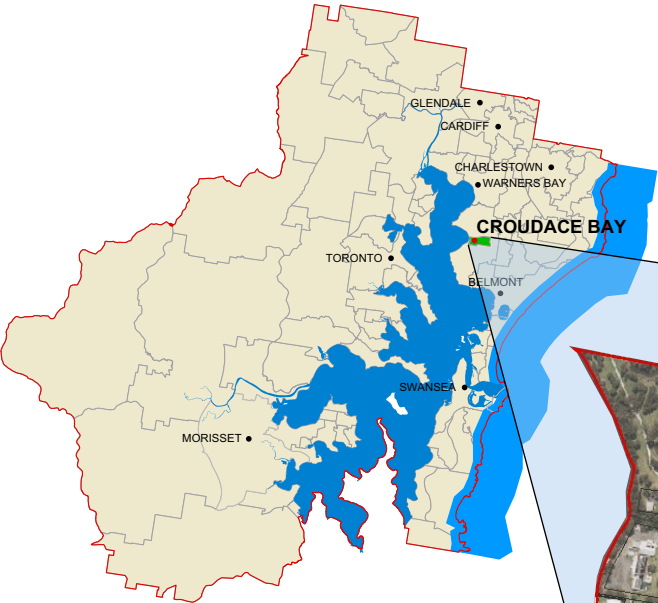


CROUDACE BAY SPORTS COMPLEX MASTERPLAN



Lake Macquarie local government area



Suburb of Croudace Bay



MASTERPLANNING PROCESS

1. Collect and analyse information on the site features and planning context

2016 / 2017
2. Work with the user groups and Council staff to develop a draft plan

Mid 2017
3. Council places the draft plan on public exhibition

Dec 2017 - Feb 2018
4. Council adopts the masterplan

June 2018
5. Implementation of the plan occurs in multiple stages

Ongoing

25.06.18	ADOPTED PLAN	GK	SL	CC
8.11.17	FOR PUBLIC EXHIBITION	GK	SL	CC
Date	Description	By	Checked	Approved



Croudace Bay sports fields



SITE CONTEXT



PROJECT PURPOSE

Section 94 Developer Contributions Plan - Charlestown Catchment

Developer contributions are levied on new development to pay for the increase in impact of the development on public infrastructure, such as sports facilities. Funds collected in one catchment are restricted to being used in the same catchment. This site belongs to the Charlestown contributions catchment.

The Croudace Bay Sports Fields have been identified as a site that is capable of having an extra grass field and an extra tennis court beyond the current provision. While netball courts across the catchment are at a suitable level, the high participation in that sport at this site puts significant pressure on the existing provision on five courts, therefore an extra court at this site is proposed.

The purpose of this masterplanning exercise is to arrange the facilities on the site to achieve the additional capacity required by the development contributions plan, and to determine if other benefits may be achieved at the same time.

ADMINISTRATIVE CONTEXT



Council Controlled Land:
The sports fields site is owned by council and categorised as Community Land.

Land Zoning:
The sports fields site is zoned for Public Recreation. Land adjoining the fields is zoned for Environmental Conservation and Low Density Residential.



Contaminated Land:
Several deposits of Pasmenco black grit are known to exist on site. Work which disturbs contaminated land will be managed in accordance with the "Environmental Management Plan for Contaminated Land in Council's Care and Control."

Bushfire Prone Land:
Parts of the site and adjacent land are mapped as Bushfire Prone. Buildings within this zone will be designed to minimise the risk of damage during a bushfire.



Aboriginal Sensitive Landscape:
Parts of the site and adjacent land is mapped as Aboriginal Sensitive Landscape. Any work in this zone requires due diligence assessment to determine if impact on Aboriginal heritage is likely.

Mine Subsidence:
The site is in a Mine Subsidence District. Development approval is required from Subsidence Advisory NSW for any building work.



SITE CONTEXT

GETTING TO THE SITE

- By car: Parklea Avenue connects to Tingira Drive, just east of the intersection with Macquarie Drive. Approximately 250 formal and informal car parking spaces are available at the fields.
- By public transport: Bus route 310 services Parklea Avenue with three stops adjacent the fields, connecting to major town centres. It operates at approximately hourly intervals seven days a week. Bus route 313 services Macquarie Drive a short walk away, at approximately hourly intervals on weekdays only.
- By foot / bike: Footpaths and shared paths are available along a number of nearby streets, though coverage is not complete. Two footways connect the site to Winston Street and Melton Place, with additional informal tracks through the adjacent bushland. A safe crossing point across Macquarie Drive is available at the intersection with Regal Way. There are no bike racks on site currently, though bikes can be locked to fences.
- By boat: A public wharf is available near the Valentine sailing club, approximately 1.5 Km from the fields. Sheppards Creek is not navigable past Macquarie Drive and has no public mooring.

GEOPHYSICAL CONTEXT



- Coastal Management Zone:**
The sports fields site is part of the Coastal Management Zone and the provisions of State Environmental Planning Policy 71 - Coastal Protection apply.
- Flood Control:**
Land downstream of the site is prone to flooding. Works on the sports fields site will be designed to reduce the impact of stormwater discharge on downstream sites.
- Acid Sulfate Soils:**
Parts of the site are mapped as Class 5 Acid Sulfate Soil. Management of the site during excavations is required to avoid acidifying soils. Further detailed investigations will be undertaken.
- Geotechnical Zone:**
The site is in the T5 Geotechnical Zone. Buildings within this zone must have a geotechnical report prepared if they are greater than 2500m² floor area, or as otherwise directed by Council.
- Topography:**
The site is largely flat with a gentle slope and terracing down to the west. Areas of undeveloped land adjacent the site are significantly steeper, associated with the Sheppards Creek and tributary channels.

ENVIRONMENTAL CONTEXT



- Native Vegetation and Wildlife Corridors:**
The bushland on and adjacent the site is native vegetation and forms part of a wildlife corridor. Consideration will be given to the impact of vegetation removal. Offset planting may be required.
- Vegetation Communities:**
Vegetation on site is part of the Coastal Plains Stringybark - Apple Forest (30e), Lake Macquarie Spotted Gum Forest (15h) and Hunter Valley Moist Forest (12) communities.
- Threatened Species:**
Numerous threatened flora and fauna species, or species of concern, are recorded in the local area. Proposed work will take into account any actions which may impact these species. Further detailed investigation is required.
- Key Fish Habitat:**
Sheppards Creek is mapped as Key Fish Habitat. Water and nutrients discharged to this waterway has the potential to impact local fish species. The site will be designed to filter excess nutrient before discharging stormwater.
- Biodiversity:**
Areas adjacent the site are mapped as having high biodiversity value. Construction works will avoid impacting these areas or provide offsets as required under the Biodiversity Conservation Act.

LINKS TO OTHER STRATEGIC DOCUMENTS

- Plan of Management For Community Land
- details the purpose and management outcomes desired for sporting grounds in Lake Macquarie.
- Sports Facility Strategy 2015-2020
- outlines the strategic goals and action plan for improvements to sporting facilities. Masterplanning for this site was identified as a goal.
- Public Toilet Facilities Strategy
- assesses and priorities upgrades to public toilet facilities. This report identified a lack of accessible facilities.
- Ageing Population Strategy 2014-2017 and Disability Inclusion Action Plan
- these plans outline targets for the provision of infrastructure that facilitates participation in activities by older persons and/or persons with a disability. The provision of accessible amenities, parking spaces, pathways and spectator areas is consistent with these plans.
- Cycling Strategy 2021 and Lake Macquarie Footpath Strategy 2013-2023
- implementation of these strategies will improve access to the site for people to walk or ride and reduce the pressure on the provision of car parking at the site.



PLANNING CONTEXT



1. Rugby League fields and mobile phone tower



2. Bitumen netball courts



3. Public amenities building



4. Cricket practice nets



5. Tennis courts



6. Netball amenities building



7. Carpark and trees along Parklea Avenue



8. Rugby League fields and amenities



9. Central road through site
Refer to Sheet 05 for locations of photos



10. Mobile phone infrastructure



11. Football fields, spectator seating and amenities building



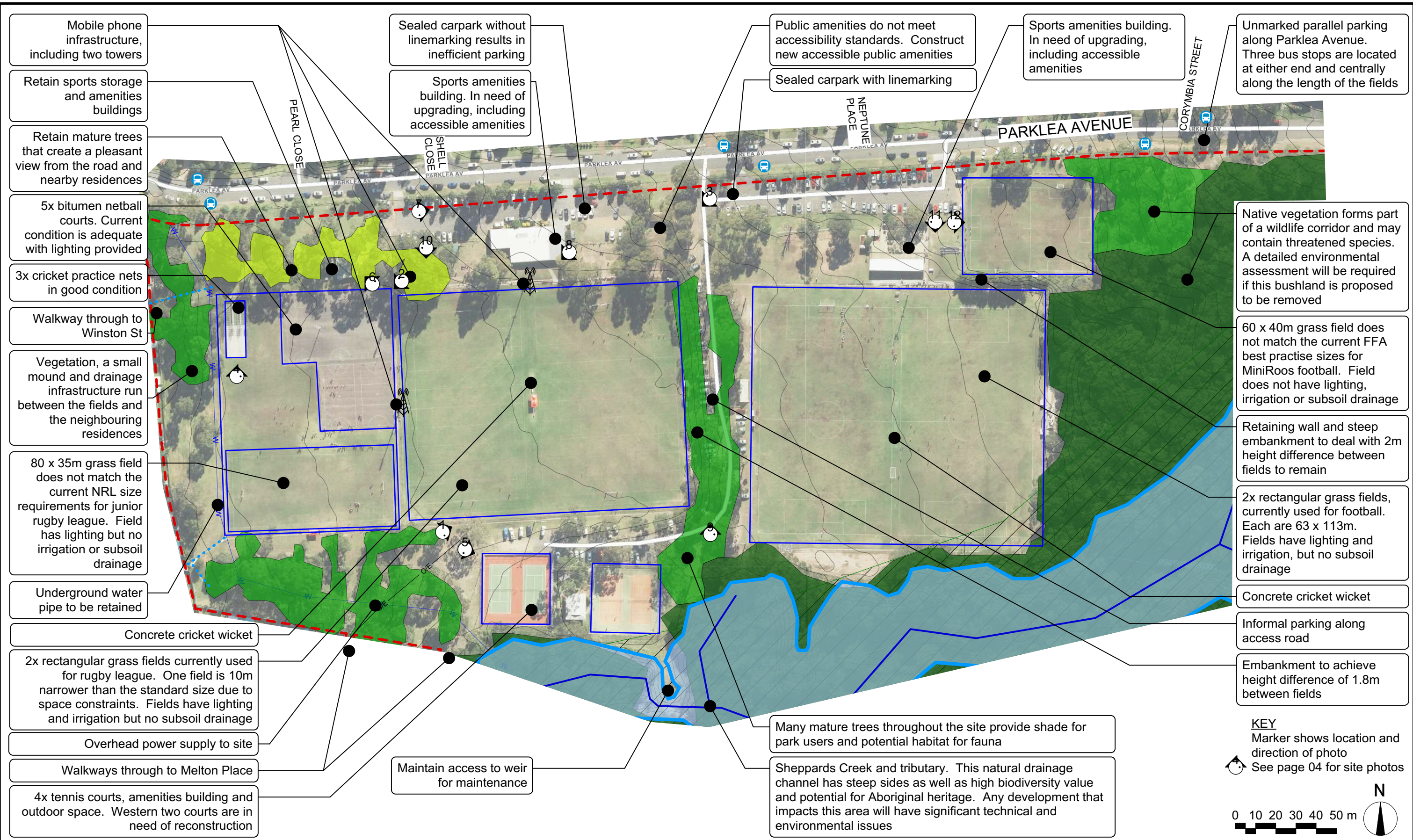
12. Junior football fields

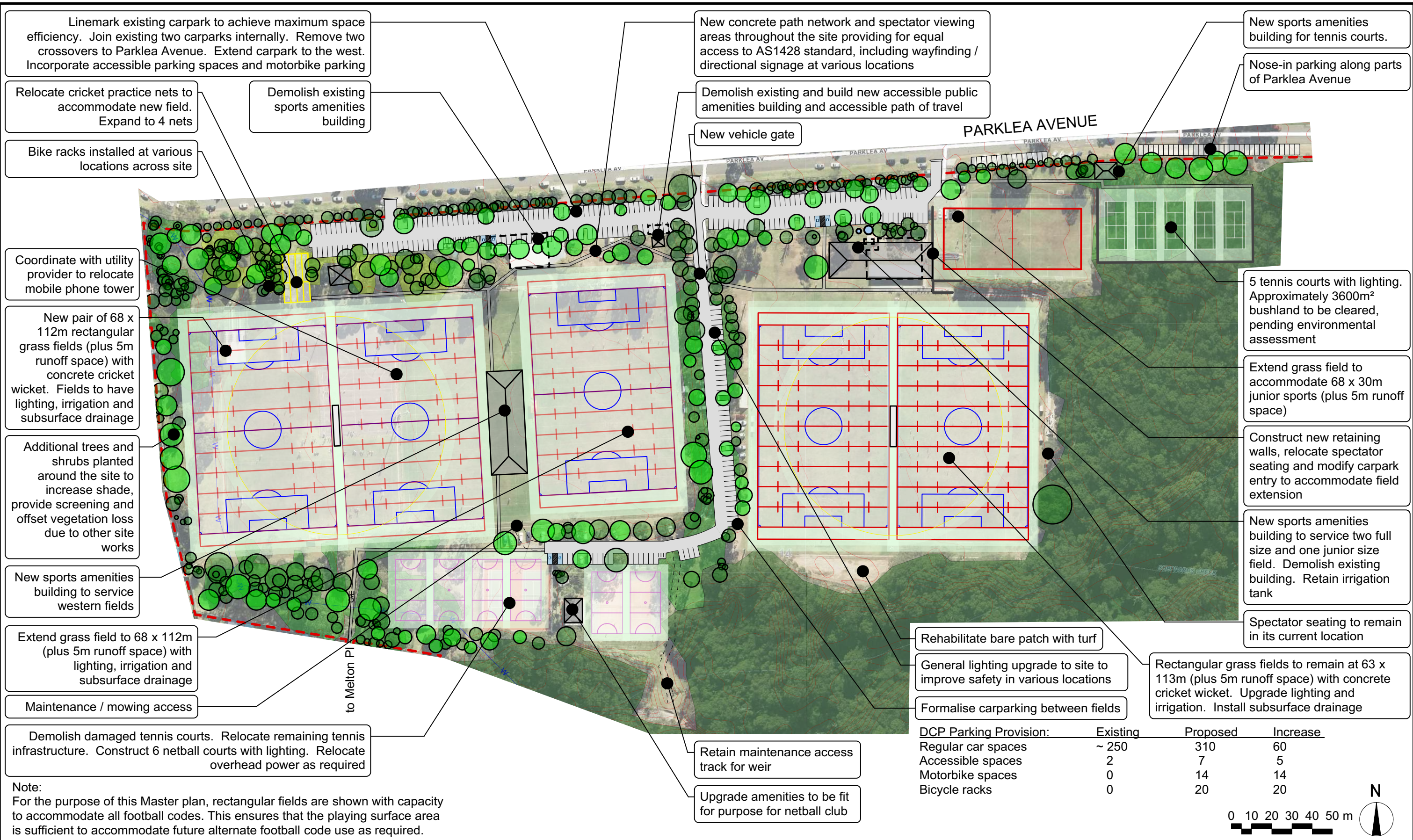


SITE PHOTOS

CROUDACE BAY SPORTS COMPLEX
MASTERPLAN
14 PARKLEA AVENUE, CROUDACE BAY

AOPOTED
25 JUNE 2018
PAGE 04





Linemark existing carpark to achieve maximum space efficiency. Join existing two carparks internally. Remove two crossovers to Parklea Avenue. Extend carpark to the west. Incorporate accessible parking spaces and motorbike parking

Relocate cricket practice nets to accommodate new field. Expand to 4 nets

Bike racks installed at various locations across site

Coordinate with utility provider to relocate mobile phone tower

New pair of 68 x 112m rectangular grass fields (plus 5m runoff space) with concrete cricket wicket. Fields to have lighting, irrigation and subsurface drainage

Additional trees and shrubs planted around the site to increase shade, provide screening and offset vegetation loss due to other site works

New sports amenities building to service western fields

Extend grass field to 68 x 112m (plus 5m runoff space) with lighting, irrigation and subsurface drainage

Maintenance / mowing access

Demolish damaged tennis courts. Relocate remaining tennis infrastructure. Construct 6 netball courts with lighting. Relocate overhead power as required

Note:
For the purpose of this Master plan, rectangular fields are shown with capacity to accommodate all football codes. This ensures that the playing surface area is sufficient to accommodate future alternate football code use as required.

New concrete path network and spectator viewing areas throughout the site providing for equal access to AS1428 standard, including wayfinding / directional signage at various locations

Demolish existing and build new accessible public amenities building and accessible path of travel

New vehicle gate

New sports amenities building for tennis courts.

Nose-in parking along parts of Parklea Avenue

5 tennis courts with lighting. Approximately 3600m² bushland to be cleared, pending environmental assessment

Extend grass field to accommodate 68 x 30m junior sports (plus 5m runoff space)

Construct new retaining walls, relocate spectator seating and modify carpark entry to accommodate field extension

New sports amenities building to service two full size and one junior size field. Demolish existing building. Retain irrigation tank

Spectator seating to remain in its current location

Rectangular grass fields to remain at 63 x 113m (plus 5m runoff space) with concrete cricket wicket. Upgrade lighting and irrigation. Install subsurface drainage

- Rehabilitate bare patch with turf
- General lighting upgrade to site to improve safety in various locations
- Formalise carparking between fields

Retain maintenance access track for weir

Upgrade amenities to be fit for purpose for netball club

DCP Parking Provision:	Existing	Proposed	Increase
Regular car spaces	~ 250	310	60
Accessible spaces	2	7	5
Motorbike spaces	0	14	14
Bicycle racks	0	20	20

