

ULVERSTONE SPORT AND LEISURE CENTRE AND SHOWGROUNDS MASTER PLAN **REVIEW**

JUNE 2023



About this document

This document is Ulverstone Sport and Leisure Centre and Showground Master Plan review, prepared by @leisure Planners.

The design concepts for the site and the building were prepared by Studio 106 Architects.

The views expressed in the consultation section of this document are those provided by those interviewed. They do not necessarily reflect the views held by @leisure or Council.

Acknowledgements

@leisure would like to acknowledge the support and assistance provided by:

- Daryl Connelly, Director Community Services (Project Manager)
- Central Coast Councillors
- Council staff including:
 - Robert Bourke Recreation Facilities Coordinator
 - Simon Angilley Manager Community Development
- Clubs, associations, and user groups who were interviewed and provided information for the project.
- Dion Gosling Studio 106 Architects prepared the architectural concepts.

What is a Master Plan?

A master plan is a blueprint for the future development, an agreed direction by the landowner/manager and users about the best way to develop a site or a facility, based on the current demand and condition of facilities.

A master plan is not intended to be a commitment to fund development projects in the short term.

The intent is to be able to direct a complete package of improvements over time and develop components of that plan as and when funds become available.

If and when funding becomes available projects will undergo detailed design before construction.

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1. The Project

The purpose of the project is to assess the layout and use of the Ulverstone Sport and Leisure Centre and to incorporate the findings in the finalisation of the master plan for the Ulverstone Showgrounds Precinct.

The finalised master plan will create a vision for the precinct over the medium to long term that will:

- Optimise the layout of facilities
- Maximise opportunities for participation in sport and recreation.

1.1. The process

@leisure undertook the following tasks as part of the review:

- A review of the previous master plan and appropriate documents
- Site inspections including a walk over with key staff
- Attended a detailed briefing by staff
- Detailed consultation with relevant peak sporting bodies, clubs, and user groups
- Assessment of existing constraints and potential improvements of both the Ulverstone Sport and Leisure Centre and the Showgrounds site.
- Preparation of options for the indoor sports centre and the outdoor playing fields
- Briefing of the architect and preparation of layouts for the outdoor playing field precinct and the indoor sports courts
- A briefing and consultation with the Councillors
- A further meeting with Council staff
- Refinement of the concepts following the Council workshop and staff review.

1.2. Who was consulted

In addition to Council staff and Councillors, the following groups were interviewed:

- The Slipstream Circus (onsite and phone interviews)
- North-West Thunder Basketball Club (phone interview)
- Central Coast Badminton (phone interview)
- Ulverstone Judo (onsite)
- Devon Netball (phone interview)
- Ulverstone Basketball Association (phone interview)
- Ulverstone Squash Association (phone interview)
- Ulverstone Softball Association (phone interview)
- Ulverstone Soccer Club (on site and phone interview)
- Ulverstone Poultry Club (phone interview)
- Ulverstone Kennel Club (phone interview)
- Ulverstone Show Society (part of above phone interview)
- Athlete 42 (phone interview)
- Rotary Club of Ulverstone (phone interview)
- Lions Club of Ulverstone (phone interview)
- Football Tasmania (in person and phone interview)
- Christine Stock Exercise Trainer (phone interview)
- Central Coast Netball (phone interview)

Appendix 1 contains the detailed findings and actions for consideration from the consultation.

2. The Site

2.1. Context

The showground is located on the banks of the Leven River.



The Indoor Sport and Leisure Centre is located on the east side of the reserve on the river foreshore as shown in the images.



Images source: Ulverstone Showground Concept Master Plan, Inspiring Place, March 2020

The site is shown below in context with other sporting facilities in the surround area.



Image source: The List

The images following shows the showground site and the adjacent parks and sporting facilities.



Source: Aerial photo from the List



Image Google Earth.

The follow image is an aerial of the current site.

2.2. Key facilities

Key facilities in the precinct include the following. The numbers correspond to the map.

Indoor Sport and Leisure Centre 1

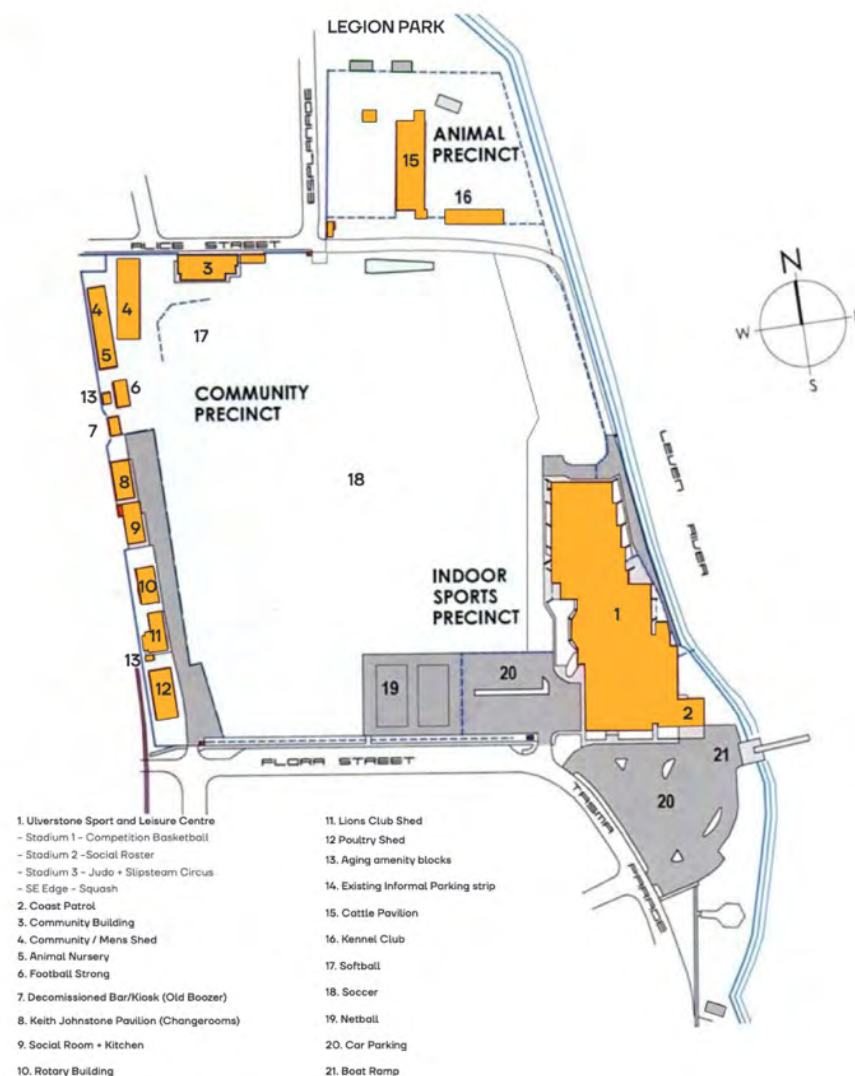
See over for a floor plan of the facility.

Show building and support facilities

- Community Building 3
- Community / Men's Shed 4
- Animal Nursery 5
- Football Strong (Athlete 42) 6
- Decommissioned Bar/Kiosk (Old Boozer) 7
- Keith Johnstone Pavilion (Change rooms) 8
- Social Room + Kitchen 9
- Rotary Building 10
- Lions Club Shed 11
- Poultry Shed 12
- Aging amenity blocks 13
- Existing Informal Parking strip 14
- Cattle Pavilion 15
- Kennel Club 16

Outdoor playing fields/ Showyards

- Softball diamond 17
- Soccer-football fields 18
- Outdoor netball courts 19
- Car parking 20
- Boat ramp 21



Source: Inspiring Place Pty Ltd
Ulverstone Showground Draft Master Plan 2020.

Indoor Sport and Leisure Centre

- Stadium 1 - Competition Basketball
- Stadium 2 - Social Roster
- Stadium 3 - Judo + Slipstream Circus
- Squash
- Coast Patrol.



Indoor Sport and Leisure Centre; Ground Floor



Indoor Sport and Leisure Centre; First Floor

Strengths and weaknesses of the site

The east and southwest of the site is subject to flooding and has some potential erosion hazards due to its foreshore location. These have been considered in the planning of building extensions. However, Council believes there are few options for an alternative site for the current facilities.



Areas previously subject to flooding as per the List 2022



Image from the List showing high Hazard zone, (pink), medium yellow (recession to 2050) and acceptable hazard zone (green).

A boat ramp is located just south of the Indoor Sport and Recreation Centre building. The car park that serves the building also serves this boat ramp.

The indoor sport and leisure centre provides a central hub for indoor sports in Ulverstone. Multiple sports and recreation activities, including basketball, netball, judo, fitness, squash, and circus, are provided. The building has been added to on several occasions. Master planning should enhance the integration of the various elements to enhance participation and spectator viewing and the viability of the clubs.

The following image shows the building footprints in black.



Source: Image from the List

The Indoor Sport and Leisure Centre building is located on the east side of the reserve (see yellow area in the above image) which has some limitations due to the proximity of the river but also from the perspective of serving viewing, change rooms and canteen for those sports fields.

This site has a number of existing buildings on the west and the north of the precinct that have been used for a variety of uses and were largely provided for show purposes.

These buildings are now used for year-round rather than annual events, yet they are not all fit for purpose or served with toilets and change rooms, for example.

The condition of the separate pavilions varies, and with the cost of maintenance and functionality, a review of these and suitable future use is appropriate

There is an opportunity to utilise/extend or upgrade selected buildings to provide direct support facilities for the outdoor sports uses from the preferred western or northern orientations.

The site has a rail line on the western edge. Unfortunately, the buildings are located close to that, limiting opportunities for rearranging entries and vehicle access ways away from conflict with sporting and pedestrian use.

A great strength of the outdoor space is the large open footprint without internal fencing or divisions that allow flexibility over time as to how the area is used and marked, its potential for events, and the ability to respond to fluctuating demand for different sports.

Zoning

The site is zoned Recreation in the Tasmanian Interim Planning Scheme.

The site abuts General Residential to the south and north. The areas overlooking the precinct from the west are zoned Local Business and the southwest Commercial. See following image.



Planning scheme zones. Image source: The List

Analysis of each area and use of the site

Appendix 1. provides an analysis of the current situation, the directions from the past master plan, and the preferred recommendations of this master plan for each user group and facility on the site.

3. The Master Plan

3.1. Vision

Council Vision

The vision for the Central Coast, as set out in the Central Coast Strategic Plan 2014-2024 is:

Living Our Potential

We are a vibrant, thriving community that continues to draw inspiration and opportunities from its natural beauty, land and people and connected by a powerful sense of belonging.

Values

Key aspects of what Council values relevant to this site includes:

Our Natural Assets

- Coastline, beaches, and river foreshore parks.

Our Built Assets

- Parks, reserves, and playgrounds
- Sporting, health, and community related facilities, and
- Our Social and Cultural Assets
- Relaxed lifestyle
- Richness/variety of opportunities
- Strong sense of community
- Proud history
- Community networks/connections and relationships
- Friendly and inclusive; a sense of safety and belonging
- High levels of community engagement
- Service, sport, and community clubs
- Community service and volunteering; schools and education

- Arts and theatre culture
- Community and cultural events

Our Human Assets

- Experienced older generations
- Our young people
- Leadership and collaboration/partnerships
- Creative and insightful
- Innovative and entrepreneurial spirit
- Can do attitude, and
- Resilience.

Vision for the Ulverstone Showground Precinct

The vision of the precinct is:

An integrated precinct of functional space for indoor and outdoor sports and events that are: code compliant, encourage sporting, social and physical participation by people of all ages and abilities, and are sustainable and cost-effective to maintain.

Facilities should be fit for purpose for their use but designed to ensure they can serve a wide range of activities and respond to changes in demand.

3.2. Key Objectives for Change

@leisure devised a series of critical objectives for change following the assessment of the issues arising from the consideration of recreational demand and the assessment condition and suitability of facilities for their use and potential. These are provided below.

Indoor Sport and Leisure Centre

- ▶ Provide an integrated leisure centre with a suite of functional spaces for sports with one entry and support facilities.
- ▶ Provide a functional upstairs social space with access to toilets, commercial kitchen, and views into existing courts.
- ▶ Create a main entry which has a 'street address', access to/integration of a new space for circus/judo and increase capacity for entry mingling, reception, hall of fame and canteen.
- ▶ Minimise the impact of the building extension on the green space, show and outdoor sport use
- ▶ Increase the functionality of storage, gym, wayfinding, and support facilities
- ▶ Increase the capacity of the building for basketball and other indoor sports
- ▶ Minimise the obstruction of views across the precinct by a large building across the south
- ▶ Minimise the impact of a new building from flooding and maintain access to the boat ramp
- ▶ Provide public shared courts in conjunction with the use of the indoor courts, for social play and training.

Showground precinct

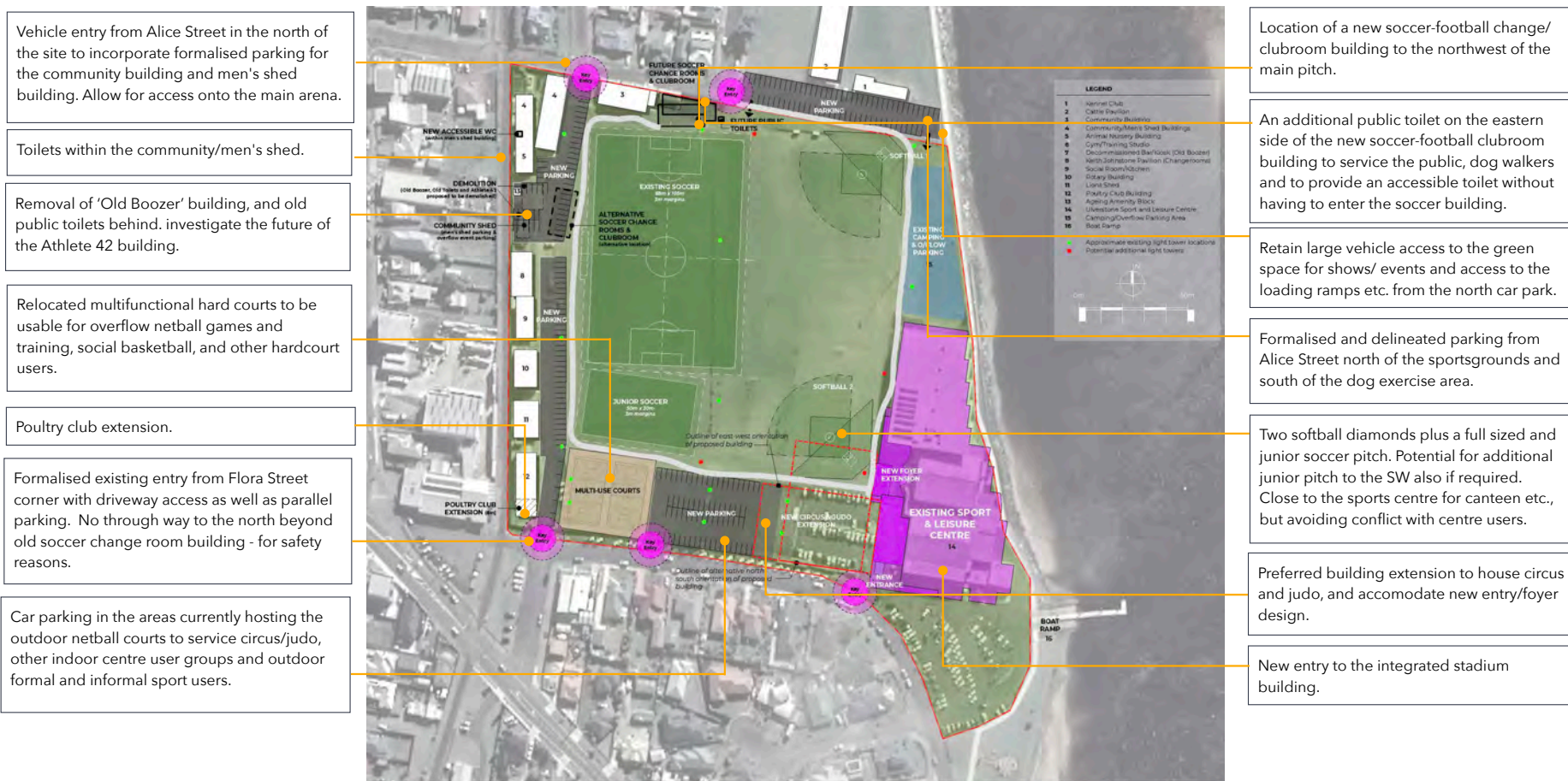
- ▶ To provide compliant, full sized playing fields.
- ▶ Ensure these main playing fields are overlooked by a code compliant and gender equitable pavilion from the north/west and provided with designated car park areas to serve each user group across the site.
- ▶ Provide a layout that suits summer and winter codes and promote sharing of support facilities and playing fields
- ▶ Utilise and increase the usability/consolidation of existing buildings.
- ▶ Provide car parking to address the sports and community buildings but minimises the impact of car parking on the green space.
- ▶ Remove the conflict where users have to cross a vehicle access from the pavilion to the playing field.
- ▶ Provide toilets in separate buildings and for public use across the precinct.
- ▶ Ensure all facilities are welcoming to, include and are physically accessible to people of all ages, abilities, and identities.

The following image shows the overall preferred master plan layout of the precinct (with a winter field format).

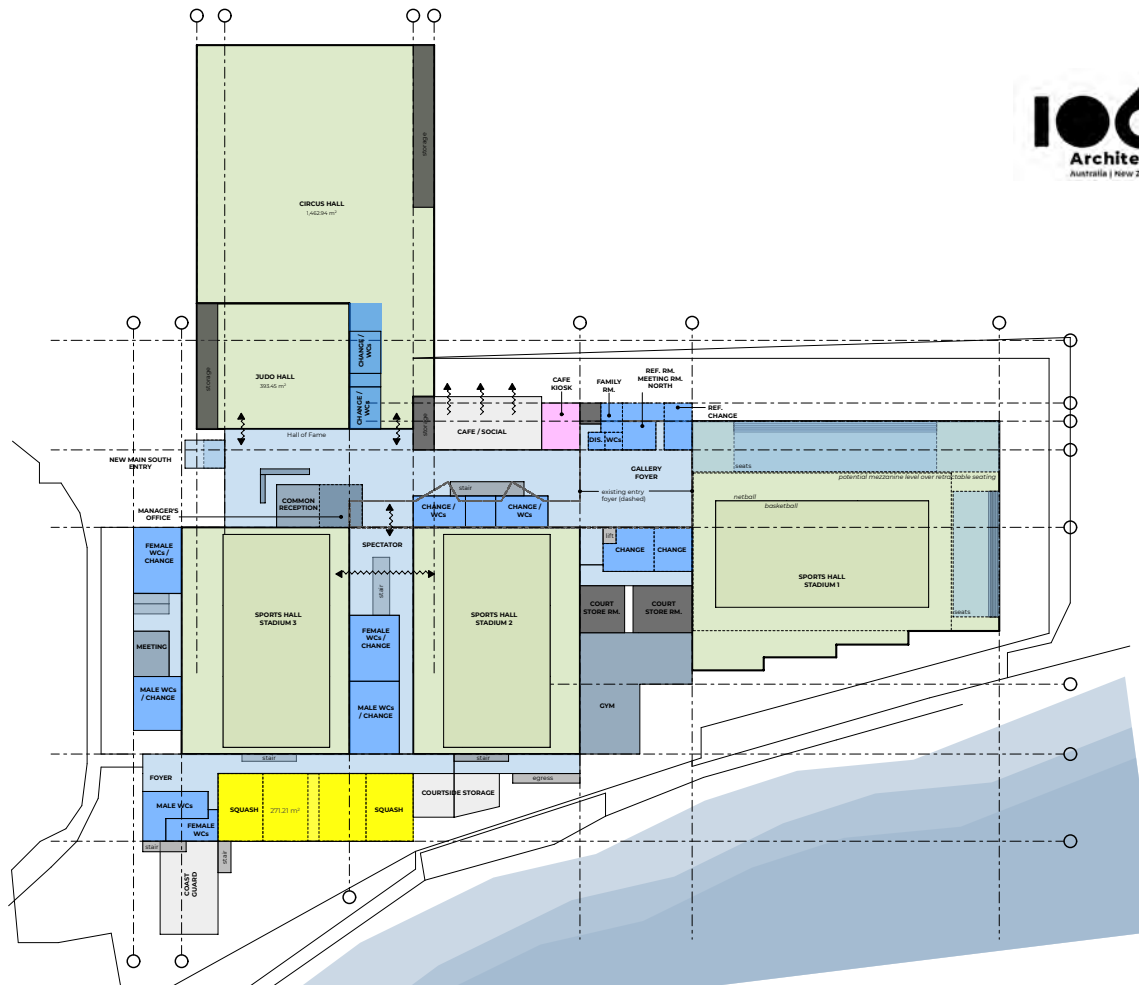
3.3. Master Plan; Winter layout



3.4. Master Plan; Summer layout



3.5. Master Plan: Ulverstone Leisure Centre-Ground Floor



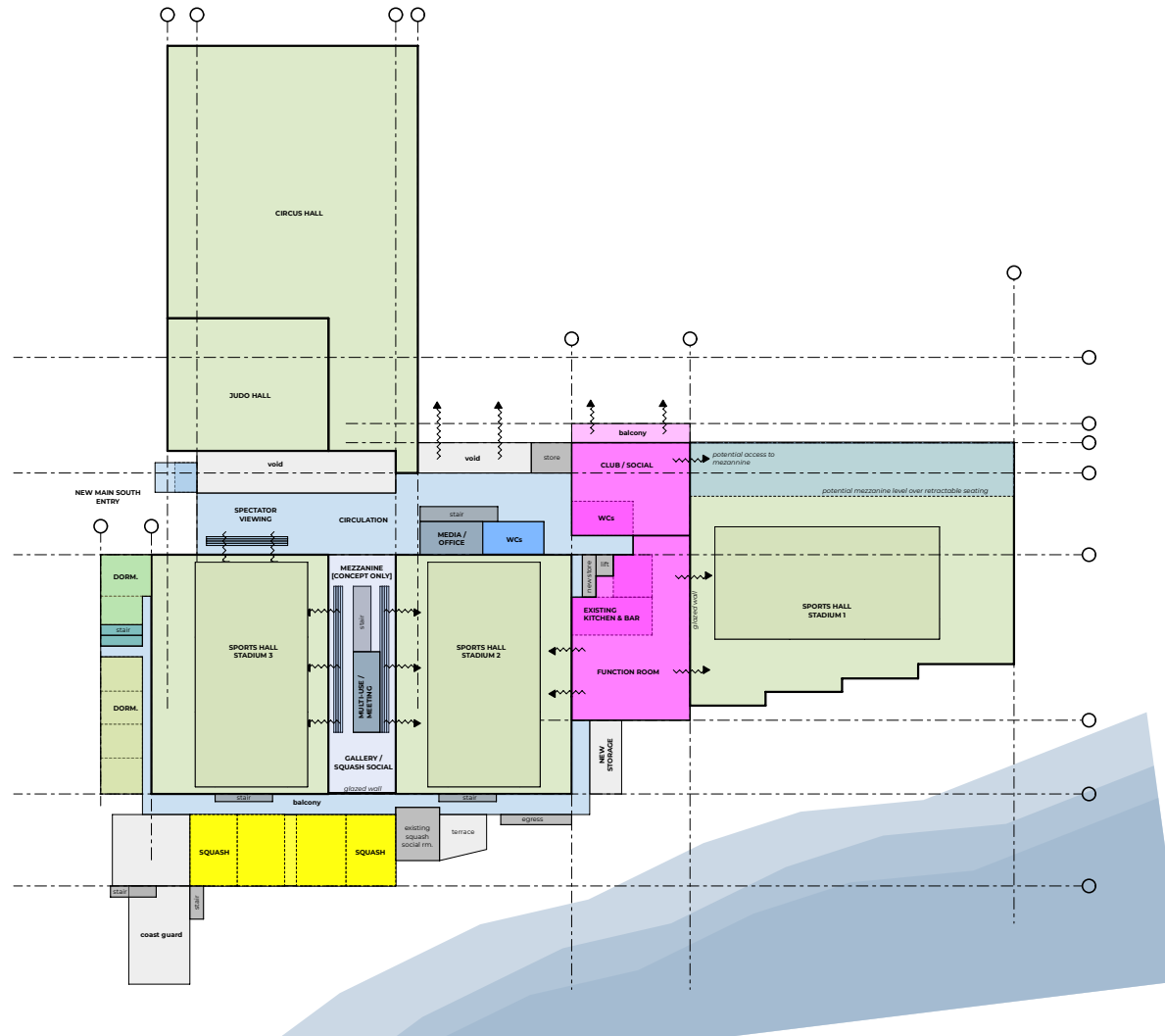
106
Architects
Australia | New Zealand

PROPOSED GROUND FLOOR

SCHEMATIC PLAN - PROPOSED GROUND FLOOR
Scale 1:300 @ A1 :: 1:150 @ A3



3.6. Master Plan: Ulverstone Leisure Centre-1st Floor



PROPOSED 1st FLOOR

SCHEMATIC PLAN - PROPOSED 1st FLOOR
Scale 1:300 @ A1 : 1:150 @ A3



4. Probable costs

The costs of the preferred developments within the building and fields of play have been estimated by Turner and Townsend quantity surveyors. The following table summarized these costs as at January 2023.

Component	Ulverstone Sport & Leisure Centre building works	Circus and Judo extension	Main entry	Refurbishment of the building	Soccer-football pavilion	Fields of play / Showgrounds
Building works	\$17,863,704	\$5,872,648	\$7,343,879	4,647,177	3,656,500	
External works and services		\$288,900	\$180,000	\$49,860	\$49,860	\$5,590,635
Total estimate with design contingencies	\$24, 011,080	\$8,047,814	\$9,831,225	\$6,132,041	4\$,851,325	\$7,299,751
With construction contingencies	\$30,629,415	\$10,188,770	1\$2,604,645	7\$,836,000	\$6,221,000	\$9,183,592

The estimated cost to construct a separate judo building (assuming a lighter weight construction) is \$1.9million.

Appendix 2. Provides the cost estimates supplied by Turner and Townsend Cost planners and Quantity Surveyors.

5. Details and other options considered

5.1. The outdoor precinct

Outdoor playing fields

Multiple options for summer and winter sports field layouts were considered that would provide minimum conflict between activities and provide full sized pitches in conjunction with support facilities. The preferred summer and winter formats are shown in the previous chapter.

The layout allows each sport to have a full-sized senior field of play in each season and enable sharing in the off season.

The playing field options show fully compliant sized fields, oriented correctly with the best relationship to support facilities and so that each sports code has access to at least one full sized field in their off season.

Soccer -football pavilion/changerooms

The proposed soccer-football pavilion and changeroom building has been shown to the north of the playing fields extending or adjacent to the community building.

This option provides viewing from the north and good car parking as well as a fully compliant and contemporary building. This shows the footprint for a two-storey building with change/storage on the ground floor and social and viewing on the first floor and is the preferred location for this building.

The minor disadvantage of this location is that viewing from the building is from the goal line rather than the side-line.

An alternative location for the pavilion is shown in the western part of the playing fields adjacent to the Keith Johnson Building. This location would restrict car parking, provide more potential conflicts between vehicle and pedestrians, and potentially increase parking demand in the western car park.

Outdoor hard courts

The outdoor practise and social hard courts have been relocated following the preferred location of a building extension to the stadium, and the need to ensure car parking addresses the stadium.

These courts will encourage social sports use and games, practice courts for basketball, as well as provide overflow courts for netball. Preferably they would be asphalt or concrete, with an acrylic coating and multi-lined for at least basketball and netball.

5.2. The Indoor Sports and Leisure Centre

Location of a building for circus and judo

Multiple options were considered for the location of a fit-for-purpose building to accommodate circus and judo.

The option for a stand-alone building in the precinct was not considered viable and impacted on the layout of the showground's precinct and views into the space.

All options assume that circus and judo facilities would be connected and integrated to the main indoor sport and leisure centre, not as a separate building in the precinct.

The main building orientation options are:

- The building positioned east west adjoining the main entry (preferred). This provides the least impact on the green space.
- The building positioned north/ south adjoining the main entry. The north south building extension is not preferred because it interferes with the main entry the ability for the canteen and other foyer activities to service the outdoor playing fields. This option also impacts on the green space and the ability to provide the number of pitches desired.
- An extension to the main building to the south in the current car park was explored. This option was seen to significantly impact on parking and water-based recreation activities and was not considered further.

The following image show these options.



Two alternative sites/ orientations for the extension to accommodate circus and judo

Judo hall

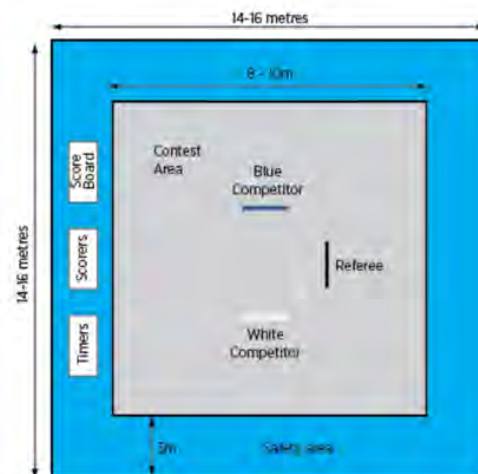
Judo has been shown in the eastern section of the proposed circus/judo extension in the preferred layout. An entrance has been shown exclusively for Judo from the main leisure centre entrance hall with an additional entrance for the Slipstream Circus.

The Judo area has allowed for 393m² floor space. This space allows for competition space (10m*10m) plus safety and common safe zones (18m*18m in total).¹

The floor should be sprung timber, and the minimum height above the mat should be 5m.

As the space will be primarily used for local competition, it should be adequate space to include moveable seating along one wall.

Dimensions would be confirmed in detailed design.

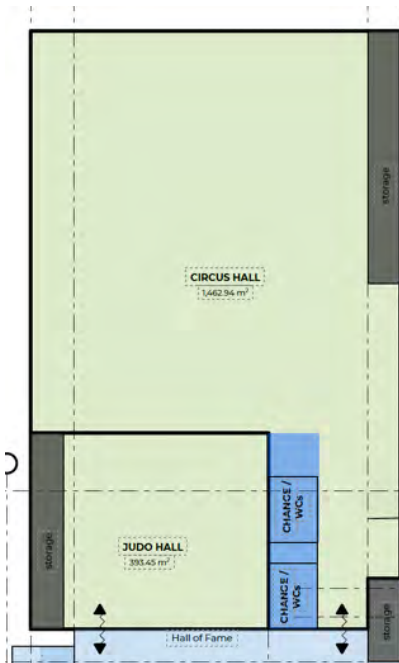


Judo competition area layout and dimensions

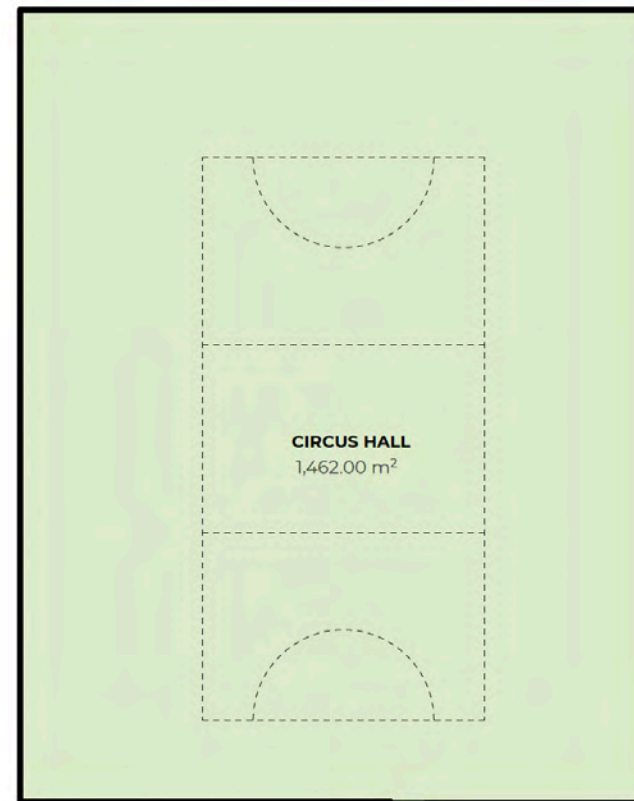
Circus building

The circus building in the western end of the new extension shows a size of 1462m² floor space. This size was determined by the user group. Change rooms and toilets are provided specifically for circus, however desirably the ground floor toilets and change in the leisure centre would be refurbished to include separate cubicles so that competitors from different sports and from a range of ages and genders do not need to mix in open toilets and change areas. These cubicles would still be in close proximity to all "fields of play". The image below shows the proposed building extension and provision for judo and circus.

¹ International Judo Federation 2022



The space provided for circus has the potential configuration and floorspace large enough for a full-sized netball /basketball court if ever required. See image following.



The proposed circus extension at scale showing the comparative size of a netball court

Separate new judo building (in south carpark) and separate new circus building west of the foyer

Following feedback from stakeholders and Councillors, an option has been developed showing a standalone judo space adjacent to the existing Judo entrance from the south carpark. This option was explored because it was felt that the combined judo circus building would be perceived as bulky from the south.

With this new judo option, the proposed connected circus space in the master plan has been reduced in size to accommodate only circus and its entrance would be directly off the main foyer.

The proposal shows a standalone judo space in the southern car park with an entrance from the main foyer, the proposal assumes that judo will make use of the existing toilets and changerooms they currently use south of stadium 3.

There are some disadvantages of this option. One is the impact on the flow of the car park, secondly an added building off in the south may not be aesthetically pleasing and read coherently to a visitor as one building with a central foyer and social area to address one of the objectives the master plan. It may be an expensive option to accommodate a sport with a relatively small footprint, which if there is a desire to separate circus and judo, then there may be other existing community spaces where judo could be housed without adding a new building. There may also be building regulation challenges connecting this separate judo building to the existing building in the south carpark and it has been estimated that to make a savings in construction, the separate judo building would need to be at least 6 m away from the existing building.

The drawing following assumes that judo would use the amenities in the existing stadium, but if located more than 6 m away from the existing building, there may be the need to include judo specific amenities to this space adding to the cost.


While the drawings, including the integrated foyer, Circus and Judo located together west of the foyer best reflects the optimal scenario, the following drawing shows another option of a Judo room located south of the existing stadium and a separate circus building west of the foyer.



OPTION: Separate judo and circus buildings

6. Review of previous master plan directions, the current situation, and proposed directions by area

6.1. Outdoor netball /basketball courts

	From Previous Master Plan
	<ul style="list-style-type: none"> ▪ The previous Master Plan showed some of the area currently used for outdoor netball and basketball rings was to be a potential site for part of a new southern car park. ▪ Some of this area was also proposed to host a relocated outdoor court and a separate half court. ▪ A related action within the plan identified that “detailed design and documentation for the first stages of construction of works to the Sport and Leisure Centre (i.e., Slipstream Circus facilities and any additional works required to facilitate construction in the location shown i.e., relocation of parking and hard surface play).” Although this is a broad action, it does identify that as part of other works, the hard courts are required and would need to be relocated as part of the other works at the site.


6.1. Outdoor netball /basketball courts

Current Situation	Proposed Master Plan
<ul style="list-style-type: none"> ▪ The two outside asphalt netball courts are located in the south of the showgrounds adjacent to the car park which is accessed from Tasman Pde. ▪ These courts do get some formal sport use with a summer netball league and some overflow matches but their use for netball games has significantly reduced over the last few years due to the sport playing primarily indoors throughout the year. ▪ Very few netballers want to play on these courts with the preference for indoor play and training. ▪ The court surface is rough, more like a car park than sports courts. The courts have social basketball rings installed which are popular with the general public for social activity. ▪ Improved multipurpose elements to meet social use sports activities such as futsal goals etc could also be considered and would be well received on at least one of the outdoor hardcourts. ▪ The grassed area to the west of the outdoor courts is currently used by junior soccer- football but had once been earmarked for future outdoor netball courts. ▪ Soccer utilises the light towers that were in place to be used for future outdoor netball courts but due to netball playing more and more indoors, this expansion was never undertaken. ▪ Ulverstone Netball don't need or want a large outdoor netball area due to the increased use of the indoor courts and the change in attitude towards outdoor courts for competitions. ▪ Current thinking and some previous planning by staff and Slipstream Circus determined that constructing a new building (for circus) adjacent to the existing stadium (as per previous master plan) would not be desirable. 	<ul style="list-style-type: none"> ▪ Outside courts within the showgrounds site have significant value primarily as social/casual use facilities that could cater to overflow competition netball games when required. ▪ The two new outdoor hardcourts that can be used for netball are proposed in the southwest corner of the showgrounds in the location currently used by junior soccer. ▪ These courts would be able to cater for social/casual use basketball, futsal, netball, and numerous other formal and informal uses as required. ▪ Courts in this location would be relatively accessible to local residents here, compared to other areas, north of the indoor centre. ▪ The change of location from the previous plan is due to the proposed reconfiguration of car parking and the better siting of the circus building.

6.1. Outdoor netball /basketball courts

- This was due to the cost, including ongoing assessment and the impact of “a new stadium sized” building in the south of the precinct.
- The value of retaining hard courts for outdoor overflow and social play, and consolidating indoor facilities, provide integrated indoor sports facilities and minimise duplication of services, meant a new concept for this area of the precinct was needed.
- Staff are however happy to consider other options for the location of this building.


6.2. Poultry pavilion (southwest corner)

	From Previous Master Plan
	<ul style="list-style-type: none"> ▪ The previous master plan showed that the Ulverstone Poultry Club had the desire for a building upgrade. ▪ They have a meeting room and office, however there was no change to the location of this building proposed. ▪ The action related to this building was to consider the feasibility of extending the Poultry Shed to enable larger events and to provide a better amenity for users.
Current Situation	Proposed Master Plan
<ul style="list-style-type: none"> ▪ The poultry club building is located in the southwest corner near the showgrounds entrance from Flora Street and is able to host poultry shows at a local and district level but does not meet the size (pen numbers) to meet the needs of the state-wide shows. ▪ The building has several car spaces directly in front and an internal road access in front of the building between the building and the additional car spaces. ▪ The poultry club building is in good condition apart from not meeting the size needs of the state-wide shows. 	<ul style="list-style-type: none"> ▪ The poultry club have been provided an in-principle support from Council to pursue a redevelopment of their building so as to meet the needs of their growing need for both pen space and presentation space. This support is provided with the following conditions: <ul style="list-style-type: none"> - Construction and maintenance aren't dependent on Council funding - The club consults Council throughout the design process


6.2. Poultry pavilion (southwest corner)

- The club currently need to utilise another building on site to host the awards and presentations as part of their shows due to the lack of space within its current building.
 - The council has agreed that the poultry club can look at the option of a building expansion but specified that it cannot impede too much to the north ensuring that there is a gap still between itself and the building to the north. A southern expansion would work in this instance.
- The club looks at allowing more room between the extension and the neighbouring building to facilitate smooth flow of people in and out and between buildings and
 - The extension supports other community use/user groups.
 - A building extension has been shown on the master plan of approximately 8m on the southern side of the poultry pavilion, but none shown to the north.
 - Due to the narrow nature of this part of the site and the need to continue to have vehicular movements, there is no provision to have any extension to the east of the current building.

6.3. Lions Club Shed (southwest of showgrounds)

	From Previous Master Plan
	<ul style="list-style-type: none"> ▪ The previous showgrounds Master Plan identified that the Lions Club were very short of members. ▪ The club were supportive of the concept of the development of motor home facilities on the green space in the northeast corner of the showgrounds site (which is not near their building) adjacent to the river north of the stadium.
Current Situation	Proposed Master Plan
<ul style="list-style-type: none"> ▪ The Lions Club shed is used for storage, and the area outside the shed provides suitable parking for their community van. The shed also has a meeting room. 	<ul style="list-style-type: none"> ▪ The master plan shows no change to the Lions Club building but does show improvements and safety elements in the configuration of vehicle movements and parking in the vicinity of the building. ▪ The concept of the continued camping on the north-eastern side of the showgrounds site has also been shown but it has not been specified to be a motor home parking area, rather an overflow and event related camping area.

6.4. Rotary Club building (west of showgrounds)

	From Previous Master Plan
	<ul style="list-style-type: none"> ▪ The Rotary Club had recently built its new storage and gathering shed on the western side of the showgrounds and had a 5-year lease from Council. ▪ It had 33 current active participants with a declining membership. ▪ The group cited increased insurance costs and fewer avenues for sponsorship as the critical issues it will face in the next five years. With their new facility, the group had offered to provide booked shared use times for neighbouring community groups such as meetings and, small gatherings. ▪ Club members also noted their concerns for the safety of pedestrians arising from the lack of an identified zone separate from moving vehicles. ▪ The only element related to the Rotary Club in the actions of the previous Master Plan are of the desire for rearranged western car park to allow pedestrian pathways either side, lighting, and clearways to allow safe crossing points to field.
Current Situation	Proposed Master Plan
<ul style="list-style-type: none"> ▪ The building has only recently been built and there has not been an Ulverstone Show in the time that the building has been at the grounds. ▪ The building is used primarily for storage and meetings and is in as new condition. 	<ul style="list-style-type: none"> ▪ The Master Plan shows improved and rearranged parking and vehicle movements on the western side of the showgrounds to ensure safer movement of people and vehicles in the vicinity of the Rotary Club building.

6.5. Soccer-football /Softball social room



From Previous Master Plan

- The previous master plan identified that the soccer club social rooms/changerooms could be relocated to the east of the site to be co-located within the footprint of the sport and leisure centre with changerooms at the ground level on the western side of the new stadium and the social room being located upstairs in the unused area of the first floor.
- The plan also recommended that there would be continued use of the soccer club offices by other social groups as an occasional meeting venue.

6.5. Soccer-football /Softball social room

Current Situation	Proposed Master Plan
<ul style="list-style-type: none"> ▪ The existing soccer and softball social building has a small kitchen and canteen, small social space as well as offices for both sports. ▪ The building does not meet the future needs of the soccer club due to size and usability as well as the clubs desire to have a standalone clubroom/changeroom in the future. The soccer club has some promised funds (approx. \$150,000) to put towards a new clubhouse and a commitment to construct new changerooms within the showgrounds site. ▪ The area between the current soccer change rooms and the next building has been identified as a future soccer-football building location although the club is open to suggestions for a more beneficial location. ▪ Soccer and softball both have office space in this building, and both use the kitchen. ▪ Soccer is becoming a 10-12 month per year sport so is likely to be some conflicts in the future with soccer identifying that they would like a building that can be used by them for the full year without conflict. ▪ The Show Society sometimes use this facility but not often. 	<ul style="list-style-type: none"> ▪ With the soccer club having received funding for new changerooms and some money promised towards a new social room since the previous master plan has been developed, part of the brief for this review was to consider the proposed development of new changerooms, social room and public toilets on west side of showground precinct. ▪ Although the soccer club had undertaken some preliminary plans for new changerooms and clubroom facilities on the western side of the ground, it was considered that the north of the playing fields was a more logical location for this development as there was an ability to locate the building, so it addressed its playing surfaces more effectively. ▪ The proposed building location is shown in the north of the playing fields, east of the community building and has a connected accessible toilet for use by community members such as the dog walkers.


6.6. Changeroom building (Keith Johnson building)

	From Previous Master Plan
	<ul style="list-style-type: none"> The recommendation for the Keith Johnstone changeroom building in the previous Master Plan was to retain until such times as a replacement is available (review options beyond that time).
Current Situation	Proposed Master Plan

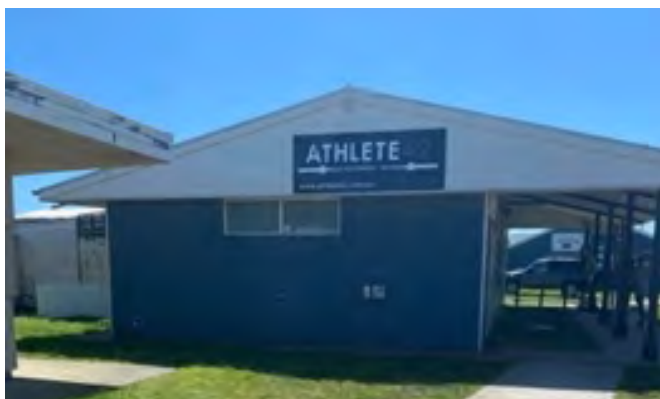
6.6. Changeroom building (Keith Johnson building)

- The Keith Johnstone changerroom building is an older style brick building that has been converted into changerroom/toilet/shower building with room dividers between changing areas.
- The location of this building (as a changerroom for soccer) is not ideal as the soccer players have to cross over traffic (internal roadway) between changerrooms and playing surfaces.
- Soccer use this building as their changerroom, but the softball association rarely/never use these rooms.
- Current soccer club planning to construct new changerrooms/clubrooms on the showgrounds will see this building become obsolete for their use.
- The building may have a future use as part of the annual show, or a relocation of community or commercial users such as a gym or PT operator but this is yet to be determined.
- The Keith Johnson Building is currently used as a changerroom for soccer with dividers separating changerrooms, toilets and showers.
- With the proposed move of the soccer changerrooms and social rooms from the western part of the site to the north, this use will no longer be required.
- The master plan identifies that the Keith Johnson building could be a future location to locate a gym operator or personal trainer to.

6.7. Decommissioned bar/kiosk (Old Boozer)

	From Previous Master Plan
	<ul style="list-style-type: none"> The previous master plan identified that the building known as the 'Old Boozer' should be retained for as yet unknown purposes.
Current Situation	Proposed Master Plan
<ul style="list-style-type: none"> This building is in poor condition and has little or no use at all during the year. It may have some use during the show but there is no ongoing benefit in keeping this building. 	<ul style="list-style-type: none"> The master plan identifies that this building has no future use at the site and its removal has been recommended. Reconfigured car parking and vehicle access is shown in this area which will improve the access for user groups such as at the community/men's shed.

6.8. Athlete 42 (currently used by personal trainer/gym)



From Previous Master Plan

- The previous master plan had no reference of the group (Athlete 42), but previous site plans did refer to the building as the 'Training Room' used previously for AFL Tasmania training purposes.


Current situation

- This building has been used as a training room/small gym/personal training studio for some time.
- The current business originally started as a partner with AFL Tas but has developed as a reasonably busy personal training and gym business.
- The group use the building for at least 3-4 hrs per day but is not a general public gym but a member or fee only operation.
- The building is too small for the current use and the gym equipment such as rowing machines are often brought outside to enable everyone into a class which is not ideal with changeable weather.
- There has not been any other identified use of this building.


Proposed Master Plan

- The gym and training group, Athlete 42, currently utilise this training room.
- Although generally happy with the building, it does show limitations in its size regularly forcing the operator to move fitness equipment such as rowing machines outside.
- With the operator happy to look at other options within the site for their operations, a number of options are potentially available.
- The master plan shows an extended gym space within the Sport and Leisure Centre as well as the potential for a move into the Keith Johnson Building once it became vacant.
- If the current gym operator was relocated, the building is proposed to be removed and usable car parking and access from the north added in this area. An alternative Soccer pavilion site is also shown.

6.9. Toilet block behind Athlete 42

	From Previous Master Plan
	<ul style="list-style-type: none"> ▪ The previous Master Plan acknowledged the existence of a small public toilet that was located on the western side behind the buildings. ▪ It stated that this toilet was in poor repair and only occasionally available. ▪ An action regarding this building was the installation of an all access, unisex toilet Immediately adjacent to the Community Shed building.
Current situation	Proposed Master Plan
<ul style="list-style-type: none"> ▪ This almost disused public toilet (located directly behind the Athlete 42 building) is in very poor condition and is needing to be removed and the site rehabilitated and landscaped. ▪ There has been planning in terms of locating a public toilet within the community shed building to meet the needs of this community group. 	<ul style="list-style-type: none"> ▪ The master plan identifies that it supports both the removal of the existing public toilet behind Athlete 42 as well as the installation of a toilet within the community/men's shed building. ▪ Although a new publicly accessible toilet has been proposed in the north of the site adjacent to the new soccer pavilion and changerooms, there would be community and site benefits if the new toilet in the community/men's shed was configured so that it also could be accessed from the outside as a public toilet without the community shed being opened if required. If a soccer pavilion was located on the western side of the precinct, a public toilet could be located on the east of the current community building to service the dog walking area.

6.10. Car parking

	From Previous Master Plan
	<ul style="list-style-type: none"> Car parking has been an issue for some time at the site. The previous Master Plan discussed the mixing of vehicles and pedestrians along the western edge of the site is an issue that needs resolving. There is some limited formal car parking located on the north side of the site. Elsewhere in the north, parking occurs at random, on gravelled and lawn areas. An action related to car parking in the plan included the installation of lighting within car park areas to enhance safety for night-time users of the grounds (ensure 'dark sky' principles are applied to avoid light spill). The site requires improved access and connectivity along the facilities on the western, northern, and southern boundaries. Improvements will ensure the safety of users of the Showground including separation of pedestrians from vehicles through provision of footpaths, formalised car parking and closure to through traffic along the western edge of the ground (with exceptions for some events and in emergencies). The previous Master plan recommended that council should investigate lighting options for car parking and the northern area of the ground adjacent to the dog exercise area and to prepare detailed design and documentation for the first stages of construction of works to the Sport and Leisure Centre (i.e., Slipstream Circus facilities and any additional works required to facilitate construction in the location shown i.e., relocation of parking and hard surface play.)

Current Situation	Proposed Master Plan
<ul style="list-style-type: none"> Current issues relating to car parking are not dissimilar to those in place when the previous Master Plan was undertaken. There have been some thoughts regarding not allowing cars to come all the way into the community shed (gravel section) from the south. There is potential in providing a small service road and some car parking from the north between the community shed and the community building. The issue remains with vehicles moving between the playing fields and buildings such as the soccer club and changerooms. The large gravel car park area to the north of the sports fields is used primarily on training nights and for dog off lead area use. This area does not have any delineation of the space and with some planning, could be used more efficiently. Car parking in the areas surrounding the Sport and Leisure Centre building generally meet the needs of users, apart from when there are large events such as NBL1 games or significant carnivals when the use of neighbouring streets is relied upon. 	<ul style="list-style-type: none"> Parking has been shown in a more formalised way within the plan with formalised parking extended over the area currently used by the outdoor hardcourts, formalised, and delineated parking, and access from Tasma Pde and from the north with a new access point and car park between the community shed (men's shed) building and the community building from Alice St. Another formalised parking area has been shown from Alice St to the existing gravel area south of the Kennel Club and dog walking area. From this car park, there has also been shown an access onto the showgrounds turf itself to aid in set up and event preparations and pack down when required. A safe circuit trail has been shown that will allow people to walk with little conflict with cars around the site. Incorporate lighting of car parking spaces into the car park planning to ensure safer movement of both cars and pedestrians around these areas at night.

6.11. Softball diamond



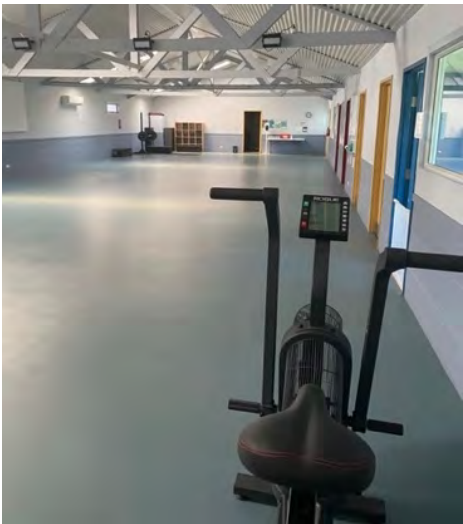
From Previous Master Plan

- The previous Master Plan identified that the Softball Association serves players across a range of ages from 'Batters Up' to Tee Ball, Mixed Juniors and Senior men and women and from time to time have hosted regional and state tournaments and finals matches.
- Membership in the club had been steady (around 140 members), with some limited growth in the number of junior players.
- The backstop on their main ground is permanent and boundary fencing is movable, meaning the space can be made available to soccer in their off season.
- They noted their satisfaction with access to the well-maintained grounds. They expressed their desire to move out of their shared clubrooms on the western boundary to better located rooms in the Community Building where they could share toilets and kitchen/ kiosk facilities with other groups and hold monthly meetings. Some minor alterations to the interior of the Community Building would be required to meet these aims.
- The club Indicated they would enjoy having permanent dugouts with bench seating; their perimeter fence raised; and improvements to the condition of the surface condition in the more intensively used edges of the ground.
- Actions from master plan included the relocation of the softball club offices to the Community Building and the installation of 'dugouts' adjacent to the softball field.

6.11. Softball diamond

Current situation	Proposed Master Plan
<ul style="list-style-type: none"> Softball is not in growth at present but are trying to gain membership in numerous age groups. The association don't use the changerooms (Keith Johnson Building) but do use the social rooms/clubroom that are shared currently with soccer. The fence around the playing surface is movable and is moved for soccer-football season and a section of the softball playing surface is then used for soccer. When the section of shared turf converts back from soccer to softball, there is a significant difference in the quality of turf between the area used for soccer in their season to that not used for soccer. Ideally there would be no shared turf. 	<ul style="list-style-type: none"> With the possibility that softball may require at least two diamonds in summer mode and to provide access for soccer to play through summer also, the Master Plan has shown two diamonds, both located on the eastern side of the sports fields. One diamond is located to the northeast of the grounds with the other located in the south-eastern corner of the site. There is potential to locate backstop fencing and dugouts if required but these elements would need to be located away from the location of the winter layout of soccer pitches. Consultation identified that the softball association were keen to relocate its social area to the community building (which already has a kitchen, office, and toilet facilities) but they were also open to opportunities to locate themselves within the sport and leisure building for social activities. The proposed diamond configuration provides opportunities for both of these options to be explored.

6.12. Community building (north of softball)

	From Previous Master Plan
	<ul style="list-style-type: none"> ▪ The Ulverstone Softball Association expressed their desire to move out of their shared clubrooms on the western boundary (shared with Soccer) to better located rooms in the Community Building where they could share toilets and kitchen/ kiosk facilities with other groups and hold monthly meetings. ▪ Some minor alterations to the interior of the Community Building would be required to meet these aims. ▪ Potential actions from the previous Master Plan included the relocation of the softball club offices to the Community Building including the reconfiguration of the internal spaces in the Community Building to accommodate the softball club.
Current Situation	Proposed Master Plan
<ul style="list-style-type: none"> ▪ The community building is a large well-kept building in the north of the site and is currently used by a personal trainer who mostly has mothers' groups in for training classes as well as some annual show usage. ▪ As a PT venue, the entire floor space is used for 16 classes per week. The current group are happy to pack up if others ever need the building but prefer not to too regularly. 	<ul style="list-style-type: none"> ▪ (See previous Master Plan elements re Softball) ▪ The community building is currently used by an exercise class operator several times per week who enjoy the space that the building offers, and they provide a much-needed service to the community. They use the kitchen, storage, and toilet available in the building. They are happy to fully pack up several times per year for other events to use the building such as for the show but would prefer to keep equipment out for the remainder of the year.

6.12. Community building (north of softball)

- The building has a small creche room, small kitchen, toilets.
- The accessible toilet (which is accessed from outside) is also used by the community shed user group as this group does not have a toilet within their building.
- There have been some suggestions that softball could develop part of this building as their social rooms as there is already a kitchen and toilet in the building so therefore is a possible action within the plan going forward.
- This building could still provide opportunities for softball to become a joint user of the building with minimal changes to configuration.
- The Master Plan has also proposed a new soccer pavilion and changeroom to be located to the east of the community building.

6.13. Soccer-football fields outside softball



From Previous Master Plan

- Previous planning identified that in 2019 the club successfully applied for field lighting upgrades, to assist with evening training and with its ability to host state competition play.
- The optimal positioning of the new lighting has been determined to be at the 'southeast' end of the showground space where it is proposed they will develop their premium pitch suitable for television broadcast.
- To address the women's team growth and in accordance with the State Government's leadership in 'levelling the playing field' the club are driving the need for a second set of change rooms, male and female officials' change facilities, and readily accessible toilets.
- The plan stated that whereas the club originally proposed locating these facilities on the far west of the playing fields, they have since recognised the opportunity to co-locate their proposed facilities within or adjacent to the Sport and Leisure Centre, immediately adjacent to the proposed competition level field and new lighting on the eastern side of the grounds.
- To retain self-sufficiency, the soccer club have expressed the desire for a standalone kitchen/bar facility as part of a clubroom shift to this area.
- The grounds are currently watered using movable hoses and sprinklers. Automated, underground irrigation offers better water efficiency and economic gains through the freeing up staff for other activities while ensuring a premium, all year playing surface.

6.13. Soccer-football fields outside softball

Current situation	Proposed Master Plan
<ul style="list-style-type: none"> In recent times, thanks to some external funding, the soccer club had new main pitch lighting installed, not in the southeast corner of the showgrounds (as identified in the previous master plan) but in the southwest corner of the site. With the main field lights now located in the southwest corner, there is potentially a reduction in the flexibility of the playing surfaces for a number of uses. The club has also proposed to construct their new changeroom/clubrooms on the western side of the grounds but are happy to consider other approaches. The sports turf drains really well as it is one of the only natural sand-based soccer fields in the state. The quality of the pitch creates the opportunity for wet weather access for training and play (in contrast to neighbouring city grounds). There would be significant efficiencies in installing underground automated irrigation to the site. The current scenario where soccer 'borrows' turf from softball at the change of season is not the ideal scenario due to the different turf management regime and that soccer cannot use their main full-sized ground all year due to softball using the ground in the summer. They need at least one full sized ground that doesn't overlap with softball for summer competitions. 	<ul style="list-style-type: none"> The proposed location of sports lighting for the main field for soccer was identified in the previous master plan to be located in the south-eastern corner of the site adjacent to the sport and leisure centre. Following the receipt of funding for sports lights at the ground, the lights were constructed in the southwest of the site. This was likely due to the club's desire not to share their social space with other sports (as was proposed to be located in the sport and leisure centre) and the clubs change of vision to develop their new facilities again on the western side of the site. The master plan as described earlier, has identified a location for a new soccer changeroom/clubroom in the north of the site (adjacent to the community building) and configured grounds (two senior ground and two junior grounds in the winter and one senior ground and one junior ground in the summer) to be aligned with this location. This enables the main pitch to be directly in front of the soccer building in both winter and summer. Sports lighting plan may need to be adjusted to match the field layouts, as shown. There is the need to automate the irrigation system as described in the previous plan to improve efficiency and consistency of irrigation and enable a better quality of surface throughout the year.

6.14. Indoor Sport and Leisure Centre

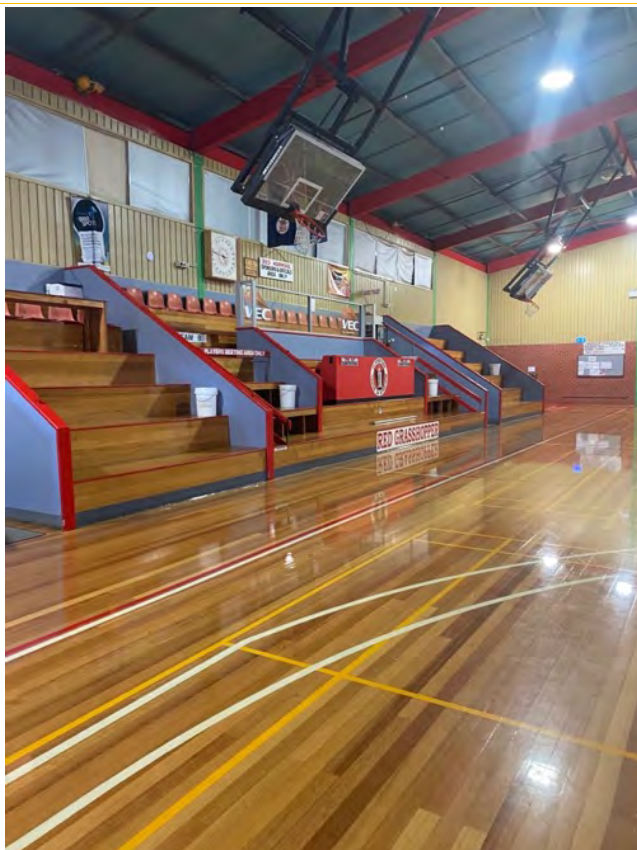


From Previous Master Plan

Although not shown on the previous Master Plan drawing, there was a recommendation for a full review of the Sport and Leisure Centre to be undertaken by specialist facilities planners/ designers was recommended (hence this study)

The plan identified that the review should consider the following:

- ▶ The proposed Slipstream Circus building and the existing kiosk, replacing the existing entry and creating a relaxation area for people to gather and wait in, with the potential for a portion to be café seating serviced from the kiosk.
- ▶ Installation of a veranda roof along the western side of the building for spectator shelter during events on the ground; and
- ▶ Reconfiguration of the kiosk to address the proposed 'community foyer' and to service the adjacent soccer ground.
- ▶ The consequences arising from decanting the Slipstream Circus into a new building and the freeing up of a portion of Stadium 3 for alternative uses (these may include indoor netball training, Pilates, yoga, aerobics) and/or for the continued use of the space for judo.
- ▶ Incorporation of the proposed 'sports hall of fame' as the principal entry corridor into the building.



- ▶ Development of men's and women's change- rooms and umpire rooms on the ground level in the area of the kiosk/public toilets adjacent to the proposed lit soccer pitch while retaining day to day access to the public toilets from the outside.
- ▶ Installation of an accessible toilet on the second level.
- ▶ Creation of a sports club/function space on the second level using the existing vacant room there including removal of the solid wall and insertion of windows overlooking the show ground as originally intended and exploration of a deck off this room.
- ▶ Construction of a 'river deck' off the existing function room on the second level.
- ▶ Rationalisation of the number of kitchens/ kitchenettes within the building.
- ▶ Creation of a new 'community foyer' between the proposed Slipstream Circus building and the existing kiosk, replacing the existing entry and creating a relaxation area for people to gather and wait in, with the potential for a portion to be café seating serviced from the kiosk.
- ▶ Installation of a veranda roof along the western side of the building for spectator shelter during events on the ground; and
- ▶ Reconfiguration of the kiosk to address the proposed 'community foyer' and to service the adjacent soccer ground.

6.14. Indoor Sport and Leisure Centre



Actions related to the Indoor Sport and Leisure Centre building included:

- ▶ A new purpose-built training and performance hall for the Slipstream Circus (1400 sqm) a size to accommodate competition basketball/netball if required in the long-term future).
- ▶ Creation of a central access spine (between the existing Centre and the proposed Slipstream facilities) to incorporate an Ulverstone Sports Hall of Fame as a means to consolidate club memorabilia in a publicly visible location, thereby reducing the need for individual clubrooms:
- ▶ A new entry forecourt to the proposed central access spine.
- ▶ The previous master plan also identifies the potential location for a further regulation full sized stadium if required in the future.

6.14. Indoor Sport and Leisure Centre


Current situation	Proposed Master Plan
<ul style="list-style-type: none"> ▪ The Indoor Sports Precinct includes the Ulverstone Sports and Leisure Centre. ▪ The centre is a major Council managed complex of linked buildings including 3 indoor sports stadiums (one currently used by circus/judo), 4 squash courts, club rooms and a dormitory that sleeps 40 for visiting sports teams and others as well as meeting rooms and amenities over two levels. ▪ Facilities in the Indoor Sports Precinct are well maintained. Stadiums 2 and 3 are the oldest of the facilities, their court size insufficient for regulation play in the modern era but stadium 2 is well used by basketball and badminton. Basketball use the stadium 2 for inter town competitions due to the fact that the clubrooms are next to that court. Badminton use these facilities between 2-3 nights per week. State league netball use stadium 1 for their matches. ▪ The main court (stadium 1) gets used by a lot of non-sport groups and works well enough as a show court. The stadium has just over 1000 retractable automatic seats. The upstairs social space can get about 200 people inside. ▪ The dormitory area contains 4 rooms of 8 beds and gets use for camps and visiting teams about 10 times per year. ▪ The Indoor Sports Precinct also includes the Coast Patrol in the south-eastern corner and nearby there are two hard surfaced outdoor training courts for netball and social basketball and car parking. 	<p>Sport and Leisure Centre; Ground Floor</p> <ul style="list-style-type: none"> ▶ Circus and judo spaces connected to main centre entry foyer, configuration to other long-term sports use / major events if required long term. Judo space to be a separated space and circus footprint is sized to accommodate all required toilet/change/kitchen/meeting rooms and performance spaces as previously planned. ▶ New foyer and entry from the south incorporating a future Hall of Fame ▶ New café/social area – to provide a seating space away from the courts adjacent to the existing canteen/café ▶ Extended foyer adjacent stadium 1 providing for improved movement of people during major events ▶ Provision of new family and disability toilets and change areas (separate spaces) ▶ Referee meeting and changeroom adjacent to stadium 1 ▶ Relocated management office and event reception area close to entry. ▶ Relocation of stairs to upstairs areas ▶ Changes/alterations to storeroom between stadium 1 and 2

[illegible]

- ▶ Extended gym space providing potential movement into the sport and leisure building of gym and or PT.
- ▶ Wall opened between stadium 1 and 2 to provide viewing to both courts from mezzanine.

- ▶ Addition of social/clubroom (potential relocation of the Ulverstone Basketball Association) in the existing undeveloped space with small kitchenette providing opportunity for this space to be used independently from the other social space to the east.
- ▶ Potential mezzanine above retractable seating on the west wall of stadium 1- connecting to the basketball social space
- ▶ Addition of toilets within the upstairs space that are not within the social space.
- ▶ Enlarged windows or glazed wall from social spaces into stadium 1
- ▶ A concept circulation mezzanine between stadium 1 and 2 and viewing into stadium 1 from the west.
- ▶ Balcony and windows looking out towards the sports grounds
- ▶ Addition of a multiuse meeting space between stadium 1 and 2.


6.15. Slipstream Circus

	From Previous Master Plan
	<ul style="list-style-type: none"> Slipstream Circus is a 20-year-old non-profit organisation catering for children under 17 years with 233 participants. Participation in the club provides immeasurable health, fitness, and social benefits. The Circus's outreach to schools, public groups and recent work with disengaged youth has cemented their positive position in the broader community. Their reputation, size, and training level places them not just as a leader in the state but as a nationally significant operation, second only to the National Institute of Circus Arts (NICA) in Melbourne. The Circus currently occupies half of Gymnasium 2. The scale and layout of the space limits their capacity to offer a full program of training, performance, and high-level training (i.e., a Certificate IV in Circus Arts). The Circus have raised funds towards construction of the new facility.
Current situation	Proposed Master Plan
<ul style="list-style-type: none"> The Circus currently occupies half of the Stadium 3. The scale and layout of the space limits their capacity to offer a full program of training, performance, and high-level training (i.e., a Certificate IV in Circus Arts). 	<ul style="list-style-type: none"> The master plan proposes the inclusion of a purpose-built building to be located in a not dissimilar location to that proposed in the previous master plan but integrated into the existing building. The proposed design would provide a building the same size as has been planned by circus (1400 sqm) but in a building that

6.15. Slipstream Circus

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| <ul style="list-style-type: none"> Slipstream have had preliminary designs for a purpose-built facility proposed to be located on the southwest edge of the precinct. Since the previous master plan, Slipstream Circus have developed a concept to develop a new standalone building and exclusive car park to be located in the area of the showgrounds currently used by junior soccer in the southwest of the grounds. This proposal has had a design and cost developed and the circus have been lobbying for funding to develop this facility. Slipstream Circus's concept building would add another standalone building and associated car park to the site while not addressing the needs of Judo and other entrance related issues within the sport and leisure building. | <p>connects both circus, judo, a hall of fame with connection to changerooms, canteen and extended foyer areas and meeting rooms. This footprint is compatible with other future uses such as gymnastics and basketball.</p> <ul style="list-style-type: none"> The orientation of the building minimises the building bulk when viewed from the south and green space or hardcourt space required. An alternative building orientation (N-S) for the new circus and judo hall has been shown as a dotted line. This has a number of disadvantages; primarily it blocks the café and social connection to the fields and impacts junior soccer field size. Based on the current size of the circus hall, the 'reduction' in width is approximately 12.5m (difference between the N-S and E-W width of the Hall). The plan also updates the alternative siting for circus and judo near the boat ramp to reflect the additional area (1,860 sq.m) they require. This is an awkward shape and would significantly impact the trailer parking and marine-based activity zone in and around the boat ramp and coast. |
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6.16. Show society

	From Previous Master Plan
	<ul style="list-style-type: none"> The Society indicated its current arrangements for office space and facility sharing are working well given its short annual programme but noted its opposition to the siting of a light pole within the central grassed space.
Current Situation	Proposed Master Plan
<ul style="list-style-type: none"> The Ulverstone Show Society Inc. meets monthly in a meeting room in the Indoor Sports Centre (near squash). 	<ul style="list-style-type: none"> The showgrounds have a number of buildings that are used by a variety of users throughout the year that have played a significant part over the years in the operation of the show.

6.16. Show society

- The annual show has not run for several years and there is some concern that it may not come back into operation following a trend of smaller country shows ceasing operation.
- Many of these buildings are still able to contribute to show operations if required.
- The master plan has not suggested significant changes to the existing layout of buildings that have been used previously for the show and the office space in the south of the sport and leisure building remains.
- The master plan retains the ability for larger vehicle access to the green space and loading from Alice Street in the redesign of the car park, that also support events in the precinct.

6.17. Squash courts

	Previous Master Plan
	<ul style="list-style-type: none"> ▪ The previous master plan suggested that there may be the ability to add onto the squash area in to host a new Judo space. ▪ This concept would take the building footprint very close to the river and the passing shared trail along the river. ▪ Apart from identifying some elements related to the relocation of Slipstream Circus into a new building adjacent to the existing sport and leisure centre, the previous master plan did not make many recommendations related to indoor elements such as squash. ▪ One of the elements that were recommended to be considered in an indoor centre review was the potential of a viewing deck outside of the squash social room.
Current Situation	Proposed Master Plan
<ul style="list-style-type: none"> ▪ Ulverstone Squash have approx. 30 members and play both local and coastal or district games at the centre. ▪ The social rooms are an important element in the squash experience and also get used by the centre for catering for the dormitories throughout the year. ▪ There needs to be a concerted effort to increase the participation in squash through development programs, school activities/come and try or social programs, and promotion, and increase the utilisation of the courts. 	<ul style="list-style-type: none"> ▪ The squash courts, social room and viewing areas remained generally unchanged in the master plan. ▪ The plan shows a new mezzanine, that connects stadium 2 and 3 with the viewing area at the rear of the squash courts. ▪ To reduce the chance of noise from the basketball courts from the new mezzanine into the squash courts, the plan shows a glazed wall.

6.18. The outdoor grass fields and showground site

Previous Master Plan



- Facilities within the outdoor grass fields discussed in the previous master plan included the animal precinct (north of the soccer-football fields) that is fenced and used as a dog exercise area and the larger level multipurpose grassed area that is suitable for a wide range of outdoor activities in multiple configurations.
- The field's base is one of the best in the state with a natural free draining deep sand profile. The quality of the pitch creates the opportunity for wet weather access for training and play (in contrast to neighbouring city grounds).
- In 2019 the club successfully applied for field lighting upgrades, to assist with evening training and with its ability to host state competition play. The optimal positioning of the new lighting has been determined to be at the southeast end of the showground space where it is proposed they will develop their premium pitch suitable for television broadcast.
- It was proposed that to increase the efficiency of the irrigation process, an automated subsurface irrigation system should be installed.
- Recommendations included the establishment of the principal pitch in the southeast corner, the installation of new lighting and the installation of new irrigations systems.

6.18. The outdoor grass fields and showground site

Current Situation	Proposed Master Plan
<ul style="list-style-type: none"> ▪ The grassed areas within the showground's precinct are currently used for dog walking (fenced area either side of the cattle pavilion in the north), soccer (most of the central and southern space and softball (north-western corner of the grassed areas). ▪ Soccer have had lights for their main pitch installed, not in the south-eastern corner of the site but in the southwest and established their main ground in that location. This aligns with their latest vision to establish new changerooms and clubroom on the western side of the ground. ▪ Some of the turf on the western side of the grounds is used by both soccer (at the northern end of their main pitch) and softball (at the southern end of the outfield). The difference in the quality of this turf at the change of season is significant leading to some concern regarding the crossover of the sports between seasons. ▪ The annual show and other community events use the space at various times of the year. 	<ul style="list-style-type: none"> ▪ To ensure that the sports turf areas in the central part of the showgrounds site are used to their maximum potential, the proposed master plan has identified a potential summer and winter layout. ▪ The priority is for full-sized fields which can be used for multiple junior games. Full sized, and correctly oriented and lit pitches provide the greatest flexibility in terms of standard of competition that can be played, and aid competitiveness of a club. These pitches also need to address club/social rooms, from either the north or west of the site. ▪ These layouts provide both soccer- football and softball to operate during the times of the year that they require, with a little conflict between the two as possible. ▪ Assistance should be provided to the clubs in the precinct by Council and the peak bodies to drive growth in participation, aid club sustainability and provide opportunities for a whole range of teams to play at the venue.

6.18. The outdoor grass fields and showground site

Seasonal Use

The following images show how the fields have been marked in the past.



Summer use

- The summer layout shows two softball diamonds plus a full sized and junior soccer pitch.
- There would be the opportunity to mark another junior soccer-football pitch if softball only require a single diamond.

6.18. The outdoor grass fields and showground site

Seasonal Use

The following images show how the filles have been marked in the past.

Summer use



6.18. The outdoor grass fields and showground site

Seasonal Use

Winter use



- The winter layout shows two full sized soccer pitches, one main and one secondary (both close to the new clubroom site in the north of the showgrounds) plus two junior soccer fields.

6.18. The outdoor grass fields and showground site

Lighting

- The image to the rights shows an approximate location of lighting (yellow).
- The luminaires on existing poles may need to be upgraded, accordance with the Australian Standards for the appropriate activity and level of competition played.
- Lights on two poles (shown with the red arrow) may need to be relocated to be outside the field of play.
- One additional light may be required to the north.



6.19. Toilet facilities within the precinct



Previous Master Plan

- The previous Master Plan recommended improvements in the provision of toilets in the following areas:
- Installation of an all access, unisex toilet immediately adjacent to the Community Shed to replace the aging toilets behind Athlete 42.
- Upgrading the toilet block at Legion Park to an accessible standard as well as the play facilities there. These upgrades would support use of the Animal Precinct and would add value to the showground as a community precinct.
- The master plan included the development of men's and women's changerooms and umpires' rooms on the ground level in the area of the kiosk/public toilets adjacent to the proposed lit soccer – football pitch while retaining day to day access to the public toilets from the outside.
- Installation of an accessible toilet on the second level (Indoor Sport and Leisure Centre).
- Remove the unused toilet block behind the Athlete 42 building.

6.19. Toilet facilities within the precinct

Current Situation	Proposed Master Plan
<ul style="list-style-type: none"> All abilities public toilets are available from the western side of the Sport and Leisure Centre. Indoor toilets are currently located on the eastern side of the community building, within the Keith Johnson Building and the Rotary building. These are not publicly accessible apart from a unisex toilet on the eastern side of the community building which is used by the user group in the community building, Athlete 42, and the Community (men's) shed groups. Another freestanding toilet sits close to the dog exercise area, but this is not accessible. Dog walkers report using the toilet within Legion Park (outside of the precinct) to the north, but this is in very poor condition. Council have given their in-principle agreement to the installation of a new toilet within the community (men's) shed building in the future Council have identified that there is suitable plumbing for this to occur. There would be benefit if this toilet was located in a way that is could be accessed from the outside of the building when the community shed was not in use. 	<p>The proposed master plan has identified the:</p> <ul style="list-style-type: none"> removal of the disused toilet behind Athlete 42 the installation of a toilet within the community shed the installation of a publicly accessible toilet on the eastern side of the new (proposed) soccer changeroom/clubroom at the north of the playing fields. This would provide access to toilets for casual use, especially for users of the area north. the inclusion of toilets on the first floor of the Indoor Sport and Leisure Centre to support the new social space. Public toilets have been shown to the east of the proposed new soccer pavilion/changerooms in the north of the site. These would be connected to the new building but if this building is built on the western side of the precinct (as per the alternate location), publicly accessible toilets could be constructed on the eastern side of the current community building. In designing toilets and changerooms, it is preferable to build cubical change and toilet facilities in areas such as Judo/Circus rather than open changeroom facilities to ensure they are as multifunctional as possible for all user groups.

7. Appendices

Appendix 1. Consultation findings and considerations

Notes from the stakeholder interviews are provided below, with some actions to be considered in implementation.

User groups

Slipstream Circus

The Slipstream circus are a not-for-profit organisation who use approximately half of stadium 3 at the southern end of the sport and leisure centre daily. They offer a variety of classes and private tuition and are soon adding a cert. 3 course to their offering, working with Ulverstone Secondary College all day on a Thursday. Slipstream Circus are also delivering a government project called: “saving communities” (in conjunction with the police) which will bring two groups into the space (all day Tuesday) and host Playgroup Tasmania on Wednesday mornings. Other classes include private classes, parents /bubs and aged care classes and other project programs.

The current floor space is too small to meet the needs of the organisation and they cannot extend the circus area due to Judo taking up the other half of the stadium. The area does not meet the expanding uses that they are trying to undertake including the training up of stage managers for events such as 10 Days on the island and the training of stage managers in rigging and other specific activities.

One of the more important elements required for circus are the type, location, and number of suitable rigging points.

They currently have eight rigging points but would ultimately like more. They would prefer if the rigging was part of the building rather than the stand-alone set up like they currently have. The rigging needs to be in a grid for lighting and pa systems training.

Change rooms and toilets adjacent to the circus area are used by staff, visiting instructors and students and are an important part of the operation. Child safety policy means the circus trainers (instructors) cannot share changerooms with students therefore the instructors use the squash courts changerooms. Due to the Judo club also using the changerooms, there have been issues with the Judo members using the change rooms at the same time as circus students which is difficult to manage. Ideally, circus would have their own changerooms and an additional two change rooms for when artists are visiting.

Slipstream would love to see a purpose-built circus building on the southern side of the showgrounds site preferably. Doesn't need to be connected to the main building. They would be happy to share some facilities if needed but need full access to the main circus area all of the time.

Although Slipstream Circus are currently located in the main sport and leisure centre, they have never really needed to use the social spaces or meeting rooms in the sport and leisure centre. They are not reliant on any other part of the sport and leisure building so feel that a stand-alone structure would work well for them. Car parking close to the building is valued as is a location to the south of the site as this is where people already know of the group.

Slipstream do value the dorm rooms (in the main stadium building) and hope to continue to use these rooms for travelling groups throughout the year. The current planning developed for a new site in the southwest corner of the showgrounds is appealing to the group as it would provide a standalone building, exclusive car park, and a southern site location.

A design, plan and quote/costing has been prepared by Vos building and the estimated cost was \$2,883,000.00 + GST. Central Coast Council has been advocating for a joint arrangement involving itself and the other two tiers of government.

Potential actions to consider for Slipstream Circus

- ▶ Identify a location relatively close to their current location for a purpose-built building for the purposes of circus/performance/training and coaching. Needs to have good parking and access for loading and unloading.

Ulverstone Basketball Association

The Ulverstone Basketball Association has concerns with the volunteer retention within the organisation. In an aging community, this is their biggest concern. The association are trying really hard to keep people around the sport after they stop playing to keep contributing. Sponsorship is another ongoing concern for the association as it is getting harder to get and maintain.

The association has been building a relationship with Ulverstone High School with junior programs but struggle due to the lack of with the lack of court availability at key times. The association believe that basketball participation can grow if had the additional court space was available (if Stadium 3 was available for court sports rather than judo and basketball)

The group run a primary school roster with 150 plus kids which if available would be able to use the additional space and provide the opportunity to grow the sport in these age groups and key times.

The use of the basketball social room in the middle stadium (stadium 2) is coordinated by the council and they allow other user groups to use it when Basketball is not using it. This room is not really big enough as it is mostly only a bar which doesn't fit with the desire for the association to provide a family and child friendly atmosphere. The rooms only real

benefit is that it opens onto the main court that is used for bigger games but there is no real viewing from the social room.

The centre is used by NW Thunder, a NBL1 club who play approximately eight games at the stadium per year. Wheelchair basketball is played on the new court and netball also use the new court quite a lot.

The Ulverstone Basketball association believes that the new stadium (stadium 1) is not used as much as it could be. Netball tends to be the primary user as well as the NW Thunder NB1 team, but the basketball association tend to like to play in stadium 2 as it aligns with their social room/bar.

Ulverstone Basketball Association believes that improvements in the areas such as a bigger foyer and a bigger area for ticketing/reception and canteen, easier access to the canteen (can use outside window) and a reduce clutter at the lift and stairs entry to the upstairs area and toilets upstairs would be well received and would make a significant difference to the centre operations.

The associations' view regarding the best spot to relocate circus and judo would be the northern end near the river (grassed area used for camping). They feel that any new building should not take up and reduce the space used for car parks in the south of the site near the sport and leisure building as these are important for day to day and event parking. If circus and judo were located to the north of the sport and leisure building, they could enter in front of the sport and leisure building (southern end) and exit at the northern end near dog park.

The current basketball social room (off stadium 2) doesn't meet the sports needs and is in poor condition. The basketball association play in the middle court mostly, so at present the upstairs social space is not that useful. If they used the new court more, the upstairs social space could become a new social space for UBA when NW Thunder

were not there (which is most of the time). The feel that toilets upstairs will change the way people feel about the upstairs space.

A gym within the sport and leisure centre would be a potential future use of an area like the unused upstairs area.

The association expressed that there may be some benefit in them using the upstairs area as a future Ulverstone Basketball Association social space, but it would be important that they could view both stadium 2 and 3 from there and that toilets were available. They suggested that this would have the potential to create a safe, family friendly space for their basketball community to gather, socialise and view games while they waited for their game or training session.

Potential actions to consider for Ulverstone Basketball Association

- ▶ Make available the stadium 3 (currently used by circus and judo) for the purposes of basketball and netball training and overflow games and programs.
- ▶ Determine if a central canteen in the building is useful for the clubs and feasible to lease out and then what design is appropriate
- ▶ Consider redesigning the entry and foyer space, (i.e., expanding the foyer area out to include the outdoor canteen window inside reducing the clutter in the foyer.)
- ▶ Consider options for the potential move of the UBA social room to the upstairs social space which overlooks the new stadium. Consider if there can be suitable viewing into stadium court 2 from the social space upstairs (looking south from the social room).

- ▶ Consider opening up (expanding as well as providing opening) the windows on the north side of the upstairs social space for better viewing of stadium 3.
- ▶ Continue developing toilets upstairs adjacent to the social space as per current plans
- ▶ Consider using the current Basketball social room/bar as court side storage for a variety of user groups.

NW Thunder Basketball

NW Thunder are a NBL1 club. They currently use stadium 1 at the Ulverstone Sports and leisure centre for about 8-9 games per year and train two times per week for 40 weeks per year. They also run junior holiday clinics each year.

The club use the upstairs social area during the games as a bar and viewing area rather than a corporate space meaning that people move in and out of the space throughout games.

The club feel that the canteen (downstairs near entry) is poorly placed in the corridor and apart from the issues with flow of people during games, it has been difficult to get COVID-19 plans past as social distancing is difficult.

Storage is always an issue for the club. There is no specific storage at all for NW Thunder and if the vacant area to the west of the commercial kitchen upstairs is converted into something else, they would not have anywhere to store things needed for match days and clinics and training. Court level storage would be great especially for match day set up and pack down and they need a smaller storage area upstairs also. The club understands that everyone needs storage at court level- netball, basketball etc.

NW Thunder have several sponsor functions, regular player dinners upstairs but other use is generally during games.

Upstairs improvements that would benefit the stadium include toilets upstairs, the inclusion of the biggest windows possible in the upstairs area looking over stadium 1 and there is potential for balcony over the court that can be accessed from the social room upstairs. Windows looking into stadium 1 need to also be able to be opened as there is no ability to 'bring' the atmosphere of the game into the social room. upstairs with sealed windows.

NW Thunder use the kitchen upstairs for game days and would like additional ovens rather than fryers as the fryers have never been used and are not in demand.

Parking is extremely important for games. NW Thunder utilise all parking on the site and most available street parking around the site also. Car parking areas including gravel areas to the north could all be improved for parking purposes. The club need to look at educating people to park on the other side of the river and walk across to the stadium due to the difficulty of parking at the site.

There is sometimes cross over with soccer-football and basketball games at the stadium. In its current form, the canteen at the stadium can't cater to more than the basketball users and the separation of a soccer canteen has been helpful.

Unrelated to the stadium but there is an issue with how people move around the precinct as there a very few if any gates on the eastern side of the soccer grounds meaning that you have to jump over the fence to access the stadium building from the west. Gates around the grounds are needed to get in and out of sport turf areas.

Ulverstone Basketball Association really need the additional stadium 3 court space so a move for circus and judo would benefit all basketball and indoor users.

The original Master Plan showed a circus building adjacent to the main sport and leisure building, but the association feel that this may have

impact for the houses across the road in terms of building height and views. Is there potential to build circus judo in the camping area.

Moving circus out of the stadium will make a big difference to basketball and netball opportunities especially for training. The association don't think there is a real need for the unused additional upstairs space to be another function area and they had got used to this being a storage area. Toilets are needed upstairs though.

Potential actions to consider for NW Thunder

- ▶ More storage options for NW Thunder especially court side. The current storage (unused upstairs space near social rooms) is to be changed to something else one day.
- ▶ Make available the stadium 3 (currently used by circus and judo) for the purposes of basketball and netball training and overflow games and programs. This will ensure enough space for NW Thunder training without putting out anyone else.
- ▶ Consider expanding the foyer area to include the outdoor canteen window inside reducing the clutter in the foyer.
- ▶ Consider opening up the windows on the north side of the upstairs social space for better viewing.
- ▶ Provide a toilet upstairs.
- ▶ Not related to Thunder, but gates are needed in the soccer football fences around the ground (especially on the eastern side)
- ▶ Consider a balcony from the upstairs social room/bar for viewing and gathering for NW Thunder games as well as other events.

Central Coast Badminton

Central Coast Badminton use the stadium court 2 on Monday night and have 60-80 people over four badminton courts. They also run badminton competitions on Thursday nights in stadium 2 from 7-10pm. Badminton believe that it would be handy if the judo/circus stadium (stadium 3) was available to other indoor sport users including netball as they are also impacted by the use of stadiums that basketball have.

Badminton can't get onto stadium 2 until 7pm due to basketball training. Coastal Badminton (regional competition) would really like to have access to the other hall in the future also.

Badminton use the Ulverstone Basketball association social room two nights per year. The canteen near the entrance should have been extended out. On big nights, it gets quite busy in the hallway next to the canteen window but the impact on how badminton operates is negligible.

Potential actions to consider for Central Coast Badminton and Coastal Badminton

- ▶ Consider redesigning the entry and foyer space, (i.e., expanding the foyer area out to include the outdoor canteen window inside reducing the clutter in the foyer.)
- ▶ Make available the stadium 3 (currently used by circus and judo) for the purposes of basketball and netball training and badminton when available.
- ▶ This will ensure enough space for badminton to get on court earlier as they currently can't get on until basketball training is finished.

Central Coast Netball

Central Coast Netball play every Tuesday night over 3 timeslots. They have a maximum of 13 teams due to the lack of space available.

Netball is not keen to play outside except when really desperate for space. When basketball have large events, netball have to go outside as basketball seems to take priority over everyone else even if space has been booked.

Would like there to be more space available for Devon netball also.

The winter netball roster is very popular with 18 weeks x 2 rosters across the year. Devon Netball would also use the additional space for the State League.

The new stadium works well for netball. The middle stadium (2) is too small - not standard due to basketball hoops being in the way.

The small foyer size and canteen area doesn't impact netball and netball don't use the upstairs areas. If the other stadium was available - they would be able to expand numbers of teams and provide increased participation opportunities to the community.

Netball don't really use change rooms but use toilets in the centre. They have a cupboard for things (bags etc) but storage closer to the court would be better.

It is always challenging for netball to get volunteers generally but especially for the primary school roster.

Mixed netball is run on Sunday night with 13 teams and is coordinated by Devon netball. Would rather not lose the outdoor courts but would prefer to have at least one good quality outdoor court (needs to be better than it is now).

Need more car parking close to the building when larger events are on.

Potential actions required to consider for Central Coast netball

- ▶ Make available the stadium court 3 (currently used by circus and judo) for the purposes of basketball and netball training and overflow games and programs.
- ▶ This will help reduce the times that basketball bookings are taken over regular netball bookings.

Devon Netball

Devon Netball run competitions in Ulverstone in the second half of the year with a mixed competition on Sundays between 6-9pm.

State League home games are played at Ulverstone (at least 9 games last year), with both 19 years and under and open teams.

It would be ideal if there was space for a training each week for each of these teams at Ulverstone, but it is difficult due to the space not being available.

Basketball gets priority every time. Devon Netball have never used the upstairs spaces in the centre.

Potential actions to consider for Devon Netball

- ▶ Make available the stadium 3 (currently used by circus and judo) for the purposes of basketball and netball training and overflow games and programs.

Ulverstone Judo

Ulverstone Judo use the judo area in the western side of stadium 3 approx. 4-5 times per week plus some major events and coaching clinics throughout the year. The space really works well for the club as it is big enough for competitions and great for training.

Judo has a good relationship with the circus and sometimes pack up some gear and mats for the circus to expand a bit for events.

Judo would rather not ever have to pack up though as it is too much work each time.

A dedicated space would be great, but they are generally really happy in the current space. The location near the front of the building is ideal, access is good and car parking, and the shared office space works well for them.

Judo have previously had some interest from other martial arts groups to share the facility. Could be something that could be looked at in a new building. Judo so not use the upstairs social space for anything.

Potential actions to consider for Judo

- ▶ They are happy where they are but if they have to move, it will need to be to a space as big and as well located, and so they didn't have to move out of often.
- ▶ Consider and promote the potential of other martial arts groups to share space if relocated to a new building.

Ulverstone Squash Association

The club is 51 years old and has been running competitions for 50 years. The current squash roster has 32 players plus some social members on occasions. Regular competition is on Wednesday night 7-10pm, run full year. Coastal competition from along the coast have teams from each of the clubs along the coast.

There is a lot of cross pollination between clubs from along the coast- Wynyard, Penguin, Ulverstone, Devonport and hopefully soon Deloraine.

The squash social room is managed by the centre and is hired out when needed by others. The kitchen is often used by the groups using the dorms next door.

The social rooms are as much a part of the sport as the courts are. They are part of the squash experience.

Squash courts can and should be used for a variety of user groups when not being used by others. Table tennis could also work in the squash courts as could floor exercise classes. (Has been a local push for table tennis in Ulverstone).

Ulverstone squash will never have 4 nights of squash per week ever again. They have been looking for funding through council capital works to repatch walls and floors and have been lobbying councillors and staff, but it is challenging to get funding to fix these things.

Cannot go to less than 2 courts. Could run a good competition with 3 courts but it's not ideal. Ideally would have 4 courts plus social space.

Potential actions to consider for Ulverstone Squash Association

- ▶ Maintain 4 courts plus the social space and look at ways to increase the use of the courts for squash and other uses.
- ▶ Identify potential user groups to use squash courts on the other 6 days/nights when squash is not there (table tennis, group fitness, Pilates, basketball training etc)
- ▶ Make available the squash social room for community group meetings from groups around the showgrounds. Seems that there might be groups who don't realise that they can book this room.
- ▶ Promote squash across the community more than currently
- ▶ Ensure courts/walls/floors are upgraded /maintained to standard required for district level squash.

Ulverstone Poultry Club

Looking to extend the current poultry shed on both directions - 8m on one side and 7m on the other side to allow space to host a further 100 pens as to accommodate the state show that comes to Ulverstone every 3 years. (This action has been given preliminary approval from Council if not using any Council funds, but they have been told that they can't go to the north and must leave a gap between the buildings to the north and them.

The club has a little office, and the remaining shed space is pens. Just under 500 pens currently but need to have about 600 pens to host the state show every 3 years when it comes to Ulverstone.

They had proposed to lease the building but haven't as yet. They currently have about 4 shows per year plus the rooster amnesty.

They have previously hired the Lions shed for shows to conduct presentations.

Potential actions to consider for Ulverstone Poultry Club

- ▶ Consider the expansion of the poultry shed for additional pens for a one in 3-year event. Can't build to the north as per council instructions.
- ▶ Consider if there are other spaces or temporary structures that could be used for this one in 3-year event need.

Ulverstone Soccer Club

Ulverstone Soccer Club currently use shared social space on the western side of the showgrounds and share with the softball association. This building has a kitchen, bar area, office space for both soccer and softball. The soccer club would ideally like to have a 12-month arrangement so they can use the facility whenever they like, even out of the soccer-football season. The soccer season is heading towards being at least 10 months per year now.

The club have funding already for a change room building but don't have enough for a clubroom building. (They currently have a promise of \$180,000 towards this part of the project).

They are happy to consider locations around the showgrounds for this facility, but the main field is now on the southwest corner of the showgrounds turf as this is where the light towers have been located.

The club feel that the canteen and bar is a significant part of the way they fund their sport and therefore are not keen to share a canteen or social space with anyone as this is the lifeblood of the club.

They had originally considered using the upstairs area in the sport and leisure stadium but don't want to share facilities and the main field is now on the other side of the ground.

Happy to look at a variety of configurations if better options are available. Wondered if softball diamond could move to southeast corner and they can use the change, toilet, and social rooms in the leisure centre.

Potential actions to consider for Ulverstone Soccer Club

- ▶ Reconsider the best layout of both a new building and the grounds to meet the needs of soccer in both summer and winter seasons.
- ▶ Identify the best layout ensuring that there is a main full-sized ground, a ground that doesn't overlap softball for summer use, and junior grounds etc
- ▶ Identify a location to locate a new clubroom/changeroom building considering that they have already got money for changerooms through levelling the playing field.

Ulverstone Lions Club

The Lions shed at the showgrounds is used to store bags of sticks which they split to sell as firewood, meetings, and lucky dip on show day. They store the Lions van at the site and access the van 3 times per week for deliveries etc. The use of the building is for 1 meeting per month, 2 times per week for sticks splitting.

The Lions would like to see parking improved at the site. Delineated parking would be beneficial on the site as sometimes people park in front of the Lion's van access. Some issue with soccer- football parking on the western side. This area is not great for a lot of parking

The club are very concerned for the show's future. Insurance costs and operational issues with COVID etc.

The club understand that the cattle pavilion does not get a lot of use throughout the year. Can see this being a location for another activity if not used for the show. Horses are not likely to come back to the show, so don't need to consider them in planning.

Potential actions to consider for Ulverstone Lions Club

- ▶ Ensure that parking near the Lion's club area is delineated making sure that people don't park across the exit of where they park their van,

Ulverstone Rotary Club

The Rotary Club has 31 members currently and use the shed a few times a week. Parking is a bit difficult, and it needs to have delineated spaces to fit more cars in and make safer.

Potential actions to consider for Ulverstone Rotary Club

- ▶ Ensure that parking near the Rotary club area is delineated and safe.

Ulverstone Softball Club (or Ulverstone Softball Association)

The main diamond is fenced off with a temporary fence on the northwest corner of the grounds.

The association have other diamonds set up (second diamond in the southwest corner. They can have up to four diamonds marked for big events.

Numbers of players are diminishing in softball compared to a few years ago. Numbers are holding steady just at the moment with 3 competitive men's teams: 10-15 players per team. They are down to 3 women's teams, whereas they have had 5 teams in the past. The junior program has 30 plus players.

The association trains on the grounds in summer (Sept - April) and they play Tuesday and Wednesday night.

The junior program runs on Wednesday night. Men's games are held on Friday night, and all-day Saturday, 11-6 pm.

The new lighting for soccer- football is poorly placed. Soccer plays a modified version in a different location in summer so impact on softball is minimised. The current concept of a new soccer building on the western side is not suitable to softball as it would impact on the current softball area. Softball have been keen to go into the northern community building as a base although this is used by a personal trainer quite a bit.

The association are open to the concept of a diamond in the southeast corner if this would work better for the entire site.

The association is happy to consider a shared canteen and social space with anyone in the future.

They would be keen to explore the possibility of a 12-month permanent diamond with dugouts.

The association believe that there is a need to reconfigure the soccer-football and softball areas to make it make more sense.

Need to at least have access to two diamonds throughout the summer. This will provide the best chance for growth, if they can play more than one game at a time.

The association likes the concept of clubs moving over to use a social space in the indoor stadium. This could work well for softball but happy to consider other options.

Softball have been known to close the roadway along the west of the ground for bigger events due to safety concerns of this roadway and kids around. Is an ongoing issue with traffic through this area.

Potential actions to consider for Ulverstone Softball Club

- ▶ Ensure that if a soccer-football building is built on the western side that it doesn't impinge on the operations of other sports and groups such as softball.
- ▶ Consider the best location for their main diamond which could have backstop, dugouts etc.
- ▶ Consider the option of a new home base/clubroom/office for softball. They have been offered the community building in the north (or part of it) but are open to options- depends on the location of other things like diamonds etc and soccer fields. Could be also within the sport and leisure building upstairs as they are happy to share.

Ulverstone Kennel Club

The Ulverstone Kennel club have 12 on the committee and all are hardworking members. The club have about 30 members all up, and about 300-400 people come to shows. There are 3 shows in December, 4 x shows in January, 2 shows in August, 2 shows in October each year.

Training is held every Wednesday night and Sunday and the club also run puppy classes for the community at the site.

The Club use the cattle shed (in the middle of the dog area) but are concerned with this being used for other storage (not related to them), as it restricts their use. The club has a small office area, and two storage sheds also.

Toilets are the biggest issue. There is one toilet just inside the gates to the dog park, but this is not accessible. The public toilets are outside of the grounds (in the neighbouring playground to the north), and these should be upgraded and made more accessible to the showground's users.

The public don't like it when the dog shows are on as they can't walk their own dogs as easily.

The Club would like lighting to be improved in the dog area. Existing lights are not that strong near the agility area.

Sometimes the club uses the dog grounds (during the big events) for parking and also the camping area next to the river.

Potential actions to consider for Ulverstone Kennel Club

- ▶ Upgrade existing or provide accessible toilets to serve this part of the showgrounds (and the park to the north)
- ▶ Improve the lighting of the dog area as well as the parking area near the dog park to ensure safety and use outside of daylight hours.
- ▶ Consider the long-term uses of the cattle shed.

Athlete 42 Gym

Athlete 42 work with AFL Tas on occasions and high performance with TIS (Tas Institute of Sport) and some program work for older adults and schools across the community. The building they use meets some needs generally, but the space used currently is really not big enough. A bigger space would be ideal.

They have recently had 31 people to a class and cannot fit that many people inside so have to bring exercise equipment outside which can be tricky with the weather.

Athlete 42 use of the gym space every day and have had some groups of people from the neighbouring community shed for classes.

Access to toilets in the vicinity is one of the main problems apart from the size of the building. If the toilets were to go inside the community shed as proposed, these would need to be accessible from outside to meet the gym user's needs.

Have considered other spaces on the site such as the community building in the north but would consider the sport and leisure centre if a space was available.

Potential actions to consider for Athlete 42 Gym (building and business)

- ▶ Consider the potential move of this business to either the building to the north of the site or to within the sport and leisure building. (Squash courts -would need significant storage when squash is played, new upstairs area is a potential location.)
- ▶ Provide access toilets in the area if they remain where they are.

Personal Trainer (using the community building in the north of the site)

The Personal Trainer runs about 16 classes in the community building per week and almost all of her clients are younger mums and women.

The activities tend to use the entire building as they run circuits within the building. They don't tend to like to pack up everything often but happy to do so when others need the building (which happens a few times per year). Classes include running, weights, and body weight exercises

The current building is a perfect fit as it is well located, big enough and has good parking close to the building

The building that they use has toilets inside the building as well as an accessible toilet which also has access to outside. (This is the one that is used by the men's shed and sometimes the Athlete 42 clients).

They are not keen to move anywhere else within the site. She likes the concrete floor as weights are often dropped. Also likes the size of the building.

Not many significant issues with them. When the soccer ground runs NS (winter they often get soccer balls hitting the building and windows- maybe need a fence.

Potential actions required to consider for Christine Stock (building and business)

Softball was very open to where they were to use for social rooms.

@leisure left them with two options to explore, the community building as suggested in the previous master plan and the sport and leisure centre (which their new diamond locations would better suit.

Football Tasmania

The Ulverstone Soccer Club have been successful getting funding over the years for lighting and changerooms and are working towards gaining funding for clubrooms also.

They have more recently received some money (but not enough) for new clubroom facilities.

The new light towers went in quickly as they needed to spend the money (that came through a grant) before it was taken back. The light towers are not well placed though, with a tower in the middle of the field.

Ideally, they would have a changeroom building/club building adjacent to their main ground. At the moment, the main ground is on the southwest of the site but was meant to be on the southeast corner of the site according to the previous master plan.

The club are keen to grow and develop themselves to be a higher-level club in the future.

The ground is great, naturally sand based and have the best drainage for any along the coast.

Ulverstone Show

Concerns over the future of a show as recent shows have needed to be cancelled due to covid related issues.

Insurance is one of the biggest concerns for the committee as well as the aging committee and the shortage of people to be involved in the organising of the event.

Previous shows have made good use of the various buildings at the showgrounds. Generally happy with the facilities available.

Staff comments

Master plan time frame

- 10-year timeline on the masterplan.

Car parking

- Carparking- hasn't been an issue apart from when there are major events within the precinct
- There are sometimes some small amounts of conflict with the boat ramp users in summer, but this is generally manageable.
- Parking changes are not really a council priority.

Soccer

- The relationship currently works ok between soccer and softball although Soccer would like to play longer into the year which would affect the operation of softball. Needs to be considered.
- Soccer has a main show pitch plus a number of smaller pitches. Some potential to run an additional pitch if required.
- Showgrounds has always been a multiuse facility.

- The main field for soccer has been determined by the location of the lights.
- Location for the new facilities is needed adjacent to the current changerooms on the western side. Need to consider this proposal
- Soccer club had some plans developed for a new set of changerooms on the western side which they now have some funding for.
- Soccer club also have \$180,000 additional funding for clubrooms- Need to consider this proposal
- Staff are keen to see broad community use of facilities such as changerooms in the future.
- Lighting went to 100 lux in the last upgrade. Would be nice to go to led lighting one day
- Soccer has run futsal (indoors) as well as futsal Tasmania but not currently.

Dog area

- Dog activity area on site in the northern part of the showgrounds. Now have a large dog area and a small dog area which is very popular
- Softball
- The softball diamond gets used but may need another 1 or 2 diamonds out of the other areas.
- Currently there is not a demand for changerooms for softball.

Flooding/Climate change

- Do get flooding (stormwater outlets coming back through the pipes towards the stadium). The stadium is at one of the lowest points in the park.

- Need to proceed with life as normal but need to flag the flooding impact in the report.
- Additional scope for the potential for solar panels plus battery storage in the future
- Could look at the extension of the solar panels, and the retention of water etc. Tanks etc.

Camping/Motor Home area

- The original vision was for a campsite area on the northeast to be a motor home site and overflow carpark but now is used for event related camping only.

Councillor comments

- Squash courts – Glad to see they are included may be some issue with noise from basketball with proposed plans. Note: A glazed wall (which could have a doorway) is shown between basketball and squash on the 1st floor to reduce noise into squash.
- Has the poultry club extension been accommodated? Poultry club extension has been shown on the south side only to ensure space was retained between buildings to the north.
- Has the provision for large vehicles to arena been accommodated, and loading ramps used for the Show? Yes. These can be accommodated in the new formalised car parking in the north. Car parks have been refined with entry points being shown in the northern carpark as well as from that carpark into the showgrounds itself
- Toilets are an issue across the reserve. Have these been addressed? Yes.

- Does the concept consider the work council is currently preparing upstairs in the leisure centre? Council has some plans ready to go to tender for the modification of the upstairs social room area including toilets he will be necessary to incorporate these designs into the master plan. Note: the toilet position in the upstairs has been moved to accommodate the current proposals, based on cost.
- In considering options for the circus extension is the reorientation of the building possible to minimise the size of the building as viewed from the residential area in the south. Several options were prepared for the location of the building and the north /south option was not considered the preferred due to the impact on the entry and reception area.
- We have shown the footprint and impact of a future circus building if it were to face NS.
- Does the size of the extension also incorporate judo? Yes. Judo space has been shown within the circus space and the circus space has been sized to meet the same size as within the concept plan prepared by VOS.
- Would the pavilion be better against the fence? The master plan has shown two options; squared up with the pitch and with the back against the fence.

Following comments from the Councillors briefing, the following changes were made to the plans:

- ▶ The toilets have been moved back into the upstairs social room to meet the plans currently being implemented
- ▶ We have shown the footprint and impact of a future circus building if it were to face NS

- ▶ Judo space has been shown within the circus space and the circus space has been sized to meet the same size as within the concept plan prepared by VOS previously
- ▶ Carparks have been refined with entry points being shown in the northern carpark as well as from that carpark into the showgrounds itself
- ▶ The soccer pavilion is shown in both potential positions
- ▶ A glazed wall (which could have a doorway) is shown between basketball and squash on the 1st floor to reduce noise into squash
- ▶ Poultry club extension has been shown on the south side only to ensure space was retained between buildings to the north.

Following comments and further consultation with softball and soccer-football the following changes were made to the plans:

- ▶ An alternate option for a clubhouse was shown on the western side of the showgrounds adjacent to the existing football changeroom building, while still showing the preferred location for this building to the north of the grounds.
- ▶ The softball diamonds were pushed back into the NE and SE corners to reduce the impact of any backstop fencing on the playing surface when in soccer-football mode. The exact location of fencing should be agreed on site before construction.

Appendix 2. Estimated costs of construction

The following cost estimate was prepared by Turner and Townsend quantity surveyors and cost planners, in January 2023.