



WATERFORD WEST DISTRICT SPORTS PARK MASTER PLAN



Introduction

“The Waterford West District Sports 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

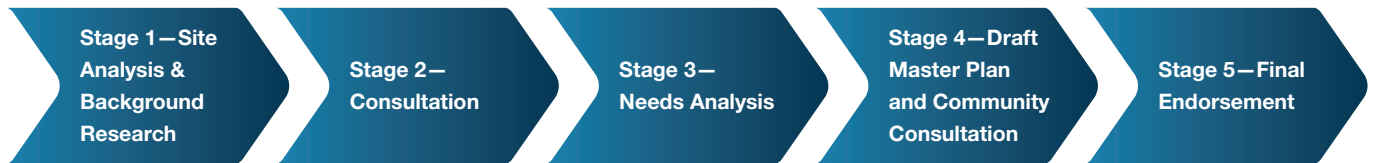
Waterford West District Sports Park is a six hectare undeveloped park located on Chambers Flat Road, Waterford West. It is within walking distance from Marsden State High School and Marsden State School.

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 a master plan.



Using the results from these investigations and input via community engagement, the Waterford West District Sports 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:

Environment

This site is constrained by the mapped Melaleuca Irbyana and the associated buffer, a biodiversity corridor, a waterway buffer and primary and secondary vegetation overlays. It should be noted that there is already Melaleuca Irbyana offset planting on this site which is a requirement of the State Government under the Nature Conservation Act when preliminary works were being carried out for the previously proposed sports park. Any development on the proposed site must avoid any harm or altered hydrological changes for the Melaleuca Irbyana.

Access

The site currently does not have car, pedestrian or cycling access. The access needs to be formalised at suitable locations. An extension to Waratah Drive is planned to follow the southwestern boundary of the site. There is an opportunity to connect the current cycle network nominated on Waratah Drive through the site. A new direct access to connect to Marsden State High School could be achieved.

Hydrology

The site is partially flood affected and is cut through by two open storm water channels. These limit the potential earthworks to achieve a large field format. There is an opportunity to carry out water sensitive urban design (WSUD) strategies within the site instead of an engineered approach, to improve water quality and runoff.

Services

The site has adequate access to sewer and water infrastructure. Existing sewer mains limit the potential earthworks in particular areas of the site. As such, cut to fill earthworks should be limited in the locations of the sewer main, to avoid reduced cover which may require lowering of the sewerage network. This is subject to the authorities' requirements. The site has access to town water mains allowing for connection of future plumbing services.

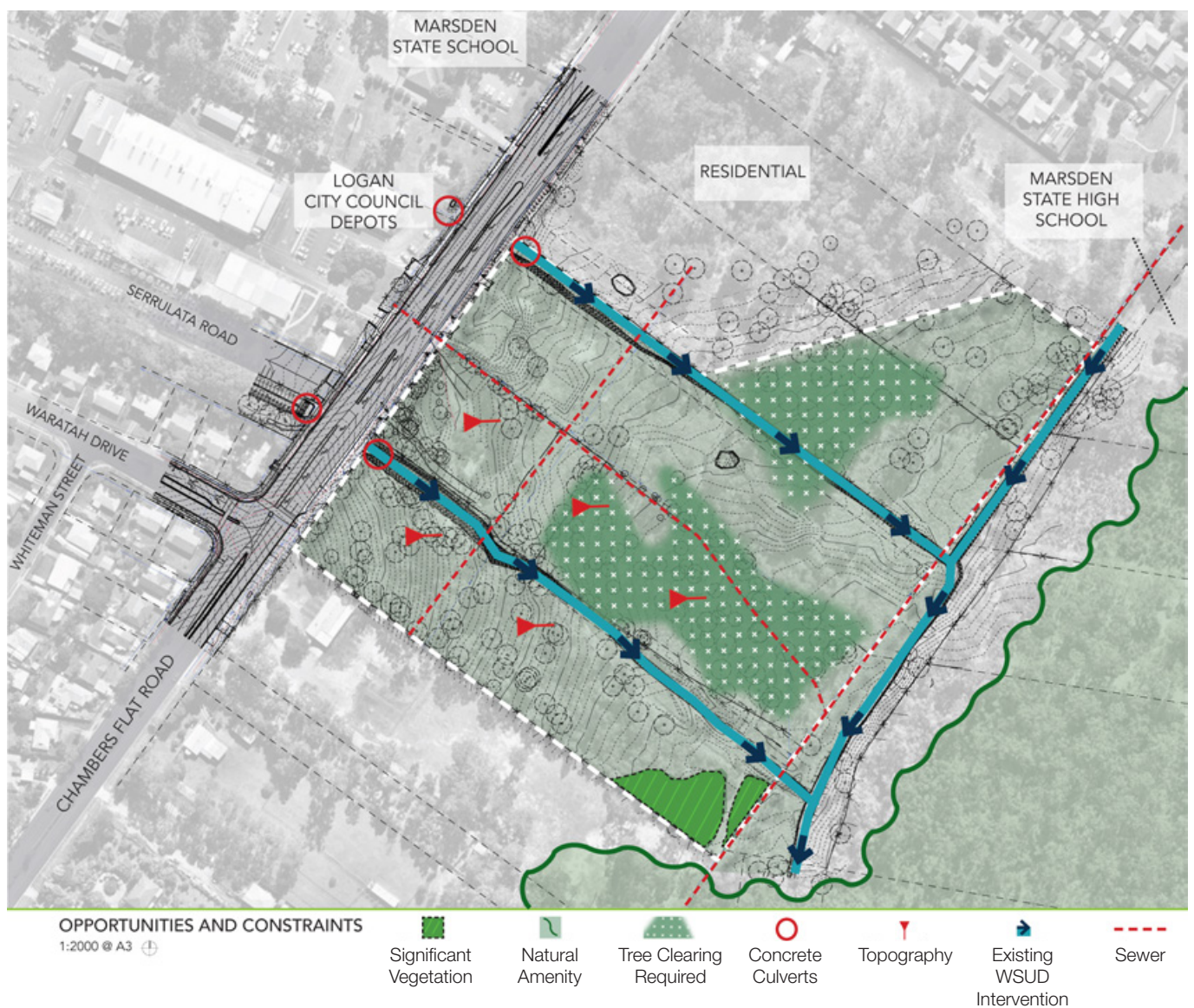
Site Topography

The site geotechnical investigations indicate the existing topsoils are highly acidic and would require dosing to stabilise for future planting. The topography constrains large field format sport (ie. football codes, cricket, etc.).

Safety

Safety, equity and accessibility should be improved to meet current Standards. Development of the future Oakwood Drive will provide opportunity for improved passive surveillance of the sport park and improved access opportunities

SITE OPPORTUNITIES AND CONSTRAINTS MAP



Demand

The northern planning sector is currently the most populous and has the highest population density in Logan. With 31% of the population currently under 20 years of age, the projections indicate that the population of over 65's will grow in the next 15 years. The master plan has the opportunity to consider this transition in the design of facilities, accessibility and adjust to the needs of the community.

Key Partnerships

The Waterford West District Sports Park is located within walking distance to Marsden State High School and Marsden State School. In particular, the Marsden State High School directly borders the north eastern edge of the site. As a result, the Waterford West District Sports Park could utilise direct linkages through to Marsden State High School, especially as the site borders the school oval. A survey was undertaken with students from Marsden State High School regarding the future of the Waterford West District Sports Park. The top five most desired facilities were:

1. Swimming/aquatic facilities;
2. Field sports facilities;
3. Basketball facilities;
4. Playground; and
5. Amenities (i.e. toilets, shade, benches etc.).





WATERFORD WEST DISTRICT SPORTS PARK MASTER PLAN



Please note, the master plan is a vision of the future of Waterford West District Sports Park, developed in conjunction with Council and stakeholders. It provides a long term concept of the anticipated future needs of Waterford West District Sports 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 SHADED ZERO DEPTH WATER PLAY
- 2 CAFE & EQUIPMENT HIRE
- 3 CHANGE FACILITIES
- 4 ADVENTURE PLAY AREA
- 5 PUMP TRACK
- 6 FITNESS HUB
- 7 OPEN STAGE/ MOVIES
- 8 SHELTER WITH BBQ
- 9 ACTIVE SPORT
- 10 RECREATION HUB
- 11 STORMWATER BIO-RETENTION BASIN
- 12 QUIET SPACE
-  PEDESTRIAN ENTRY
-  EXISTING SEWER LINE
-  RUNNING LOOP (450m)
-  BICYCLE PARKING
-  CYCLE NETWORK CONNECTION

Rationale

Zero-depth Water Play

The community will be able to enjoy a free, family friendly shaded zero-depth water play zone with fun features like tipping buckets, splash pads and water jets. Adequate change rooms and amenities will be provided. The exact size, scale and management will be further determined as part of a feasibility study.

Recreation Hub and Café

A recreation hub will feature a café with table tennis and equipment hire. Park visitors will also be able to use barbecues and picnic shelters provided around the park. A commercial opportunity has been identified for the operation of the café.

Adventure Play

A shaded adventure play space full of interesting structures and rich with opportunities for physically challenging and imaginative play, will delight children of any age.

Kick and Throw Common with Event Stage

The kick and throw common will be a large open grassed area for informal games. It will also feature a stage for outdoor performances and movie nights.



Implementation

Fitness Hub and Active Sports

Residents will be able to freely use the shaded fitness hub and active sports area to play court sports like basketball or tennis as well as use outdoor gym equipment. A timed running loop will help users follow their progression.

Quiet Space

In order to balance different needs, a quiet space will be provided for seniors or anyone wanting to gather away from the crowds.

Pump Track

For those who want a bit of fun, a bitumen pump track will provide a great work out opportunity and lots of fun! The idea of a pump track is to use a pumping motion to maintain your speed around the track without pedaling.

Protection of the Environment

The development will be balanced by ensuring the retention of significant vegetation. It is expected that biodiversity and water quality will improve through the provision of a stormwater bio-retention.

Traffic / Access / Car Parking

The preferred entry point in the short term is through the future Oakwood Drive. Pathways to and from the park will connect with pedestrian and bicycle paths, promoting active travel between local schools and the neighbourhood. The refinement of the master plan should be accompanied by a detailed Traffic Impact Assessment, taking staged development of the facility into consideration. Intersection analysis and parking requirements to accommodate the ultimate development of the site should be considered in conjunction with the ultimate road hierarchy requirements. If a staged development is considered, the incremental increase in parking spaces can be considered keeping the ultimate requirement for parking in mind.

Safety

With recognition to potential vandalism issues in the area, facilities will be designed using crime prevention design principles.

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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