1 SITE MASTER PLAN NOTES:

SPORTS-FIELD

Improve Drainage: Site-works and reforming required to a) upgrade cut batter top and bottom swales and make mowable spectator bank (1 in 4 approx) b) increase slope of poor draining soils fields from 1:100 to 1: 60-70 approx. (I.e. lower east top of fill batter by 250-300mm and raise west bottom of cut batter by 250-300mm = fall 1.7m over width of area.) *Refer Sections sheet 3.*

Barriers: Provide a barrier to prevent stock on 'event days' and vehicles from entry. Bollards with holes for temporary rope/wire fence along top of fill batter for stock; and bollards at (1.8m cts) where at grade for vehicle barriers.

Lighting: Upgrade to 100 lux and maintain; retain existing posts if sound.

Car parking: Formalise with flush kerb as shown.

Facilities: Provide: a) Covered viewing area south of pavilion, joined to the pavilion verandah for complete rain cover; b) additional storage north of pavilion, c) perhaps small terraced covered seating west side, on slope of cut batter and d) upgrade internal facilities, as needed.

Path Linkages: Provide pedestrian path link from pavilion to play area and buildings.

2 AMENITIES & RECREATION PLAY AREA

Amenities: New double container building is being upgraded to assist semi-permanent groups. (E.g. Aid groups) Consider removable/relocatable extension if Aid groups here for long periods.

New Play Area: Long-term, make more 'compact'; to enable other uses.

Upgrade facilities: as needed long term monitor for need.

3 EQUESTRIAN AREA

Vehicle access and movement: Large stock trucks to use north access only at events and be provided with turn circle to access north yard ramps. Horse float small trucks can use either access. Cars could use south access only on event days. This is an event management matter, but the facilities to do so should be provided.

Gates: to contain stock from road etc on both entries as well as sports-field area.

Stock yards: in most areas to be provided with (removable) shade sails, improved water and troughs and power supply - especially if to be leased.

Small yards (near church) to be enlarged/relocaed to safely house stock.

Facilities: Improve and maintain lighting, movable spectator facilities and drainage - soft areas treated with rolled-in rock as structural soils for grass areas. Consider installing public address sound system. Rain-proof canteen-shelter.

Possible Horse Arena: in 'Return Yards' (30x25.5m) subject to feasibility.

4 CAMPING AREAS

Provide camping facilities which are adaptable and/or temporary, to cater for both (e.g. aid) groups here for longer periods as well as individual short term campers. Improve reticulation of water and power to strategic locations around the site and yards to improve facilities for all users at times.

5 MIXED USE AREA

This area needs to be open and flexible for events parking and other uses with drainage and soft-ground areas improved.

Drainage: It is proposed to: Install a grated 'low/summer flow' pipe system from near the sewer pump station with a surcharge pit at the Armidale Road culvert. A more defined swale with free draining rock stabilised fill either side would increase use area. Some existing road pipe culverts and swales require upgrade.

Hard-stand courts: are to be retained for long duration parking of aid equipment (trailers and machines etc.) and informal sports.

Soft-spots: to be provided with structural soil, where river pebble or rock is rolled into the soft ground and the grass grown through.

SITE MASTER PLAN GENERAL NOTES:

The area is constrained by private properties which limits potential for larger than local events. Thus, the Master Plan proposes: improving existing facilities, not expansion and reducing use conflicts especially at 'event' times.

Provision of space and camping facilities needs to be adaptable and/or temporarily imported to cater for 'Aid' groups stationed here for long periods. What long-term facilities of space, water and power etc. is needed where is unknown, but needs to be flexible.

Where grass areas have become worn from traffic; generally contain vehicles through defining vehicle areas and/or bollard barriers. - If wear is caused by traffic over wet soils, provide structural soil of well rolled-in rock when wet and allow to dry out before use.

Do Not Scale from Drawings.

Verify all dimensions and levels on site and report discrepancies before carrying out works.

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6 COMMUNITY HALL
Adjacent the northern entry; Provide upgraded drainage culvert/pipes under road(s), low flow piping and surcharge pits to separate design, to allow more community facilities space for play or out-door community activities.

7 TENNIS COURTS - A Community facility.
Remove existing & construct completely new multi-purpose hard-court with tennis, basket ball, pickle ball etc. markings as desired, and upgrade and integrate storage shed.

Make north access stock truck access only and provide turning circle to reverse to ramps.

Provide new gateway to prevent event stock from accessing public road/lands.

Northern access road

Private driveway

Surcharge pit at road culvert and increase drainage capacity under Armidale Rd.

New low/summer flow pipe drainage with pits and maintain.

Community Hall

Hotel

Shade sails and water troughs to yards

Increase size of small yards, shade sails and water troughs to yards

Southern access road

New Storage

Pavilion Change Rooms

Covered seating

Sports Parking

Bollard vehicle barrier

Temporary bollard & rope fence

Play Area

Area free of vehicle impacts:
Elements such a play, recreation and toilet facilities.

Soccer Sports fields
total 118 x 113m

Section line A - A

Section line B - B

Drainage line

Hard surfaces retained for event and other uses.

Sewerage soak area

Re-grade batter to 1 in 4 mowable

Re-grade and enlarge swale to mowable

Raise level 250-300mm

Approx cut to fill line

Lower level 250-300mm

Temporary bollard & rope fence

Provide high 'ball-fence' between field & WTP

Provide low ball fence top of batter around junior field

Proposed Water Treatment Plant

WTP Access

Existing New Toilets

Adjust fencing

Out Yard Stock Handling

Multi-purpose Court

Shade sails to yards

Spectator Functions

Removable grandstand seating for events; stored in yards when not in use.

Relocate east building above western

Campdraft Arena

Associated buildings & shade

Weatherproof between new canteen and shelter.

Additional yards around round yard, without impeding access.

Return Yards, use at rodeo/camp-draft, Pony club use at times and Aus-aid overflow camping (at time of site inspection). Provide shade & improved water reticulation to yards.

New Yards

New Pony Club storage larger, clear of dangerous tree and water main.

Retain vehicle access

Round / lunge Yard

Retain Wash bay

Joins above left

Return Yards

Joins below right

YARDS

Possible option for covered horse arena in 'return yards' area (30m x 25m), subject to feasibility.

New yards area, for replacement of church lands ones, but larger.

South area insert

LEGEND

- Approximate use area boundaries
- Sports area grass surfaces
- Proposed elements: New gravel road areas
- Paths and paved areas
- Bollard vehicle barriers 1.8 centres
- Bollard and removable rope fencing
- Ball containment fencing
- Stock yard shade sail areas

Draft Plan for Exhibition - 6/5/2024

0 10 20 40 60 metres

Note: This plan is based on 2020 drone survey by King and Campbell PL and no updated information of recent improvements available.

Willawarrin Recreation Ground
Draft Site Master Plan

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Kempsey Shire Council

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