

Lindblom Reserve

Strategic Masterplan

March 2022

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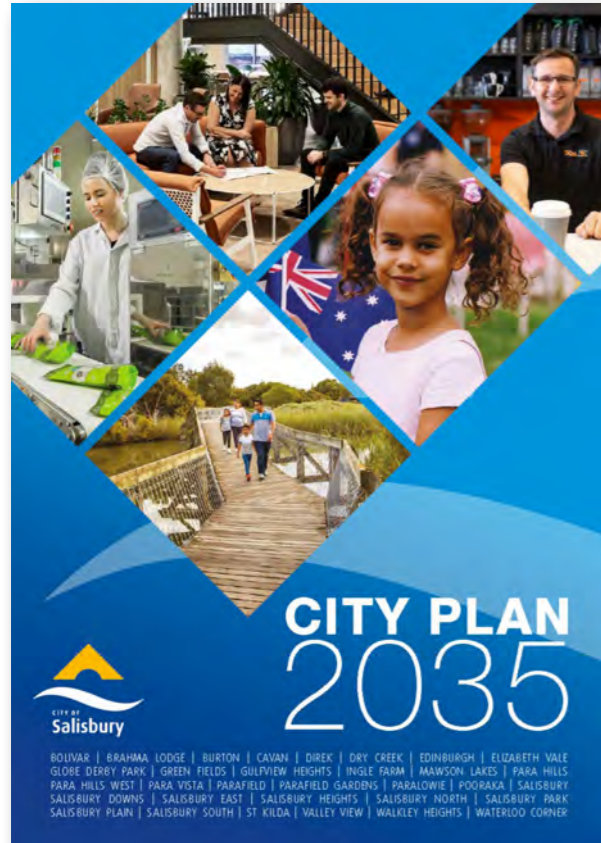
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1.0 LITERATURE REVIEW

1.1 CITY PLAN 2025



- Enhance the visual appearance and amenity of public space through an expanded verge maintenance program, appropriate lighting and greening of reserves
- Improve our playgrounds and sporting facilities and cycle paths
- Ensure public spaces are accessible and sporting facilities are maintained
- Provide support and grants to sporting and community groups
- Enhance our biodiversity corridors along Dry Creek and Little Para River and other environmentally sensitive areas

1.2 BIODIVERSITY CORRIDORS ACTION PLAN



- Highly engineered and deeply incised watercourse flows across the relatively flat upper floodplain through the suburb of Pooraka. Water pools rarely occur.
- Mature Eucalyptus camaldulensis trees and Acacia salicina line the watercourse forming an open woodland.
- Naturally occurring riparian shrubs, groundcovers and herbs are missing. However, revegetation of some locations has occurred in the past, thereby increasing the number of plant species present along this section of the watercourse.

1.3 ABILITY INCLUSION STRATEGIC PLAN 2020-2024



- Council will provide and maintain accessible public and community infrastructure that enables people of all abilities to participate in the public realm
- Council will use its guidelines and regulatory functions to enhance accessibility of footpaths and public spaces for all abilities

1.4 PLACE ACTIVATION STRATEGY



- The Strategy classifies Lindblom Park as a District Reserve – defined as ‘A facility or site that has a catchment area of the City of Salisbury and provides a focus for association competition. Such locations are generally used as a regular local finals venue or central venue which is used as a neutral venue (ie. By teams that do not regularly train or play at the venue). Generally located on collector or distributor roads.’

2.0 SITE ANALYSIS

2.1 LINDBLOM RESERVE

Lindblom Reserve is located on Quinlivan Road, Pooraka (east of Main North Road). The reserve has multiple sports clubs (east of Dry Creek) and an informal hub mostly located on the western side of the Dry Creek Corridor. The western extend of the reserve has off-street car parking, sports courts, a playspace and numerous shelters and seating areas.

Currently the site caters for:

- Football Junior/Senior/Masters/Women's
- Turf Cricket Junior/Senior
- Soccer
- Netball
- Community courts
- District playspace
- Walking trails
- Mature trees
- Informal recreation (playground, picnic community use tennis courts)

The facilities on the site are ageing and are no longer fit for purpose due to changing needs and demographics. Development on the reserve has not been coordinated and an opportunity has been identified to create a masterplan for the entire reserve which investigates the upgrade of the site to improve facilities and plan for future investment.

2.2 SITE ANALYSIS

To understand the current function of Lindblom Reserve and to identify future opportunities, a thorough site analysis has been undertaken.

The following aspects have been analysed to help inform the masterplan:

- Built Form
- Pedestrian and Cycling Movement
- Vehicle Movement and Car Parking
- Recreation Features and Amenity
- Infrastructure




2.0 SITE ANALYSIS

2.2 BUILT FORM



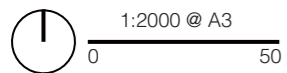
KEY

-  Built form
-  Site boundary
-  Dry Creek

1. Pooraka Football Club
2. Canteen
3. Clubrooms (Football)
4. Clubrooms (Netball)
5. Clubrooms (Soccer)
6. Park Shelter
7. Toilets

CONSIDERATIONS








- Lack of windows/permeable facades or activation to clubroom buildings
- Uninviting built form
- Fragmented built form
- Limited shelters (only around playspaces)
- Non-compliant toilet
- Poor legibility to buildings



2.0 SITE ANALYSIS

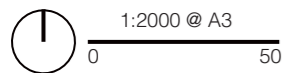
2.3 PEDESTRIAN AND CYCLING MOVEMENT



- KEY**
-  Footpath
 -  Footpath (rubble)
 -  Informal path/desire line
 -  Bridge
 -  Service access
 -  Site boundary
 -  Dry Creek

CONSIDERATIONS

- Lack of footpath hierarchy and narrow footpaths throughout
- Informal goat tracks showing desire lines to shelters, equipment and across empty areas
- Narrow bridge across Dry Creek
- Only one river crossing
- Lack of access paths to play equipment
- Poorly defined entrances from adjacent residential areas



2.0 SITE ANALYSIS

2.4 VEHICLE MOVEMENT AND CAR PARKING



KEY

- Collector road
- Local road
- Car park
- On-street parking
- Access road
- Service access
- Site boundary
- Dry Creek

CONSIDERATIONS

- Main carpark accessed through quiet residential street with potential for conflicts
- Disjointed car parking arrangements limiting parking efficiency
- On street car parking (45 degree) to Quinlivan Road lacks pedestrian connections into Lindblom Reserve
- Albert Street car park has room for potential expansion eastwards
- No car parking available from northern residential areas



2.0 SITE ANALYSIS

2.5 RECREATION FEATURES AND AMENITY



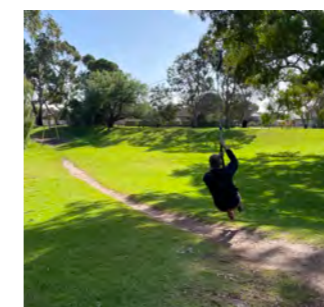
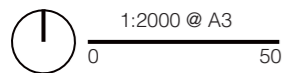
KEY

- Tree Canopy
- Playing Fields
- Playspace
- Courts
- Site Boundary
- Dry Creek

1. Playspace (including slide, swings and climbing)
2. Flying fox
3. Tennis courts
4. Cricket Nets
5. AFL field (130x175m)
6. Soccer pitch (60x90m)
7. Netball courts

CONSIDERATIONS

- Underutilised bitumen surface adjacent netball courts
- Arrangement of football and soccer fields results in 'dead space' between and surrounding each field
- Clear separation between western side with creek and extensive tree canopy and eastern side with lawn recreation areas
- Tennis courts adjacent Albert Avenue are underutilised
- Lack of seating and shelter to the east



2.0 SITE ANALYSIS

2.6 INFRASTRUCTURE

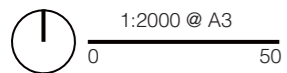


KEY

- Stormwater Infrastructure
- Existing Levee
- 1:100 ARI Flood
- Spotlight
- Light Post
- Site Boundary
- Dry Creek

CONSIDERATIONS

- Significant portion of open space within flood zone
- Potential to expand/improve levees
- Narrow creek channel increases water velocity, incising and erosion and increases safety concerns
- Potential to 'lay back' creek banks to provide additional capacity, slow water, reduce erosion and increase connection with the creek
- Levees to western bank not required for flood mitigation according to flood mapping
- Opportunities for retention ponds/wetlands within flood zones



3.0 STAKEHOLDER SURVEY

3.1 METRO UNITED WOMEN'S SOCCER

14.5% increase in participation since 2018. Club expects participation to increase by 10% over the next 5 years.

Use the site Tuesdays and Thursday nights and Sunday mornings until early afternoon.

Strengths of the site:

1. Pitch quality
2. Location
3. Parking

What are your clubs Top 3 facility priorities/improvements for the site?

1. Lighting
2. Upgrade of change rooms
3. Hall upgrade with commercial kitchen/canteen facility facing both grounds

3.3 POORAKA FOOTBALL CLUB

41% decrease in participation since 2018 (220 to 128). Club expects participation to increase by more than 20% over the next 5 years.

Use the site Tuesday, Wednesday and Thursday and Friday afternoons/nights and all day Saturday and Sunday.

Strengths of the site:

1. Rich cultural history
2. Large open space and aesthetically pleasing
3. Playing fields/ovals among the best in the competition

What are your clubs Top 3 facility priorities/improvements for the site?

1. New unisex change rooms (x4) with facilities for all.
2. Improve oval lighting to a minimum of 200 lux across the main oval
3. To bring our existing club house facilities up to an appropriate and modern standard so we can attract females and families. Ideally building brand new facilities.

3.2 POORAKA CRICKET CLUB

70% increase in participation since 2018 (74 to 126). Club expects participation to increase by more than 20% over the next 5 years with an expected expansion into womens cricket.

Use the site Wednesday and Thursday afternoons/nights and all day Saturday and Sunday.

Strengths of the site:

1. Excellent playing field
2. Good spectator facilities
3. Easy to get to location

What are your clubs Top 3 facility priorities/improvements for the site?

1. Unisex change rooms (x4) to meet female expectations and increased numbers.
2. New turf practice wickets and nets located close/adjacent to existing club rooms.
3. Significant club room upgrade/new facilities that meet people's expectations today, and is modern, warm, and inviting.

3.4 LINDBLOM WORKING GROUP

Opportunities for the area as part of its redevelopment should include:

- Increase participation and provide the improvement of essential Mental Health and Wellbeing
- Provide Unisex change rooms
- New lighting to a minimum of 200 lux to accommodate Home & Away matches for Football and 350 lux at the centre pitch for night Cricket with the rest of the ground at 200 lux.
- A new build of the Pooraka Football club rooms
- Upgrade of turf wickets and new location close to club
- Hygienic commercial kitchen
- Large storage shed
- Fixed spectator seating incorporating appropriate infrastructure for the elderly and disabled.
- Electronic score board
- Installation of bollards to provide safety barriers between vehicles and pedestrian areas
- Increase in the number of disabled car parks available and general parking space

Other key activities for discussion to activate the precinct include:

- Create an educational experience with sign posting around the park highlighting the history of the area, clubs, and particularly Dry Creek.
- On the outskirts of playing ovals create walking/running and bike trails (link with Dry Creek) which may include fitness courses.
- Consolidate tennis courts and netball courts into shared space on eastern side of Dry Creek.

3.0 STAKEHOLDER SURVEY

3.5 FOOTBALL SA

From your sports perspective, what do you believe are the key issues at Lindblom Park (if known)?

- All areas besides the fields do not provide a safe and welcoming environment for girls and women to participate in sport
- Lighting is very poor, leading to unsocial behaviour
- The changing rooms should be inclusive and provide the amenities required by females
- The venue currently does not have a bar or canteen facilities and there is no functioning kitchen

What demands or participation trends exist in your sport that should be considered in the development of this Master Plan?

- Adelaide will be a host city for the Women's World Cup in 2023 and Football SA has created a legacy plan that will endeavor to capitalize on this event in three key areas, Infrastructure, Participation and Leadership.
- Opportunity to provide a facility that is conducive to attracting greater participation of girls and women

What is required from the site to ensure that your sports Club remains competitive on-field as well as connecting with the local community?

The site needs to be developed into a venue that is safe and inclusive for all participants. If the facility is not redeveloped, the club will be challenged to continue to attract girls and women due to the poor amenities, which in turn will provide financial stress on the club.

What do you believe are the top three development priorities for the site for your sport?

1. Lighting
2. Female Friendly Changing Rooms
3. Canteen and Bar Facilities with a functioning kitchen

3.7 NETBALL SA

From your sports perspective, what do you believe are the key issues at Lindblom Park (if known)?

- No undercover shelter or protection resulting in parents sitting in their cars and not engaging/interacting with the club.
- Limited storage area for equipment that is currently not utilised due to theft concerns.
- No club rooms or areas where the club can hold presentations or other community activities.

What demands or participation trends exist in your sport that should be considered in the development of this Master Plan?

- Current state of the lighting and court surface is not up to standard. The court surface becomes dangerous when it rains and are unusable for training.

What is required from the site to ensure that your sports Club remains competitive on-field as well as connecting with the local community?

- More seating and sheltered areas around the ground where the community can sit. This would encourage interaction and greater participation

What do you believe are the top three development priorities for the site for your sport?

- Lighting
- Court surface
- Shelter

3.6 SACA

From your sports perspective, what do you believe are the key issues at Lindblom Park (if known)?

- Lack of female change rooms and a dated clubroom
- Existing changerooms are of poor condition
- There is not enough room in the current location for the existing hard wicket nets to run north-south
- Maintain the two turf wicket ovals

What demands or participation trends exist in your sport that should be considered in the development of this Master Plan?

- Increase in female participation
- Pooraka's twin oval set-up allows the club to house their 3-4 junior teams at the one location
- Cultural backgrounds of local residents is conducive to Cricket participation

What is required from the site to ensure that your sports Club remains competitive on-field as well as connecting with the local community?

A reconstructed, integrated club and change room facility on the existing site of the change rooms. This would allow all sports on site to come in under the one roof. We would also prefer to relocate the turf wickets as well to ensure the bowlers run-ups don't intrude on the western most soccer pitch.

What do you believe are the top three development priorities for the site for your sport?

- A reconstructed, integrated club and change room facility which is welcoming and inclusive
- Re-development of the practice facilities in a better location, perhaps on the footprint of the existing clubroom which we would propose gets demolished.
- Lighting of ovals to allow greater usage of space (refer to new Australian Standard for Sports Lighting (AS 2560.2))

3.8 SANFL

From your sports perspective, what do you believe are the key issues at Lindblom Park (if known)?

- Safety issues from a venue perspective (lighting, CPTED principles) but also changeroom safety (family-friendly, lockable toilets/showers) his a high priority for all participants, volunteers and spectators.

What demands or participation trends exist in your sport that should be considered in the development of this Master Plan?

- Club needs to have the provision and access to generate income.
- Northern Adelaide Region is one of SANFLs highest growth areas with a projected increase of 1461 players by 2031, mostly though female participation

What is required from the site to ensure that your sports Club remains competitive on-field as well as connecting with the local community?

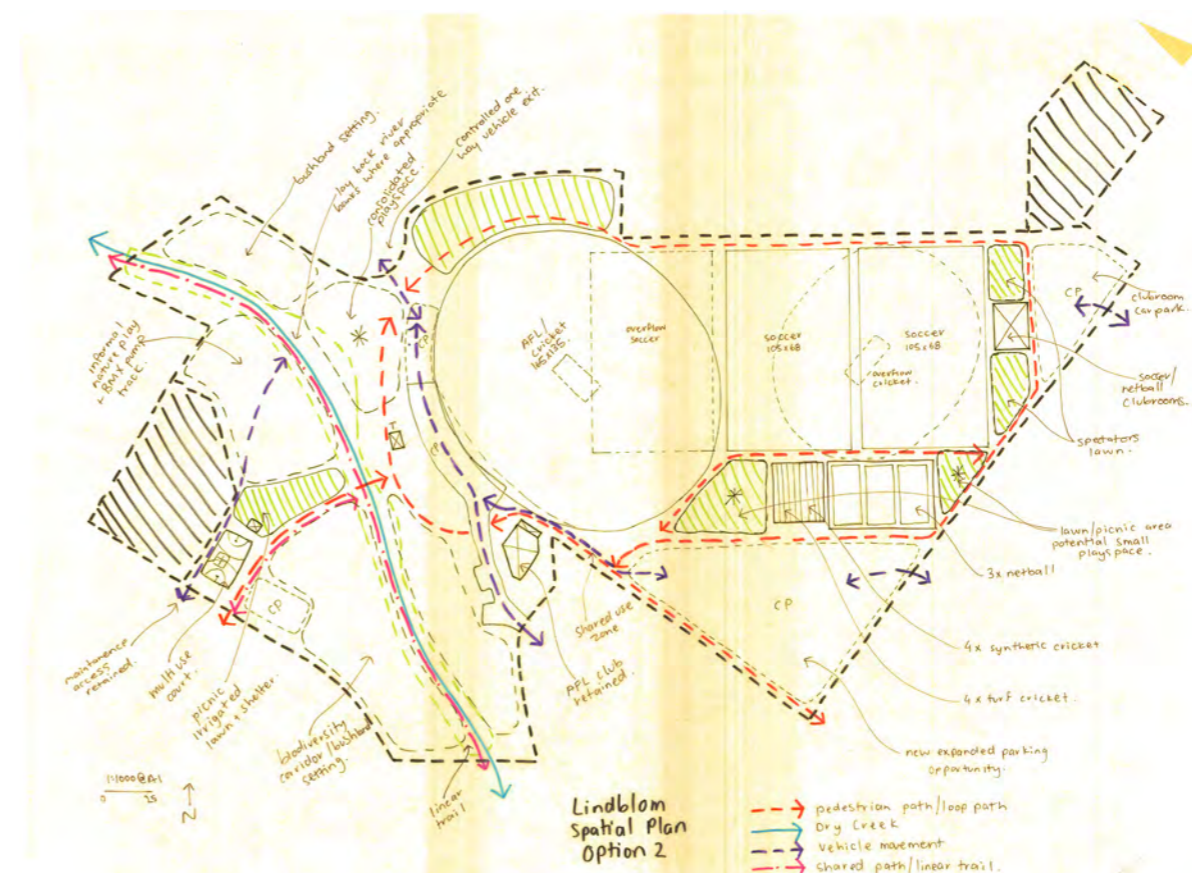
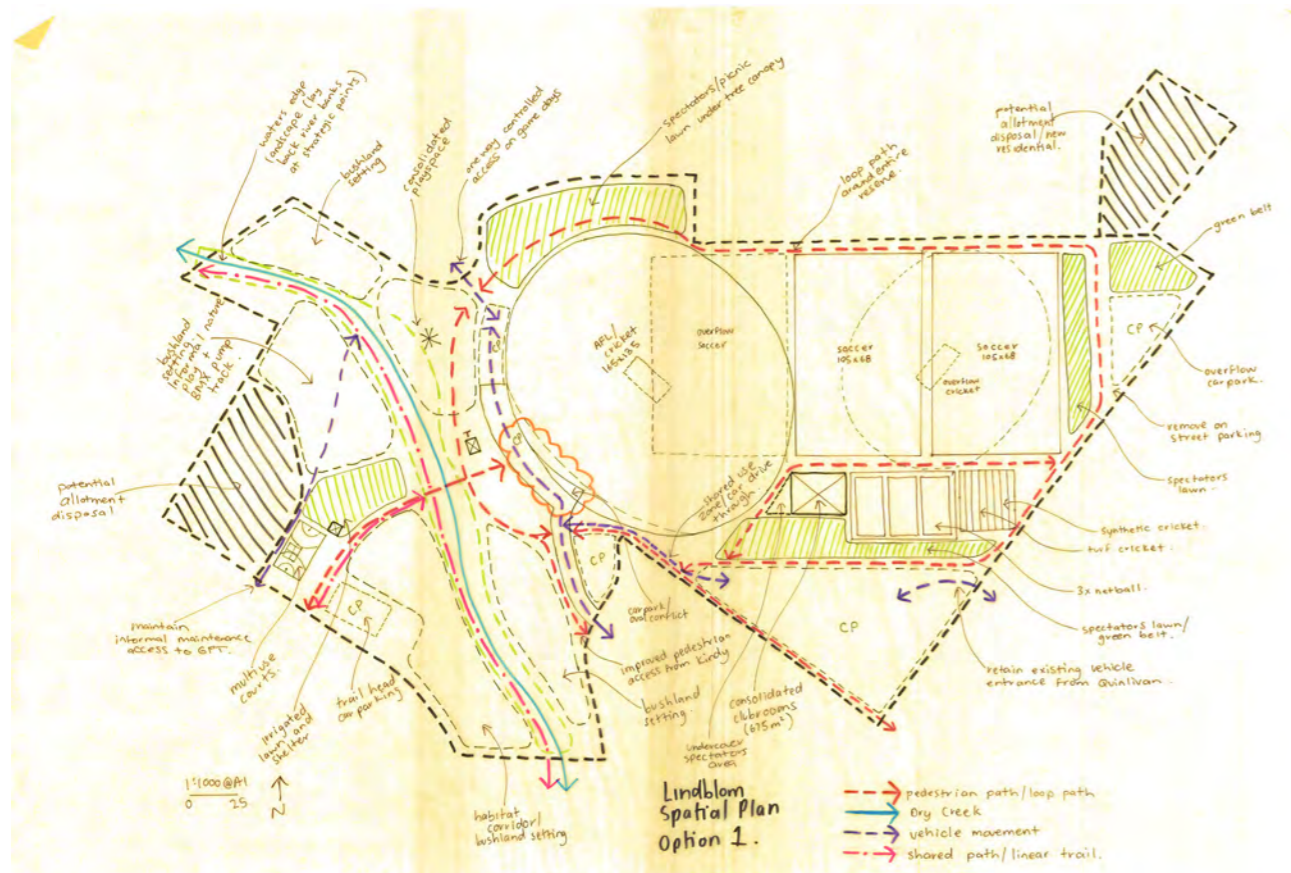
- Oval surface improvements and lighting will be integral to meeting the increase demand so that the oval can cope with increase use and can be programmed for night time matches.
- The Football club is diverse in age provision having both Auskick and Masters competitions. Most of their players are in the 10-14 age bracket which is a bracket that is very responsive to improved facilities and sometimes this can be a difference to them continuing on in the sport – especially the female players.

4.0 SPATIAL PLANNING

4.1 INTRODUCTION

Utilising the findings from the site analysis and the initial feedback from key stakeholders, the consultant team formulated two spatial plan options for Lindblom Reserve. The focus of these spatial plans was to improve the facilities for the respective sporting clubs whilst improving the overall amenity of the open space through greater activation and connection to surrounding areas and the Dry Creek corridor.

The two options were presented to the Project Control Group for feedback as well as wider consultation with the Pooraka Football and Cricket Clubs. This was followed by a site walkover of the proposed spatial options where additional feedback was given. As a result of this process, the spatial plans were amended to a preferred option which took into account the concerns raised by the respective groups.




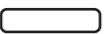













4.0 SPATIAL PLANNING

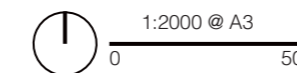
4.2 CONSOLIDATED CLUBROOMS



1. Consolidated clubrooms (720sqm)
2. Undercover spectators area
3. Netball courts (3)
4. Cricket nets (synthetic and turf including run up)
5. Soccer field (105x68m)
6. AFL/ Cricket oval (160x135m slightly smaller than recommended as conflicts with existing car park)
7. Overflow soccer pitch
8. Overflow cricket oval
9. Spectators lawn/ green space
10. New car parking
11. Future potential residential development
12. Consolidated playspace with gradient of challenge towards creek
13. Potential car park expansion
14. One-way controlled exit (on game days)
15. Upgrade existing toilet facilities
16. New multi-use court
17. Informal nature play and BMX pump track
18. Loop path connections
19. Lay back river banks within proximity of playspace to encourage connection with the river
20. Improve connections with neighbouring kindergarten
21. Shared use zone (access to car park)
22. Major treelined pedestrian connection
23. Upgrade sports oval and amenity lighting throughout reserve

KEY

- | | | |
|---|---|---|
|  Footpath |  Built Form |  Woodland Character |
|  Shared Path/Linear Trail |  Car park |  Riverine Character |
|  Bridge |  Playing Fields (Sport) |  Site Boundary |
|  Service access |  Courts |  Dry Creek |
|  Access road |  Open Space (Recreation) |  Playspace |














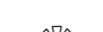


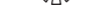
4.0 SPATIAL PLANNING

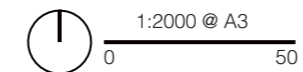
4.3 DISPERSED CLUB ROOMS



1. Consolidated clubrooms (635sqm)
2. AFL club retained in current building with refurbishment and 4x new changerooms to western extent
3. Netball courts (3)
4. Cricket nets (synthetic and turf including run up)
5. Soccer field (105x68m)
6. AFL/ Cricket oval (160x135m) with post and rail fencing to perimeter
7. Football/cricket club storage shed (12m x 6m)
8. Overflow cricket oval
9. Spectators lawn/ green space
10. New car parking
11. Future potential residential development
12. Consolidated playspace with experiences for junior and senior children (maintain existing flying fox)
13. All accessible car parks adjacent clubrooms
14. One-way controlled exit for vehicles on game days
15. Upgrade existing toilet facilities
16. New multi-use court
17. Informal nature play and BMX pump track
18. Loop path connections
19. Lay back river banks to encourage connection with the river
20. Shared use zone (investigate removal of canteen to be within new consolidated clubrooms)
21. Upgrade sports oval and amenity lighting throughout reserve

KEY

- | | | |
|---|--|--|
|  Footpath |  Built Form |  Woodland Character |
|  Shared Path/Linear Trail |  Car park |  Riverine Character |
|  Bridge |  Playing Fields |  Site Boundary |
|  Service access |  Courts |  Dry Creek |
|  Access road |  Open Space |  Playspace |



4.0 SPATIAL PLANNING

4.4 STAKEHOLDER ENGAGEMENT (AFL, CRICKET, SOCCER AND NETBALL CLUBS)



AFL/CRICKET: WHAT WE HEARD

- Football and cricket clubs function together and need to remain together
- Do not agree with Option 1 which consolidated all sporting codes into one shared clubroom
- Strong support for Option 2 with a focus on status quo and reinforcing the position of Lindblom as a football and cricket venue
- Need to take into account storage requirements and require at least a 12x6m shed to accommodate all storage items
- Privately own their existing clubrooms and would like to retain and upgrade
- Require (4) new change rooms which could be located to the west of the existing clubroom
- Overflow soccer pitch is not viable as the existing oval has fencing surrounding it
- Lighting needs to be improved to minimum 200 lux
- Require new turf cricket wickets required in close proximity of existing clubrooms
- Include provisions for the expansion of womens cricket

SOCCER: WHAT WE HEARD

- Lighting requires significant upgrade
- Support the proposal for new clubrooms and new changerooms to be shared with netball however require a social space/kitchen to be able to run events (crucial to revenue for the club)
- Open to having shared use of social space/kitchen facilities within upgraded AFL/cricket clubrooms however need to review the operational set up as club events need to generate revenue for the club
- Soccer club is in the WNPL and Lindblom is their home for the continuing future

NETBALL: WHAT WE HEARD

- Concerns with netball court location moving from the Quinlivan Rd boundary (visibility of the club to people passing by)
- Require change rooms and a social space as they currently lack either
- Training only at Lindblom and play all games at Golden Grove
- Expecting an increase in juniors/overall members over the coming years
- Require storage facilities as currently all equipment has to be stored off-site and moved to Lindblom for training sessions
- Overall, supportive of the plans for Lindblom Reserve and the potential to increase their club numbers
- Concerns about operational set up AFL's response to sharing and being able to revenue raise

HOW WE RESPONDED

- Confirmation of Option 2 as the preferred option.
- Retention of existing AFL/Cricket club rooms at existing location with building refurbishment and extension with (4) new change rooms
- Separate club room for netball and cricket to utilise
- New storage shed located in close proximity to existing clubrooms
- AFL privately own their existing clubrooms and would like to retain and upgrade
- Reduction in proposed soccer pitches so no conflict with existing oval
- New turf cricket wickets required in close proximity of existing clubrooms
- Realigned secondary cricket oval north/south between the soccer pitches to reduce impact on wicket

QUICK WINS

- Move cricket nets from northern boundary to location shown on preferred spatial plan
- Lighting upgrades to all ovals and pitches (minimum 200 lux)
- Realign soccer pitches and secondary cricket oval as shown in preferred spatial plan

5.0 MASTERPLAN

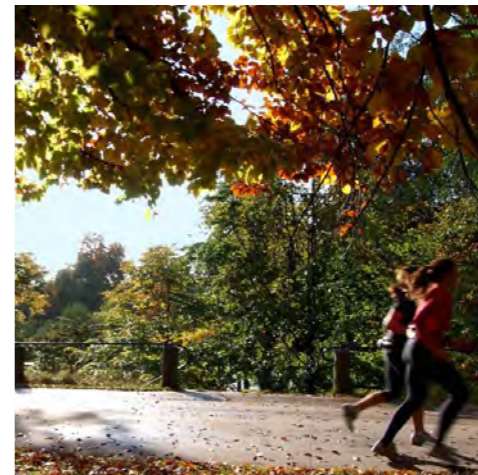
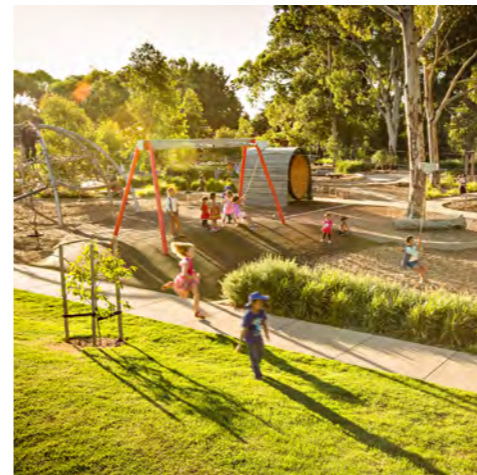
5.1 INTRODUCTION

Drawing upon the responses received to the two spatial options, the masterplan was refined to reflect the usage patterns across the reserve. Further consultation was undertaken with the Soccer and Netball clubs, seeking to understand their issues or concerns. Further information on this feedback can be read in section 5.

Furthermore, the proposed staging of the masterplan has been developed to ensure clubs can continue to utilise the reserve whilst works are undertaken. Please refer to sections 5.5-5.7.

The masterplan seeks to expand upon the existing use of Lindblom Reserve as a sporting destination for AFL, cricket, soccer and netball. To support these uses, the amenity of the reserve will be upgraded with additional/new landscaped open spaces and lawns for spectators of sporting code. A network of shared paths will circumnavigate the reserve, allowing for a fitness loop and recreational opportunities. To help cater for families on site, a new play space will be located adjacent Dry Creek and the existing AFL oval car parking, providing a space for the wider community to utilise. New carparking is proposed from Quinlivan Road, allowing for easy access and taking the pressure of McCarthy Court.

By consolidating the sports and leisure uses to the western side of Dry Creek, this allows the western side to be upgraded as a natural experience with walking trails adjacent the waterway, new informal nature play and BMX pump track and improved woodlands.














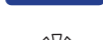



5.0 MASTERPLAN

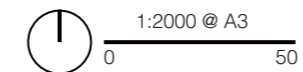
5.2 PREFERRED PLAN



1. a. New separate change room (4), canteen and storage
b. AFL club retained and refurbished in current building
2. Soccer and netball facility with change rooms, canteen, storage and social space with outdoor verandah
3. Netball courts (3) with multi use community tennis/ basketball
4. Cricket nets (synthetic and turf including run up)
5. Soccer field(105x68m)
6. AFL/ Cricket oval (160x135m) with post and rail fencing to perimeter
7. Cricket/netball club storage shed (12m x 10m)
8. Secondary cricket oval realigned with pitch between soccer fields
9. Spectators lawn/ green space
10. New car parking
11. Future potential residential development
12. Consolidated playspace with experiences for junior and senior children (maintain existing flying fox)
13. All accessible car parks adjacent clubrooms
14. One-way controlled exit for vehicles on game days
15. Upgrade existing toilet facilities
16. New multi-use court
17. Informal nature play and BMX pump track
18. Loop path connections
19. Lay back river banks to encourage connection with the river
20. Shared use zone
21. Upgrade sports oval, retention of fencing and improved lighting throughout reserve (200 lux)

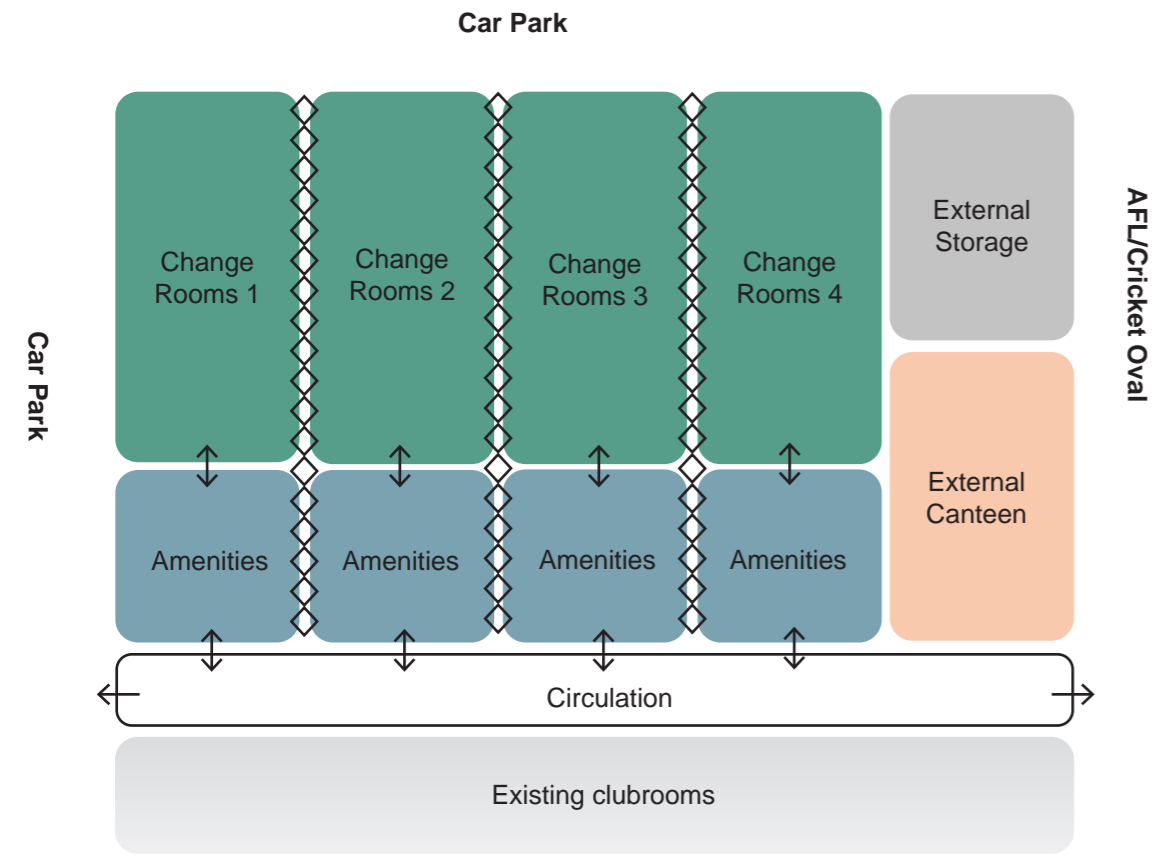
KEY

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|---|--|--|
|  Footpath |  Built Form |  Woodland Character |
|  Shared Path/Linear Trail |  Car park |  Riverine Character |
|  Bridge |  Playing Fields |  Site Boundary |
|  Service access |  Courts |  Dry Creek |
|  Access road |  Open Space |  Playspace |



5.0 MASTERPLAN

5.3 AFL/CRICKET CHANGE ROOM LAYOUT

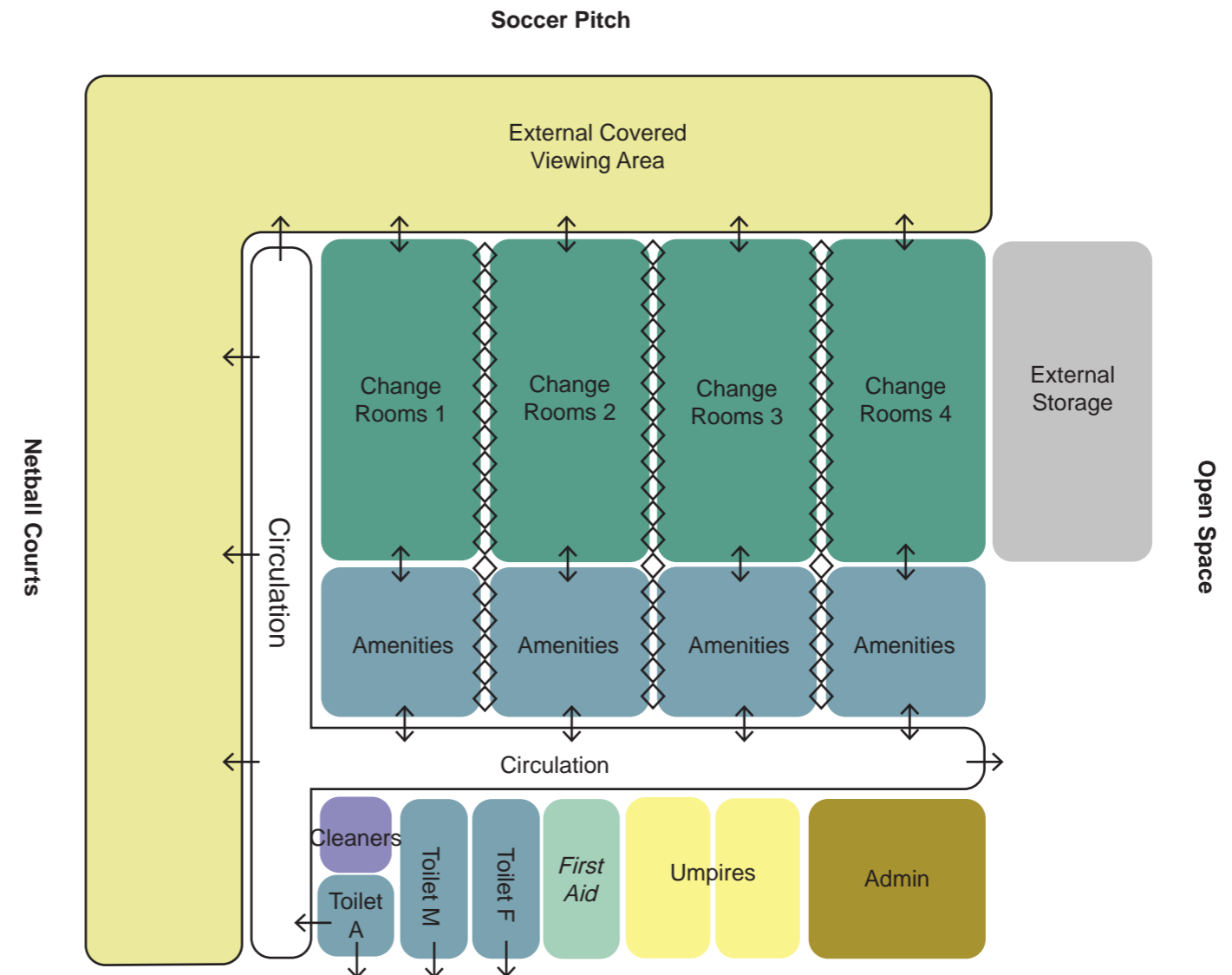


Sports Clubs Areas

Changing Rooms (4)	45 m2 each
Amenities (4)	25 m2 each
External Storage	30 m2
Total	310 m2

- KEY**
- Operable wall
 - Access

5.4 SOCCER/NETBALL CLUBROOM LAYOUT



Community Facilities Areas

External area	75 m2
External Storage	45 m2
Administration	15 m2
Toilets M	10 m2
Toilets F	10 m2
Toilets A	5 m2
Cleaners	5 m2
Total	45 m2

Sports Clubs Areas

Changing Rooms (4)	45 m2 each
Amenities (4)	25 m2 each
Umpires (2)	40 m2
*First Aid	15 m2
Total	375 m2

***Optional Items Total 15 m2**

Clubrooms

420 m2

Circulation space shown indicatively

- KEY**
- Operable wall
 - Access

5.0 MASTERPLAN

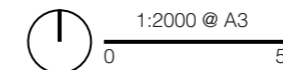
5.5 STAGE 1 (1-4 YEARS)



1. (a) New separate change room (4), canteen and storage
(B) Alternate location for separate change room, canteen and storage. To be further investigated during detailed design dependent on available space and future development.
2. Relocated cricket nets (synthetic and turf)
3. Existing cricket nets demolished
4. New storage shed for sports clubs adjacent cricket nets
5. Demolition of existing change rooms
6. Demolition of Scout Hall
7. New temporary car parking on bitumen surface (consolidated into larger car park during future stages)
8. Existing (3) netball courts reainted and re-linemarked to ensure correct dimensions and runoff areas
9. Soccer clubrooms retained (future removal)
10. Upgrades to AFL/cricket oval (160x135m) with post and rail fencing to perimeter
11. Upgrade sports lighting for playing surface (minimum 200 lux)
12. Spectators lawn/green space beneath existing trees
13. Demolition of existing storage sheds

KEY

- Built Form
- Car park
- Playing Fields
- Open Space
- Scope of works






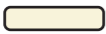




5.0 MASTERPLAN

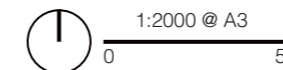
5.6 STAGE 2 (4-8 YEARS)



1. New soccer and netball facility with change rooms, canteen, storage and social space with canteen
2. New car parking to southern corner of the reserve (removal of temporary works in stage 1)
3. New accessible car parks located adjacent new clubrooms
4. Relocated netball courts (3) with multi use community tennis/basketball
5. Spectators lawn/green space providing a sense of arrival from Quinlivan Road
6. Realigned soccer fields (105x68m)
7. Realigned secondary cricket oval with new turf wicket between soccer fields
8. Additional new car parking adjacent soccer pitches
9. Landscape buffer adjacent car parking and residential land uses
10. Car park expansion adjacent AFL oval
11. One-way controlled exit for vehicles on game days
12. Consolidated playspace with experiences for junior and senior children (maintaining existing flying fox)
13. Upgrade existing toilet facilities
14. Loop path connections
15. Removal of temporary car park works completed in stage 1

KEY

- | | | | |
|--|----------------|---|----------------|
|  | Footpath |  | Built Form |
|  | Access road |  | Car park |
|  | Scope of works |  | Playing Fields |
| | |  | Courts |
| | |  | Open Space |









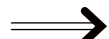




5.0 MASTERPLAN

5.7 STAGE 3 (10+ YEARS)



1. AFL/Cricket club refurbishment (upgrade bar/function spaces and back of house)
2. New accessible car parks located adjacent new clubrooms
3. Potential expansion of carparking to Albert Street
4. New multi-use courts and lawn/green space
5. Informal nature play and BMX pump track
6. Lay back river banks to encourage connection to Dry Creek
7. Potential sites for residential development

KEY

- | | | | |
|--|--------------------------|---|----------------|
|  | Footpath |  | Built Form |
|  | Shared Path/Linear Trail |  | Car park |
|  | Bridge |  | Playing Fields |
|  | Service access |  | Courts |
|  | Dry Creek |  | Open Space |
|  | Scope of works | | |

