



**Urban
Place
Design**

Cloppenburg Park Landscape Master Plan March 2021



Cloppenburg Park

Introduction

Wagait Shire Council (WSC) manages many assets in the Wagait Shire municipality and are the owners and managers of Cloppenburg Park. Council is responsible for the infrastructure, development and maintenance of the Park within the limitations of Council budgets.

The purpose of this master plan is to guide the upgrades and future development of Cloppenburg Park at Wagait Beach. The master plan will be used by Council to support funding applications to complete upgrades and the implementation of new infrastructure in an affordable, prioritised and logical manner.

The master plan process is a 5-step process that follows a circular methodology right through to final adoption by WSC. The ideas and review process facilitates Council and Community input and discussion around the upgrades identified and priorities for new infrastructure.

The goal is to achieve an evidenced-based and mutually agreeable direction for the upgrade and development of Cloppenburg Park.



Cloppenburg Park

The Park is at the end of Forsyth Road within 2kms of the Council offices. Surrounded by natural bushland the park includes:

- A gravel car park formed by graded ground
- Male and female toilet facilities
- Large sheltered barbecue area
- Storage containers
- Large shelter with fenced compound
- Open multi-purpose hard court
- Exercise stations
- Soccer / Cricket oval
- AFL Field
- BMX track
- Pumping station and tank



Multi-Purpose Court



Soccer/ Cricket Field



Large Shelter



Barbecue Area



Exercise Station



BMX Track

The Master Plan Process

The master plan process included five stages of analysis and critical thinking



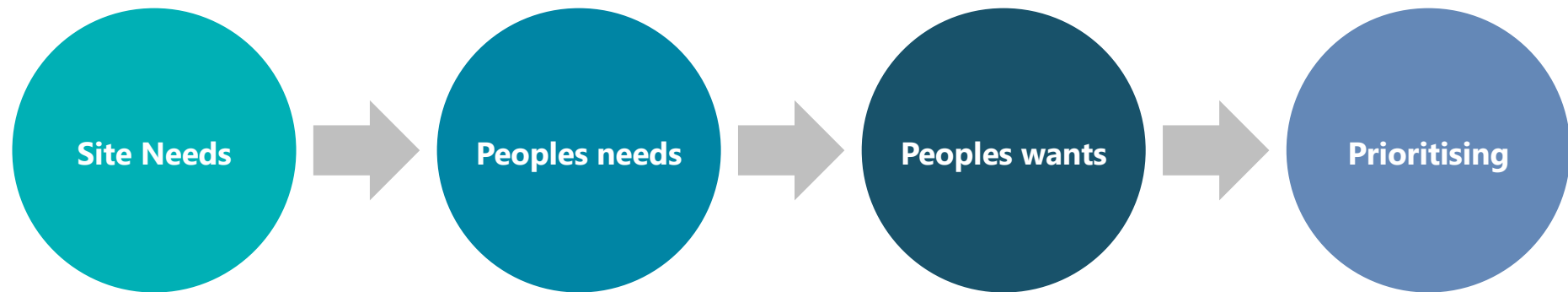
Stage 1 Site Analysis

A site analysis plan is a survey used to gain an understanding of the site and its context and the resulting issues, constraints and opportunities for future development and upgrades.

Sporting Facilities	Recreation Facilities	Social Facilities	Amenity
<ul style="list-style-type: none">• Court surface is degrading• Basketball and net ball nets in disrepair• Oval surface unplayable• AFL surface unplayable• BMX track compromised by tank and bore• BMX track in disrepair	<ul style="list-style-type: none">• Existing playground in good condition• Playground surface in good condition• Existing exercise equipment needs minor repairs	<ul style="list-style-type: none">• Barbecue and table in good order• Storage facilities in good order• Lighting for shelter sufficient• Existing toilets are workable but unsightly• The accessibility between the existing toilets and shelter structure is not good.	<ul style="list-style-type: none">• Lighting missing between barbecue area and toilets• Open shelter and compound in good condition• Car park not defined• Entry sign for wayfinding required

Stage 2 Community Consultation

Enabling the Council and Community to openly discuss their ideas, priorities needs and wants and determine practical, affordable development



Consultation Methods



Stage 2 Community Consultation

During the community consultation, the community was asked to priorities the upgrades they would like to see in the Park. The following diagram shows the weighting for each upgrade with the larger word illustrating items garnering the most support.



Priority

1. More picnic tables
2. Repairing the fields
3. Putting a shelter over the multi purpose court
4. Upgrading the BMX track.



Stage 2 Community Consultation

During the community consultation, the community was asked to priorities the new facilities they would like to see in the Park. The following diagram shows the weighting for each facility with the larger word illustrating which new infrastructure had the most support.



- Priority
- 1. A condensed exercise park
 - 2. Skate park
 - 3. Cyclone Shelter/ Men's shed
 - 4. Separate tennis court
 - 5. Dog park



Stage 2 Community Consultation

In discussions, there was an overwhelming message that the community also wanted more programmed events in the Park. The following diagram shows the weighting for each event with the larger word illustrating more people wanted to meet in the Park connect as a community.



Priority

1. A regular market
2. Separate movie nights for adults and kids
3. Dog obedience training in a dog park.



Stage 2 Community Consultation

There were also a number of issues raised that are beyond the scope of this masterplan but will be noted for community's further discussion with Council:

- Management of the Park in regards to allowing / not allowing campers and caravans to use the Park facilities including access to 'free' water.
- Waste separation for recyclables and general waste when Council does not have a waste processing plant.
- Attacks from plovers when using the fields.
- Fire management plans and contingencies for bush walkers.

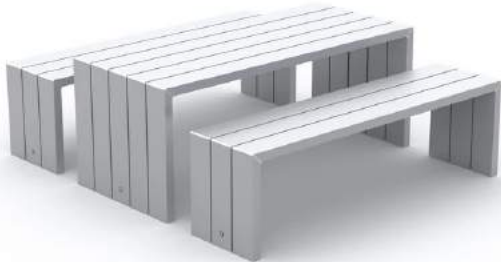


Stage 3 Draft Plan

Discussion on community consultation outcomes – Upgrade with more picnic tables and shelters

On the whole the community advised they use the existing park for sports, keeping kids active and to connect with each other. This is evidenced by the high priority on more seating and shelters to be added under the shelter, and in and around the facilities so groups can extend their stay in the park. The furniture needs to be robust, commercial grade tables and chairs that can withstand exposure to the weather and high levels of use.

The following are typical seats and shelters used for parks like Cloppenburg Park:



Stage 3 Draft Plan

Discussion on community consultation outcomes – Upgrade and repair the sporting fields

Council now has approval from the NTG Water Controller for the water extraction license. To repair the sports field will require fine grading to remove the termite mounds, rills and depressions in the soil, new topsoil, re-grassing and line marking. The standard of the sports field grass is envisaged to be municipal standard for local games.



Stage 3 Draft Plan

Discussion on community consultation outcomes – Upgrade the multi-purpose court with a Tennis court layout and construct a new covered multi purpose court

The community debated the existing court and determined it would be a better use of the facilities to repurpose and surface the existing court to a tennis court as it has the fencing. A new covered multipurpose court could then be constructed. The shelter over the multi purpose court provides all weather access to the court, can include large fans under the roof to cool the immediate court and lights to promote local games at twilight and midnight. Being able to participate in sport later in the day, when the local temperature and humidity are lower, should encourage more people to participate and stay in the facilities for a longer time. A rebound wall could be added between the courts for tennis practice.



Stage 3 Draft Plan

Discussion on community consultation outcomes – Cricket Practice Nets

There was a subsequent discussion at the second community consultation session to add cricket practice nets. The location of the practice nets amongst the skate and tennis activities is to generate a busy hub of sporting events. Programming kids into differing areas is easier to manage when the facilities are in proximity of other events and more likely to be used.



Stage 3 Draft Plan

Discussion on community consultation outcomes – Upgrade the BMX track

The BMX track has a conflict with the irrigation bore water pump station and tank. The BMX track can be moved and reformed into a 'Pump Track' for riders. A pump track is a continuous loop of straights with 'rollers', banked turns and features shaped so riders can maintain speed without pedaling. Riders use pressure to generate propulsion. The tracks are a mixture of compacted earth and compacted cement gravel or concrete. The design of pump tracks are done by specialists, but it could be installed by local earth moving contractors.



Stage 3 Draft Plan

Discussion on community consultation outcomes – A new condensed exercise park

The existing exercise equipment needs some repair to refresh its appearance and potential use. The existing exercise equipment is more targeted to a cardio work out with reps done at each station. There is a trend now for condensed exercise facilities that target an all-round strength, balance and cardio work out. This form of exercise is also popular with seniors as they maintain a healthy program. There are varied types of exercise systems that use your own body weight, have hydraulic weights or can be used in multiple ways. The condensed exercise park is adjacent to the playground so parents/carers can supervise children whilst working out.



Stage 3 Draft Plan

Discussion on community consultation outcomes – A new skate park

Modern skate parks are designed as family friendly, multi-purpose bike, scooter, skateboard, climbing and activated sporting facilities. They promote use by multiple ages where participants will perform or train for a few minutes, then allow the next participant their turn. There is a social culture that is taught amongst the participants that is healthy and engaging. Multi-purpose parks are designed by specialists to ensure features are compliant with Australian Standards for health and safety. All safety standards would need to be maintained to ensure slopes, softfall materials and the like were included.



Stage 3 Draft Plan

Discussion on community consultation outcomes – A Cyclone Shelter or men’s shed

If the space above the cricket pitch were developed into a Cyclone Shelter with change rooms, lockable space and storage, this may be a better multi purpose use of the space. There are 300 residents currently in Wagait Shire that may need shelter in strong cyclonic conditions. The cyclone shelter would not include kitchens and the like as it is unlikely to be used as a recovery center, but could house the residents in severe storms. The cyclone shelter could include an office, communications and storage for such events and be regularly used by Council to program activities at Cloppenburg Park.



Stage 3 Draft Plan

Discussion on community consultation outcomes – A Cyclone Shelter or men’s shed

A Men’s Shed in Cloppenburg Park would need to be a community managed project. The shed itself would need to be a cyclone rated, large secure shed owned by Council. The contents and the machinery would be purchased or donated by the community over time. The goal of the shed would be a place for people who don’t have access to shed facilities to complete works and a place where people could be taught new skills in woodwork, metalwork, mechanical or similar types of projects. The social benefits of Men’s Sheds are well understood and supported by many societies and health professionals.



Stage 3 Draft Plan

Discussion on community consultation outcomes – A new dog park

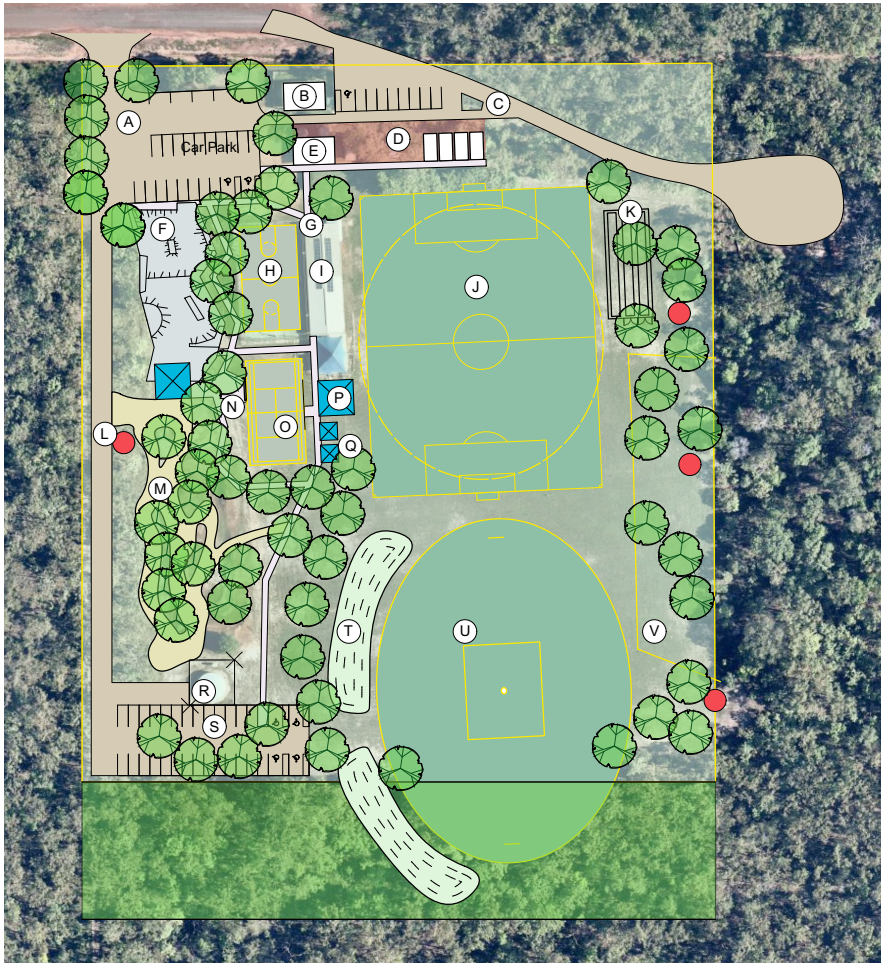
The increased desire for dedicated dog parks is due to safety issues with walking dogs along the foreshore and in the Neighbourhood streets, setting other dogs barking. Dog parks are also a great way to train dogs in tricks and necessary obedience skills. They usually have separate enclosures for large and small to medium size dogs and often include jumps, tunnels and tracks to engage both trainer and dog. Dog parks are a popular place for social networking for dog owners.



Stage 3 Draft Plan

To accommodate the upgrades and the new facilities a draft master plan was prepared for review and comment.

Cloppenburg Park Draft Landscape Master Plan -Feb 2021



- (A) Graded car park with cats eye markers for car parking
- (B) Re purpose contractor compound and shelter. Possible screen walls and lockable door.
- (C) New access road and car park to green waste area
- (D) Potential cyclone shelter/ onsite office/ change rooms and covered area for storage containers.
- (E) Existing toilet repainted and pathways
- (F) Concrete multi purpose skate, bike, scooter, climbing wall and shelter
- (G) Connecting pathways to all events
- (H) Existing court refurbished and shade structure over
- (I) Existing covered area with additional tables and seating arrangements
- (J) Refurbished sports field
- (K) Cricket practice nets
- (L) Maintenance road and access track to new car park
- (M) BMX pump track
- (N) New tennis court rebound wall
- (O) New tennis court - Preferably with shade cover
- (P) New condensed exercise station near playground
- (Q) New shelters and seats
- (R) Fencing around existing tank
- (S) AFL spectator car park
- (T) Spectator mounds for football
- (U) Reorientate and refurbished sports field
- (V) Fenced dog park for training and exercise

Stage 4 Council and Community Review

Discussion on community consultation outcomes

On 18 February 2021, Wagait Council and Urban place Design met with the stakeholders to review and discuss the draft landscape masterplan. The following was discussed, and way forwards agreed:

1. Upgrading the existing court to a tennis court only, including shade over and building a new solid covered multi purpose court.
2. Including the tennis rebound wall between the two court areas.
3. Moving the cricket practice nets/ lawn bowls close to the other activities to generate a 'hub' of activity that would be easier to manage.
4. Including a drinking fountain to the skate park.
5. Moving the dog park closer to the parking areas.
6. Including an audio system to the whole park for announcements, music and management.
7. Pushing out the boundary of the park to include the bush walking/ running groups.
8. Inclusion of water tanks for water harvesting and reuse.



Stage 5 Final Landscape Master Plan

Accommodating the first and second rounds of community consultation a revised master plan was created.

Cloppenburg Park Landscape Master Plan



- (A) Graded car park with cats eye markers for car parking
- (B) Re purpose caretaker compound and shelter. Possible screen walls and lockable door.
- (C) New access road and car park to green waste and dog park area
- (D) Large storm water tank
- (E) Potential cyclone shelter/ office or clubhouse & change rooms with covered area for storage containers.
- (F) Existing toilet repainted and pathways
- (G) Concrete multi purpose skate, bike, scooter, climbing wall and shelter
- (H) Connecting pathways to all events
- (I) Cricket practice nets, Lawn bowls
- (J) Existing court refurbished as tennis court, Badminton and new shade cover
- (K) Rebound wall with rebound surface for practice and other games
- (L) Existing covered area with additional tables and seating arrangements
- (M) Refurbished sports field
- (N) Fenced dog park for training and exercise
- (O) Maintenance road and access track to new car park
- (P) BMX pump track
- (Q) Large storm water tank
- (R) New Multi purpose court with shade cover
- (S) New condensed exercise station near playground
- (T) New shelters and seats
- (U) Fencing around existing tank
- (V) AFL spectator car park
- (W) Spectator mounds for football
- (X) Reorientated and refurbished sports field
- (Y) Existing exercise stations retained
- (Z) Pathways for walking and running through the natural bush land



Stage 5 Priorities

Discussion on community consultation outcomes

At the consultation on 18 February 2021, Wagait Council and Urban Place Design met with the stakeholders to review and discuss the priorities for implementation of the final landscape master plan. The following priorities were identified:

1. Provision of the condensed exercise station with shade.
2. Upgrading of the pump bike track.
3. Construction of a new skate and scooter park.
4. Resurfacing of the existing court to a tennis court in line with the construction of a new covered multipurpose court.
5. Refurbishment of the ovals.



Stage 5 Next Steps

Way Forward

The next steps for Council is to review and discuss the master plan with the elected members and have the landscape master plan endorsed by Council.

The funding needs to be sought to implement the projects. The funding needs to be in the order of:

1. Provision of the condensed exercise station with shade. Approx. \$300k
2. Upgrading of the pump bike track. Approx. \$50k
3. Construction of a new skate and scooter park. Approx. \$600k
4. Resurfacing of the existing court to a tennis court in line with the construction of a new covered multipurpose court. Approx. \$600k
5. Refurbishment of the ovals. Approx. \$200k each

