residential under the Central Coast Interim Planning Scheme 2013 and is capable of being subdivided into two residential lots.
Recommendation	<p>It is recommended that:</p> <ul style="list-style-type: none"> (a) the existing play equipment be relocated from the site; (b) the site be subdivided into two lots; and (c) the lots be sold following the prescribed processes.


COMMONWEALTH COURT RESERVE



Location:	
Area:	855m ²
Zoning:	General Residential
Services	All services are available for the lot. There is a water main running through the property 2.2m inside the southern boundary.
Discussion:	The site is relatively large and constitutes an attractive residential property. The water main running inside the rear boundary would not impede a residential development on the site, however, it is recommended that TasWater be approached to re-route the main from the site or an easement is placed over the main.
Recommendation	It is recommended that the site be sold following the prescribed processes.


DIAL ROAD



Location:	
Area:	3.405ha
Zoning:	General Residential
Services	All services are available for the lot and there are no pipelines through the property.
Discussion:	This site lends itself to a residential subdivision and it is likely to yield a minimum of 12 lots (along with associated road and associated infrastructure).
Recommendation	It is recommended that the Council design and undertake a suitable residential subdivision for the site and sell the lots following the prescribed processes.


OVERALL STREET (TENNIS COURTS)



Location:	
Area:	1,325m ²
Zoning:	General Residential
Services	All services are available for the lot and there are no pipelines through the property.
Discussion:	The site comprises two titles, has an area of 1,325m ² and a frontage of 40.2m. It is zoned General Residential under the Central Coast Interim Planning Scheme 2013 and is capable of being subdivided into two residential lots.
Recommendation	<p>It is recommended that:</p> <ul style="list-style-type: none"> (a) the tennis courts be removed from the site; (b) the titles be consolidated; (c) the site be subdivided into two lots; and (d) the two lots be sold following the prescribed processes.


FORMER SOUTH RIANA RECREATION GROUND



Location:	
Area:	1.9921ha
Zoning:	Village
Services	On-site wastewater management system and drinking water tanks required.
Discussion:	The site is zoned Village under the Central Coast Interim Planning Scheme 2013 which provides a minimum lot size of 1,000m ² . However, any future lots would need to accommodate on-site wastewater management systems and therefore a minimum lot size of 3,000m ² would be expected. Additionally, the site is bordered closely by a creek and dam, which would necessitate an attenuation distance between any on-site wastewater management systems and the water bodies.
Recommendation	Undertake discussions with the South Riana Hall committee to determine the usage and future requirements of the site. If there is surplus land identified, remove the existing changerooms from the site and engage an environmental consultant and surveyor to design a suitable Village subdivision for the site. The resultant lots are then to be sold following the prescribed processes.

FAIRWAY PARK (southeast corner)



Location:	
Area:	+/-3,220m ²
Zoning:	Recreation
Services	All services are available for the lot (with extension) There are no pipelines running through the property.
Discussion:	The site has a large area of 3,220m ² with an approximate frontage of 60m to Water Street. The site is zoned Recreation under the Central Coast Interim Planning Scheme 2013.
Recommendation	It is recommended that the Council design and undertake a suitable subdivision for the site and sell the lot/s following the prescribed processes.

Appendix 4: Master Plan Template

OPEN SPACE AND RECREATION MASTER PLAN TEMPLATE	
INTRODUCTION	
ISSUES OVERVIEW	
	Issues Raised by the Council
	Community Issues
	Issues Raised by Sporting Associations/ Users
	Conclusion
SITE ASSESSMENT	
	Condition of the land and buildings
	Features
	Land Use Zoning
	Drainage, geology and soils
	Flora and fauna habitat
	Heritage
	Access and Circulation
	Visual and landscape character
	Demographic Character of Users
	Open Space and Recreation Setting Types
LONG TERM PLANNING DIRECTIONS	
	Vision, Values and Objectives
	Role of open space/recreation venue
	Current and Historic Levels of Use
	Gaps and Opportunity Assessment
MASTERPLANNING	
	Masterplanning Principles
	Open Space Master Plan
ACTION AND IMPLEMENTATION PLAN	
	Staging
	Monitoring and Evaluation
	Open Space and Recreation Action Plan

Appendix 5: Action Plan

This action plan is the culmination of the open space and recreation analysis which has been undertaken in the development of this plan. The action plan provides direction for the planning and management of Central Coast's open space network, including all recreational and sporting open spaces for the ten year period from 2012 to 2022 under the following headings:

Heading	Page
Surplus Public Land	241
General Open Space	241
Local Open Space Assets	242
New Local Open Space	244
Future Local Open Space	247
North Motton Equestrian Centre/Batten park	248
Bike Dirt Jump and Pump Park	248
Open Space and Recreation Master Planning	249
Dial Sports Complex Master Plan	250
Recreation Ground Review	251
Connectivity	253
Boat Ramps	254
Cemeteries	255

Action	Resource Implication	Budget Implication			When	Responsibility	Priority			
		Initial	Recurrent	Renewal						
Surplus Public Land										
Dispose of the following local open spaces as surplus public land:	The action can be undertaken within existing resources and may reduce the Council's overall local open space maintenance expenditure.				2012–2017	Director Engineering Services <i>(planning and development)</i>	High			
<ul style="list-style-type: none">• McCulloch Street Reserve,			(\$16,000)	–						
<ul style="list-style-type: none">• Barker Street Reserve,			(\$16,000)	(\$6,093)						
<ul style="list-style-type: none">• Travers Place Reserve,			(\$16,000)	(\$8,428)						
<ul style="list-style-type: none">• Allambie Crescent Playground,			(\$16,000)	–						
<ul style="list-style-type: none">• Eastland Drive (Old info centre site),			(\$16,000)	–						
<ul style="list-style-type: none">• Smith Street playground,			(\$16,000)	(\$14,369)						
<ul style="list-style-type: none">• Spencer Street (Frog lane);			(\$16,000)	(\$12,361)						
<ul style="list-style-type: none">• Richardson Street Reserve,			(\$16,000)	(\$615)						
<ul style="list-style-type: none">• (off) Hearps Road,			–	–						
<ul style="list-style-type: none">• Highfield Crescent Reserve,			(\$16,000)	–						
<ul style="list-style-type: none">• Burnett Crescent Reserve;			(\$16,000)	(\$13,507)						
<ul style="list-style-type: none">• Commonwealth Court Reserve			(\$16,000)	–						
<ul style="list-style-type: none">• Dial Road;			(\$16,000)	–						
<ul style="list-style-type: none">• Overall Street (Tennis Courts);			(\$3,000)	(\$22,000)						
<ul style="list-style-type: none">• South Riana Recreation Ground			(\$100)	(\$103,000)						
<ul style="list-style-type: none">• Site in the West Ulverstone Rec Ground			(\$1,000)	–						
TOTALS			(\$2,750,000)	(\$196,100)		(\$180,373)				
General Open Space Actions										
Once the Central Coast Open Space and Recreation Plan is endorsed by the Council the plan's Open Space Asset Provision Standards Table (Appendix 1) must be updated to reflect any changes to the open space service level.		The action can be undertaken within existing resources by the Council's Assets Group	Existing resources	–		–		2012	Assets Group Leader	High

Action	Resource Implication	Budget Implication			When	Responsibility	Priority
		Initial	Recurrent	Renewal			
Participate in the Parkcheck visitor measures system to gather user specific information on the Council's open spaces.	This action would require Council staff to undertake interviews of park users and would therefore require an allocation of funding for this activity in addition to the price of the Park Check system.	\$15,000	-	-	2013-2016	Assets Group Leader	High
Undertake a consultation with all users of the Council's Recreation Grounds to explain and receive feedback on the Plan's Service Provision Standards.	To be undertaken within existing resources.	Existing resources	-	-	2012-2013	Community Development Group Leader	Completed
Recreation ground maintenance expenditure costing to be broken down into both 'recreation ground maintenance' and 'recreation ground surrounds maintenance'.	This change can be undertaken within existing resources.	Existing resources	-	-	2014-2015	Finance Group Leader / Works Group Leader	Medium
Undertake a review of the maintenance and future use of the Council's Unclassified Open Spaces	This change can be undertaken within existing resources.	Existing resources	-	-	2014	Assets Group Leader/Works Group Leader	Medium
Local Open Space Assets							
Provide an additional seat at the Thomas Street Playground.	To be carried out as part of the Council annual estimates process.	\$1,200	-	\$1,200 every 25 years	2014-215	Assets Group Leader	Low
Provide a slide and additional seat at the Charleston Crescent Reserve.	To be carried out as part of the Council annual estimates process.	\$5,000	-	\$5,000 every 20 years	2012-2013	Assets Group Leader	Completed
Provide a double swing at Lions Park.	To be carried out as part of the Council annual estimates process.	\$3,500	-	\$3,500 every 20 years	2013-2014	Assets Group Leader	Completed

Action	Resource Implication	Budget Implication			When	Responsibility	Priority
		Initial	Recurrent	Renewal			
Relocate play equipment from the Picnic Point Playground to the West Bch Reserve playground.	To be carried out as part of the Council annual estimates process.	\$1,000	–	–	2014–2015	Assets Group Leader	Low
Provide an additional slide, seat and a fence at Hensby Court Reserve.	To be carried out as part of the Council annual estimates process.	\$10,000	–	\$10,000 every 20 years	2013–2014	Assets Group Leader	Completed
Provide an additional seat at Legion Park.	To be carried out as part of the Council annual estimates process.	\$1,200	–	\$1,200 every 25 years	2014–2015	Assets Group Leader	Low
Provide two seats at Lugana Crescent Reserve.	To be carried out as part of the Council annual estimates process.	\$1,230	–	\$1,230 every 20 years	2014–2015	Assets Group Leader	Low
Provide a slide at the Roland View Reserve.	To be carried out as part of the Council annual estimates process.	\$4,000	–	\$4,000 every 20 years	2014–2015	Assets Group Leader	Low
Provide a slide at the Ashwater Crescent Reserve.	To be carried out as part of the Council annual estimates process.	\$4,000	–	\$4,000 every 20 years	2013–2014	Assets Group Leader	Completed
Provide a seat at the Whittle Street Reserve.	To be carried out as part of the Council annual estimates process.	\$1,200	–	\$1,200 every 25 years	2014–2015	Assets Group Leader	Low
Provide a seat at the Zvoni Gornik Lions Park.	To be carried out as part of the Council annual estimates process.	\$1,200	–	\$1,200 every 25 years	2014–2015	Assets Group Leader	Low
Remove the disused cricket practice nets from the Sprent Recreation Ground.	To be carried out as part of the Council annual estimates process.	\$1,500	–	(\$12,241)	2014–2015	Assets Group Leader	Low
Work with the Heybridge Improvement Association to develop and maintain the assets provided in the Blythe Heads Hall Reserve in accordance with the Council's local open space asset provision standard.	To be carried out as part of the Council annual estimates process.	tbd	tbd	tbd	tbd	Director Engineering Services	Low

Action	Resource Implication	Budget Implication			When	Responsibility	Priority
		Initial	Recurrent	Renewal			
Work with the Riana Community to maintain and improve the social/family recreation infrastructure provided in Pioneer Park.	To be carried out as part of the Council annual estimates process.	tbd	tbd	tbd	tbd	Director Engineering Services	Low
Downgrade Bellchambers Park from a local park to unclassified open space and permit it to be reinstated as foreshore reserve. It currently is a seed source for invasive weeds.	The action can be undertaken within existing resources by the Council's Engineering Services Department.	Existing resources	-	-	Commencing 2012	Assets Group Leader	Low
Remove the play equipment from the Westland Drive Reserve and downgrade the reserve to unclassified operational open space.	The action can be undertaken within existing resources by the Council's Engineering Services Department.	\$1,000	-	-	2012	Assets Group Leader/Works Group Leader	Low
Undertake suitable landscaping of the Westfield Court Reserve to provide a lower maintenance open space. It has been determined that the existing grass area is the best low maintenance option.	To be carried out as part of the Council annual estimates process.	Existing resources	tbd	tbd	2013-2014	Assets Group Leader	Completed
New Local Open Space							
Undertake a two lot subdivision of the Gravel Hill Reserve to create an area of local open space and a residential lot. The residential lot is to be disposed of as surplus public land.	The action can be undertaken by Engineering Services Department.	(\$76,000)	(\$1,000)	-	2014-2015	Director Engineering Services	High
Establish a local park with standard assets at the Gravel Hill Reserve.	To be carried out as part of the Council annual estimates process. Funds may come from Open Space	\$50,000	\$5,000	\$37,000 (every 20 years)	2016-2017	Assets Group Leader	Medium

Action	Resource Implication	Budget Implication			When	Responsibility	Priority
		Initial	Recurrent	Renewal			
	Reserve.						
Establish a local open space with standard assets at Haywoods Reserve.	To be carried out as part of the Council annual estimates process. Funds may come from Open Space Reserve.	\$50,000	\$5,000	\$37,000 (every 20 years)	2015–2016	Assets Group Leader	High
Provide a local open space with standard assets on the Markm Court Reserve. Markm Court to remain as a passive open space in the short to medium term.	To be carried out as part of the Council annual estimates process. Funds may come from Open Space Reserve.	\$50,000	\$5,000	\$37,000 (every 20 years)	Future	Assets Group Leader	Low
Undertake a one lot subdivision of the Whittle Street Reserve to create an area of local open space and a residential lot. The residential lot is to be disposed of as surplus public land.	The action can be undertaken by Engineering Services Department.	(\$76,000)	(\$1,000)	–	2014–2015	Director Engineering Services	High
Undertake a two lot subdivision of the H.W. Braid Reserve to create an area of local open space and a residential lot. The residential lot is to be disposed of as surplus public land.	The action can be undertaken by Engineering Services Department.	(\$160,000)	(\$1,000)	–	2014–2015	Director Engineering Services	High
Provide a playground at the Sulphur Creek Hall Reserve.	To be carried out as part of the Council annual estimates process. Funds may come from Open Space Reserve.	\$50,000	\$5,000	\$37,000 (every 20 years)	2014–2015	Assets Group Leader	High
Provide a local open space with standard assets and a ½ court basketball court as part of the Turners Beach Recreation Ground Precinct.	To be carried out as part of the Council annual estimates process. Funds may come from Open Space Reserve.	\$70,000	\$5,000	\$57,000 (every 20 years)	2013–2014	Assets Group Leader	High

Action	Resource Implication	Budget Implication			When	Responsibility	Priority
		Initial	Recurrent	Renewal			
Re-locate the play equipment in the East End to the new local open space in the Turners beach recreation ground precinct.	The action can be undertaken within existing resources by the Council's Engineering Services Department.	\$1,000	-	-	2014-2015	Assets group Leader/ Works Group Leader	Medium
Negotiate with TasRail for the use of land in Leith and provide a local open space with standard assets.	The asset costs would need to be provided through the annual estimates process, but could be funded from the Open Space Reserve.	\$50,000	\$5,000	\$37,000 (every 20 years)	2019-2020	Assets Group Leader	Low
Negotiate with Crown Land Services for the use of land in River Avenue, Heybridge (PID 6770735) and provide a local open space with standard assets.	The asset costs would need to be provided through the annual estimates process, but could be funded from the Open Space Reserve.	\$50,000	\$5,000	\$37,000 (every 20 years)	201-2020	Assets Group Leader	Low
Provide a Local open space with required assets as part of the Penguin Sports Complex/ Dial precinct.	The asset costs would need to be provided through the annual estimates process, but could be funded from the Open Space Reserve.	\$50,000	\$5,000	\$37,000 (every 20 years)	2018-2019	Assets Group Leader	High
Establish a local park with standard assets on the public open space provided as part of subdivision SUB2009.15 off Henslowes Road, Ulverstone.	To be carried out as part of the Council annual estimates process.	\$50,000	\$5,000	\$37,000 (every 20 years)	tbd	Assets Group Leader	High
Undertake investigations within the Gawler community to determine the level of interest in the provision of a local open space at the Gawler Hall site.	This action can be undertaken within existing resources by the Engineering Services Department	Existing resources	-	-	tbd	Director Engineering Services	Medium

Action	Resource Implication	Budget Implication			When	Responsibility	Priority
		Initial	Recurrent	Renewal			
Future Local Open Space							
Ensure that any future subdivision of 112 Trevor Street, Ulverstone provides a parcel of land as a public open space contribution.	The action can be undertaken within existing resources by the Council's Development & Regulatory Services Department.	Existing Resources	-	-	When required	Land Use Planning Group Leader	High
Ensure that any future subdivision of 6 Southwood Avenue, Penguin provides a parcel of land as a public open space contribution.	The action can be undertaken within existing resources by the Council's Development & Regulatory Services Department.	Existing Resources	-	-	When required	Land Use Planning Group Leader	High
Establish a local park with standard assets on the public open space provided as part of subdivision no. DA210050 at 110 & CT102762/2 Ironcliffe Road, Penguin.	To be carried out as part of the Council annual estimates process.	\$50,000	\$5,000	\$37,000 (every 20 years)	tbd	Assets Group Leader	High
Provide a local open space with the standard assets in Sprent if the Sprent Primary School closes in the future.	To be carried out as part of the Council annual estimates process.	tbd	tbd	tbd	If required	Assets Group Leader	Low
Locate and purchase a suitably centrally located property in the Mission Hill Road/Deviation Road/Crisling Place area for the purpose of establishing a local open space.	Would need to be provided through the annual estimates process, but could be funded from the Open Space Reserve.	\$300,000	\$5,000	\$37,000 (every 20 years)	tbd	Director Engineering Services	Medium
Identify and purchase a suitable property in the Seabreeze Avenue/Creamery Road area for the purpose of providing a local open space.	Would need to be provided through the annual estimates process, but could be funded from the Open Space Reserve.	\$300,000	\$5,000	\$37,000 (every 20 years)	tbd	Director Engineering Services	Medium

Action	Resource Implication	Budget Implication			When	Responsibility	Priority
		Initial	Recurrent	Renewal			
Equestrian Centre/Batten Park							
Investigations are undertaken and estimates developed for the relocation of the North Motton Equestrian Centre to Batten Park.	The investigation could be undertaken within existing resources, however, external consultants and funding would be required for works such as the development of concept plans and undertaking of a feasibility study (etc.)	\$350,000	\$30,000	\$350,000	2014–2015	Director Engineering Services	High
Develop a Master Plan to determine the best use of the North Motton Equestrian Centre space post relocation of club activities to Batten Park & re-locate the North Motton Equestrian Centre to the Batten Park site.	To be carried out as part of the Council annual estimates process.	(\$210,000)	(\$21,000)	(\$587,000)	tbd	Director Engineering Services	High
Bike Dirt Jump and Pump Park							
Undertake consultation over the concept design of the bike dirt jump and pump park with the relevant stakeholders and finalise the design.	This action can be undertaken within existing resources.	Existing resources	–	–	2012–2013	Assets Group Leader/Engineering Group Leader	Completed
Seek external funding for the construction of a bike dirt jump and pump park in Fairway Park.	This action can be undertaken within existing resources.	Existing resources	–	–	As required	Director Engineering Services	Medium
Subject to the outcome of community consultation, construct a Bike dirt jump and pump park in Fairway Park near the existing skate park.	This action may be externally funded or, if funding is not made available it is to be carried out as part of the Council annual estimates process.	\$100,000	\$5,000	\$100,000 every 20 years	As required	Assets Group Leader/Engineering Group Leader	Medium

Action	Resource Implication	Budget Implication			When	Responsibility	Priority
		Initial	Recurrent	Renewal			
Adopt a policy of removing any informal Dirt Jump tracks developed on Council owned or controlled land.	This action can be undertaken within existing resources.	Existing resources	–	–		Assets Group Leader	Medium
Council to regularly inspect areas of Council owned or controlled land known for construction of informal dirt jump tracks.	A budget allocation for staff time to undertake the inspections and removal of dirt jump tracks is required to implement this action.	\$1,000	\$1,000	–	2013	Works Group Leader	Low
Open Space and Recreation Master Planning							
Complete the Wharf to Buttons Creek Master Plan and liaise with the Ulverstone Tennis Club to investigate the relocation of the Ulverstone Tennis Centre to the Ulverstone Recreation Ground Precinct.	The action can be undertaken within existing resources by the Council's Engineering Services Department.	Existing resources	–	–	2014–2015	Director Engineering Services	Medium
Adopt a master planning approach for the future development of Fairway Park, Bicentennial Park and Anzac Park.	The action can be undertaken within existing resources by the Council's Engineering Services Department.	Existing resources	–	–	2014	Director Engineering Services	High
Work with Forestry Tasmania and the Parks and Wildlife Services to promote the Dial Range as the key place for social and active recreation in a bushland setting in Central Coast.	The action can be undertaken within existing resources by the Council's Engineering Services Department.	Existing resources	–	–	As required	Director Engineering Services	Low

Action	Resource Implication	Budget Implication			When	Responsibility	Priority
		Initial	Recurrent	Renewal			
Dial Sports Complex Master Plan							
Seek funding to undertake the asset refurbishment/replacement works at the Penguin Athletics Track. Should external funding not available, council funds should be utilised to replace the athletics track.	The action can be undertaken within existing resources by the Council's General Managers and Engineering Services Department.	\$1.15M	–	Track \$550K– 20 yrs. Build's \$300K – 100yrs. Lighting \$200K – 50yrs.	2013	General Manager	Completed
Seek funding to undertake the construction of the twin ovals and associated facilities as part of the Dial Sports Complex Master Plan. Should external funding not available, Council funds should be utilised to complete the works.	The action can be undertaken within existing resources by the Council's General Managers and Engineering Services Department.	\$4.9–6.7M	\$70,000	Build \$1–2.5M – 80yrs. Lighting \$200K– 50yrs. Grounds \$100K – 10yrs Irrigation \$150K– 50yrs	2016–2017 to 2018–2019	General Manager	High
Re-locate football and cricket from Penguin Recreation Ground to the Dial.	The action can be undertaken within existing resources by the Council's General Managers and Engineering Services Department.	Existing resources	(\$48,000)	(\$2,300,000)	2018–2019	General Manager	High
Develop a master plan for the former Penguin Recreation Ground to guide the future development of the site.	The action can be undertaken within existing resources by the Council's General Managers and Engineering Services Department.	\$15,000	–	–	2014	General Manager	Medium
Market and programme the use of the Penguin Athletic Track to increase usage and review the venues hire fee structures to encourage schools, regional users, carnivals and clubs to utilise the facility.	The action can be largely undertaken within existing resources by the Council's Community Services Department.	\$5,000	\$5,000	–	Ongoing	Community Development Group Leader	High

Action	Resource Implication	Budget Implication			When	Responsibility	Priority
		Initial	Recurrent	Renewal			
Recreation Ground Review							
Penguin Recreation Ground							
Relocate football and cricket from the Penguin Recreation Ground to the Dial Sports Complex at the completion of construction in accordance with the Master Plan.	The action can be undertaken within existing resources by the Council's General Managers and Engineering Services Department.				2019	General Manager	Medium
Develop a Penguin Recreation Ground Master Plan to determine the best use of the Penguin Recreation Ground space post-relocation of club activity to the twin ovals.	The action can be undertaken within existing resources by the Council's General Managers and Engineering Services Department.	\$10,000			2014	Assets Group Leader	High
Heybridge Recreation Ground							
That the Council continue discussions with the Cuprona Football Club to develop solutions to relocate the Cuprona Football Club from the Heybridge Recreation ground at the completion of the Dial Sports Complex construction.	The action can be undertaken within existing resources by the Council's General Managers and Engineering Services Department.	\$60,000	(\$23,500)	(\$1,5000,000)	2017	General Manager	High
That the Council relocate Penguin Cricket Club C Grade games from the Heybridge Recreation Ground to one of the twin ovals proposed as part of the Dial Sports Complex Master Plan. Should these grounds not be available by 2018, the Council is to approach the Education Department to organise the use of a suitable school recreation ground to host these games.	The action can be undertaken within existing resources by the Council's General Managers and Engineering Services Department	Existing Resources			2017	General Manager	High
Following the relocation of the users from the Heybridge Recreation Ground, the use of the	The action can be undertaken within existing resources by the Council's	\$100,000			2019	Director Engineering	Medium

Action	Resource Implication	Budget Implication			When	Responsibility	Priority
		Initial	Recurrent	Renewal			
ground is to cease and the clubrooms are to be demolished.	General Managers and Engineering Services Department					Services	
That the Council liaise with Crown Land Services to determine the future use of the ground following relocation of the Cuprona Football Club from the ground.	To be carried out as part of the Council annual estimates process.	(\$200,000)	-	-	2018	Director Engineering Services	High
Sprent Recreation Ground							
The existing disused cricket nets be removed.	To be carried out as part of the Council annual estimates process.	\$10,000			2014-2015	Assets Group Leader	Medium
Haywoods Reserve							
That investigations be undertaken and estimates developed to increase the size and layout of the visitor changerooms.	To be carried out as part of the Council annual estimates process.				2014-2015	Assets Group Leader	High
That investigations be undertaken and estimates developed to relocate the ticket box to the eastern side of the access road.	To be carried out as part of the Council annual estimates process.				2014-2015	Assets Group Leader	High
Ulverstone Showgrounds, Sport and Leisure Complex							
That a showground sport and recreation user group be established to provide regular feedback to management.	The action can be undertaken within existing resources by the Council's Corporate and Community Services Department.	Existing Resources			2013-2014	Community Services Group Leader	Medium
River Park Recreation Ground							
An investigation on the long term viability of the ground is undertaken due to continual subsidence and high maintenance costs.	The action can be undertaken within existing resources by the Council's Engineering Services Department	Existing Resources			2013-2014	Director Engineering Services	High

Action	Resource Implication	Budget Implication			When	Responsibility	Priority
		Initial	Recurrent	Renewal			
Results of this investigation will inform decision making into the future.							
Former South Riana Recreation Ground							
Undertake discussions with the South Riana Hall committee to determine the usage and future requirements of the site. If there is surplus land identified dispose of the land through the disposal of surplus land process.	The action can be undertaken within existing resources by the Council's Engineering Services Department	Existing Resources			2014–2015	Director Engineering Services	Medium
Connectivity							
Develop a Bike Plan for Central Coast.	The action can be undertaken within existing resources by the Council's Engineering Services Department.	Existing resources	–	–	2014	Director Engineering Services	Medium
Implement the Turners Beach Local Area Plan (Urban Design Guidelines) shared pathway extension along Blackburn Drive and footpath extensions along Westella Drive, Albert Street, Susan Street, Boyes Street and off the end of Esplanade.	To be carried out as part of the Council annual estimates process.	To be determined			2014–2017	Director Engineering Services	Medium
Establish trail circuits for exercise and construct a network of shared off-road trails that connect the community with the Ulverstone Showgrounds Complex, West Ulverstone Recreation Ground, Tobruk and Legion Park, the foreshore / beach (West Beach Reserve), River Road Reserve and River Park	To be carried out as part of the Council annual estimates process.	To be determined			To be determined	Director Engineering Services	Medium
Provide a footpath along River Avenue to	To be carried out as part of the	tbd	tbd	tbd	tbd	Engineering Group	Medium

Action	Resource Implication	Budget Implication			When	Responsibility	Priority
		Initial	Recurrent	Renewal			
improve the areas connectivity.	Council annual estimates process.					Leader	
Undertake necessary investigations and seek funding to construct a shared pathway between Forth and Turners Beach as proposed in the Forth Local Area Plan (Urban Design Guidelines).	To be carried out as part of the Council annual estimates process.	tbd	tbd	tbd	tbd	Director Engineering Services	Medium
Provide perimeter trails around the playing fields at the Ulverstone Showground Precinct.	To be carried out as part of the Council annual estimates process.	tbd	tbd	tbd	tbd	Director Engineering Services	Medium
Investigate a suitable route for a coastal trail linking Sulphur Creek and Penguin.	The action can be undertaken within existing resources by the Council's Engineering Services Department.	Existing resources	tbd	tbd	tbd	Director Engineering Services	Medium
Boat Ramps							
Undertake the necessary processes to permanently close the Nicholsons Point Boat Ramp.	The action can be undertaken within existing resources by the Council's Engineering Services Department.	Existing resources	tbd	\$15,000	2014	Director Engineering Services	Medium
Downgrade the Leith Road and Logan Street Boat ramps to unclassified open space.	The action can be undertaken within existing resources by the Council's Engineering Services Department.	Existing resources	tbd	tbd	As required	Director Engineering Services	Medium
Remove the boat ramp sign from the Logan Street site.	The action can be undertaken within existing resources by the Council's Engineering Services Department.	Existing resources	tbd	tbd	2014	Director Engineering Services	Medium
Undertake community consultation in accordance with the Council motion with regards to whether the Sulphur Creek boat	The action can be undertaken within existing resources by the Council's Engineering Services Department.	Existing resources	tbd	tbd	2014	Director Engineering Services	Medium

Action	Resource Implication	Budget Implication			When	Responsibility	Priority
		Initial	Recurrent	Renewal			
ramp should be closed due to safety concerns and provide a report back to the Council.							
Remove the boat ramp signs around the Sulphur Creek boat ramp (if required	The action can be undertaken within existing resources by the Council's Engineering Services Department.	Existing resources	tbd	tbd	tbd	Director Engineering Services	Medium
Cemeteries							
Develop and implement a Development & Operations Plan for cemeteries located in Central Coast.	The action can be undertaken within existing resources by the Council's Engineering Services Department.	Existing resources	tbd	tbd	2014	Assets Group Leader	High