



**CENTENNIAL PARK AND COULTHARD RESERVE
CONCEPT PLAN DESIGN REPORT**

Centennial Park and Coulthard Reserve Concept Plan

Vision and Key Outcomes

Vision

Provide opportunities for all in a contemporary recreational facility and bring the community back to the natural setting of Coulthard Reserve.

Key Outcomes

- Establish Centennial Park as a regional sports facility with increased function and provision of high quality facilities.
- Support the growth of Soccer and Women's sport in the region through additional facilities including new soccer club rooms, upgrade of soccer pitch and additional female change facilities.
- Upgrade Coulthard Reserve to support a range of recreation and community activities, restoring the lake and retaining the unique natural setting.
- Improve vehicle, cycle and pedestrian accessibility across the precinct.
- Increase car parking provision to support an increase in sport and recreation use.
- Improve security of all areas



Inspirational imagery only; actual design will vary

Centennial Park

Concept Plan / Preferred Concept

Centennial Park

Sporting Facilities

01. Establish a new sports facility (indicative footprint only) including the following:
 - Soccer change rooms and club rooms
 - Cricket change rooms (sharing soccer changing rooms in summer)
 - Changing rooms for AFL (mixed)
 - Toilets for the general public
 - Gym
 - User group storage

(1a) Undercover spectator area.

(1b) Review location of existing transformer and new sport facility (consider building footprint and integration).

02. Potential to retain existing changing rooms for rest of asset life and upgrade facilities subject to review of ALF standards). Further investigation of feasibility during detailed design.

(2a) Potential relocation and redevelopment of Football change room facilities.

03. Undertake required building renewal works on existing Grandstand, upgrade spectator area in front of grandstand to provide improved accessibility.
04. Relocate soccer field (95X60) and warm up area to the south and adjacent to new club facilities with run-out, tech-bench and fencing. Incorporate stormwater management in field development, explore potential to pump water to Coulthard Reserve Lake.

(4a) Tech-bench.

05. Relocate cricket practice nets (hit out would be over soccer pitch) including removal of existing tree and remediation of drainage issues.
06. New parking area to support clubroom facilities with disabled parking including tree removal and WSUD (water sensitive urban design) responses to improve drainage.
07. Review and replace lighting on tennis courts and main oval as required (ECO lighting).
08. Replace fencing to main oval and review access points.
09. Review potential for establishment of turf wicket and lighting to Hoffman Oval.
10. Potential to expand precinct in future (if required).

Recreation Facilities

11. Establish a memorial garden on the eastern side of the tennis courts, removing direct vehicle access from Caravan Park entrance. Garden to incorporate existing memorial features, provide informal play elements (sculpture, stepping logs or similar), with trees and spectator seating.
12. Upgrade and expand northern playground with provision for both younger and older children, review requirement for fencing.
13. Consider the provision of public toilet facilities adjacent to northern play space in the longer term to meet future demand. Consider potential to incorporate development of toilets into replacement of scoreboard.

Car Parking and Vehicle Movement

14. Upgraded entrance to precinct. Negotiate with adjacent land owner to widen entrance to create visual prominence from main road. Replace main entrance gates (electronic) to provide additional security and entry/exit control.
15. Resurface existing entrance road to sports precinct, formalise traffic flows (line markings), create additional parking along edge of courts.
16. Improve signage to precinct along main road, to make entrance to precinct more prominent.
17. Expand existing car park and review layout. Establish landscape areas and shade trees to improve amenity and manage stormwater.
18. Establish additional car parking facilities in the north western corner to cater for soccer and to provide informal overflow parking for football and cricket. Establish landscape areas and shade trees to improve amenity and manage stormwater.

Shared Use Areas and Movement

Develop a hierarchy of shared use areas throughout the precinct to allow for improved interaction between pedestrians and vehicles. Access to each area can be controlled through either gates, boom gates, bollards or temporary fencing, and reinforced by the landscaping treatments as appropriate (to be developed during the detailed design phase - refer to additional shared use priority diagrams for more information).

19. **Shared Use Priority 1:** This space connects the key sports and recreation facilities. Priority is given to pedestrians, with cyclists allowed access. Vehicle access should be controlled and predominately vehicles will move through this space rather than park. Provide shade, landscape areas, picnic facilities and seating.
20. **Shared Use Priority 2:** This is the space around the two ovals. This is where some spectators will congregate and in some instances for vehicles to park. Establish a movement zone approximately 3-4 metres adjacent to oval, within this zone pedestrians and vehicles will share the space. This retains access for emergency vehicles. Adjacent to this establish a landscape and parking strip approximately 5-7 metres (depending on available space). This should allow for informal parking, provide shade tree planting, and periodic spectator seating areas.
21. **Shared Use Priority 3:** This connects Centennial Park, the Caravan Park and Coulthard Reserve. Vehicles within the Caravan can still cross the shared use connections. Gates at each end of the link to provide controlled access when required.

Boundaries

22. Establish a low fence (900mm) boundary between Caravan Park and Sporting Precinct to improve security and control vehicle movement. Establish a low landscape edge to improve landscape amenity and retain clear sight lines.



Coulthard Reserve

Concept Plan / Preferred Concept



Coulthard Reserve

Recreation Facilities

- 23. Retain open lawn area for community activities, or provide area for additional camping when required by Caravan Park. Camping supported by pedestrian access to Caravan Park
- 24. Retain bush chapel and support ongoing community groups with maintenance.
- 25. Establish public toilets and amenity node (bins, seating) adjacent open lawn area and bush chapel to support event use and occasional camping.
- 26. Relocate Scouts to north of site adjacent to existing public toilets, with gated vehicle access from northern residential area, car parking provision, and fenced outdoor camping area if required.
- 27. Refurbish or convert existing toilets to support Scouts.
- 28. Upgrade play space and consider provision of rope play or nature play elements which could support Scouts activities.

Lake and Natural Setting

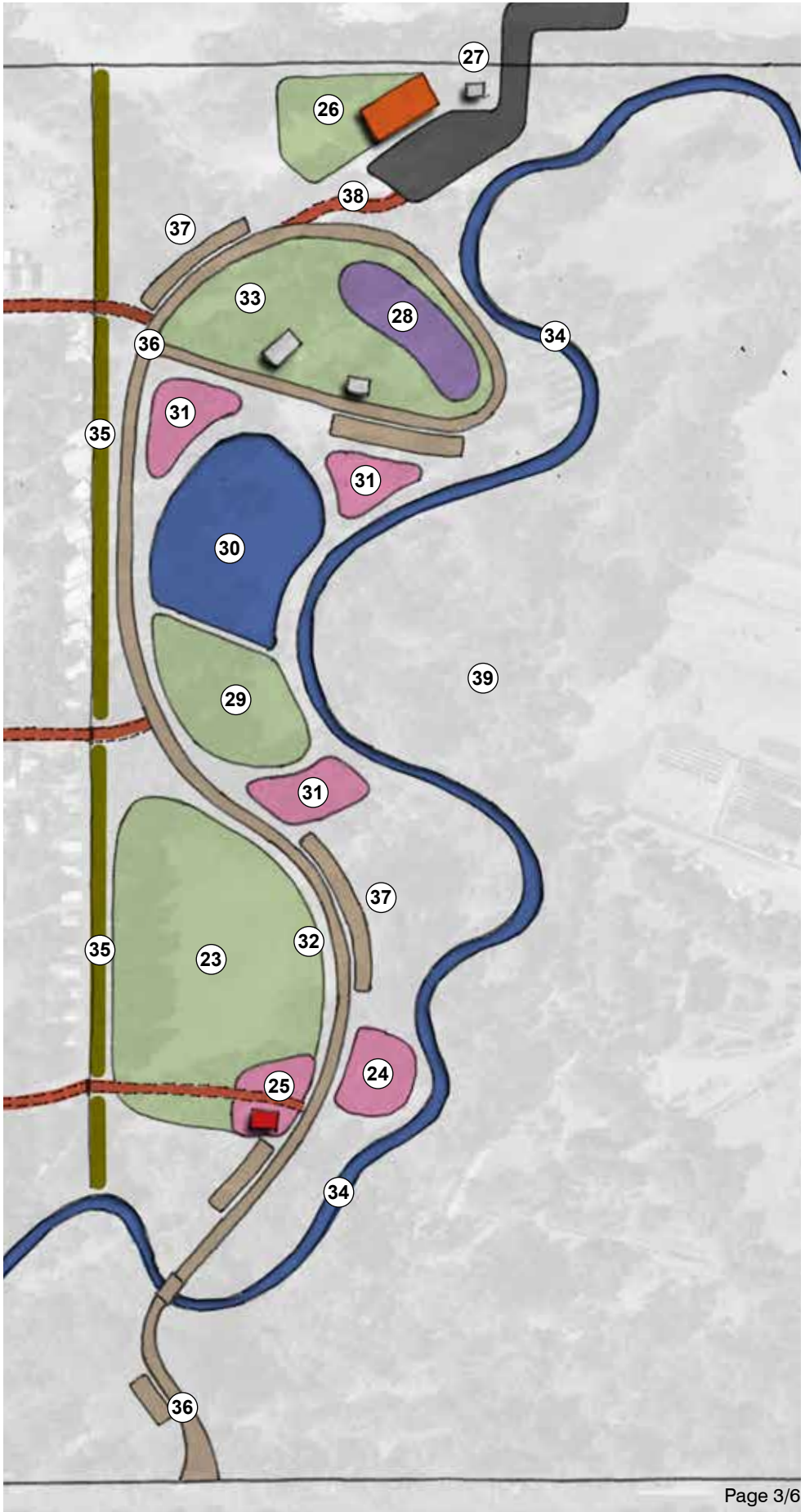
- 29. Separate southern half of lake, remove island and establish a grass amphitheater which could be used for events or for stormwater detention overflow.
- 30. Retain the northern half of lake as stormwater detention basin, explore opportunities to use stormwater from Centennial Park to increase water flow. Remove island and reline with clay base to retain water all year round. Explore potential for recreation use such as paddle boats.
- 31. Create small amenity node surrounding lake (with picnic facilities).
- 32. Develop a Tree Management Plan (with consideration of the September 2017 Tree Assessment) to manage trees in higher traffic and public areas.
- 33. Establish a general costed approach to landscape, planting and tree management to support recreational use of Coulthard (with consideration of the September 2017 Tree Assessment).
- 34. Improve water quality and flow of the Para River and undertake bank erosion remediation as required.

Boundary

- 35. Re-vegetate along the existing fence line between the Caravan Park and Coulthard Reserve to create a natural landscape edge (denser native planted strip approximately 5-10 metres in width) to improve landscape amenity and improve the natural setting of Coulthard Reserve.

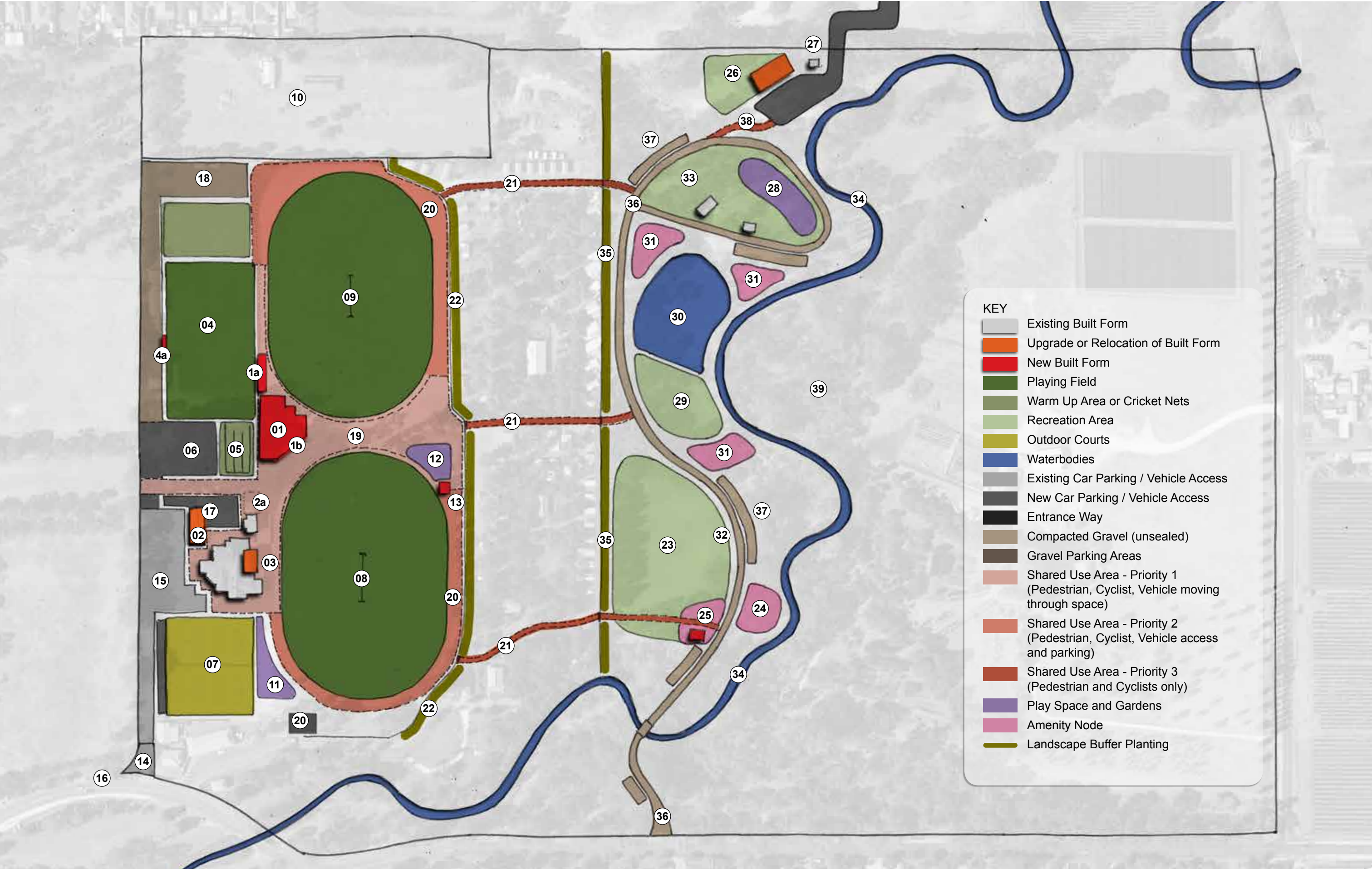
Car Parking and Movement

- 36. Upgrade compacted gravel entrance road. Realign road at northern end to provide a large loop and create more space surrounding lake. This is entrance road will be used by both pedestrians, cyclists and vehicles.
- 37. Establish car parking bays throughout reserve to allow improved accessibility to facilities.
- 38. Provide cycle/pedestrian walk through link between northern exit and trail.
- 39. Upgrade existing trail network, retain links to Bush Gardens and wider regional trail network.



Centennial Park and Coulthard Reserve

Concept Plan






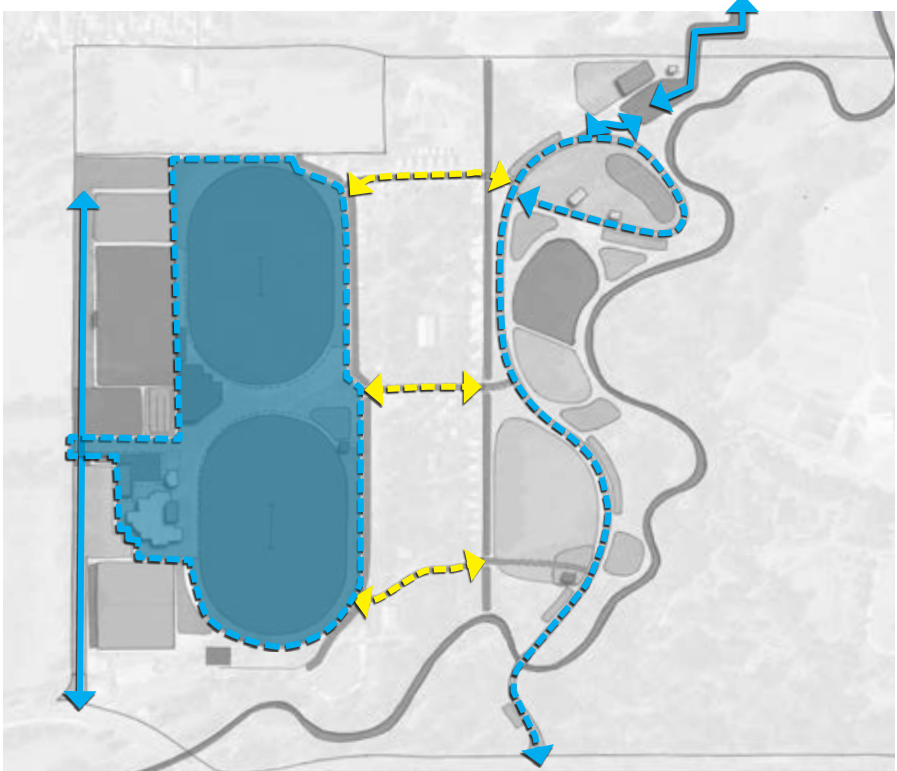
Movement Concept

Developing a movement concept will guide the management of vehicle, pedestrian and cycling movement through the precinct. This aims to retain accessibility while also improving safety and security across the precinct.







Vehicle Movement

-  Vehicle access: entrance roads and car parking areas.
Controlled through gates at front entrance.
-  Shared vehicle access: one-way access to ovals and spectator areas. Controlled through bollards and temporary fencing (to be determined through detailed design phase).
-  Turn around for vehicles

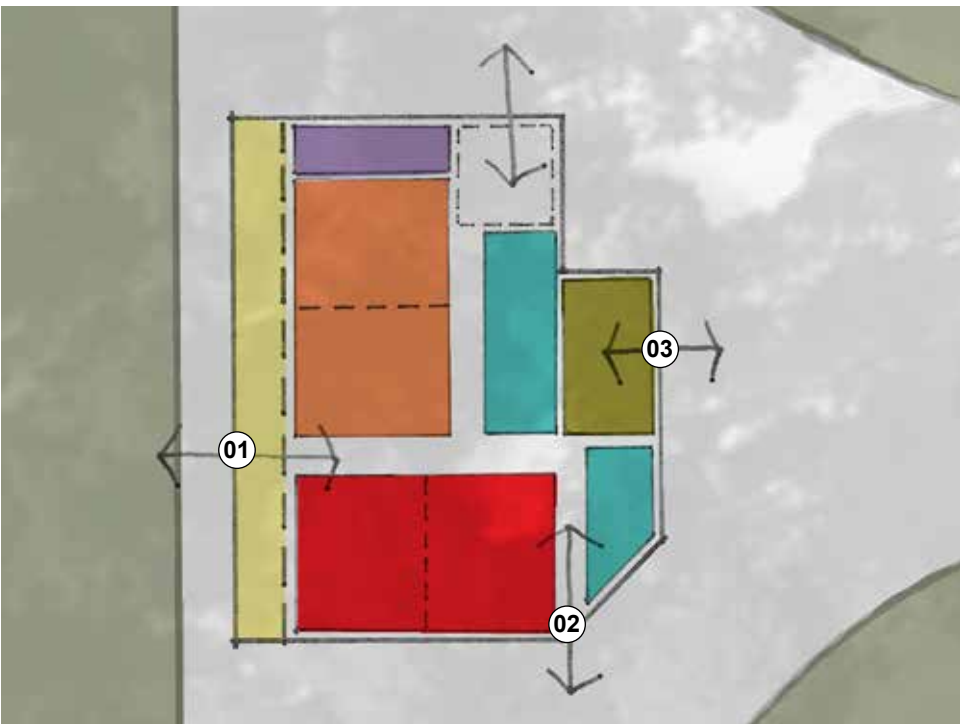


Pedestrian and Cyclist Movement

-  Pedestrian and Cyclist access: entrance roads and through car parking (separate pedestrian pathways is preferable).
-  Shared use pedestrian and cyclist access: along access road of Coulthard Reserve.
-  Pedestrian and cyclist access in Centennial Park is open most of time, temporary fencing controls used when required.
-  Shared Pedestrian and Cyclist access: through Caravan Park (controlled through gates at each end to improve security of Caravan Park).

New Sports Facility Concept

The development of a shared use facility aims to create flexible spaces which can be used for a variety of sporting codes and competition requirements as well as provide a high standard of support amenities.



Ground Floor

Indicative illustration only, actual design might vary



First Floor

Indicative illustration only, actual design might vary

Legend

-  AFL Change Rooms and Player Amenities
-  Soccer Change Rooms and Player Amenities
-  Support Amenities (ie. Umpires Room, Office, Gym, Medical Room, Utilities)
-  Public Toilets
-  Kiosk and Storage (Ground Floor), Kitchen and Storage (First Floor)
-  Soccer Clubroom
-  Outside Undercover Spectator Viewing Area
-  Circulation Area
-  Ground Floor Below
-  01 Soccer Main Entrance
-  02 Football Main Entrance
-  03 Public Entrance (toilet access only)

Centennial Park and Coulthard Reserve

Concept Plan / Share Space Priority Areas

Shared Space Priority 1

Spectator priority zone with vehicle movement allowed through the space at certain times. Parking of emergency and service vehicles only allowed.

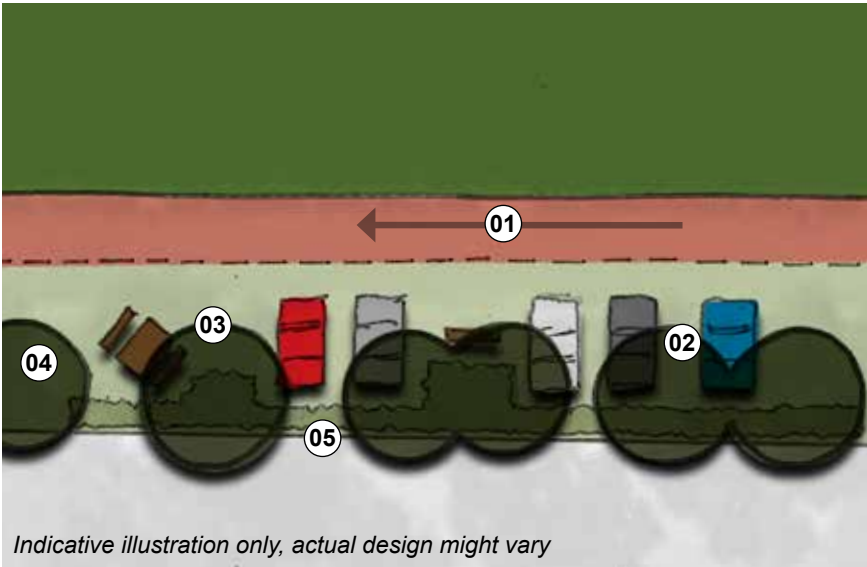
- 01. Vehicle access controlled through removable bollards.
- 02. Vehicles movement throughout shared use priority 1 space directed through paving details, grassed areas and landscape areas. This could be supported by temporary fencing where required.
- 03. Landscape edge to car parking to provide amenity and discourage informal vehicle access.
- 04. Provide spectator amenity areas (including bench seating or picnic seating, drinking fountains, bins).
- 05. Establish shade trees, retain existing where possible, to improve spectator comfort.



Shared Space Priority 2

Vehicle movement and parking around the oval is retained with some changes:

- 01. One-way movement Zone (3-4 metres adjacent oval) to be kept clear of parked vehicles at all times and allow for shared use by pedestrians, cyclists and vehicles (controlled access through temporary fencing).
- 02. Parking and Amenity Zone to accommodate temporary spectator parking (90 degrees to oval) or spectator seating.
- 03. Provide spectator amenity areas around oval (including bench seating or picnic seating, drinking fountains, bins).
- 04. Establish shade trees, retain existing where possible, to improve spectator comfort.
- 05. Permanent fence and landscape edge.



Shared Space Priority 3

Vehicle movement within the Caravan park is retained, no vehicle access from Centennial Park. Pedestrian and cyclist thoroughfare allowed within controlled access:

- 01. Wide shared use thoroughfare (3-4 metres) to be kept clear of parked vehicles at all times and allow for shared use by pedestrians, cyclists and crossing vehicles.
- 02. Retain existing tree lined avenue
- 03. Bollards to Caravan Park to control access into and out of the area, restricting vehicle use while allowing pedestrian and cycling access. Temporary fencing can be used if required for events.
- 04. Permanent fence and landscape edge to adjacent properties.

