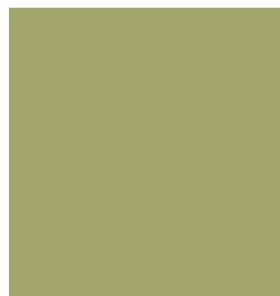




Bega Sporting Complex (and Valley Fields)

Master Plan
(adopted by Bega Valley Shire Council
on 6 April 2016)



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planning





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Executive summary

Introduction

Bega Sporting Complex (the site) is a multi-sport venue managed by the Bega Valley Shire Council. It is identified as a 'regional' facility in Council's Recreation Asset Management Plan. The facility is well used and includes two sporting fields, cricket practice facility, netball courts, a skate park, tennis courts and an indoor recreation facility (with two marked sports courts).

Existing situation

Approximately 7ha in area, the facility is located in the north-western aspect of the town of Bega, on the main entrance to town off Carp Street.

The site has various functional areas at different levels, with the lower sections in the north-western aspect of the site being susceptible to flood inundation. Although its existence is generally well known, the site lacks an entry statement to promote itself to both residents and visitors.

With the two playing fields separated by an indoor recreation building, netball courts in the western aspect and tennis courts in the south (at the 'front' of the site), the playing facilities are in good condition in general, but lack quality ancillary features. There is limited shade across the site and connections between the main functional areas are disjointed.

The built infrastructure on site is either ageing or not of an appropriate design to fully enhance the operations of user groups.

Existing site features include:

- rectangular playing field catering for rugby league and touch with competition field lighting
- oval playing field catering for football (soccer) and cricket, with training-level field lighting and shaded spectator/players shelter
- three-net cricket practice facility
- large indoor 'recreation' building with one full-size basketball court, currently managed and well used by 'fLiNG', a physical theatre organisation. Also used by indoor hockey and volleyball
- six outdoor netball courts (fully lit)
- concrete skate park with shade shelter
- seven tennis courts and club rooms
- rugby league clubhouse with canteen (inadequate), change rooms and shaded seating (minor grandstand)
- tiered spectator seating
- small playground
- large, sealed and marked car park
- public toilets.

To the immediate north of the site, across Bega Street, are school playing fields (including an athletics ground) that are regularly used by local clubs.

Further, the playing fields known as the Valley Fields, currently being utilised by hockey, softball and cricket, are only approximately 500m to the west of the Sporting Complex, connected by a concrete shared pathway. The Valley Fields, and their proposed future development, are discussed later in this report.

Demand for upgrade

Demand for upgrades to Bega Sporting Complex has been established through consultation with Council and user groups and with consideration of existing opportunities. Key directions include:

- development of satisfactory change/amenities facilities for all sports, especially to service the western field
- the opportunity to combine the necessary built infrastructure into one modern, central and functional multi-purpose facility
- current growth trends of football (soccer)
- expected population growth of the Bega Valley Shire in general
- the regional sporting facility's current lack of ability to cater for higher level events
- poor 'entry' and sense of arrival at the site
- opportunities to enhance pedestrian connectivity between the site's activity areas and the surrounding area
- the possible better utilisation of the existing indoor recreation building.

Design directions

The proposed master plan is located within Section 6.

The vision for the Bega Sporting Complex is:

to provide Bega's premier multi-sport and recreation venue. Facilities will be developed to see the venue continue to attract regular community events and be able to better accommodate regular users and higher-level events on a regular basis.

Proposed ultimate outcomes for the site includes:

- the replacement of the existing indoor recreation building with a larger, modern facility that will provide (over time):
 - indoor sporting opportunities that meet sporting codes' requirements
 - multi-purpose activity rooms
 - canteen, change rooms and amenities that meet the needs of all users of the site
 - viewing areas to both playing fields
- a low speed and shared pedestrian zone joining the site to the school ovals across Bega Street
- improved entry and parking
- multi-age adventure play node
- improved internal pedestrian connections.



View of Bega Recreation Ground from SW corner



View of George Griffin Oval from SW corner



Aerial photo of Bega Sports Complex



Background

Introduction and purpose

In mid 2015, Bega Valley Shire Council engaged ROSS Planning to develop master plans for its two regional sportsgrounds - the Bega Sporting Complex (the site) and the Pambula Sporting Complex (the subject of a separate master plan report).

The site is situated to the north-west of the central business district and is currently home to:

- rugby league
- touch football
- football (soccer)
- cricket
- netball
- tennis
- indoor hockey
- indoor volleyball
- fLiNG Physical Theatre

Additionally, little athletics operate on the adjacent school grounds with hockey, softball and cricket utilising the Valley Fields, 500m to the west of the site.



Intent of the master plan

The aim of the master plan is to provide a realistic and achievable vision for the site, where the needs and requirements of the multiple user groups, broader community and Council are established and balanced.

Importantly, the project will require a staged approach to development that provides for smooth implementation, limiting impact on users. Ultimately, the report will guide community, Council and user group decision-making and resource allocation.

Through site analysis, background research and consultation, the project aims to provide optimal use of the site for sport and recreation groups and the wider community.

What is a master plan?

A master plan provides a vision for a site, identifying what it should look like and how it should function into the future. It establishes a strong and consistent direction, providing a framework for ongoing improvement. It considers the interrelationship between:

- current character and functionality of the landscape
- public expectations and needs
- emerging issues and trends
- the realities of the economic, social, environmental and legislative context of the time.

The result is a plan that balances needs across a range of often conflicting interests.

The master plan does not suggest that all elements of the plan should proceed immediately, or that Council nor the user groups should be responsible for all capital costs in respect of those items that are progressed. The intent of the master plan is to provide a framework for future development of the site over an extended time period so that ad hoc improvements are avoided and community use and long-term viability are maximised. The master plan should be regularly monitored to ensure the outcomes continue to meet community needs in the best possible way.

Project methodology

The methodology used to develop the master plan comprised the following stages:

Stage 1 - Situation review and information gathering

- review of relevant reports, plans, policies and other documents
- review of the demographic profile of the community including consideration of population growth projections
- open space context
- trends analysis
- detailed site inspection and analysis

Stage 2 - Consultation

- Council officers and Elected Members
- user groups (current and potential)
- wider community
- external stakeholders

Stage 3 - Analysis

- analysis of identified issues, ideas, needs and opportunities
- preparation of concept options for Council review

Stage 4 - Draft master plan

- preparation of draft master plan report
- review of draft master plan by Council
- user group workshop of draft
- public review

Stage 5 - Review and finalisation

- review of feedback on draft master plan
- agreed amendments to the master plan
- delivery of final master plan and report
- Council endorsement.



View of skate park from the east



Demographic considerations

In order to understand the make-up for the site's 'catchment', a snapshot of existing and future population and demographic characteristics has been undertaken. Given the site's position as a regional sports facility, population characteristics for the entire Council area have been the focus where possible. It is acknowledged that some participants will come from outside this catchment. However, core participation will come from within the Council boundaries.

Analysis of these characteristics¹ reveals:

- a predicted population of 33,507 in 2015 with moderate population increases of approximately 5,000 by 2036
- consistent with national trends, Bega Valley Shire has an ageing population with higher increases in the older age groups from 2011 to 2026
- despite the ageing population, the younger age groups are still expected to increase with persons aged under 17 going up by 7.3% to 2026 and comprising 21.1% of the population
- in 2011 there was a higher proportion of older people 50 years and above (47.5%) compared with Regional NSW (38.4%)
- the Bega District small area is expected to be one of the fastest growing areas in the Shire, increasing from a population of 5,394 in the year 2015 to 6,625 by 2036 (22.8%)
- approximately 700 households without a motor vehicle
- more than 3,000 households without an internet connection
- the towns of Wolumla and Tathra, both within 20km of the site, also offer sporting fields.



Demographic considerations - implications

In terms of impacts for the future development of the Bega Sporting Complex (and Valley Fields), these demographic considerations suggest:

- a range of sport and recreation opportunities that are attractive across the ages should continue to be made available at the site (e.g. both formal sport and informal recreation activities)
- with an increasing population base, sports club memberships can, at least, be maintained (although clubs should be looking to achieve increases).

Trends considerations

Formal sport trends

Field and court quality

Facility providers face an increasing trend to develop and re-develop sporting fields and courts to a higher level in order to increase carrying capacity. Upgrades, such as lighting and field irrigation, allow training and competition times to be extended and increases the ability of turf playing fields to cope with the resulting wear and tear. Further, to achieve ongoing field quality, fields need 'rest periods' (of up to four weeks) where necessary maintenance can be undertaken.

With senior and junior rugby league, touch football, cricket, football (soccer) and netball clubs, the playing fields at Bega Recreation Ground are subject to significant use. In particular, Council staff face difficulty scheduling necessary field maintenance for the ovals between the summer and winter sporting seasons.

Field sharing

With many sports extending the lengths of pre-season and season fixtures, sharing of field space is becoming difficult. While providers strive to maximise the use of community resources (and State Governments espouse field sharing), the reality is that shared use of ancillary facilities (e.g. pavilions, carparks) rather than fields may be more appropriate.

This will be particularly relevant for the development of the proposed multi-purpose active recreation centre at the site, where user groups will be sharing many of its features.

Volunteer sport organisations

The rate of volunteering in sport and recreation clubs has been declining for many years. Often, the responsibility for running clubs falls to one or two key personnel. To address this issue, there is a move toward amalgamations, with multi-sport clubs becoming more common. In other cases, organisations may become aligned to larger licensed clubs that take over some or all of the volunteers' roles as well as asset management responsibilities.

Some 'professionalisation' of clubs is also likely to take place with volunteer positions attracting a basic remuneration. The commercial sector will also displace some clubs by offering competitions that allow participants to compete without any requirements to undertake other duties (e.g. umpiring or canteen duty).

Across the Bega Valley Shire, there is generally strong volunteer input. However, it has been difficult to establish an active volunteer committee at the Bega Sporting Complex as the site has historically been fully maintained by Council.

¹ id, the population experts (2014)

Informal recreation trends

Park design

Although an identified sporting complex, many residents of the area would also see the site as a large park available for their recreation, and as such, the master plan of the site has made the following considerations.

The design of a park is critical in ensuring that it is successfully utilised by the community. Where practical, public open spaces should include:

- attractive and safe open areas with good lighting, seating, shade, shelters and areas for play
- well-lit, level and shaded walk/cycleways that provide links to open space, community, commercial areas, and public transport (where available)
- well-designed and landscaped internal roads, including safe pedestrian road crossings and traffic management devices
- range of infrastructure that supports participation by people with disabilities, including the provision of ramps, accessible amenities and safe pedestrian crossings.

Creating the 'right' park setting is essential to the community's use of it for both active and passive recreation.

Numerous studies highlight the need for trails linking residential areas with parks and other types of open spaces. Walking has become the preferred physical activity for both men and women. Therefore, there is a need for path systems that provide good connectivity between places of activity, aesthetic appeal, safety and convenience.

Further, the increasing popularity in 'events' based training (such as that for triathlons, cycling, mini-marathons, etc) and group fitness/'bootcamps' training should also be considered when determining a site's overall design.

Summary

So what do the trends mean for the master planning of the Bega Recreation Ground? As the master plan has been developed, we have:

- ensured the provision of a range of high quality field and court facilities
- ensured opportunities for shared-use of key built infrastructure
- provided increased informal recreation opportunities
- catered for all age groups and considered the needs of the aged and less physically mobile.



Inside view of indoor recreation building



Bega Sporting Complex-George Griffin Oval



Existing situation

Site elements

Site characteristics

The key features of the site include two sports fields, an indoor recreation building, netball courts, tennis courts and skate park. Pavilions service the rugby league field and tennis courts with a small club building servicing the netball courts.

Buildings and improvements

Bega Recreation Ground has a range of facilities, including:

- rugby league field
 - competition lighting
 - unshaded terraced spectator seating, shaded grandstand (as part of club building) and a further uncovered bank of tiered seating
 - club building with change rooms and canteen
- cricket/soccer oval (George Griffin Oval)
 - lit oval with turf cricket pitch
 - three cricket practice nets
 - uncovered tiered seating
 - shipping container (used for canteen/club purposes)
- indoor recreation building
 - court layout is either one full-size court or two smaller courts running cross-ways
 - kiosk/entry
 - storage and administration rooms
 - internal toilets/change rooms
- netball
 - six hard courts
 - lighting
 - small club building, including canteen facility
 - court-side bench seating and two covered banks of tiered court-side seating
- tennis
 - 7 synthetic tennis courts
 - brick pavilion and seating
- skate park
 - various elements for variety
 - shaded 'gathering' area with picnic table setting.

It should also be noted that the shell of the old canteen facility that was destroyed by fire over two years ago remains derelict on site, detracting from the aesthetics of the site. Adjacent to this is a small and ageing playground that provides little community benefit.

Lighting

The two playing fields are lit, with the rugby league field to competition level, as are the netball courts.

Parking

A large sealed car park is located to the south of the netball courts and George Griffin Oval. It is accessed via Carp Street.

There is also some additional sealed parking in between the two playing fields to the south, but it is a small, unorganised area.

Access, linkages and connectivity

Entry and access

Vehicular access across the site is limited by its topography and the presence of field fencing. There is however, evidence of unwanted access to Bega Recreation Ground causing damage to the playing surface.

The existing site entry is confusing and not attractive and does not promote the range of activities on offer. Although this doesn't present major issues for current user groups, future use of the site, especially for larger events, will suffer as a result.

George Griffin Oval has an attractive white picket fence along its western boundary, separating it from the netball courts. Vehicular access to the netball courts is restricted by log bollards and timber post and rail fencing along the south and western edges.

Linkages and connectivity

There is no existing path network within the site to allow easy access between activity nodes, except for the concrete paths leading to the indoor recreation building and the rugby league club building.

A shared, concrete pathway does follow the site's western boundary from along Carp Street and across to Bega Street (and beyond). This path also continues approximately 500m to the Valley Fields.

Shade

As a sporting venue, Bega Sporting Complex has limited shade - for either participants or spectators.

A covered, small grandstand forms part of the existing rugby league club building while the tiered seating next to the western edge of the indoor recreation building would be shaded during morning games on George Griffin Oval. There is also a covered concrete slab overlooking this oval.

Natural shade across the site is limited to some mature trees on the eastern and northern boundaries of the Bega Recreation Ground, the northern boundary of George Griffin Oval and around the public toilets immediately to the north of the tennis courts.

Signage

Signage across the site, including the main entry, is almost non-existent.

While the site is quite large, relatively clear sightlines and raised viewing points decrease the need for major internal directional signage, but a significant entry statement to the site, promoting the activities offered, would be greatly beneficial.

Fencing

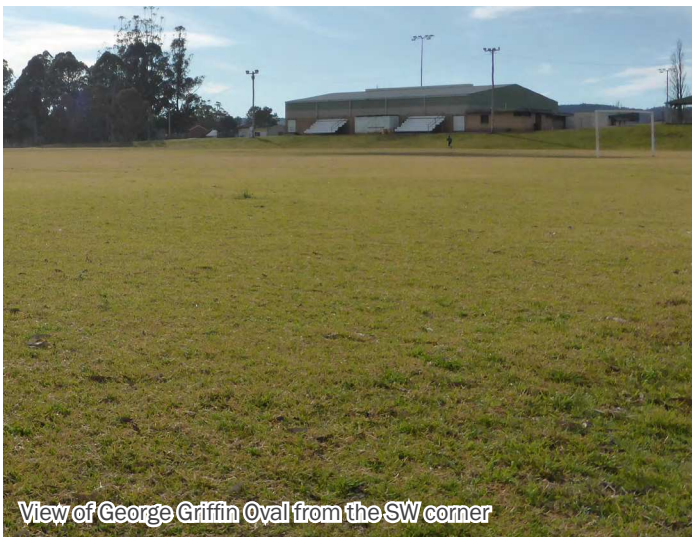
Fencing can define spaces but can also inhibit movements onto and within the site. The existing fencing currently provides a site perimeter and security for the Bega Recreation Ground, but it is in poor condition.



View of tennis courts from the north



View of Bega Recreation Ground from the SW corner



View of George Griffin Oval from the SW corner



Inside view of indoor recreation building



View of skate park from the north-west



View of netball courts from the east



Valley Fields

Located approximately 500m from the Bega Recreation Ground is a site containing playing fields known as the Valley Fields.

Currently utilised mainly by hockey and softball, the Roy Howard Field in the eastern aspect of the site is used as a third option after the Bega Sporting Complex, when necessary, by the cricket club.

The site contains three hockey fields in the western aspect (Keith Mitchell Fields), one of which is lit to training standard, and the Roy Howard Field in the east. Although an expansive site, it has limited facilities. They include:

- a small amenities/change room building located to the south-east of the hockey fields (due to the site's vulnerability to flooding)
- perimeter bollard fencing
- training-level field lighting (to one hockey field)
- a concrete pathway following the southern and western boundary of the site
- outdoor gym equipment in a dedicated space on the pathway to the immediate south of the hockey fields.

The site is especially prone to flooding, with high velocity and significantly deep floodwaters occurring in the past. This has a significant impact on the level and type of facilities that are able to be developed at the site and subsequently its future use by sporting groups.

The pony club utilises vacant land to the west and north of the sports fields.

Sporting fields

Keith Mitchell Fields

The hockey fields are very well utilised but, being grass, they are not providing the standard of playing surface required to provide pathways for younger players.

The regional hockey association has indicated an aspirational desire to relocate from the site and develop two synthetic turf fields elsewhere in the Shire. In addition to this providing access to better playing fields, it would also allow the development of ancillary facilities outside of the flood plain. It was noted that the closest synthetic hockey fields were located in Canberra.

Every game day, hockey has to bring in temporary canteen facilities, creating an ongoing burden to volunteers.

Roy Howard Field

Although currently utilised by cricket when necessary, the cricket oval is seen as the third option, after Bega Recreation Ground and the athletics field at the adjacent school grounds.

Although the playing surface is in reasonable condition, the lack of ancillary facilities also adds to the oval not being as attractive as the other two options.

It was noted that the existing toilets are a long walk from the oval and that there was no shaded spectator/player areas.

The AFL club currently located at the showgrounds have expressed an interest in the possible future use of the site, mainly due to the issues faced when sharing a venue with equestrian disciplines.

It is believed that further investigations should be made into an alternative site for AFL, due to the significant constraints of the Valley Fields' being susceptible to flooding.

Future development

As a result of the flooding issue, proposed developments for the site are limited.

To enable the site to continue to provide at least a short-term home for hockey, the continued use of the cricket oval as an 'over-flow' venue, and if necessary, allow AFL games to be catered for, the following improvements are recommended:

- formalising the parking to the east of the cricket oval
- installing an all-weather tiered seating structure (immune to flood waters) to the north-east of the cricket oval
- installing two players' shelters on either side of the above seating structure
- allow for the installation of AFL goal posts (sleeves) at the northern and southern ends of the cricket oval
- installing a players' gathering node central to the three hockey fields that is also able to accommodate temporary canteen facilities.

The proposed master plan for the Valley Fields is provided in Section 6, following the master plan for the Bega Sporting Complex.



Valley Fields public amenities block



Valley Fields outdoor gym



View of Keith Mitchell Fields from the north



Consultation summary

Demand for upgrade and development at Bega Sporting Complex has been established through consultation with Council, user groups and residents, combined with an analysis of current trends and existing opportunities.

Consultation summary

Consultation for the development of the draft master plan was an essential aspect of the master planning project and included:

- Councillor workshops (2)
- community workshops (2)
- online surveys (397 responses combined for the Bega and Pambula master plans)
- various user/club/stakeholder interviews
- various sporting association interviews.

Project awareness has been promoted through press releases, local newspapers, sportsground committee, social media and local radio.

Council

Potential opportunities and issues for consideration were discussed with a number of Council officers and Elected Members with the outcomes summarised as follows:

- apart from indoor hockey and volleyball, the existing indoor centre is not being utilised to its full potential as a sporting facility
- consideration should be given to the closure of Bega Street between the site and the school grounds
- future use of the site needs to consider the current use of both the Valley Fields site and the Showgrounds
- lighting/extending the skate park could be considered
- spectator areas could be extended/improved
- car parking improvements are needed.

Community

- almost 60% of respondents to the community survey rated the quality of sporting facilities in the area as either poor or very poor
- over 50% thought the Shire needed new/upgraded indoor sports centres
- the complete lack of facilities (except toilets) at Valley Fields was noted
- some thought it would be worth reviving the Section 355 committee for the Sporting Complex, although this has been difficult in the past
- community members would like to be informed where funds are spent for sport and recreation.

Existing user groups

- change and toilet facilities are needed for all users, especially those using George Griffin Oval
- improved canteen/bar facilities would greatly improve revenue raising abilities of all clubs
- although the site is well located to attract larger events, the existing ancillary facilities make it unlikely
- the use of the school grounds helps reduce congestion on the playing fields at the site
- the indoor centre has regular indoor hockey and volleyball competitions and is used by fLiNG, but is not fully utilised by sporting groups
- any proposed developments must consider the site's (and Valley Fields') vulnerability to flooding
- field playing surfaces are suffering from wear and tear
- there are no major issues with season overlap and the use of fields, due to the various options available.



Bega Sports Complex netball courts from the south



Draft master plan feedback

The draft master plan was publicly displayed throughout December and January, with a user group forum held early in December to allow more detailed discussions.

Responses from the general community were limited, however, responses were received from user groups through on-line submissions and attendance at the workshop. Minor issues were raised through this process which have been addressed in amendments to the draft master plan as outlined in the table below. The reference to the Master Plan Key is provided where relevant.

Component	Raised issue/s addressed/feedback	Amendment/comment	Rationale
Multi-purpose Active Recreation Centre (1)	Structure's integrity noted by venue manager	Consider not completely demolishing existing structure	Centre is very solid structure and costs may be reduced by refurbishing and extending, instead of complete demolition
	Request from user groups	Amend footprint to incorporate viewing areas over main playing fields	Well positioned to provide such opportunities at detailed design stage
Tiered seating (3)	Request from user groups	Extend as well as refurbish	To provide adequate seating for larger events
Car parks (20, 21)	Request from community group	Include reference to improved lighting	Improved safety for anticipated higher number of users
Grassed spectator viewing mounds (26)	Request from user group	Illustrated more clearly	Appeared to only cover half of field

6

Master plan

The master plan has been developed by considering all consultation, appropriate strategic contexts and previous research. Further, a number of concept options were developed and reviewed before a preferred 'melded' option was agreed to by the project steering committee as the basis for the master plan development. Overall, it provides an opportunity to continue to build upon existing achievements in order to ensure the facility meets the needs of the sporting community and also the recreation needs of nearby residents and visitors into the future.

The master plan integrates a number of the existing site features, with the construction of new multi-purpose recreation centre being the major proposed development.

Vision

The vision for Bega Sporting Complex is:

to provide Bega's premier multi-sport and recreation venue. Facilities will be developed to see the venue continue to attract regular community events and be able to better accommodate regular users and higher-level events on a regular basis.



Facility design

The Master Plan shows the overall layout of the proposed design. The table below depicts proposed developments and rationale.

Element	Master Plan reference	Description	Rationale
Sporting opportunities			
Indoor recreation facility	1	<input type="checkbox"/> construct/develop a Multi-purpose Active Recreation Centre including the following features: <ul style="list-style-type: none"> – two full-size sports courts – public toilets (located to appropriately service playing fields and users of school grounds) – canteen facility designed to have serveries to both playing fields – changerooms/amenities also designed to service both playing areas – viewing areas to both playing fields – multi-purpose spaces – storage and office space 	<input type="checkbox"/> to ensure suitable ancillary facilities are provided to all users of the site <input type="checkbox"/> to maximise the use of the proposed facility and provide suitable indoor sport and recreation opportunities <input type="checkbox"/> to enable site to better cater for larger events.
Bega Recreation Ground	2, 3, 26	<input type="checkbox"/> incorporate spectator seating below proposed new indoor centre <input type="checkbox"/> refurbish existing spectator seating <input type="checkbox"/> proposed grassed spectator mounds <input type="checkbox"/> ensure lighting is maintained to competition standard (minimum 100 lux, preferably 120 lux).	<input type="checkbox"/> to improve spectating facilities in general and to allow facility to better cater for larger events into the future.
George Griffin Oval	6, 24	<input type="checkbox"/> refurbish as required <input type="checkbox"/> lighting to training standards <input type="checkbox"/> improve spectator seating.	<input type="checkbox"/> playing field adequate with lack of ancillary facilities addressed through proposed indoor centre's features.
Netball courts	22, 23	<input type="checkbox"/> refurbish over time as identified in the Asset Management Plan.	<input type="checkbox"/> existing facilities in good condition with no major required improvements identified.
Tennis courts	13	<input type="checkbox"/> refurbish over time as identified in the Asset Management Plan.	<input type="checkbox"/> existing facilities in good condition with no major required improvements identified.
Recreation opportunities			
Play node	19	<input type="checkbox"/> construct a multi-age play node.	<input type="checkbox"/> to provide increased quality informal recreation opportunities for locals and visitors that cater for a range of age groups <input type="checkbox"/> to develop the site as a destination precinct.
Skate park	16, 17	<input type="checkbox"/> possible future extension of skate facility.	<input type="checkbox"/> to ensure facility caters to a range of age groups and abilities into the future <input type="checkbox"/> to develop the site as a destination precinct
Pathways	25	<input type="checkbox"/> develop a pedestrian path network providing links throughout site.	<input type="checkbox"/> to ensure a safe pedestrian network is available <input type="checkbox"/> to provide appropriate links across the facility and between key nodes such as the town centre and river trail.

Element	Master Plan reference	Description	Rationale
Common areas			
Entries	4, 15	<input type="checkbox"/> formalised entry plaza into proposed indoor centre <input type="checkbox"/> upgrade Carp Street entry.	<input type="checkbox"/> to allow safe and easy access to proposed centre and provide an attractive entry statement to building <input type="checkbox"/> to promote site and its features to passing traffic and add to the aesthetics of the site.
Car parking	5, 14, 21, 28, 29	<input type="checkbox"/> formalise current 'untidy' areas <input type="checkbox"/> create increased parking, especially for larger events.	<input type="checkbox"/> to provide adequate car parking (particularly to limit congestion during peak times for formal sporting user groups) <input type="checkbox"/> proposed additional parking limited due to various other options within easy walking distance from site.
Connection to school	10	<input type="checkbox"/> develop a low speed and shared pedestrian zone as the link between the site and the school grounds.	<input type="checkbox"/> to provide safe access between the two sites, especially at peak use time <input type="checkbox"/> to create a more visible link between the two sites.

Future detailed design

Important issues were raised during consultation with user groups throughout the project and these will be important for Council to consider during the future development of detailed designs for the proposed improvements. Further, it will be essential for Council to ensure involvement of all user groups as members of a Design Control Group during that detailed design phase to ensure both development and operational issues are addressed. The issues raised during the master planning process included:

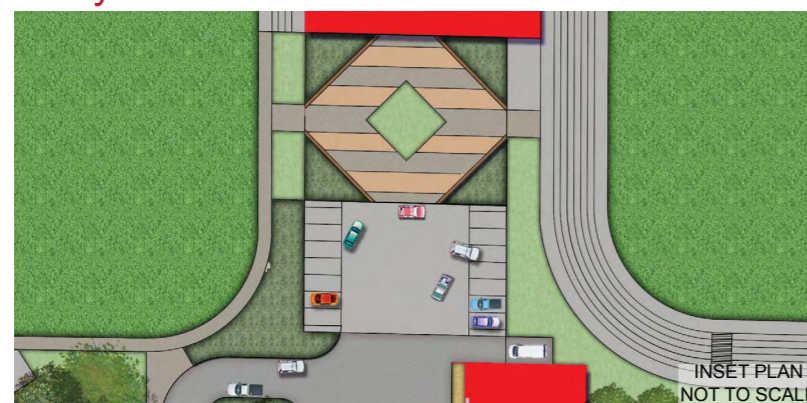
- access to adequate male and female toilet and change facilities (including disabled facilities) from all areas of the complex and the adjacent school fields
- all new/redeveloped buildings must consider the inclusion of adequate storage for user groups
- future field lighting to be to the relevant training/competition standard
- canteen designs to ensure separate operations of user groups.



Bega Sports Grounds Redevelopment - Master Plan Key:

1. Complete redevelopment of a Multi-Purpose Active Recreation Centre, including ovals' spectator seating.
2. Redevelopment of spectator seating below proposed building
3. Refurbishment and extend existing spectator seating
4. Formalised entry plaza into front of building- (See inset plan)
Proposed shared zone / flexible hardstand area for pickup / dropoff; potential to be closed with bollards for special events.
5. Proposed disabled and short term parking to entry plaza
6. Existing turf cricket wicket and oval (*George Griffin Oval*)
7. Existing rugby league field (*Bega Recreation Ground*)
8. Proposed/ Extended tiered seating
9. Upgrade and reconfigured entry / exit onto Bega St (including bus turn around area)
10. Proposed low speed and shared pedestrian zone linking to Bega Valley Public School Fields
11. Refurbish "as required" existing toilet block
12. Renovate "as required" existing Tennis club facilities
13. Existing tennis courts - refurbish as required
14. Reconfigure existing bitumen area into formalised parking area
15. Upgrade Carp St entry / exit to complex
16. Existing skate park
17. Proposed area for possible future youth facility extension
18. Reconfigured entry / exit road
19. Proposed multi aged adventure play node
20. Existing formalised car park with upgraded lighting
21. Proposed area for future car park extension with lighting
22. Existing Netball club facilities - upgrade and expand "as required"
23. Existing netball courts - refurbish as required
24. Existing cricket nets - refurbish as required
25. Proposed 2m wide pathways throughout the site
26. Proposed grassed spectator viewing mounds to eastern side of Bega Recreation Ground
27. Existing War Memorial and entry gates
28. Proposed future overflow car parking area (Dept Edu' Land)
29. Proposed shared precinct car parking area on road reserve
30. Proposed location for lighting towers to suit club training and match/ game requirements *
31. Proposed bus stop / parking / layover

Entry Plaza Inset Plan:



Bega Valley Fields Upgrade - Master Plan Key: -

1. Existing cricket wicket and oval
2. Proposed formalised car parking
3. Proposed all weather terraced seating structure
4. Proposed "home team" players shelter 4 x 4m with tables and chairs
5. Proposed "away team" players shelter 4 x 4m with tables and chairs
6. Proposed AFL goal posts
7. Existing toilet block

8. Existing outdoor gym - Maintain and upgrade as required
9. Existing hockey fields - maintain and upgrade existing field infrastructure as required
10. Proposed players gathering node with shelter structure for shade



North point
Scale: 1:1500 @ A3

Staged implementation and indicative costing

Bega Sporting Complex

The cost of the development of the Bega Sporting Complex master plan is beyond Council's and the community's ability to fund in the short-term. Thus, this section provides staged budgeting. The information provided is designed as a flexible guide - changes in user group priorities or earlier opportunities for funding may alter staging. The table at right summarises indicative costs. The adjoining table summarises indicative construction costs based on a quantity surveyor's report. The costs exclude GST and do not include costs associated with detailed feasibility, design, approvals and legal costs that may apply locally of for the particular project.

Priority/Stage 1 (short-term)

- Complete redevelopment of Multi-purpose Active Recreation Centre
- Entry plaza
- Formalised parking area
- Bega St entry/exit
- Upgrade main entry.

Priority/Stage 2 (medium-term)

- Pathways
- Spectator seating
- Low speed/shared zone
- Adventure play node.

Priority/Stage 3 (long-term)

- Car park lighting
- Car park extension
- Reconfigured access road
- Overflow parking areas
- Refurbish toilet block.

Stage	Area (and master plan key reference)	Estimated Cost (\$) *
1	Complete redevelopment of Multi-purpose Active Recreation Centre	4,926,600
	Entry plaza	145,800
	Formalised parking area	127,575
	Bega St entry/exit	100,000
	Upgrade main entry	50,000
	<i>Stage 1 Sub-total (with rounding)</i>	<i>5,350,000</i>
2	Pathways	201,100
	Spectator seating	272,025
	Low speed/shared zone	100,000
	Adventure play node	120,000
	<i>Stage 2 Sub-total (with rounding)</i>	<i>695,000</i>
3	Car park lighting	100,000
	Car park extension	273,375
	Reconfigured access road	141,750
	Overflow parking areas	59,895
	Refurbish toilet block	135,000
	<i>Stage 3 Sub-total (with rounding)</i>	<i>710,000</i>
<i>Sub-total (with rounding)</i>		<i>6,755,000</i>
Contingency and sundry site works (10%)		675,500
<i>Sub-total (with rounding)</i>		<i>7,430,500</i>
Escalation (2%)		148,610
TOTAL (excl GST)		7,579,110

* Cost estimates are construction costs (exc GST) and do not include costs associated with detailed feasibility, design, approvals and legal costs that may apply locally of for the particular project.

Valley Fields:

Improvements proposed for the Valley Fields are limited due to the site's constraints and are summarised below with the relevant Master Plan Key reference (from the Valley Fields plan) and cost estimates:

Stage 1

Area	Estimated Cost (\$) *
All weather terraced seating structure	35,000
Players' shelters	20,000
Players' gathering node	24,000
<i>Total (including contingencies and escalation)</i>	<i>79,000</i>

Stage 2

Area	Estimated Cost (\$) *
Formalised parking	25,000
AFL goal posts (removable)	5,000
<i>Total (including contingencies and escalation)</i>	<i>30,000</i>

Priorities and staging

The priority and staging of master plan elements has been based on feedback received throughout the project, the need for improvements to meet existing and future demands, and the practicalities of site development and construction.



View of Keith Mitchell Fields from the north-west



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open space
and sport
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