



CRONULLA PARK MASTER PLAN

Introduction

“The Cronulla Park Master Plan summary document outlines the process followed by Council to identify future development opportunities for the site.”

The City of Logan is one of the largest and fastest growing cities of Australia and the seventh largest Local Government area by population in Australia. Logan is home to more than 313,000 people from more than 217 different cultures. With a population of this size and its expected future growth to over 490,000 in 2036, it is essential Council plays a significant and positive role in encouraging residents to be active.

Logan City Council's Active Logan Strategy 2016–2028 sets the direction for the provision of sport, recreation and physical activity to support the diverse community to be active in Logan. The Active Logan Strategy 2016–2028 sets out three key outcomes—Active Spaces, Active People and Active Organisations. A key action outlined within the Active Spaces is to plan spaces to meet emerging community needs. To achieve this, Council identified and funded the development of master plans for five sports parks across the City. These parks are Lowe Oval, Dauth Park, Waterford West District Sports Park, Rosia Park and Cronulla Park. These master plans will showcase a long-term vision and framework of how the park can be developed, subject to ongoing needs analysis and available funding.



Site Description

Cronulla Park is a Council owned 10.2 hectare site located in the suburb of Slacks Creek.

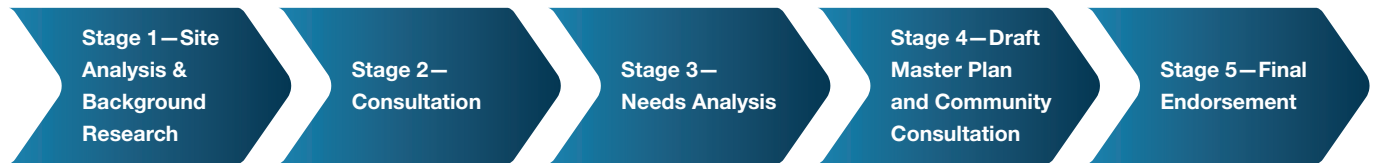
LOCATION MAP





Master Plan Process

To undertake the master planning process, Council appointed an independent architectural consultant. This consultant undertook a detailed process including site analysis, consultation and needs analysis in order to develop the master plan.



Using the results from these investigations and input obtained from community engagement, the Cronulla Park Master Plan will transform the site and provide a place for Logan residents to be active and healthy.

Key Findings

The key considerations following the first three stages are detailed below:

Pedestrian/Cycle Connections

The site can connect to major pedestrian and cycle connections along both Kingston and Compton Roads.

Access

The site has two main road frontages being Kingston Road to the west and Compton Road to the north and a cul-de-sac end to Cronulla Court to the north east. As no right turn out of the site onto Kingston Road is allowed, an additional access through Cronulla Court is required in order to disperse traffic in an efficient manner. A future possibility would be to provide an additional access. In addition to facilitating the efficient spread of traffic this would also improve the connection of the site with the Springwood CBD precinct.

Parking

As the site is undeveloped, there is no existing on-site parking. The car parking requirements need to be considered for each use, their peak periods and the potential for sharing parking facilities with other uses. Coach parking and short term passenger set down zones also need to be accommodated along with typical loading/refuse management facilities associated with the individual uses.

Public Transport

The bus network servicing Logan City provides some public transport to the site, via a bus stop to the centre of the site along the Kingston Road frontage. The site also has access to additional bus stops within walking distance to the east and west of the site along Compton Road at Allgas and Ewing Street respectively.

Landfill

Being a former landfill site, there are challenges to converting it into a sport and recreation facility. Some of the challenges include:

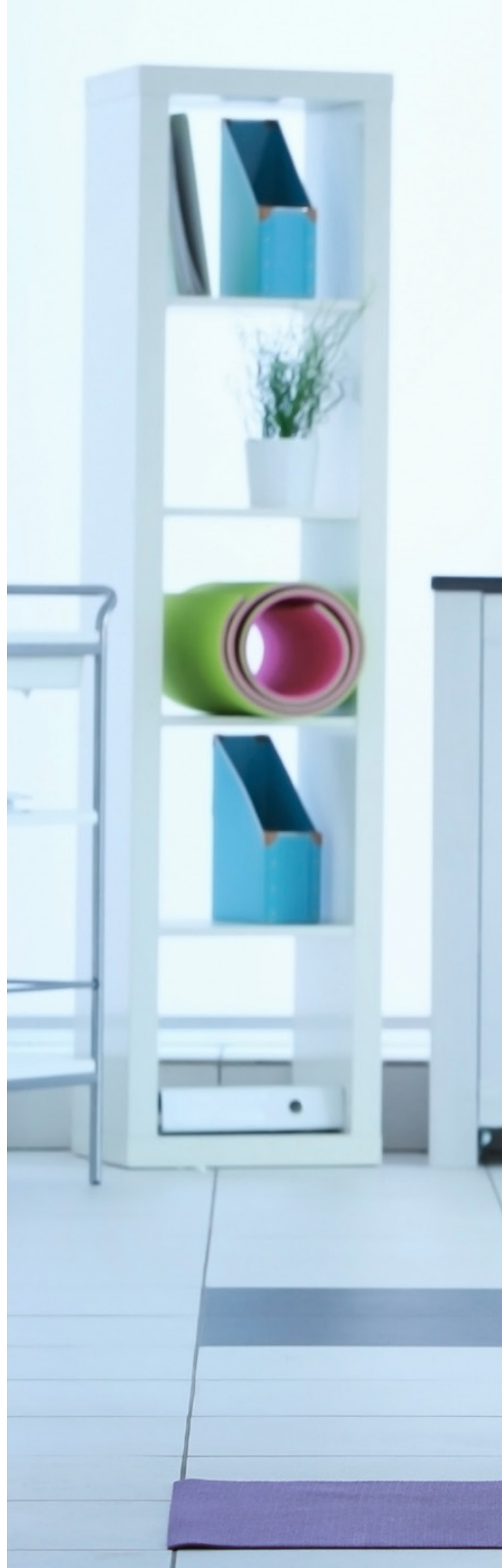
- The current soil depth and thin capping layer in some locations;
- The requirement of additional topsoil to enable turf to grow;
- The possibility of further settlement of the landfill;
- The construction challenges by either constructing on a 'floating' reinforced raft on top of the capping layer or piling through the landfill; and
- The delivery of the required services (water, sewer, telecommunications, power).

Services

As the site is undeveloped, there is no existing water or sewer connection to the site. However, water, sewer, electrical and telecommunications all either pass through the site or have multiple points in order to supply the site.

Demand

- Following the various community surveys undertaken to determine future needs and requirements, there is community demand for co-location of sport and recreation facilities, park/playground facilities in addition to the PCYC.
- The primary facilities identified by the PCYC are for gymnastics, health and fitness, child care youth programs and boxing facilities.
- Demand for AFL facilities, especially as a result of the Lowe Oval Master Plan.
- The opportunity exists for the facilities proposed by the PCYC and potential commercial facilities such as allied health, merchandise and wellness to be located together. The main road frontage presents the best opportunity for positioning of any of these facilities.
- The opportunity for the development of unique, high quality facilities that have a city wide appeal and beyond.





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Please note, the master plan is a vision of the future of Cronulla Park, developed in conjunction with Council and stakeholders. It provides a long term concept of the anticipated future needs of Cronulla Park. Adoption of the master plan by Council does not constitute a decision to proceed with all identified opportunities, which will be subject to future decisions and funding considerations by Council.



LEGEND

- 1 FEATURE BUILDING WITH LAND MARK ATTRIBUTES ADDRESSING THE MAIN INTERSECTION / ROAD FRONTAGES CONTAINING
 - PCYC + RETAIL SPACES
 - ALLIED HEALTH SERVICES
 - OUTSIDE SCHOOL HOUR CARE SPACES
- 1a LOBBY / CONTROL POINT
- 1b CAFE
- 2 FEATURE LANDSCAPED BOULEVARD TREATMENTS ALONG THE KINGSTON ROAD FRONTAGE
- 3 LANDSCAPED PUBLIC PLAZA
- 4 INTEGRATED EXISTING CYCLE LINK WITH UPGRADED LANDSCAPED BOULEVARD ALONG COMPTON ROAD FRONTAGE
- 5 AFL CLUB HOUSE
- 6 AFL CLUB HOUSE EVENTS SPACE
- 7 TODDLER PLAY AREA
- 8 FEATURE MULTI-LEVEL ADVENTURE PLAY STRUCTURE WITH INTEGRATED BALL CONTROL FENCING TO AFL FIELD
- 9 INTERMEDIATE AGE PLAY AREA WITH SOFT FALL GROUND TREATMENT
- 10a AFL FIELD CHANGE ROOMS
- 10b PUBLIC AMENITIES
- 11 FITNESS STATION
- 12 LINK STAIR WITH INTEGRATED RAMPING WITHIN LANDSCAPED BATTERED BANK
- 13 SHARED PEDESTRIAN / CYCLE PATHS
- 14 UPGRADED GREEN LINK / RESERVE WITH LINE OF EXISTING CHANNEL RETAINED AND NATURALISED
- 15 SEGMENT OF DRAINAGE CHANNEL TO BE RE-ALIGNED TO ACCOMMODATE INTERNAL ROAD WORKS
- 16 NEW STAGED CAR PARK (325+ SPACES TOTAL) ALONG NEW INTERNAL ROAD INTERGRATED WITHIN UPGRADED WATER SENSITIVE LANDSCAPE, RETAINING AS MANY EXISTING TREES AND VEGETATION AS POSSIBLE.
- 17 VEHICLE SETDOWN
- 18 BUS SETDOWN
- 19 COUNCIL BUS STOP
- 20 PIAZZA FORECOURT
- 21 SHADE STRUCTURES
- 22 BALL CONTROL FENCING INTEGRATED INTO LANDSCAPING

Logan City Council
Cronulla Park
Master Plan
Concept Design
Piazza Level
Site Plan

Rationale

Main Building including PCYC

The opportunity exists to develop the main building on the corner of Kingston and Compton Road frontage and is proposed to be two levels in order to minimize the building footprint.

- It is proposed to include gymnastics, multi-purpose rooms, a boxing room, group fitness and gymnasium, change rooms, café, allied health and wellness rooms and services.
- The active gymnasium and boxing functions are proposed to be located adjacent to the corner on the Compton Road frontage.
- The Allied Health and Wellness is proposed to be located towards the Kingston Road frontage.

- Provision would be made to allow the PCYC to operate School Aged Care within the building. This is designed to be separable, with direct accessibility to the car park/drop off facilities.
- It is proposed that there would be a second level link to the AFL clubhouse, which could accommodate multi-purpose rooms.

AFL Fields and Clubhouse

Two AFL playing fields have been located on the site. The two fields are both of senior sized but allow a larger (main oval) and a secondary smaller oval to be located centrally on the site. The clubhouse facility is to be optimally located to the western side of the main playing field, while the change rooms are to be located in-between the two playing fields in order to easily service both fields.



Implementation

Park/Open Space

It is envisaged that the recreation park spaces would be at the north eastern end, following on from the public space areas fronting Compton Road. Given its proximity to the AFL fields, it is envisaged that the southern edges of the multi-activity play structures would be designed to provide a screen buffer to footbolls to the park spaces. It will integrate the main AFL fields northern goalpost screening, that prevents footbolls from affecting the Compton Road. A climbing fort structure would be included as well shade structures being integrated into the landscaping of the battered banks.

Traffic/Access/Car Parking

An access road from Cronulla Court is proposed to traverse through the site to Kingston Road. This road will contain car parking options as it passes through the site. A potential total of 350 car parks can be provided on site to service all the proposed functions accommodated on the site.

A master plan is a long-term vision of how a site may be developed, subject to needs analysis and funding. Council will look at a variety of funding sources for development of the site, including other government agencies.



For more
information:

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