Shellharbour CITY COUNCIL

MCDONALD PARK MASTER PLAN REPORT

For Shellharbour City Council

24/09/2019

McDonald Park Master Plan Report

For Shellharbour City Council

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On behalf of:

Shellharbour CITY COUNCIL

Issue	Title	Date	Prepared	Checked
1	McDonald Park Master Plan Report	02/07/2019	FZ/NG	SH
2	McDonald Park Master Plan Report	05/07/2019	FZ/NG	SH
3	McDonald Park Master Plan Report	08/07/2019	FZ/NG	SH
4	McDonald Park Master Plan Report	10/07/2019	FZ/NG	SH
5	McDonald Park Master Plan Report (Final)	24/09/2019	FZ/NG	SH

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1.0 INTRODUCTION

1.1 THE INTRODUCTION

McDonald Park is an important district park of approximately 2.5 hectares, located in suburb of Albion Park Rail.

The Park is surrounded by Station Road to the west, Tongarra Road to the south, Kimbeth Cres to the north and the Albion Park Rail Public School to the east. McDonald Park provides local public sporting facilities (netball and tennis) as well as minor playground and fitness equipment.

The park includes tennis courts currently used by the Kiama Shellharbour District Tennis Club. The facility hosts regular training and junior tournaments.

The surrounding turf area is manly used for netball training by the local netball club. The courts are generally used for junior training session and during the week.

As the area develops, the importance of this open space as a place of recreation, respite and relaxation will increase. McDonald Park has been identified as a district sporting ground by Shellharbour City Council.

This master plan outlines a future vision and working plan for the park to establish it as a unique and important recreation destination for the local area. The vision is to create dynamic and engaging park that optimises the potential of the unique setting and location, as well as satisfying a wide variety of social and recreational opportunities.

Sporting and recreation uses will be embedded into the park to provide a diverse range of structured, informal recreation and sport opportunities, catering for increasing recreation demand.

Artist impression of McDonald Park: View of the new all-inclusive playground.

McDonald Park: Site Inventory (Refer to Page 8)

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View 1 - McDonald Park - Existing Playground and fitness area. Fenced tennis court on the right. Netball courts on the background

View 2 - McDonald Park - Existing fenced tennis courts

View 3 - McDonald Park - Existing toilet block

View 4 - McDonald Park - Existing car park from Kimbeth Cres

1.2 CONTEXT

1.2.1 Land use context

Located in the heart of Albion Park Rail, McDonald Park is adjacent to low density residential area on the south and north, and Albion Park Rail Public School on the east. The closest commercial centre is located approximately 500m away at Oak Flats district on the Princes Highway. It includes supermarket, eateries, bank, pharmacy and other necessities to local residents and visitors.

McDonald Park is serviced by buses on both the north and west of the site, connecting the site with nearby suburbs.

The closest train station to the site is Albion Park Station, located 700m on the Princes Highway.

1.2.2 Park users

McDonald Park is comprised largely of sports fields, which are used by Kiama Shellharbour District Tennis Club and Albion Park Netball Club. Both clubs hold regular training within the park, along with juniors tennis tournaments. The use of the Tennis courts is limited due to security measures (fencing) in place around their periphery. The use of the courts has to be pre-booked with the Tennis Club.

In the centre of the park informal recreation facilities are provided including a small playground with climbing equipment and slide as well as fitness equipment. A share path is currently under construction that will run along the west side of the site connecting to Albion Park Rail Station and the Croome Regional sporting complex.

McDonald Park: Context.

2.0 SITE ANALYSIS

2.1 EXISTING SITE CONDITION

McDonald Park: Existing condition.

LEGEND: MCDONALD PARK AREA: 24,500 SQM

1. Tongarra Road Car Park
2. Toilet Block
3. Storage / Amenities Building
4. Kimbeth Crescent Car Park
5. Playground
6. Outdoor Fitness Equipment
7. Swing Set
8. Tennis Courts & Club House - 5 courts total
9. Tennis Courts - 2 courts
10. Turf Netball Courts - 9 courts total
11. Tennis Club House

FENCED TENNIS COURTS
ARTIFICIAL GRASS TENNIS COURT
ACCESSIBLE TENNIS COURT
GRASSED NETBALL COURT

1. Tongarra Road Car Park
– Unsealed parking with no direct lighting

2. Storage / Amenities Building
– Semi disused concrete block structure

3. Toilet Block
– Accessed from car park
– Not accessible for wheelchairs

4. Kimbeth Crescent Car Park
– Concrete paver parking in poor condition

5. Playground
– Play tower with climbing equipment

6. Outdoor Fitness Equipment
– Static fitness equipment due for renewal

7. Swing Set
- Double swing set with no shade provisions due for renewal

8. Tennis Courts & Club House
- 5 tennis courts with adequate lighting
- 1 story amenities building for tennis club

9. Tennis Courts
- Steep level change to courts
- Perimeter fence due for renewal
- Lighting provided

Turf Netball Courts
- 9 turf netball courts
- Goal posts due for renewal

2.2 CURRENT USE PATTERNS

2.2.1 Open Space

McDonald Park presents itself as a large turfed area bordered by Tongarra Street, Station Road and Albion Park Rail Public School. The park provides three main actives, Netball, Tennis, Play and Fitness equipment. A lack of shade and logical open space planning leaves much of the park underutilized.

2.2.2 Play + Fitness

The park currently includes play and fitness equipment which is due for renewal.

2.2.3 Tennis Courts

The park provides 7 tennis courts with options to play on hard or synthetic turf. A building facility hosts the Kiama Shellharbour District Tennis Club.

2.2.4 Turf Netball Courts

McDonald Park is the winter home field for the Albion Park Netball Club. Founded in 1990 the club has grown each year to 127 members today. Training is held during weekdays for both Junior and Senior clubs. A lack of lighting inhibits training or games past sundown. There is potential to upgrade to hard-surface with lighting.

2.2.5 Facilities

A toilet block faces an unsealed car park and is due for renewal. There is a secondary building adjacent to the facilities block that is partially used by cleaners. The buildings can potentially be combined.

2.2.6 Planting & Vegetation

There is currently minimal planting at McDonald Park There are Brush Box trees (*Lophostemon confertus*) along the park edges of Tongarra Rd and Station Road. The park would benefit from increased shade and tree cover.

2.2.7 Habitat & Ecological Value

Currently there is little ecological value in McDonald Park. An increase in planting would benefit the biodiversity within the site.

2.2.8 Services & Easements

A storm water culvert is located at the south-eastern corner of the site. This will affect proposed extensions to the car park and planting.

McDonald Park: Current Use Patterns.

McDonald Park: Patterns

LEGEND:

- SPORT PITCH
- FACILITIES AND BUILDING
- PLAY AND FITNESS AREAS
- SERVICES EASEMENT
- WATER EASEMENT

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2.3 FLOOD STUDY

The Horsley Creek Floodplain Risk Management Study Plan flood mapping shows there is flooding within McDonald Park. The flood risk is extended to the whole area. Two main waterways are outside the park, both running as tributary of Lake Illawara to the north of the site and an extended flood storage occupy the study area.

2.3.1 Horsley Creek Floodplain Risk Management Study and Plan 2017

The flood map with 1% AEP shows the area to be mostly flood storage, with some flood way and very few flood fringe areas.

As the proposed structures are non-habitable in this reserve, the FPL for the proposed structures and car parking area are to be set above 1% AEP level. Any structures in the proposed development need to be constructed by flood compatible building components below or at the 1% AEP flood level plus 0.5m (freeboard).

Site Emergency Response Flood Plan is required as this reserve is used by the public and some parts of the reserve will be affected during the PMF event. As it is unsafe for the children and senior citizens and/or elder people in the High Hazard zone during the 1% AEP event, for the evacuation purpose, it needs to be demonstrated that there is reliable access for pedestrians during the 1% AEP event.

The car park FPL are to be set up at 1% AEP level. Vehicles in the car parking area must also be shown to not cause a nuisance in the PMF even by being caught in flood waters. In this regard, vehicle bollards or similar method of containment may be required.

Implementing stormwater infrastructure to mitigate flooding issues should be proposed to increase the quality of the site, in regards to mitigate the existing flood issues.

Note:

Annual exceedance probability (AEP) – is the probability that a flood of a given or larger magnitude will occur within a period of one year. Its reciprocal is equivalent to average recurrence interval.

Flood planning level (FPL) - is the level of the planning flood plus an additional free-board as advocated in the NSW Floodplain Development Manual. For purposes of this element, the planning flood is the 1% Annual Exceedance Probability flood, and the free-board is generally 500mm.

Probable maximum flood (PMF) - is the largest flood that could conceivably occur at a particular location.

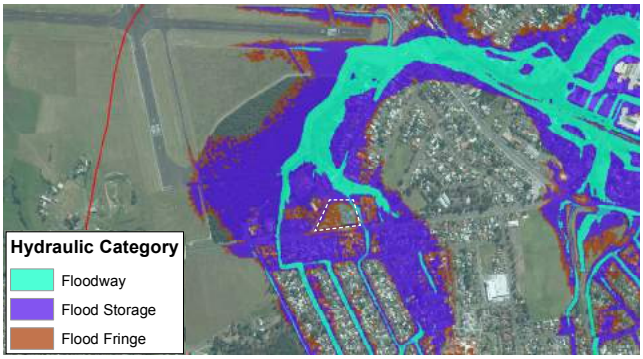


Image reference: Horsley Creek Floodplain Risk Management Study And Plan Hydraulic Categorisation. PMF Event Figure 55 - Horsley Creek FRMSP 2017

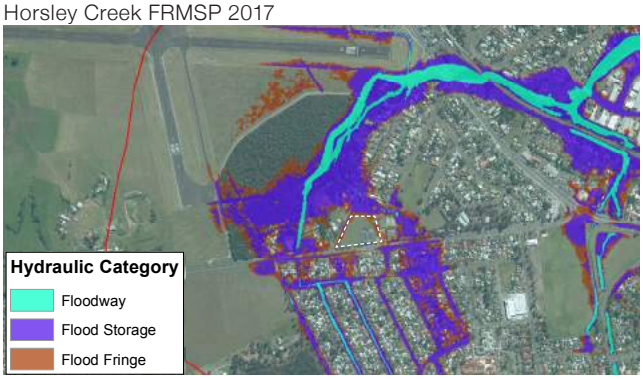


Image reference: Horsley Creek Floodplain Risk Management Study And Plan Hydraulic Categorisation - 1% AEP Flood Event Figure 54 - Horsley Creek FRMSP 2017

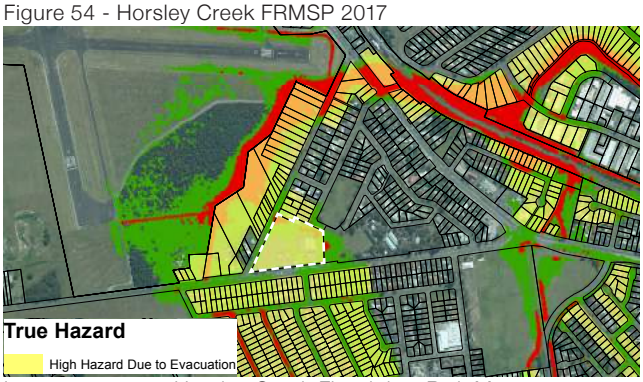


Image reference: Horsley Creek Floodplain Risk Management Study And Plan True Hazard Map - 1% AEP Flood Event Figure 57 - Horsley Creek FRMSP 2017

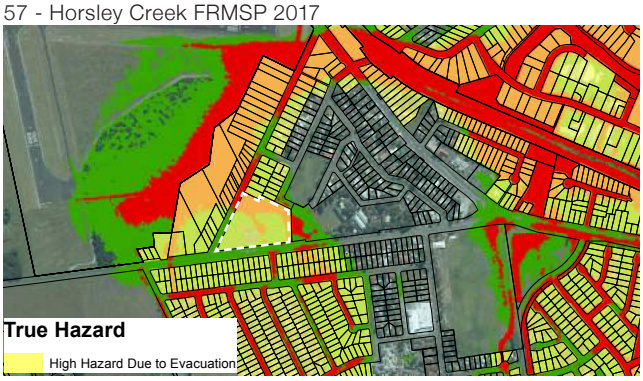


Image reference: Horsley Creek Floodplain Risk Management Study And Plan True Hazard Map - PMF Event Figure 58 - Horsley Creek FRMSP 2017

2.4 CONSULTATION

The objective of the community consultation process is to facilitate a dialogue between Shellharbour City Council and the public on the existing condition and future development of McDonald Park. To obtain a wide variety of community perspectives, Shellharbour City Council and the consultant team developed separate consultation methods for local residents, sporting organisations and other key stakeholders.

Consultation for this project includes:

- Council web site “Let’s Chat”
- Ideas Lounge (Preliminary: 17 May, 21 May, Secondary: 16 - 17 July 2019)
- Presentation to Council
- Public Exhibition (July 21 - August 28 2019)

2.4.1 Preliminary Ideas lounge

Shellharbour City Council hosted a preliminary consultation with local community on May 17th and 21st 2019. Known as the “Ideas Lounge”, this consultation is an informal way of getting an idea of what elements the local community prefers in McDonald Park.
Main comments received were to provide:

- Fitness area for elderly users
- Accessible and ambulant toilet

2.4.2 Workshop with Council Staff working Group

The design team and Council Staff Working Group reviewed the draft master plan in June 2019 to discuss and confirm directions for the key items proposed within the master plan

- Amenities block: Preferred location based on flood risk plan and sight line throughout the park.
- Netball court: Preferred location and upgrades
- Tennis Courts: Potential upgrades and conversion to two courts to multi-use courts (tennis field retained). Basketball courts are in high demand within the Council.
- All-inclusive play: Short term shade structure is desired until trees are established and can provide adequate shade.
- Flood: Generally, the area floods in heavy rains. Opportunity to propose a new drainage system to nearest collector.
- Car Park: Generally, agreed on proposed car park upgrades and expansion.
- Lighting: Currently no lighting in Park and car park. It is preferred to provide lighting provision to main path and car parks to increase quality and safety.
- Safety: Generally, the area is subject to antisocial behaviors. Ensure open sight lines for passive surveillance.

2.4.3 Lets Chat

Let’s Chat is an online platform that council uses to receive feedback. The summary of engaged found that 162 visitors engaged with the site.

2.4.4 Secondary Ideas Lounge

A secondary ideas lounge was undertaken by council on July 16th and 17th. Respondents were able to review the masterplans and make comments on the proposed elements. Many of these suggestions can be incorporated during the detail design phase.

Accessibility: There was an emphasis placed on the accessibility of BBQ’s, playground equipment, seating with spaces for wheelchair spaces.

Technology: Free Wifi and Charging Stations.

Comfortability: More shade, mature trees around playground area are a great idea for instant shade.

Preliminary Ideas Lounge panel for McDonald Park

2.5 SITE ANALYSIS AND OPPORTUNITIES

McDonald Park: Site analysis.

2.5.1 Site Analysis

The following is a summary of key issues for the existing site conditions:

Accessibility

- There is no formalised path within the park
- Main car park is unsurfaced and uneven underfoot, but it is the only connection to the sport facility and public amenities
- Limited access to amenities block with steps
- Limited access to tennis club building facility from unsealed car park
- Lack of connection with the car park off Kimbeth Crescent
- Steep ramp to detached tennis courts

Organized Sport & Other Recreation

- Generally, layout of netball courts and natural turf surface is not optimal for games
- Detached tennis courts lack of surveillance which results in limited usage
- Fencing is in poor quality and can be easily damaged
- Hard surface court near club house is in poor condition and usually flooded during rain event
- Lack of variation and offering for passive users
- Lack of seats for spectators (tennis and netball)

Supporting functions

- Amenities block due for renewal
- The toilet facility in the club house has recently been upgraded
- Storage building
- Unfinished car park off of Tongarra Road
- Car park off Kimbeth Crescent is in poor condition

Habitat & Vegetation

- Lack of vegetation
- Street trees are in reasonable good condition but lack in quantity
- Park is regularly flooded in storm events

Services & Easement

- Existing storm water culvert along the east side of the park. May limit planting in that area.
- Main water line along east and north boundaries

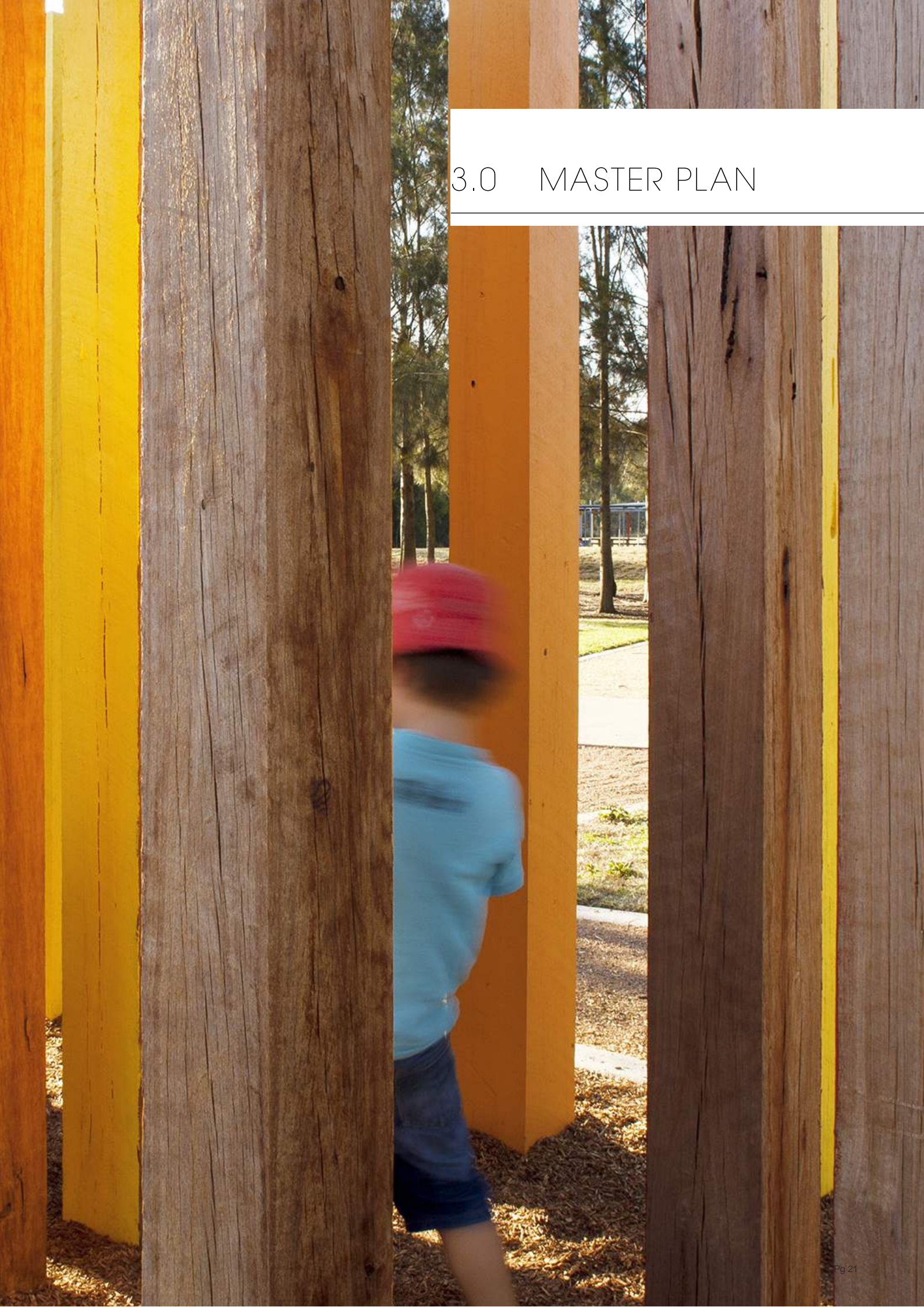
2.5.2 Opportunities & Constraints

Opportunities

- Create accessible connection within the park
- Enhance the identity of the park by introducing signage and entrance feature planting / plazas to key gateways
- Street tree planting could provide shade for exposed netball courts and along shared path, increasing user comfort
- Improve and formalise parking areas for better way-finding, security and vehicular circulation
- Creation of an all-inclusive play precinct at the center of the park as the ‘heart’.
- Upgrade fitness equipment
- Creation of New multi sport courts to increase variety of sport offer (Example: basketball, soccer)
- Creation of “learn to ride” area in relation to the new shared path
- Relocate the toilet block and potential demolishing of storage building to improve visibility and sight lines for passive surveillance
- Improvement of safety through new lighting

Constraints

- Raised detached hard surface tennis courts
- Stormwater culvert limit the access to secondary car park
- Floods during heavy rain events



3.0 MASTER PLAN

3.1 MASTER PLAN

Summary

McDonald Park provides an important area of open space within a developing sport and play precinct. The Park provides a wide range of recreation from organised sport to more informal recreation and play. These uses have been enhanced within the master plan. The master plan provides a framework for the future development of the park in order to incorporate an all-inclusive play space, as well as improved facilities, including a new accessible toilet block, development of a sport precinct and an overall higher quality of landscape amenity.

The master plan has been developed from:

– An understanding and evaluation of existing site conditions and outlining key directions arising from these

– The incorporation of preliminary community desires for the park

– Responding to the Shellharbour Council strategy and expectations

– An understanding of the park in context regarding recreation and sports uses

– Establishing a design that is realistic, achievable and can be implemented progressively over time

– Understanding that the demands on the park are likely to change over time, the master plan provides a strong framework, but can be flexible to changing needs of the community.

– The desire to make a distinctive and memorable landscape

McDonald Park: Master plan.

Artist impression of McDonald Park: View of the new all-inclusive playground.

3.1.1 Play and Recreation

McDonald Park is intended to offer a district level all inclusive play space with an associated mid level exercise provision, open space, learn to ride and sports courts.

Play Space

The play space will provide graded play opportunities suitable for a range of ages and abilities. Play space design objectives include:

- It is in a central location in the park for ease of access and visibility. It is located so that passers-by can view the play space but allows the play area to be contained
- The space includes areas to sit, gather and supervise
- There is an appropriate use of impact attenuating rubber in high wear areas and to provide access to play elements (trampolines, slide, swings, climbing frame, table tennis, whist using organic softfall greater area for improved impact attenuation and value
- There is a combination of predominantly native planting with three large, super-advanced, exotic shade trees to provide shade in summer and sun in winter. Can be complimented in the establishment phase by a shade structure with 5-10 year life expectancy. All planting should be within path network or have appropriate edge to separate turf areas and assist on going maintenance
- Play includes a variety of active movement sliding, spinning (individual and group), swinging and clambering/climbing

Fitness

The fitness area will provide stationary fitness exercise for a range of ages and abilities. Fitness area design objectives include:

- A range of mid level exercise equipment on wet pour rubber, high wear surfacing adjacent to open space and circuit track
- Combination of upper, core and lower body elements
- Fitness opportunities for all ages.
- Good visibility to play space and some visibility to tennis and netball courts

Learn-To-Ride Cycle Loop

The Learn-To-Ride Cycle Loop will provide children and youth a safe area to learn how to cycle. Cycle Loop design objectives include:

- The Learn to ride track includes a hard surface loop path with inbuilt challenges in minor slope, bumps and gradients which encourages skills in bike riding.
- The track includes a small dirt section to provide some additional bike challenge.

PLAY EQUIPMENT

1. Roto-moulded plastic dual slide on mound

2. In ground accessible trampolines

3. Accessible carousel

4. Four bay swing with rigid seat, strap seat, toddler seat

5. Rope climber

6. Concrete table tennis table

FITNESS EQUIPMENT

1. Ropes

2. Stationary fitness exercise

3. Senior exercise

LEARN-TO-RIDE CYCLE LOOP

1. Tunnel

2. Dirt Track

3.2 ALL-INCLUSIVE PLAY SPACE AND EXERCISE AREA

McDonald Park: play and recreational space.

3.3 LEARN-TO-RIDE CYCLE LOOP

McDonald Park: learn to ride space.

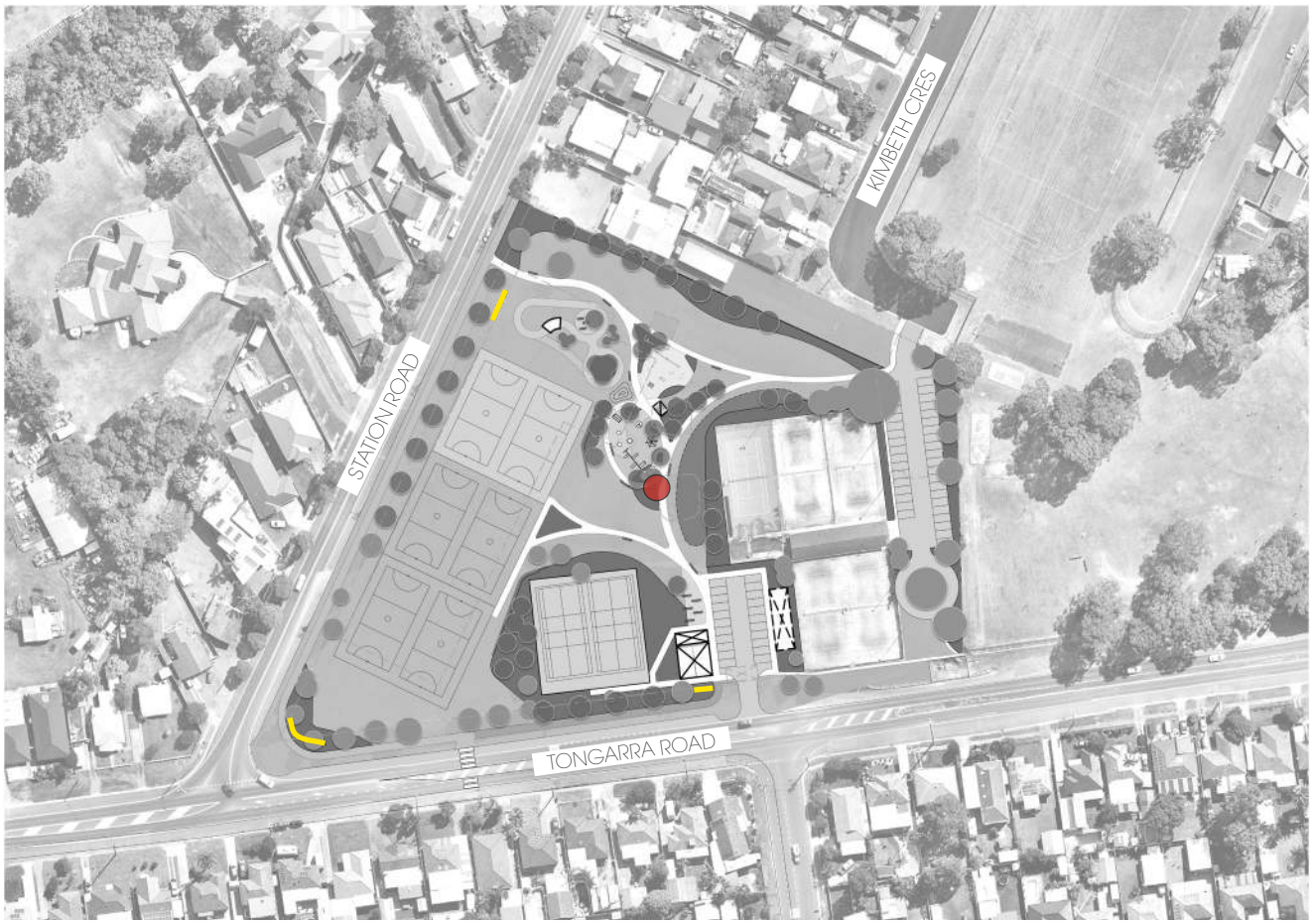
3.4 PARK SIGNAGE

Three locations have been proposed for new park entry signage. The signs intend to create a welcoming gateway into the park. One sign is proposed near the sealed car park off Tongarra Road, one at the corner of Station and Tongarra Road and another near the learn-to-ride cycle loop. There is also opportunity to incorporate indigenous heritage signage throughout the park.

Precedent:
Fremantle - Way-finding

Precedent: Scribbly Gum Park - Entry signage

Precedent: Randal Park - Entry signage



McDonald Park: Signage strategy.

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LEGEND

PARK ENTRY SIGNAGE

PLAYGROUND SIGNAGE

3.5 LIGHTING

Pedestrian Lighting

Post-top lighting is proposed along primary routes within the precinct to enable safe use after dark. General principles for lighting include light specification to minimise light spill beyond the park, particularly into residential properties.

Sports Lighting

Lighting to all sports fields is to be evaluated and upgraded as lights become unsuitable for desired uses or reach the end of their useful life expectancy. Lighting to the proposed hard surface netball courts will allow training to continue after sunset.

Car Park Lighting

Lighting is to be provided to all car parks to improve safety and enable use of sports facilities and other park amenities at night. Car park lighting is to be designed to minimise light spill and may include provision of timers to allow automatic control of light after certain hours.

McDonald Park Lighting Diagram

0 10 25 50

LEGEND

- EXISTING SPORT LIGHTING
- SPORT LIGHTING
- CAR PARK LIGHTING
- PEDESTRIAN LIGHTING

3.6 SPORTS FACILITIES

Tennis Courts

Upgrades to the existing tennis courts include resurfacing to one of the courts and additional spectator seating.

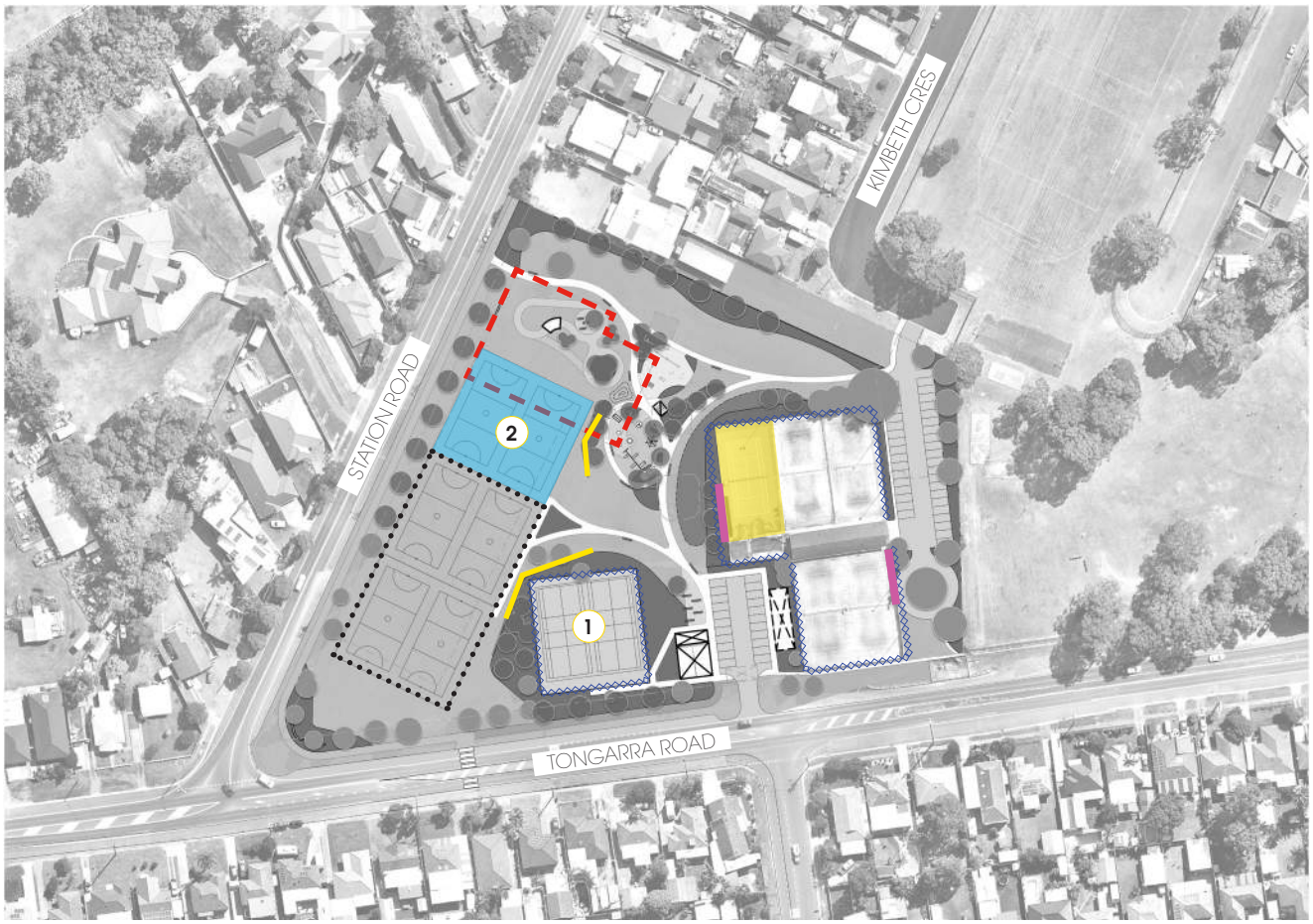
Multi-Use Court

Two locations have been proposed for a multi-use court upgrade. The first opportunity is to upgrade two of the existing tennis courts markings which allow it to be used for other ball sports such as basketball and futsal. The second is to allow for multi-use courts on the proposed hard surface netball courts.

Netball Courts

Existing turf netball courts are proposed to be converted to provide space for two hard surface courts and six turf courts.

It is recommended that the conversion of the netball courts is dependant of the outcomes of Council's Open Space & Recreation needs Strategy.



McDonald Park Sport Courts Diagram

0 10 25 50

LEGEND

- REMOVED NETBALL COURT- 3 TOTAL
- HARD SURFACED NETBALL COURT
- RELOCATION OF NETBALL COURTS
- RESURFACING OF EXISTING COURTS
- 1 2 NEW MULTI-SPORT COURT - OPTION LOCATION 1 OR 2
- SPECTATOR COVERED SEATING
- SPECTATOR SEATING

3.7 PLANTING STRATEGY

Park Edge Tree Planting

The proposed planting strategy for McDonald Park seeks to harmonize ecological benefits, amenity and aesthetics. Park edge tree planting along Station Road and Tongarra Avenue unify the parks edge tying into existing tree planting.

Mature Tree Planting

Large scale mature tree planting to the all inclusive playground ensures instant shade for a key destination in the park.

Rain Gardens & Low Native Planting

Existing issues with water logging are improved by creating a rain garden. Supplementary signage could add an educational aspect to the processes of holding and filtering storm water. Low native planting throughout the reserve buffers open spaces with other uses while maintaining sight lines.

McDonald Park Ecology Diagram

0 10 25 50

LEGEND

- FLOOD MOVEMENT
- PARK EDGE TREE PLANTING
- MATURE TREE PLANTING
- RAIN GARDEN
- LOW HEIGHT NATIVE SPECIES

3.8 STAGING AND IMPLEMENTATION

It is proposed to develop McDonald Park in three main stages.

The options identified in the master plan will be subject to detailed design and funding. The options and recommendations will be prioritised in accordance with this staging plan, and incorporated into Council's Long Term Financial Plan, Delivery Plan and Operational plan.

The main focus for Stage 1 works is to develop the recreational activity including the sport fields, playground and fitness. The first stage should aim to provide new play and recreation amenity, creating a draw-card to the Park. As part of the first stage of works the upgrades of the amenities block will provide accessible toilet in line with the brand new playground. The request of additional car park for McDonald Park should be evaluated at this stage.

Stage 2 is sport focused and aims to upgrade the existing sports courts.

Stage 3 provides additional car park spaces and complete the accessibility with additional footpath. The learn to ride loop could be integrated at any stage of the park development.

Generally, the proposed additional tree planting and lighting would best to follow the nearest stage.

McDonald Park Staging Diagram

0 10 25 50

LEGEND

STAGE 1:
- All-inclusive playground, fitness area and main footpath
- Upgrades to amenities block
- Upgrades to main car park
- Relocation of existing netball courts
- Park signage
- Rain garden
- Planting
- Lighting upgrades

STAGE 2:
- Upgrades to sport facility
- Planting
- Lighting upgrades
- Learn to ride bike loop

STAGE 3:
- Car park off Kimbeth Cres
- Drop-off turning circle
- Planting
- Lighting upgrades

3.9 CONCLUSION

This Master Plan document has been prepared with the aim of providing a robust and flexible plan to guide the future of McDonald Park. The document is intended to guide future decisions on planning and development including facility upgrades, remediation strategies and planting.

The priority of the actions proposed in the staging and implementation strategy need to be reviewed and developed over time as the needs of the community change.