Shellharbour City Council

Business Paper

27 June 2023

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Tullimbar Oval Open Space Master Plan Design Report

GROUPGSA

TULLIMBAR OVAL OPEN SPACE MASTER PLAN

Design Report

Prepared for Shellharbour City Council | GroupGSA |
May 2023

Shellharbour CITY COUNCIL

We acknowledge First Nations peoples and their continuing connection to land, waters and culture, because we strongly believe in reconciliation and collaborative engagement for a better future.

We pay our respects to Elders past, present and emerging, whose knowledge, traditions and stories guide custodianship on what will always be their ancestral lands.

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INTRODUCTION

01

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OVERVIEW

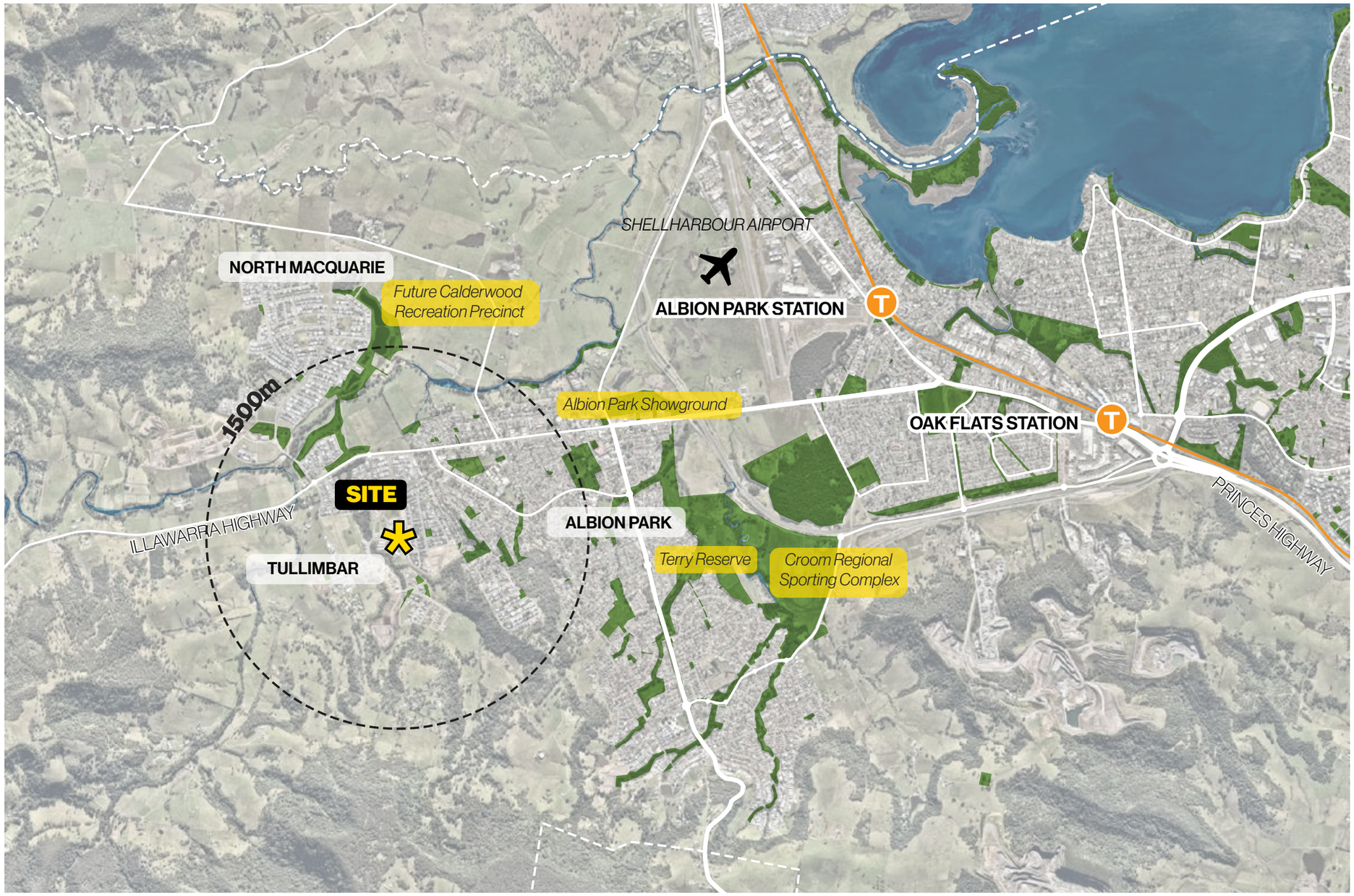
Tullimbar Oval, a district park located in the Tullimbar Precinct of the Shellharbour LGA provides key open space resources and opportunities for the emerging Tullimbar community.

Shellharbour City is home to a high and growing number of young people and families in the new release areas of Shell Cove, Flinders, Tullimbar and Calderwood.

Council's Open Space and Recreation Needs Study (OSR Study) states Tullimbar area is the fastest growing precinct of the whole Local Government Area (LGA). The project site will play an important role, particularly noting that currently, there is no large park in the Tullimbar area.

A key outcome of the master plan is to determine how upgrades can elevate the facilities and create a village-green style park.

The Park is identified as a 'district park' (which refers to larger open space areas that serve multiple neighbourhoods, and that include both passive and active recreation opportunities). The park offers significant potential as a key destination – taking advantage of its strategic location.



STRATEGIC CONTEXT

The project is informed by a range of strategic documents including two specifically relevant Council strategic documents being:



Shellharbour Open Space Recreation Needs Study 2020

The Shellharbour Open Space Recreation Needs Study was used to shape the Open Space and Recreation Strategy. The report includes a review of key Council's current and planned open space, sport, recreation, and aquatics facilities as well asdetailed analysis of specific open spaces and recreational facilities, including assessments of overall quality using an 8-point open space design review framework.

This analysis identified specific activities or precincts needing further consideration by Council over the next decade to ensure the ongoing quality of open spaces in Shellharbour. These include:

- Providing sufficient resources to maintain quality standards
- Improving links between existing open space assets, facilities, and users
- Adopting an inclusive approach to all OSR planning and design
- Pursuing more shared-use and multi-use options
- Investigating options for a local indoor pool combined with/ without a leisure centre
- Use of best practice OSR planning, including in all growth areas.

Design Consideration

The study recommended:

- the Tullimbar oval to be established into a central community park including a play space, outdoor exercise equipment, courts and multipurpose sport field with a cricket pitch.
- this space should be connected to other open spaces planned in the Tullimbar development area, and ensure walkability and cyclability.
- two local play spaces and a higher-order facility be provided centrally within Tullimbar for expected population growth.





Shellharbour Community Facilities Needs Study, Strategy and Action Plan (2021-2031)

The Shellharbour Community Facilities Strategy and Action Plan 2021-2031 outlines a set of principles, priorities and actions to guide how Shellharbour City Council provides, manages and activates its community facilities over the next ten years, for the benefit of the Shellharbour community.

It has been informed by Council's key planning documents and shaped by community engagement results outlined in the Needs Study.

The Strategy is framed by six Guiding Principles:

- Responsive to community and place
- Accessible, inclusive and adaptive
- Nurturing cohesion and creating connections
- Affordable and equitable
- Informed by evidence and best practice
- Sustainable and future orientated

Design Consideration

- Provide recreational facilities that are safe, accessible and inclusive e.g inclusive play equipment, senior play
- Incorporate design elements that reflect the local community, culture and heritage e.g wayfinding signage, artwork, pavement
- Opportunity for water sensitive urban design (WSUD) implementation
- Multifunctional space for group collaboration and community cohesion
- Upgrade footpath / cycleway for enhanced pedestrian accessibility
- Sustainable and future proofing design

GROUPGSA

COUNTRY

We acknowledge the traditional custodians of the land, Wodi Wodi people of the Dharawal Nation, upon which the site is located, and their connection to Country, land, water, community, and spirit.

The Aboriginal name for ‘Shellharbour’ has been recorded as both Yerrowah, meaning ‘meeting place’, and Wonwin, meaning ‘the place where big fish are’.

The Wodi Wodi people spoke a southern dialect of Dharrawal. Within this broad language or ‘tribal’ grouping were smaller social divisions, perhaps consisting of different family groupings, which appear to have been associated with local areas or home territories.

Tullimbar

European observers tended to identify these groupings as ‘tribes’ associated with a locality. Within the Shellharbour area was Tullimbar’s group, resident within the Macquarie Rivulet valley.

In the first half of the nineteenth century the local tribe numbered several hundred and its recognised leader was a ‘great warrior’ called ‘Tullimbar’.

The tribal territory was said to include all land along the Macquarie Rivulet to the foot of Wingecarribee Mountain.

When Tullimbar passed away, he was buried along the bank of the Rivulet close to a location called ‘Hopping Joe Hollow’. The grave was later destroyed by flood erosion.



POST-SETTLEMENT

European settlement of the Illawarra began in the early 19th century because of a growing need for appropriate grazing land away from the Sydney Cove settlement.

Prior to this time, much of the region was associated with cedar cutting and cattle grazing (the latter often taking place during drought times).

In 1812, surveyor and explorer George William Evans travelled north from Jervis Bay via Wollongong through the Illawarra.

Soon after Evans' and Charles Throsby's exploration of the Wollongong and Illawarra region, Governor Macquarie began to utilise this new grazing land for the purpose of distributing land grants to free settlers.

In 1821, Governor Macquarie issues further grants on the region including 1650 acres and 1500 acres to D'Arcy Wentworth in Shellharbour and 700 acres to Dr. James Mileham on the south shore of Lake Illawarra where the site is located.

Industries such as dairy farming, cattle grazing, and cedar collecting had become well established in the years following these first grants.

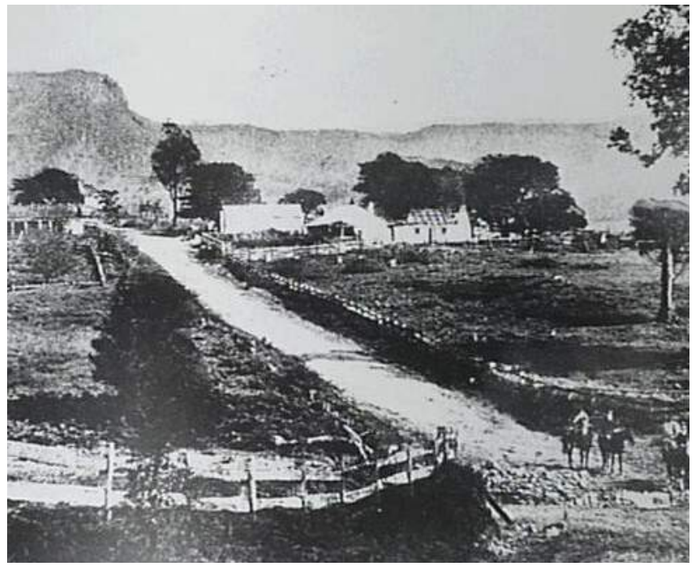
Tullimbar Public School opened in 1881. Nevertheless the area remained agricultural with low population numbers until recent residential development.

In the 2016 Census, Tullimbar had a population of 532 people in 198 dwellings. This was a significant increase from the 2015 Census at which time Tullimbar had a population of only 157 people in 60 dwellings.

Tullimbar Cricket Pitch, 1940. Source: *Shellharbour City Museum.*







Left: Tullimbar School, 1946. Source: *Shellharbour City Museum.*
Right: Illawarra Highway at Tullimbar, 1895. Source: *Shellharbour City Museum*


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SITE ANALYSIS

02

LOCAL CONTEXT

Tullimbar Oval covers approximately 1.62ha providing key open space resource and opportunity for the emerging Tullimbar community.

Local Uses and Destinations

Tullimbar Oval is part of the 1881 Tullimbar Development master plan. It is facing residential areas in the north and east, with Tullimbar Public School to the south. It is also in close proximity to a number of key uses include:

- Future Tullimbar Village Centre
- 1881 Tullimbar Development (under construction)
- Tullimbar Public School
- Ravenswood Park
- Tullimbar Park
- Summit Park
- Calderwood Valley Development
- St. Joseph's Catholic High School
- St. Paul's Catholic Parish Primary School

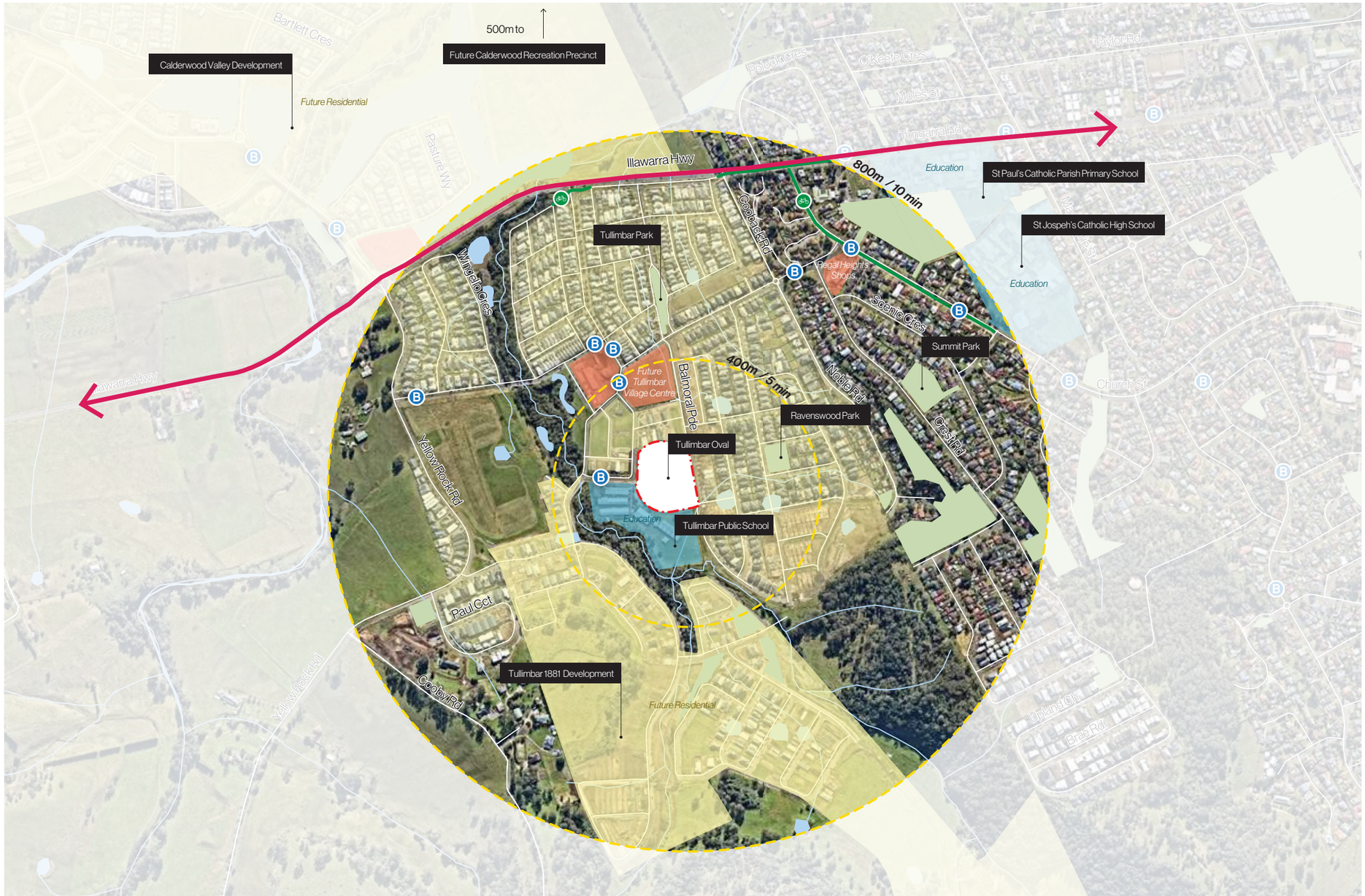
Significant population growth projected in Tullimbar area result in an urgency to provide improved park and recreational amenity in Tullimbar Oval.

Access and Connectivity

Located just west of Albion Park and south of Calderwood, Tullimbar Oval is surrounded by the new Tullimbar 1881 Development, just off the Illawarra Highway. The future development will intensify the requirement for connected public open space for a diverse range of users and active travel connections.

The site is served by public transport; bus route 75 links Calderwood to Shellharbour City Centre. Bus stops within Tullimbar are located on Exeter Place and Broughton Avenue, within 5 minute walking distance from Tullimbar Oval.

There is no existing dedicated cycle network to the site.





Tullimbar Village



Tullimbar 1881 Development



Regal Heights Shopping Complex



Calderwood Valley Development



Tullimbar Public School



Albion Park High School



Albion Park Shopping Centre



St. Joseph's Catholic High School

RECREATIONAL AND OPEN SPACE

The Tullimbar area presently has five local parks that provide a variety of play experiences and recreational opportunities within walking distance from the project site.

Open spaces within Shellharbour City Local Government Area are defined through hierarchy (local, district and city-wide) and type (active, passive, environmental, ancillary).

Several types of open spaces around the Tullimbar area include active and passive parks, and environmental parks. The parks within this 800m radius of the site provide a variety of facilities including play equipment, fitness equipment and limited sports fields. However, there are no large scale sporting facilities.

Calderwood is located to the north of the Illawarra Highway, the Calderwood Valley Master Plan includes a planned recreation precinct, a golf course and several parks are included in the Calderwood Valley Master Plan. The preinct will provide district level sporting facilities including three ovals and hard surface courts with the supporting amenities.

Being a district Park, Tullimbar Oval will serve multiple neighbourhoods including larger areas that include both passive and active recreation opportunities and may contain sportsfields or courts.

Potential additional three future parks will be provided in the area depending on environmental requirements, and a network of linear riparian area that may provide varying recreational opportunities.

Key Considerations

Recreation Open Space

Signifcant planned increase in population density and housing highlights the need for the provision of accessible, quality and diverse open space and recreation amenity to ensure the development of sustainable and healthy communities.



LEGEND

- Site Boundary
- Lots
- Open Space
- Water Body

Park Type

- Passive Park
- Active Park
- Environmental Park

Park Hierarchy

- District Park
- Local Park

Park Facilities

- Play Equipment
- Sports Field
- Fitness Equipment

Scale 1:10,000 @ A3

0m 50 100 250 500m



01/

Ravenswood Park

Ravenwood Park is a local environmental park located in proximity to the oval serving the local Tullimbar residents. The park provides shelters, play equipment that suits all ages, outdoor table tennis

It also provides inclusive and accessible play equipment, BBQs and seating for inclusive uses.



02/

Tullimbar Park

Tullimbar Park is a recently complete playground as part of Tullimbar Village development. It features play equipment, fenced kids play area, sensory play and sitting areas. Mature tree canopies and shade structures are lacking in the park.



03/

Summit Park

Summit Park is a local environmental park. It is primarily a passive open space with mature tree canopies on a sloped landform. The park provides basic play equipment and picnic table for local communities.



04/

Keith Barnes Oval

Keith Barnes Oval is an active district park located in Albion Park. It features large open lawn area with a small playground, providing playing and sporting opportunities.



05/

Foxground Park

Foxground Park is a recently delivered park as part of 1881 Tulimbar master plan, located to the south of the site.

The key facitlities are provided on site including interactive playgrounds, exercise equipment, BBQ area, walk and bike paths, and shelters and seating area.



06/

Bemboka Park

Bemboka Park is an active space featuring half basketball court, shelters, and seating area. This park is connected to Cordeaux Park by share path.



07/

Cordeaux Park

The key facilities located at this park include interactive playgrounds, BBQ area and natural woodland area. This park is connected to Bemboka Park via share path.

ECOLOGY AND HYDROLOGY

Tullimbar is situated on rising and rolling hills, located between the coastal flatlands to the east and the steeply rising landforms approaching the Illawarra Plateau to the west.

It is located on the Fairy Meadow soil landscape, a swampy soil unit characteristically found on alluvial plains, floodplains, valley flats and terraces below the Illawarra Escarpment.

The soil in this area is defined as variable but generally on drainage plains such as this, it is characterised by 20-40cm of readily draining brownish black sandy loam topsoil above clayey subsoils. These soils lie over Quaternary river-deposited (fluvial) sands, silt, and clay.

Hydrology and Flooding

Hazelton Creek is flowing through 1881 Tullimbar precinct, joining the Macquarie Rivulet to the north. The Macquarie Rivulet feeds into Lake Illawarra and is surrounded by significant swamp-prone and marshlands to its north.

The oval basin was designed for the 1% AEP (100 year) flood event. Filling in the basin needs to be carefully considered to avoid reducing the capacity of the basin.

Flora and Fauna

There are no significant vegetation communities within the site identified in State Vegetation Map by Office of Environment and Heritage. The forested wetlands are within 200 metres of the site, surrounding the Hazelton Creek.

The NSW Bionet map records species sightings within and in close proximity to the site. The animal species surrounding the site include amphibians, reptiles, and birds which are not listed as threatened. The vulnerable species within this area include bats and reptiles.

Endangered species of native plants were recorded in the local area, however no endangered species are identified on site.

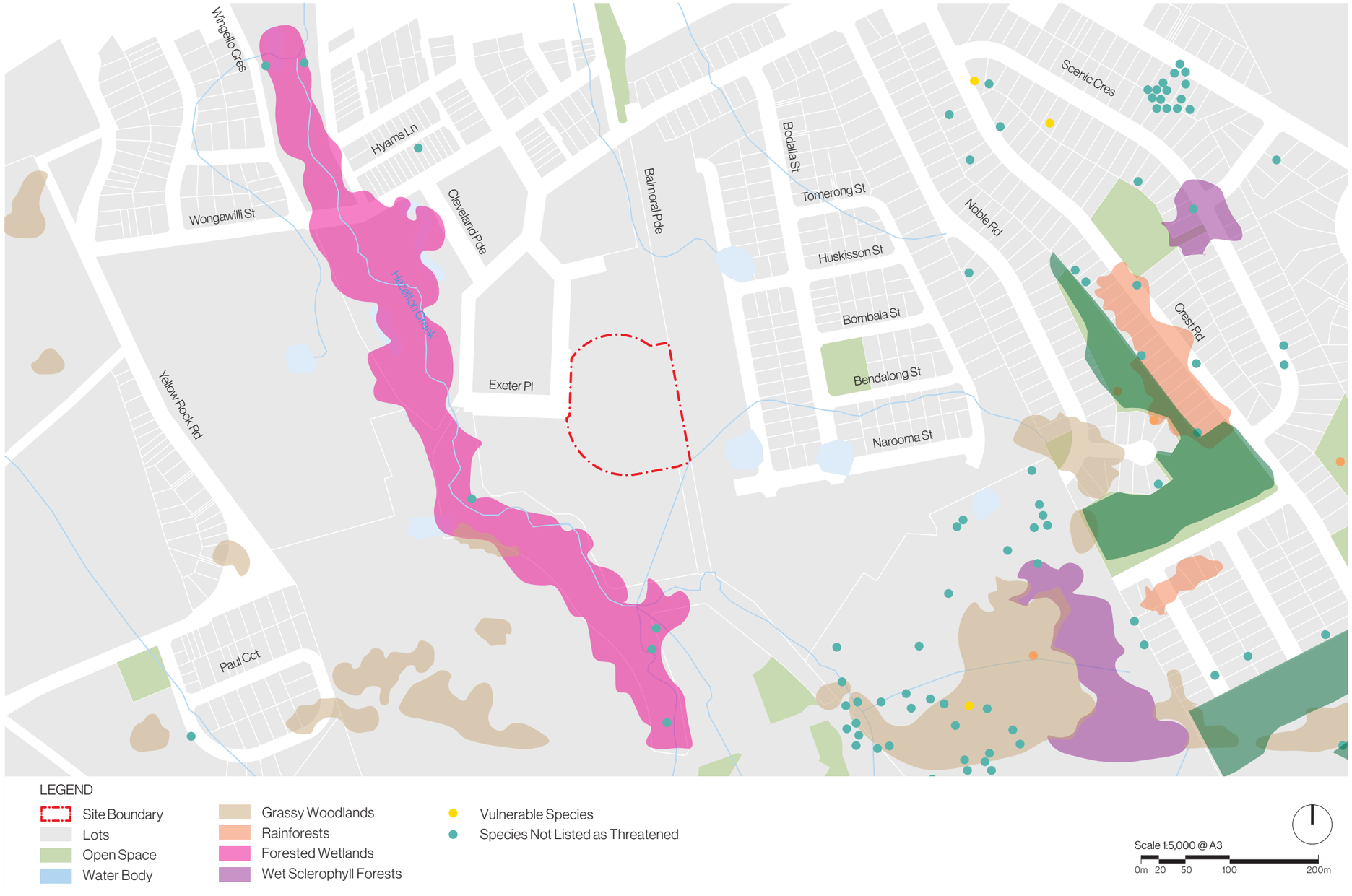
Key Considerations

Urban Heat

Increasing urban canopy and native planting could assist in addressing and reducing urban heat islands, provide environment and aesthetic benefits for the community.

Water Sensitive Urban Design

Water sensitive urban design (WSUD) interventions in Tullimbar Oval and water management should be integrated to tackle challenges around urban heat island and fooding.



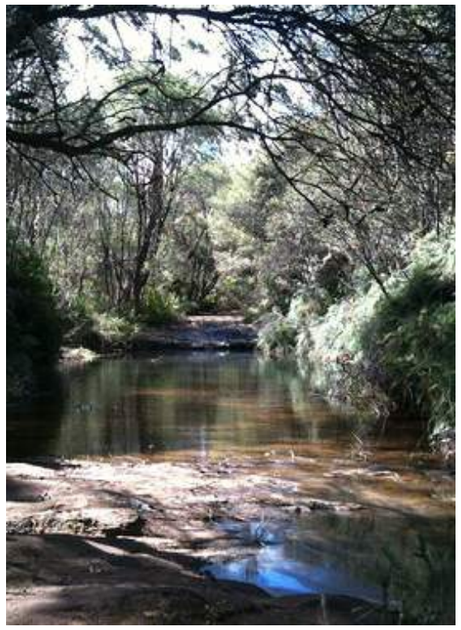
ECOLOGY AND HYDROLOGY



Grassy Woodlands



Rainforest



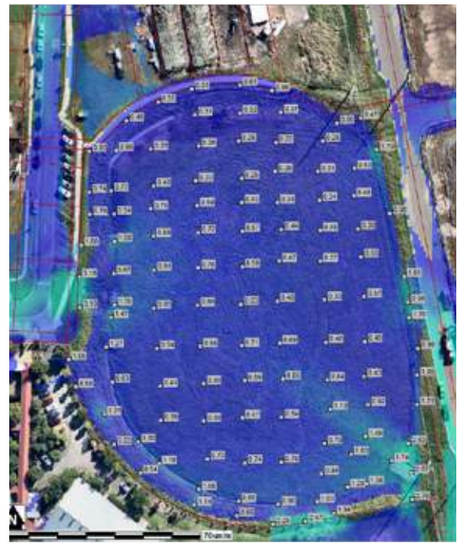
Forested Wetlands



Wet Sclerophyll Forest



1% AEP Flood Event Velocity



Peak Flood Depth Event Velocity

Native Species



Catsear



Illawarra Zieria



Grey Myrtle



Large Bent-Winged Bat



Galah



Western Blue-Tongue Lizard

CULTURE AND HERITAGE

During the master plan process a study for Aboriginal Heritage Due Diligence Assessment was undertaken by Artefact.

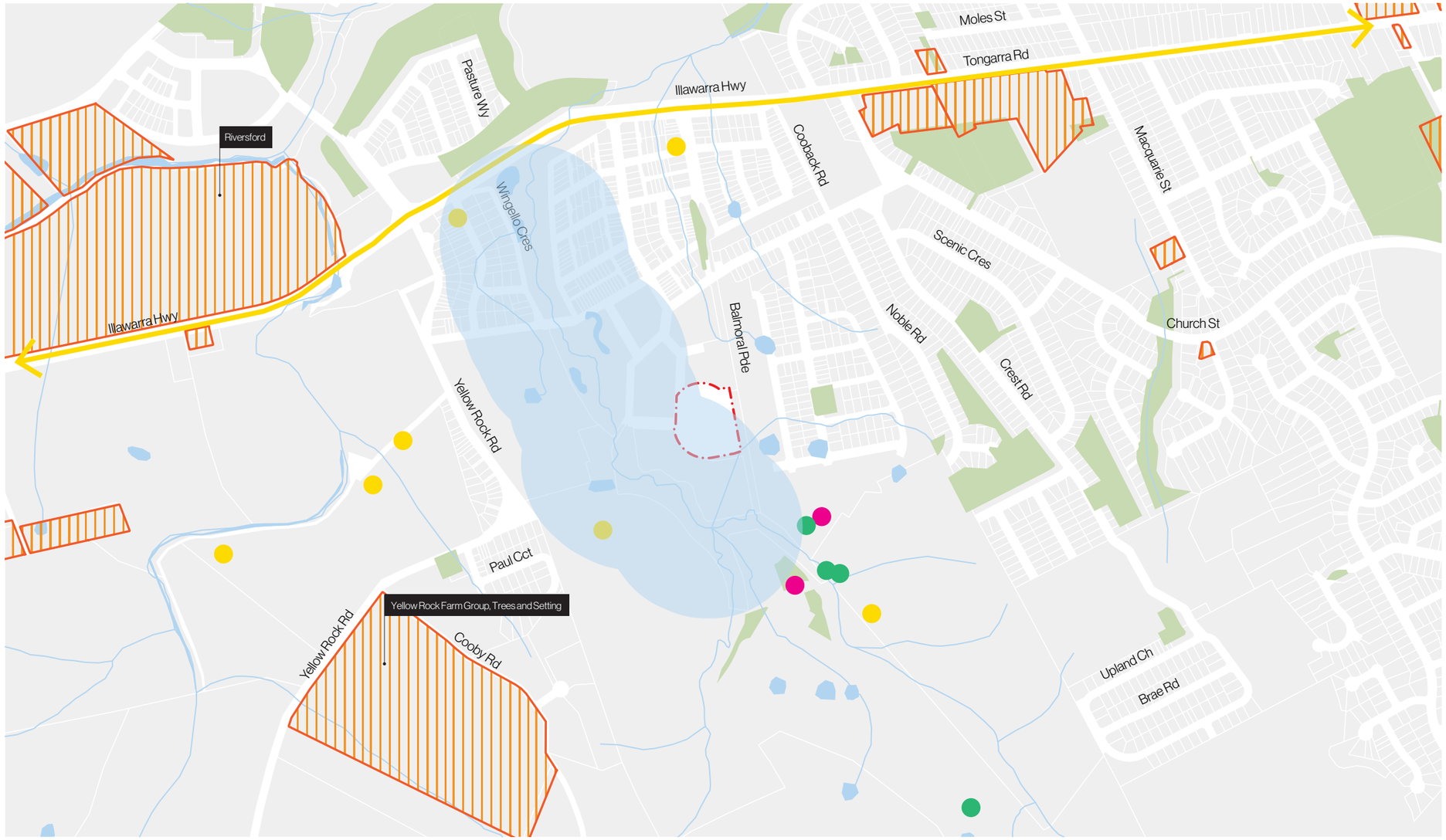
The Aboriginal Due Diligence Assessment shows that the study area is in a location that has been subject to demonstrable significant ground disturbance. Low density artefact scatters are identified in locations clustered immediately around Hazelton Creek.

However, further excavation is not recommended on site. The degree of disturbance evidenced to its ground surface are almost certain to have impacted any heritage values of the isolated artefact site type characteristic of the area.

Surrounding Heritage Items

Other non-aboriginal heritage items include:

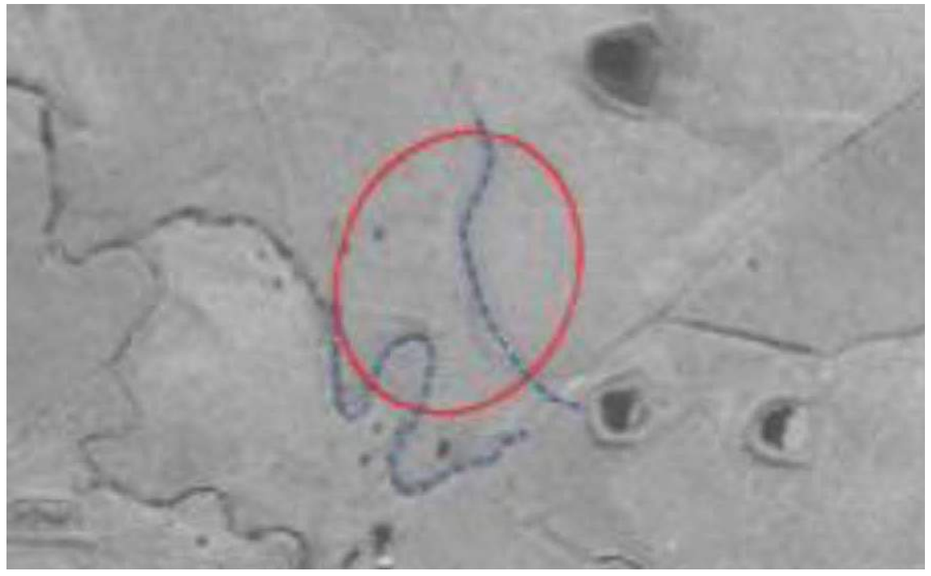
- The Yellow Rock Farm Group, Trees and Setting is a homestead complex with a farmhouse, associated outbuildings and landscape that are locally significant for their association with the early rural industries. It began as a dairy farming community.
- 'Riversford' is part of the original John Paul 'Tullimbar' grant. The land is home to a Victorian styled cottage where the Sawtell family ran a dairy farm.
- The Anglican and Roman Catholic Cemeteries are a valuable record of the social/cultural burial customs of these two denominations. The cemeteries provide valuable information regarding the 'trends' and religious ideologies of the 19th century, as well as monumental mason skills.



Tullimbar Oval in 1963. Source: *NSW Historical Imaging.*



Tullimbar Oval in 1984. Source: *NSW Historical Imaging.*



Tullimbar Oval in 1990. Source: *NSW Historical Imaging.*

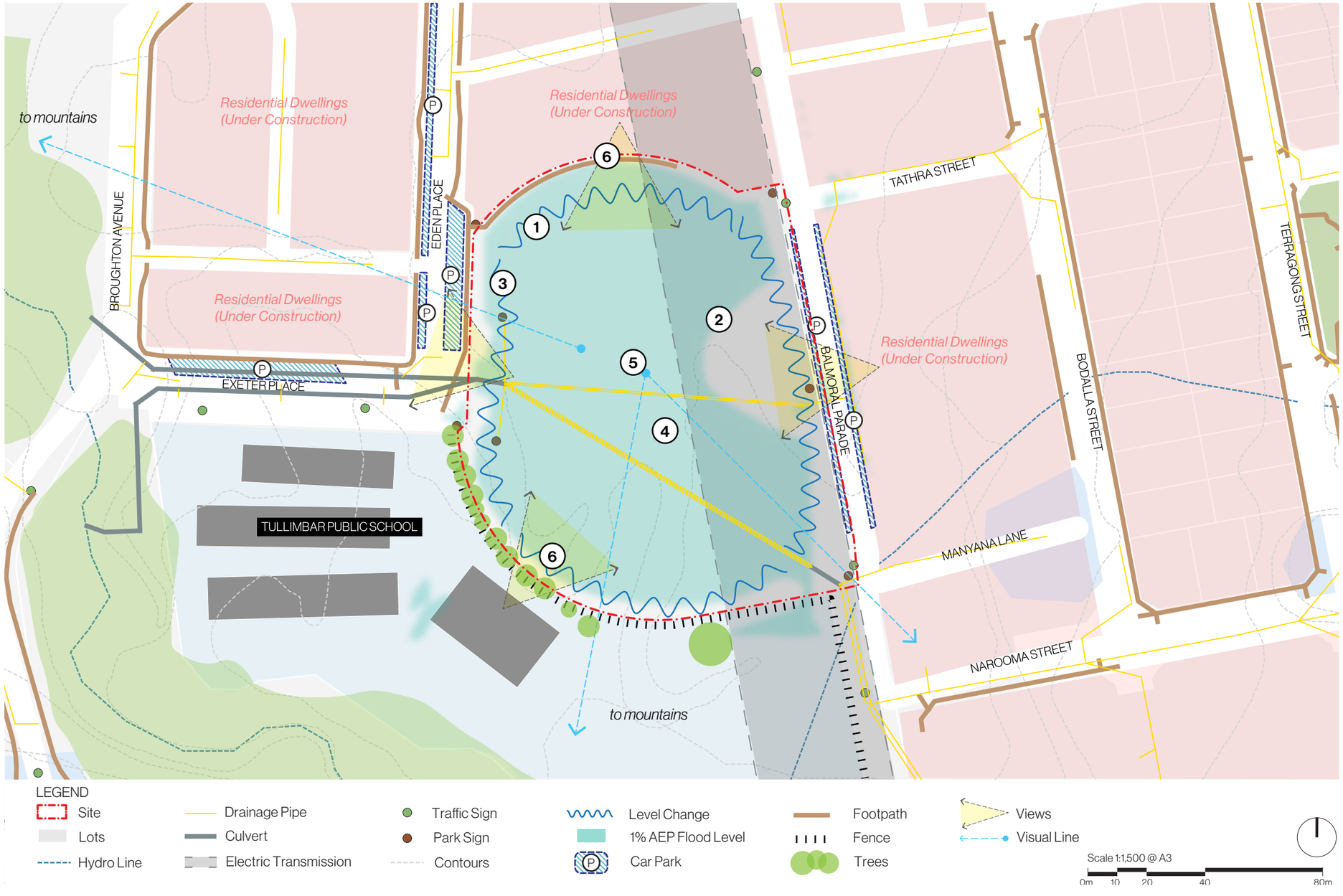


Tullimbar Oval in 2006. Source: *NSW Historical Imaging.*



CONSTRAINTS

1. There centre of the oval is at a lower level to the surrounding area for the purpose as a retention basin during flood events. There is a steep level change on edges created by the basin. Proposed cut and fill of the landform needs to ensure that stormwater retention capacity is met.
2. Existing overhead electric transmission lines limit the development of tree planting along Balmoral Parade.
3. The site is currently lacking of mature tree canopy.
4. There is a lack in amenity and poor functionality on site.
5. The site is within 100 year flooding zone. Water management need to be considered in design.
6. Sensitive interfaces to Tullimbar Public School and future residential development.





Tullimbar Public School



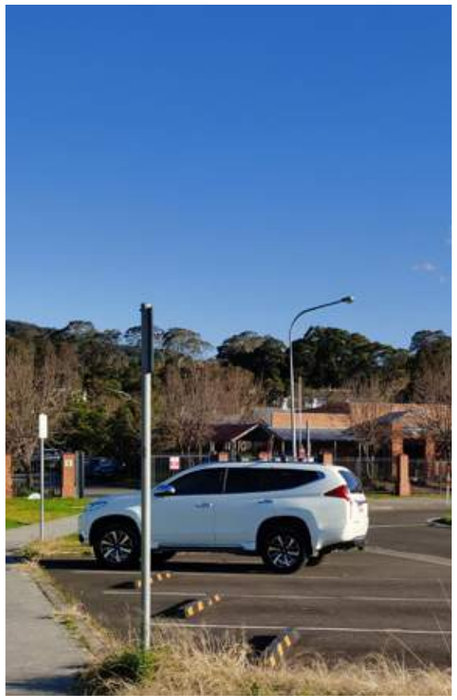
Overhead powerlines and view towards hills in distance



Residential interface



Drainage swale on site

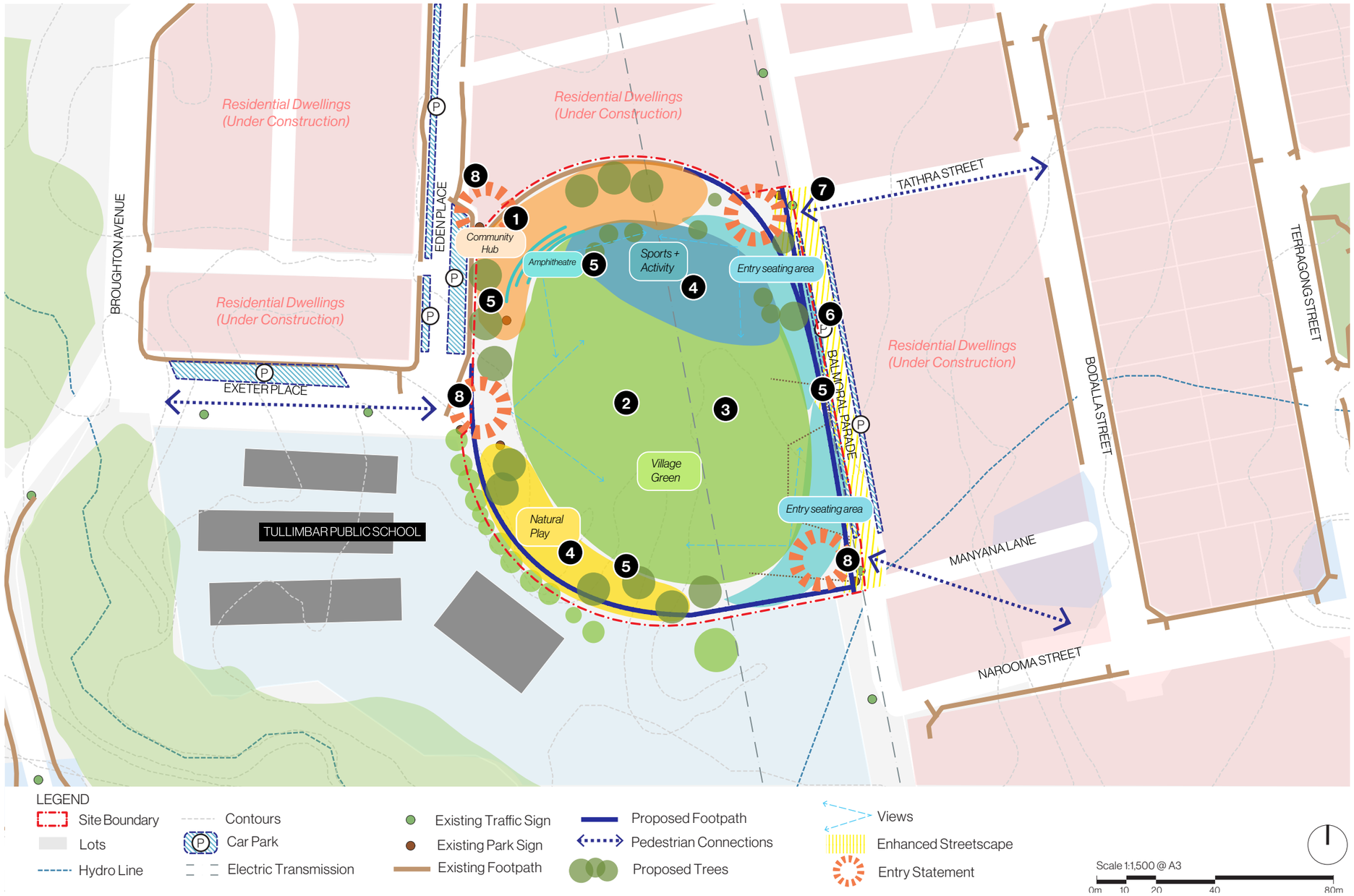


Existing car park

OPPORTUNITIES

The opportunities for the park include:

1. Community Hub for multi-purpose uses with flexible building structure.
2. Village Green to accommodate informal active uses, cricket and rugby league, facilitate outdoor event space.
3. Integrate flood mitigation intervention.
4. Amenities that facilitates play and exercise for people of all abilities and age.
5. Large canopy trees (where possible) to provide shade and cooling benefits.
6. Enhance the walking and cycling experience and environmental performance along streets.
7. Improved access to key destinations.
8. Improved wayfinding and sense of arrival - through integrated signage, lighting, identifiable markers such as installation art and planting.





Amphitheatre



Outdoor community space



Natural play



Community hub - gateway building



Village green



WSUD





CONCEPT DEVELOPMENT

03

GROUPGSA

COMMUNITY'S VALUE

Engagement

A key component of the project is consultation with the community and stakeholders, including Community Drop-in Session, Engagement activities with Tullimbar Public School and Council Let's Chat Online Survey.

The engagement process aimed to capture what the community values within Tullimbar and what things they would like to see in the Oval site. The outcomes from the engagement process are considered in the development of the draft Tullimbar Oval Master Plan.

By analysing the physical and strategic context of the Tullimbar Oval and undertaking community engagement sessions, the master plan will ensure a quality open space that is capturing community aspirations as well as achieving both council and state government's short and long term goals for the area.

A number of opportunities and potential facilities derived from the site analysis were looked at to provoke discussion, including sports fields, bike path, pet friendly areas, kiosk and natural areas.

Key overall insights are summarised as follows:

Sports Field

Provision of a small sports field and active recreation space was nominated as number one priority by the participants of both Let's Chat online survey and community drop-in session. They envisioned a series of smaller recreation spaces that accommodates play and social activities which are inclusive for all ages.

Natural Environment

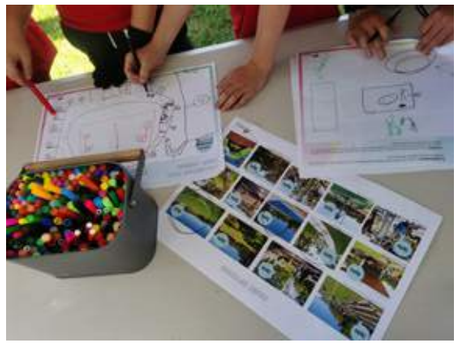
Participants valued having the natural environment in regard to tree canopy and native plantings. They recognised that natural areas will be important providing shades and cooling benefits to minimise urban heat.

Provision of a pet friendly area was also an important consideration for participants. It was suggested that there is not currently space for residents to walk their dogs and and it would encourage a sense of stewardship.

Improving Amenities

Key facilities the participants wished to see in the Tullimbar Oval included:

- Small oval type sports field that supports casual sporting activities for local residents
- Bike path or learn to ride
- Small natural playground
- Kiosk and public toilet



Interactive co-design session with students from Tullimbar Public School



Dot-mocracy with Tullimbar Public School



Community consultation with local residents



SPORTS FIELD OPPORTUNITY STUDY

Recreation Open Space Provision and Needs

It is important for Tullimbar Oval to cater for a variety of users from the local community, school children and visitors to the area. A growing number of young families with children, and retirees and downsizers are forecasted in Tullimbar. Facilities for all age and abilities should be considered in design process.

The result from community consultation also indicates the aspiration from local residents for having a multi-functional recreation open space that is pet friendly and has a small sports field, bike path, natural areas, hard surface court and small playground.

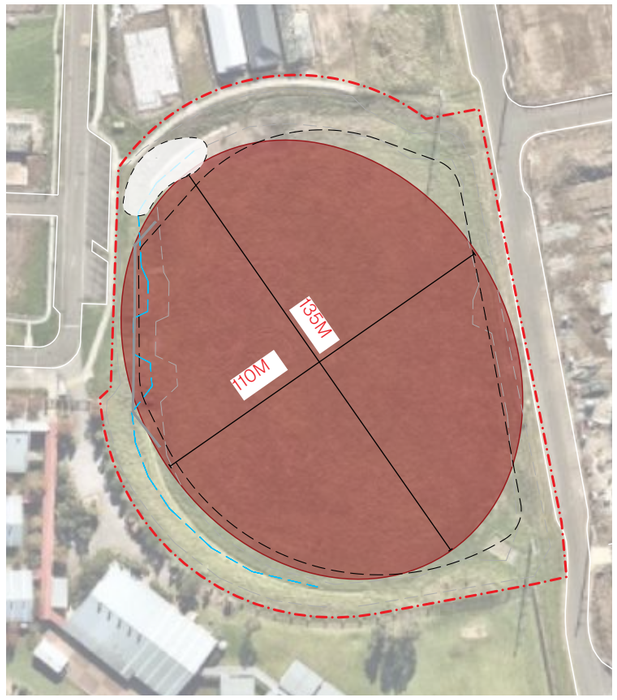
To address these demands, it is important that Tullimbar Oval provides a mix of activity, play and recreation opportunities.

Sport fields analysis

To inform the design at Tullimbar Oval, the provision of sport fields in the local area have been reviewed. The adjacent potential scenarios demonstrate the site's ability to accommodate playing surfaces for three sporting codes.

In scenario one the AFL field does not fit in the site. In scenario two, the soccer field would entirely take up all the available space. The site does not have appropriate car parking facilities to accommodate a single use sports field.

The third scenario demonstrates a configuration of small field and sports court, this is the preferred configuration for the site.



01/

AFL Size Field

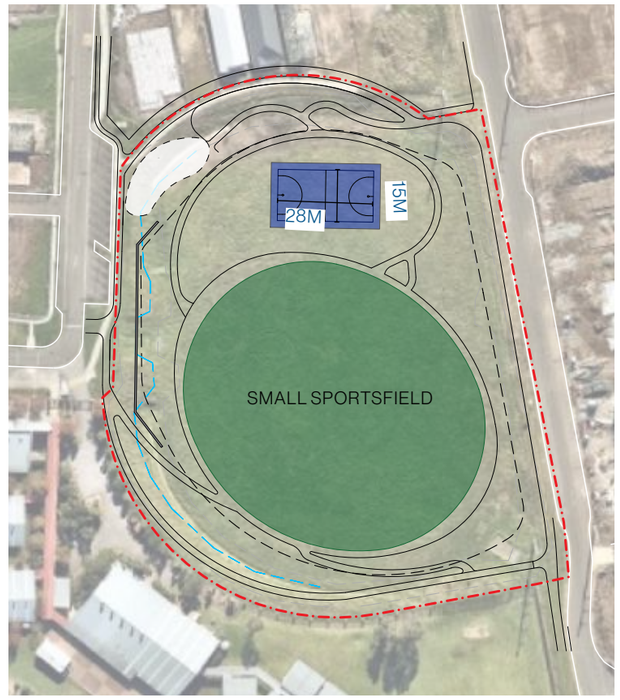
An AFL size field is generally 135m to 185m long and 110m to 155m wide. Cricket field is 137 metres and 150 metres. Due to the size limitation of the existing site, it will not be able to provide a full size of AFL field.



02/

Soccer Field

Soccer field is between 100m to 110m long and 64m to 75m wide. A soccer field can take



03/

Basketball Court and Small Sportsfield

Basketball court is typically 28m long and 15m widewith 2m wide run-off area.

GROUPGSA





CONCEPT MASTER PLAN

04

GROUPGSA

CONCEPT PLAN

Tullimbar Oval Master plan

The master plan for Tullimbar Oval delivers a diverse and engaging park which provides a range of gathering, play, active and recreation spaces. The park is interwoven with tree planting to provide a shaded and green place.

The centre of the park includes a new green village facility for the Tullimbar community. This central lawn is enframed by a series of uses and interconnecting pathways which activate the park.



LEGEND:

1. Community Hub
2. Event space
3. Half Basketball court & Learn to ride loop, with opportunities for natural and artificial shading
4. Fitness area
5. Seating opportunity
6. Green flexible space
7. Playground, with opportunities for natural and artificial shading
8. Water Sensitive Garden
9. On-street parking
10. Retaining wall
11. Electrical easement (minimum vertical clearance 4.5m, all non-conductive material and earthing required)

COMMUNITY HUB

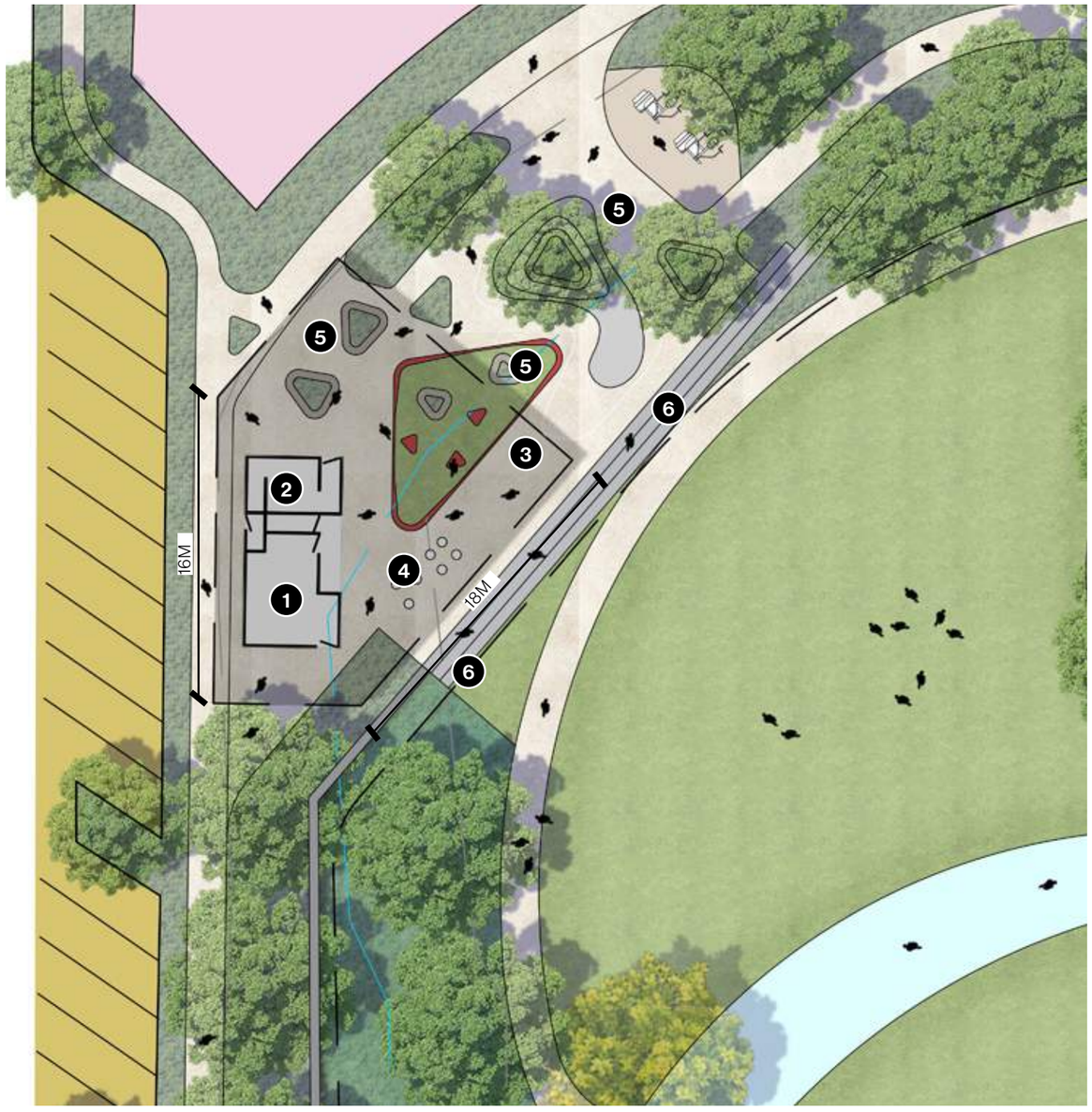
Place for Community

The Community hub is the heart and meeting place for the new park.

The area provides a facility with community room and amenities. A large (300sqm) weatherproof canopy structure provides a flexible space for events and seating , offer opportunities for gathering and activity.

The building is located along Eden Place , providing easy access from the street and parking. It is located to not obstruct views from the adjacent residences.

The space opens up to a smaller turf area and seating terraces where events can take place.



LEGEND:

1. Community Hub
2. Amenities
3. Flexible covered space
4. Weatherproof canopy and flexible covered space
5. Seating opportunity
6. Seating steps



Example of small kiosk Sydney Park



Henley Square SA, Example of similar size canopy

GROUPGSA

CONNECTIVITY AND ACCESSIBILITY

Connectivity and Accessibility

A key driver of the master plan is to increase the usability and accessibility of the park.

The master plan proposes a series of new footpath links which will increase the connectivity, and provide a continuous link in and out the park.

The path connecting to the proposed play area is a meandering path to address the slope of the land whilst providing connection to the nodes of play.

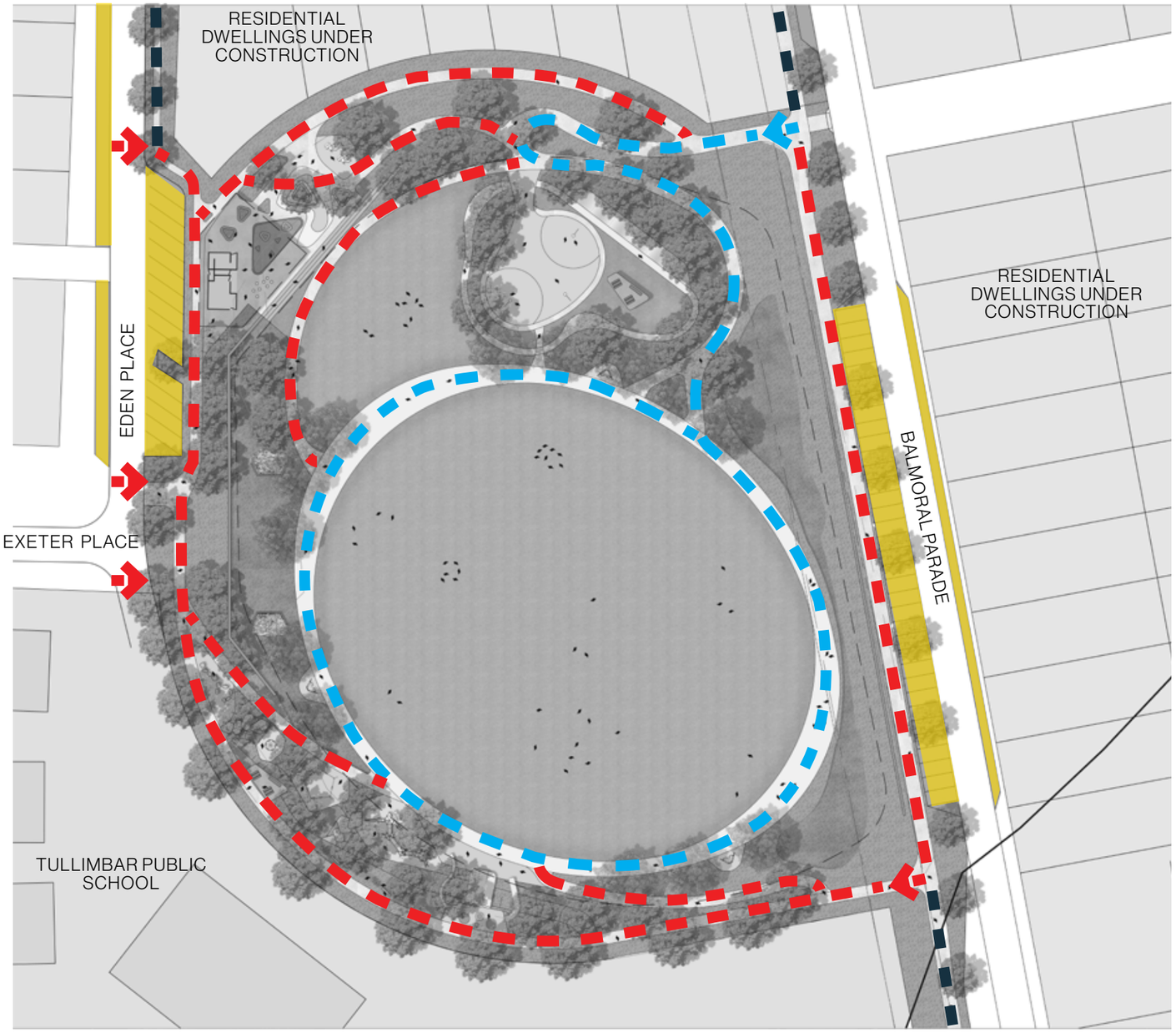
The paths are designed for equal access with grades of walkways that complies with the Australian Standard.

The master plan indicates the opportunity for vehicular access from Balmoral Parade, the future design development will need to allow for vehicular loading requirement and a minimum width of 2.7m.

The new proposed 90 degree angled parking on Balmoral Parade will required a retaining wall to be constructed along the park interface and a balustrade to be installed on top for safety and fall prevention. Further design can investigate opportunity for terraced interface.

LEGEND:

- Existing footpath
- Proposed footpath
- Proposed maintenance vehicle access
- Proposed pedestrian access
- Proposed maintenance vehicle entry
- On-Street parking



YOUTH AREA & LEARN TO RIDE

Multifunction space for youth focused group.

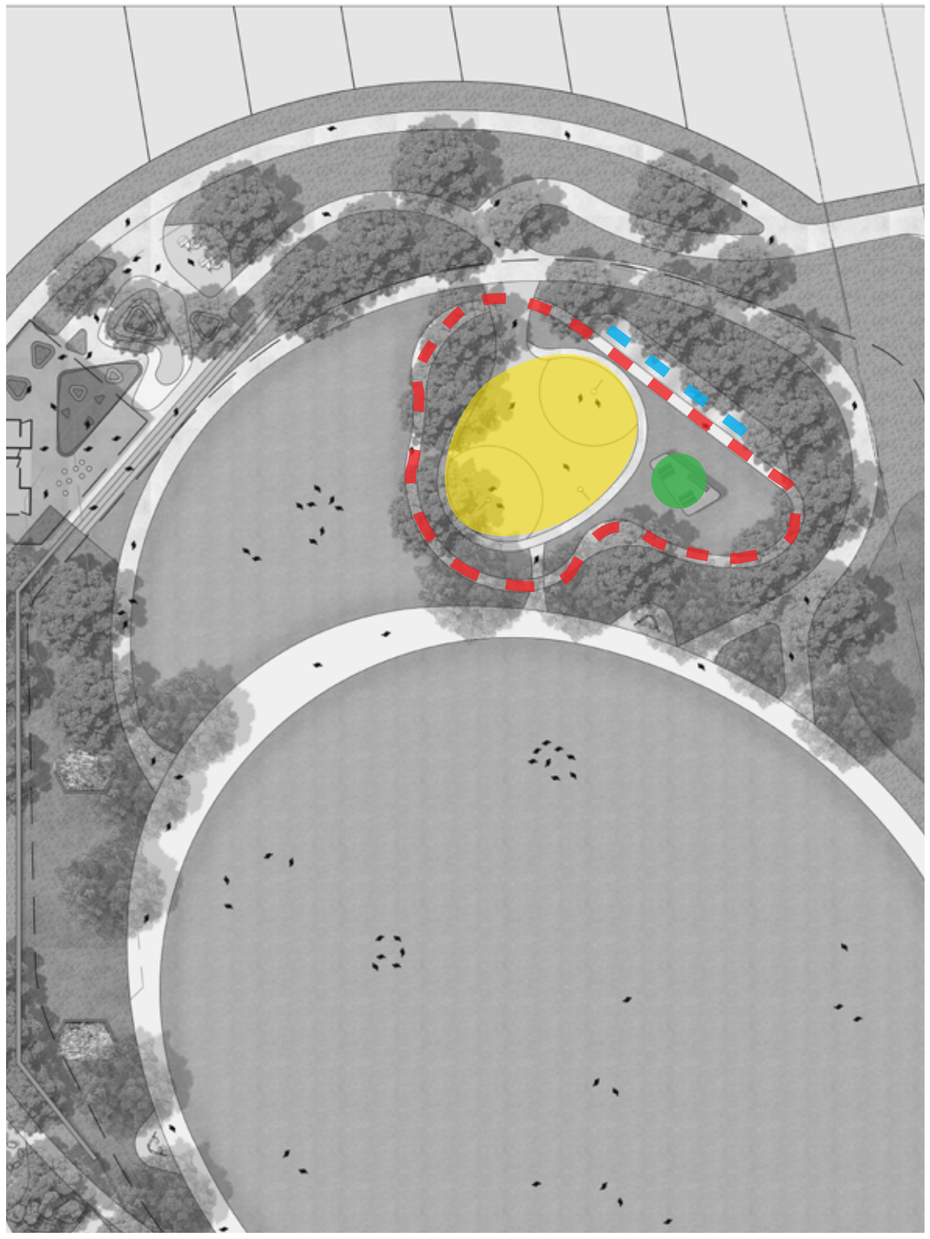
The space is located at the northern side of Tullimbar park in close proximity of the Community hub, gathering area and the large central green space.

The master plan provides an opportunity for a multiuse youth area, which could include:

- basketball hoops
- ping pong tables
- ninja warrior equipment
- learn to ride
- pump track
- lounges and seating area for gathering
- opportunities for natural and artificial shading

LEGEND:

- Learn to ride loop
- Pump track
- Multiuse sport court
- Picnic sheltered area





Kiln Park, Kirrawee NSW



Ping pong table



Learn to ride loop - Bradbury Park Scooter Track by Form Landscape Architects and Brisbane City Council

PLAY SPACE

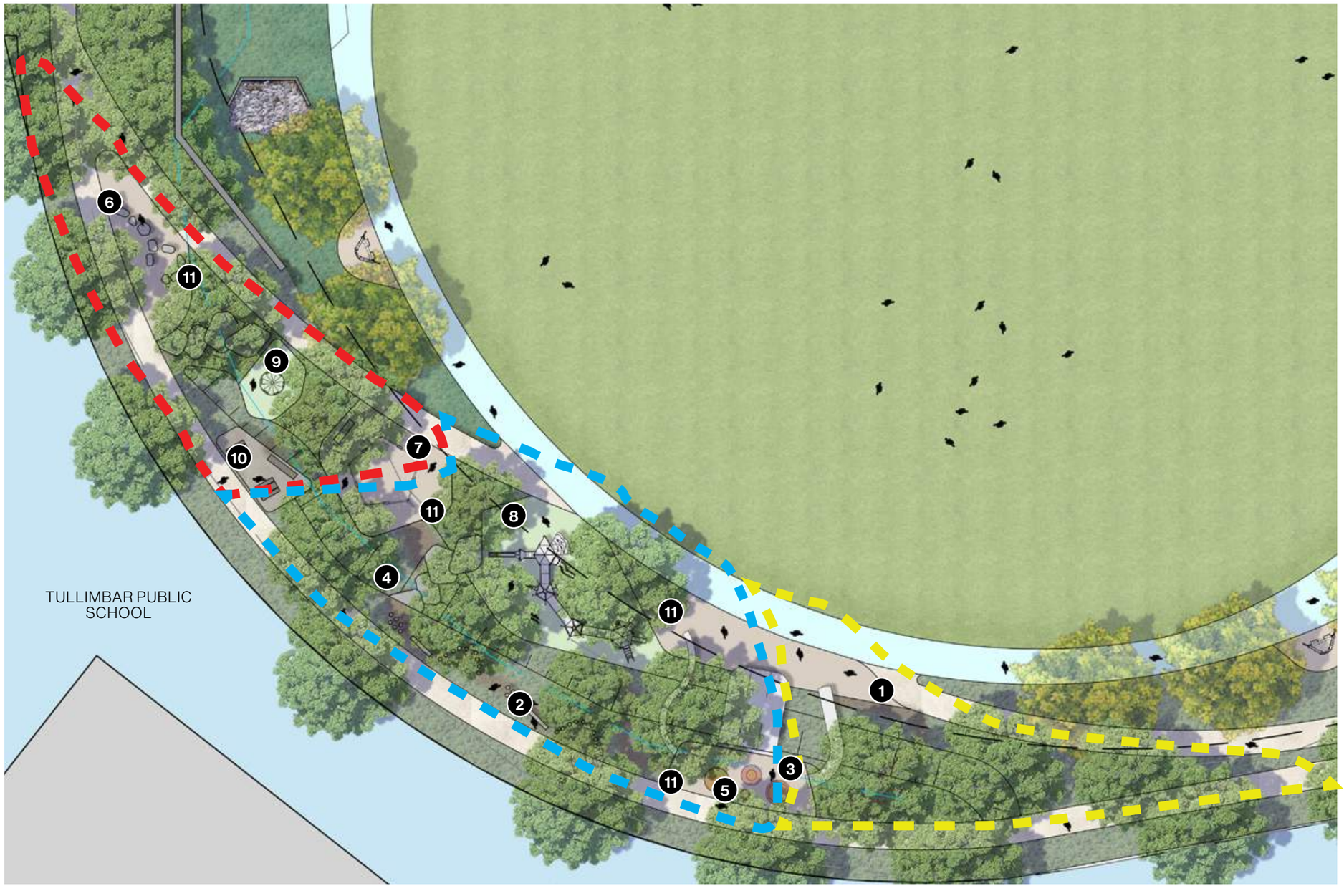
A playground that offers different challenges based on age and abilities. The play space is embedded into the natural slope of the site.

An accessible footpath connects Eden Place and Balmoral Road to the play area. The playground is carved into the landscape and follows the sloped contours.

The embankment is designed as a series of terraces with planting, turf and rubber to address the main level change and create flat areas. Within the terraces, a diversity of play equipment is set to engage with all types of users. The slope provides slides and climbing activities, with lounges and seating opportunities.

The lower portion of the playground, for the younger users, has a more natural feeling with timber platforms and balance elements. This area connects with the green central open space.

Advanced trees are proposed in the playground to create a cooler environment during the summer months and shade. Deciduous tree should be incorporated into the area to allow for winter sun. Temporary shade structure could be considered until the trees have grown.



– Young users:
1. Sandstone low climbing element
2. Sensory path

– Mid users:
3. Slides
4. Climbing and balance
5. Trampolines
6. Balance logs and timber platforms

– Older users:
7. Five way swings
8. Climbing tower
9. Accessible spinner and rocker

– Other
10. Lounges and shelter
11. Seating and lounges

PLAY EQUIPMENT

The following precedent images of play space elements which provide a diverse and exploratory setting including:

- Slides integrated to embankments,
- Climbing tower,
- Swings
- Mounded rubber surface areas.



Embankment slide



Swing



Climbing tower



Soft-fall Rubber Mounds

PLAY EQUIPMENT

The following precedent images of play space elements which provide a diverse and exploratory setting including:

- Accessible spinner
- Exploratory path and balance
- Sloped timber platform.



Accessible spinner



Informal exploratory path



Slide, Structure, rubber slope and timber platform

PICNIC AREA & GREEN OPEN SPACE

Flexible and multi-functional space for the Tullimbar community.

Picnic areas are located on the northern and southern side of the park with the intent to activate and distribute the activity throughout the park, in close proximity to the two main active spaces of the youth area and playground.

The seating steps provide the perfect amphitheatre in front of the Community hub and in close proximity to the shade structure and amenities building. The turf area offers a flexible gathering space where community events can be held.

Where larger area is required, the direct link to the main oval space will guarantee flexibility and opportunity for the variety of possible events.



LEGEND:

- Picnic, BBQ and shelter
- Gathering space for event
- Flexible green open space



Picnic areas



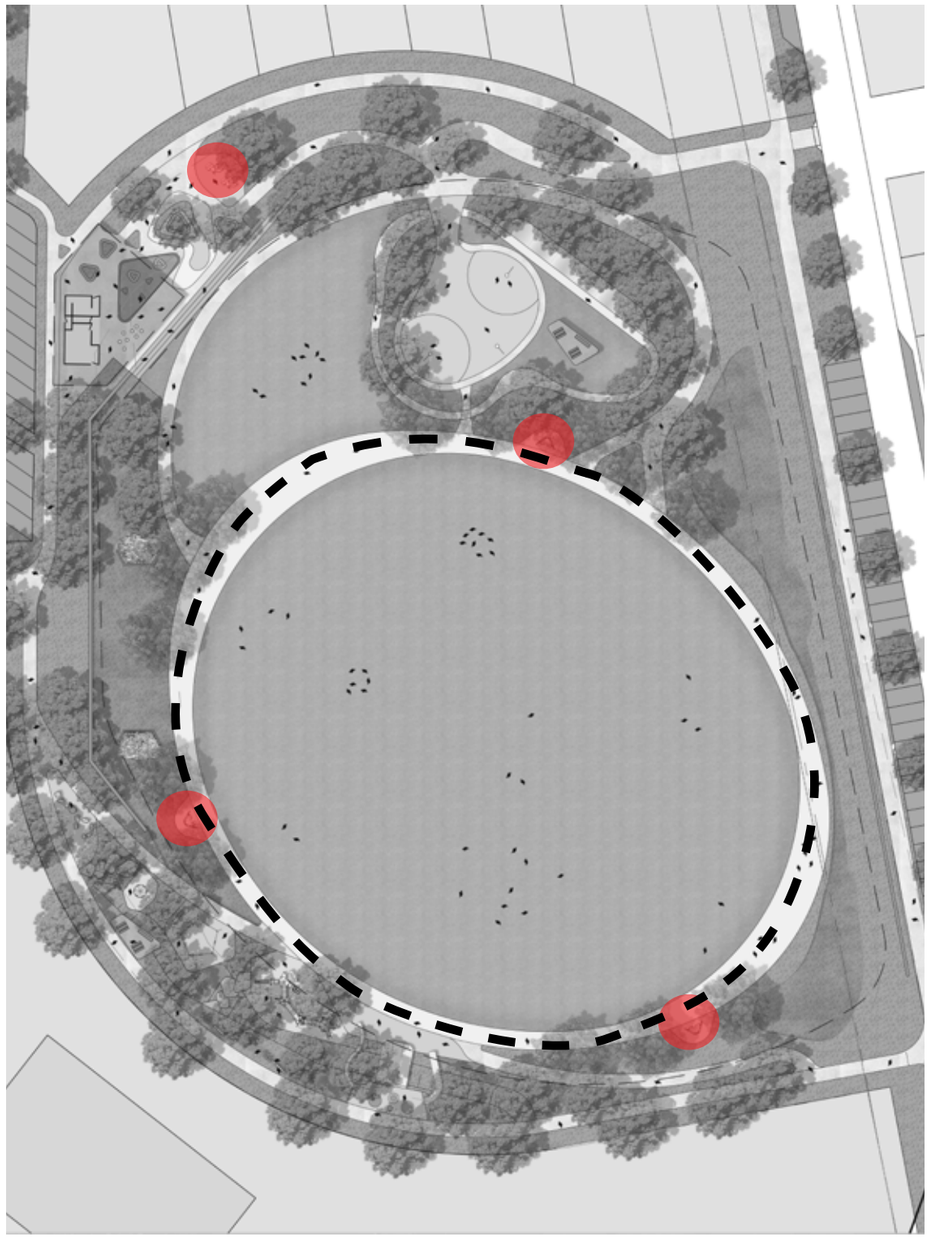
Gathering space

FITNESS CIRCUIT

Encouraging walking and activity

The central oval has a large circulation path that is proposed to be activated with fitness stations which are suitable for all ages.

The new footpath creates a loop around the turfed area of approximately 300m. Small inlay signs integrated into the paving can keep the user informed on the distanced walked. Different paving material for a running circuit could be investigated during detail design.



LEGEND:

- Fitness station
- Fitness loop



Jogging loop



Fitness equipment

SIGNAGE STRATEGY

Three tiers of signage are proposed to ensure visibility, wayfinding and activation.

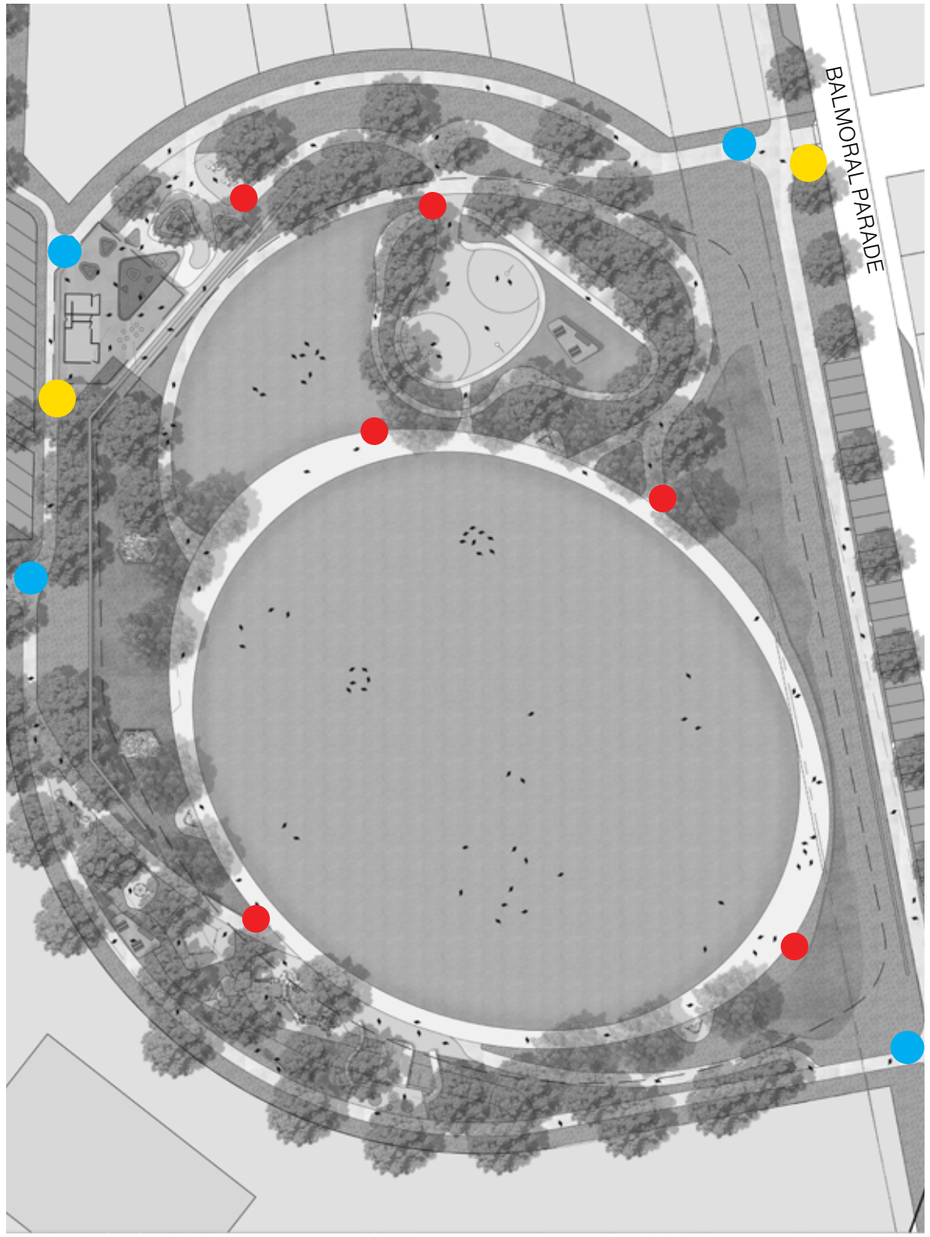
The Balmoral Parade is one of the main arterial roads crossing Tullimbar. Tullimbar park sits lower than the adjacent road and it makes it difficult to be seen. Main park signage are proposed in two key location to make the presence of the park to the surroundings.

The broader strategy of wayfinding signage is brought into the area with informative signage located at the main entry point and key area.

A second layer of interpretative signage is also proposed to enhance the connection between the user and the nature of the site.

LEGEND:

- Entry
- Wayfinding signage
- Interpretative signage





Major entry signage character precedent



Wayfinding signage at key location

LIGHTING STRATEGY

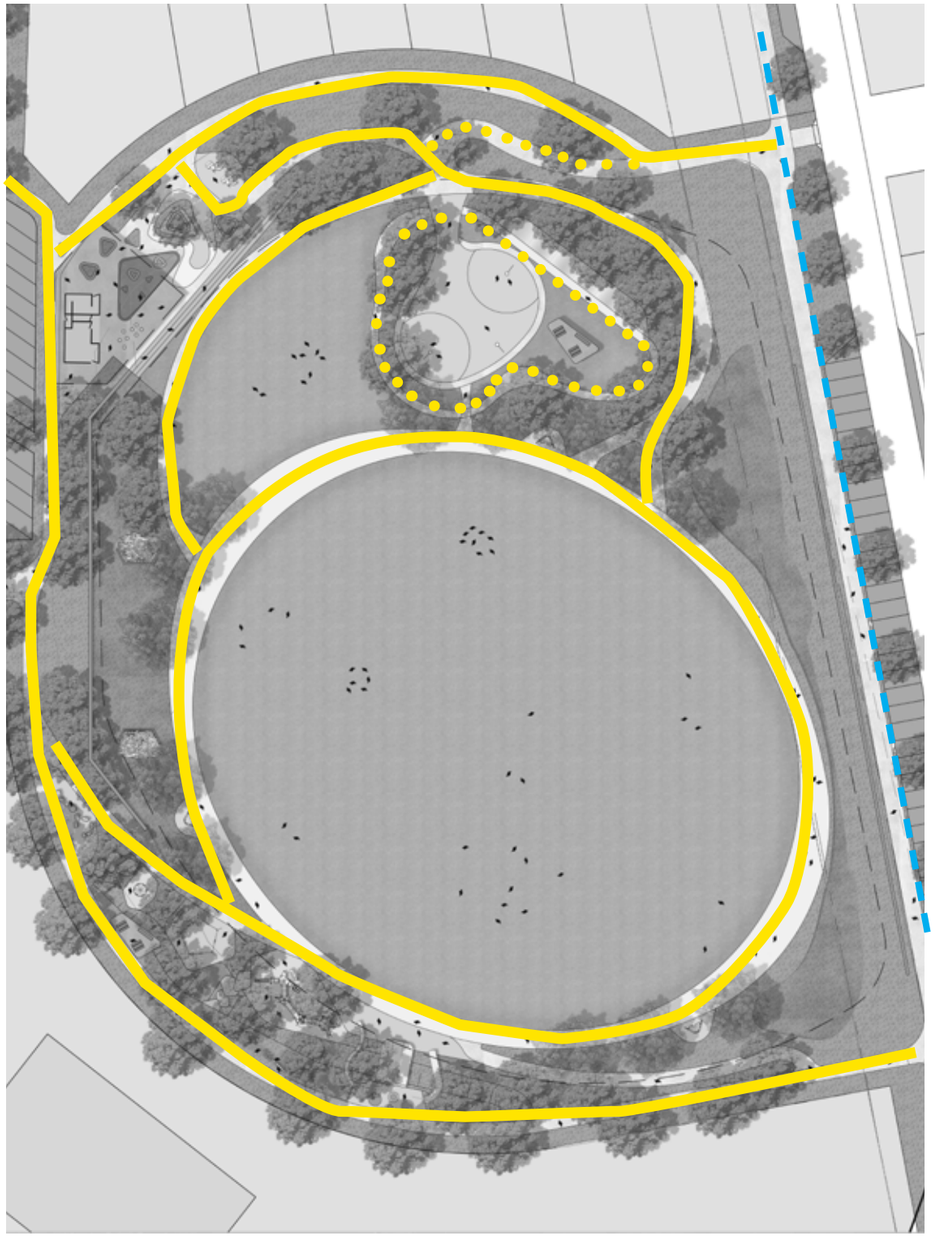
Pedestrian Lighting

New pedestrian lighting is proposed along primary routes within the precinct to enable and encourage safe use after dark.

General principles for lighting include:

- Light specification to minimize light spill beyond pathways, roads or fields, particularly into residential properties
- Lighting levels to Australian Standards

Feature lighting can be investigated during the next phases of the design, included but not limited to seating steps, youth area, playground and covered space.



LEGEND:

- Existing lighting
- Proposed main footpath lighting
- Proposed secondary footpath lighting



LED path lighting



Feature LED Lighting

MASTER PLAN IMPLEMENTATION

The Tullimbar Oval site is required to be dedicated to Council in reasonable condition, for the purpose of open space in accordance with the Land and Environment Court granted consent, dated March 2004. From the time of the consent being granted, Council's Local Infrastructure Contributions Plan has been levying development in the City West toward the embellishment of the site.

An allocation of funds in Council's Delivery Program and Operational Plan is required to implement the master plan and undertake detailed design to inform staging of the project, which may be subject to variation.

Implementation of this master plan, will achieve a vision which reflects the theme and character of Tullimbar surrounds, while meeting the recreational and social needs of the local and wider community.

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