

Recreation Precinct Plan

Tunkuwallin Oval

Central Coast Council

11 September 2020



Mara Consulting

Consultation + Urban Design

Creating vibrant communities through
powerful conversations

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Client	Central Coast Council
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Section 1: Introduction

Purpose of the Precinct Plan

Construction of a new district playspace within the Tunkuwallin Oval precinct is listed as a project to be implemented in Council's 2020/21 Capital Works Program.

The purpose of the precinct plan is to set out the important design principles and objectives for the site, that will help to guide the planning and design for the future development of the facility.

A driving factor in these works is to create an enhanced recreation facility that is aligned with community needs. This precinct plan includes the addition of recreation facilities and will guide improvements to the existing facilities.

Community consultation

Consultation was a key part of informing the development of the precinct plan. The community was initially invited to provide ideas and give an understanding of how they currently use the facility, while in later stages, was to provide feedback on the draft precinct plan concepts.

The purpose of the consultation program was to inform the design of the precinct plan and gather feedback about potential future stages of the project. A number of key themes were identified and have been incorporated into the precinct plan.





Section 2: Context and Analysis

Regional context

Tunkuwallin Oval is the only sporting facility in the Summerland Point - Gwandalan area. It is well used by the residents of these communities and provides a number of outdoor recreational opportunities.

The facility is set in a picturesque bushland setting. It sits on the edge of bushland that runs along the spine of the Summerland Point - Gwandalan peninsula.

Being centrally located on the peninsula, Tunkuwallin Oval is well suited to serve the surrounding communities by providing the recreational facilities wanted by the local residents.



Figure 2.1: Regional context
Source: Google maps

The site

Tunkuwallin Oval is located at 130 Kanangra Drive, Gwandalan NSW 2259. It incorporates Lots 1 & 2 DP 618314 and covers an area of approximately 6.07ha (the site). The land is owned and managed by Central Coast Council and zoned RE1 – Public Recreation.

The site is accessed by Kanangra Drive on the eastern boundary, with low density residential properties opposite. Rural residential properties are located to the north, remnant bushland to the west and south, with the Gwandalan-Summerland Point Rural Fire Station also located on the southern boundary.

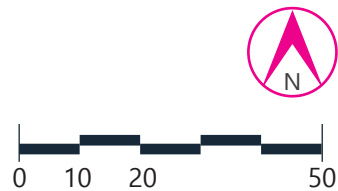
The facility currently contains sporting fields with a building that houses changing rooms, and a covered canteen adjacent to it. There are also public toilets, a community hall, multi-purpose courts, skate park and informal carparks. Current user groups of the sporting fields include local sporting clubs that are part of the following associations: Central Coast Football (soccer), Central Coast Cricket, Wyong District Netball Association, and local schools. The hall is booked by Council.

A detailed analysis of the site was undertaken to inform the development of this precinct plan. The following section of this report provides an overview of the key aspects of the site.

- Traffic and car parking
- Ecological character
- Cycling and pedestrian network
- Recreation types
- Land zoning
- Bushfire prone land.

Legend

- 1 Slip road is used for ad-hoc parking when the park is in use
- 2 Existing Heritage Walk shared pathway
- 3 Existing cleared area with potential future recreational use
- 4 Pedestrian connection to the community east of the park
- 5 Telecommunications tower.



Site character

Tunkuwallin Oval offers a unique recreation experience. It is surrounded by bushland and has an informal feel to it. Native trees have been retained within the site, strengthening the connection to the surrounding bushland.

The fields and courts are in good condition. These are defined by fencing, which also helps contain vehicles off the grass.

The access roads and pathways are primarily gravel and unstructured. There is a well-defined parking area south of the community hall. However the parking is far from the sports fields, so most visitors park along the slip road.

The buildings are showing signs of ageing, however are in good working order. Currently, shipping containers are used for storage. Consideration should be given to replacing the containers with permanent storage sheds, or storage rooms integrated with new buildings when they are replaced. Any upgrades to the buildings should include using consistent architectural forms and materials that will unify the park while making it function more efficiently.

The photographs on this page provide a visual reference to the character of the site.



Images: 1-Community Hall, 2-Canteen and storage containers, 3-Fields and changing facilities, 4-Skate park, 5-Multi-use courts, 6-Heritage walk.

Site analysis

Traffic and car parking

Currently there is no clearly defined vehicle entry point or parking area. The slip road serves as the main access point and is used for ad hoc parking as well as circulation.

There is a gravel accessway that leads to the space between the changing room and courts that is used for informal parking. The only formalised parking is located south of the Hall. This is an unsealed area defined by sandstone blocks.

Any improvements to the site needs to address the lack of safe vehicle access and parking.



- Legend**
- ←---→ Main road
 - ←---→ Internal access
 - █ Parking
 - █ Overflow parking
 - ←---→ Restricted access track

Cycling and pedestrian network

There are two pathways that link Tunkuwallin Oval to the surrounding community. The main link is the shared pathway that runs along the northern boundary. This path primarily links to the Summerland Point community to the west. This path continues north along Kanangra Drive.

The second connection is across the road from the Community Hall. This is a footpath that joins Bay Vista Way to the east.

Internally, there is no legible network for pedestrians. Most of the spaces are used as ad hoc parking areas, which could pose a safety concern to people negotiating the space on foot.



- Legend**
- ←---→ Pedestrian and cyclist shared pathway
 - ←---→ Internal pedestrian circulation
 - █ Activity areas

Recreation areas

Tunkuwallin Oval is primarily an active recreation facility. Its main components are sports fields, courts and a skate park. There is a distinct lack of passive and unstructured recreation space in the park. Although the sports fields can be used for informal recreation when not in use, the lack of unstructured space means people primarily visit the park to participate in one of the sporting activities.

Providing informal spaces will increase the potential use of the park by the broader community.



- Legend**
- █ Walking / running / cycling
 - █ Active sport
 - █ Passive, non-structured

Land zoning

The entire site falls into the RE1 Public Recreation zoning. This zoning extends westward beyond the site boundaries. South of the site is classified as SP2-Infrastructure and contains an emergency services facility and a sewerage treatment works. North of the site is E3-Environmental management zoning. Across Kanangra Drive to the east is the residential area that is zoned R2 - Low density residential.



Legend

- E3 - Environmental management
- RE1 - Public recreation
- R2 - Low density residential
- SP2 - Infrastructure

Ecological character

The site is set along the edge of a bushland corridor that runs north and south along the spine of the Summerland Point - Gwandalan peninsula. The bushland is made up of the Narrabeen Doyalson Coastal Woodland vegetation community.

The bushland helps define the character of the area and the Tunkuwallin Oval site. This bushland should be preserved and incorporated into future designs to improve the park.

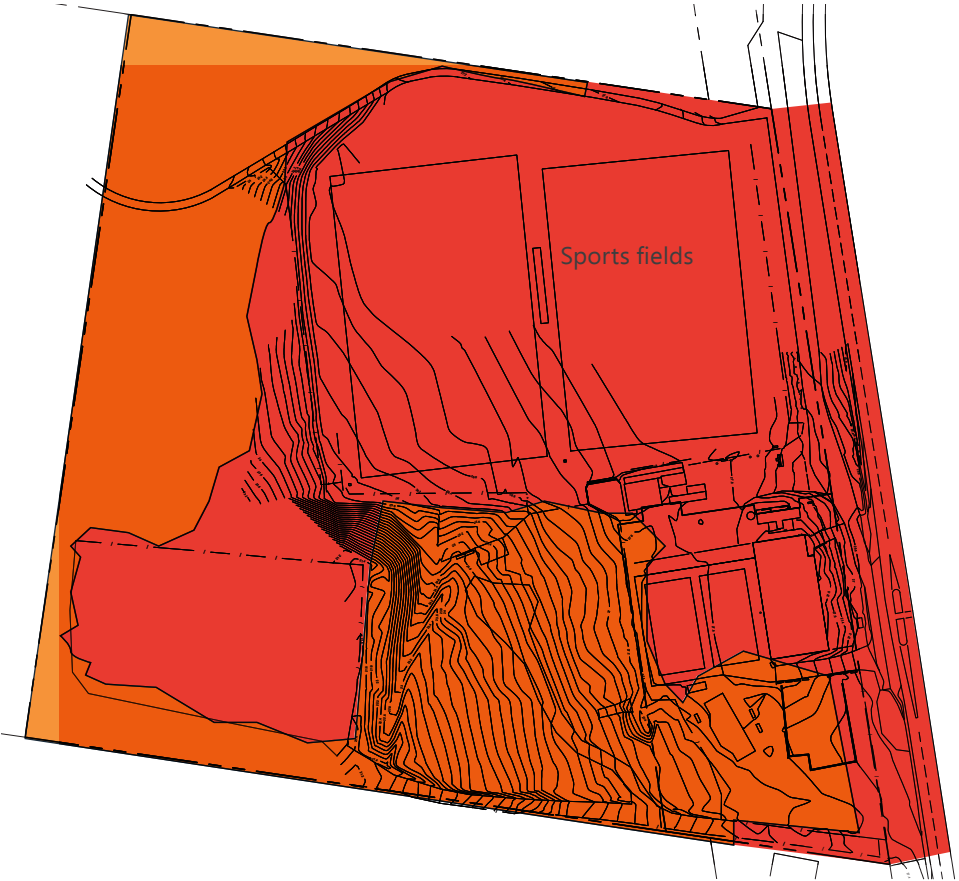


Legend

- Vegetation community: Narrabeen Doyalson Coastal Woodland
- Open space
- Cleared area

Bushfire prone land

The site is located in bushfire prone land. The vegetation that exists on site and west of the site is classified as Vegetation Category 1. The cleared land and the sports fields are classified as vegetation buffers.



Legend

- Bushfire prone land: Vegetation category 1
- Vegetation buffer



Section 3: Vision and Objectives

Vision

The precinct plan is to deliver a well-planned recreational facility that will meet the needs of the local community now and into the future. That requires the facility to support a wide range of activities and users of diverse ages and ability levels.

The key elements to supporting the vision are:

- Incorporation of all existing elements within the facility. It is not anticipated that any of the existing infrastructure within the facility will be demolished or relocated as part of the precinct plan. This excludes the skate park, which will be demolished and upgraded.
- Consideration of existing mature vegetation on site and designing for the retention of such vegetation as much as possible.
- Incorporation of ancillary facilities to provide supporting infrastructure as appropriate to the scale of the facility, such as:
 - Shade
 - Water station
 - Connecting pathways into the facility
 - Circulation pathways within the facility.
- Provide clear site lines into the skate park from Kanangra Drive, as well as within the site to enable passive observation.

Objectives

This precinct plan will guide future improvements to the recreation facilities. The improvements need to respond to the community’s desires and should also tie the elements within the park together to function as a single recreation facility.

The key objectives are included below.



Provide a district level play space that is accessible for all users.

- Located near other facilities
- Active and dynamic play areas
- Sensory and creative play areas
- Natural play areas.



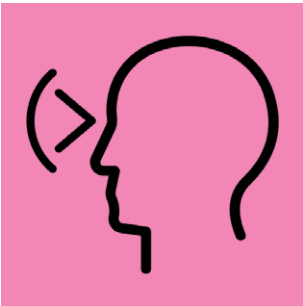
Provide an area for a local level skate park.

- Space for activities and spectators
- Easy access from roadway
- Increased visibility from adjacent road.



Improve the visual amenity of Tunkuwallin Oval.

- Improvements to the landscape
- Update sporting facilities.



Improve safety and passive surveillance.

- Provide clear site lines from Kanangra Drive
- Maintain clear site lines within the site.



Improve accessibility for pedestrians and cyclists.

- Connections within the facility, including to Tunkuwallin Hall
- External connections to the community
- Connection to Heritage Walk
- Accessible approach to Tunkuwallin Hall.



Provide functional and easily accessible facilities for the various sporting groups.

- Changing rooms
- Storage sheds
- Public toilets.



Increase user comfort.

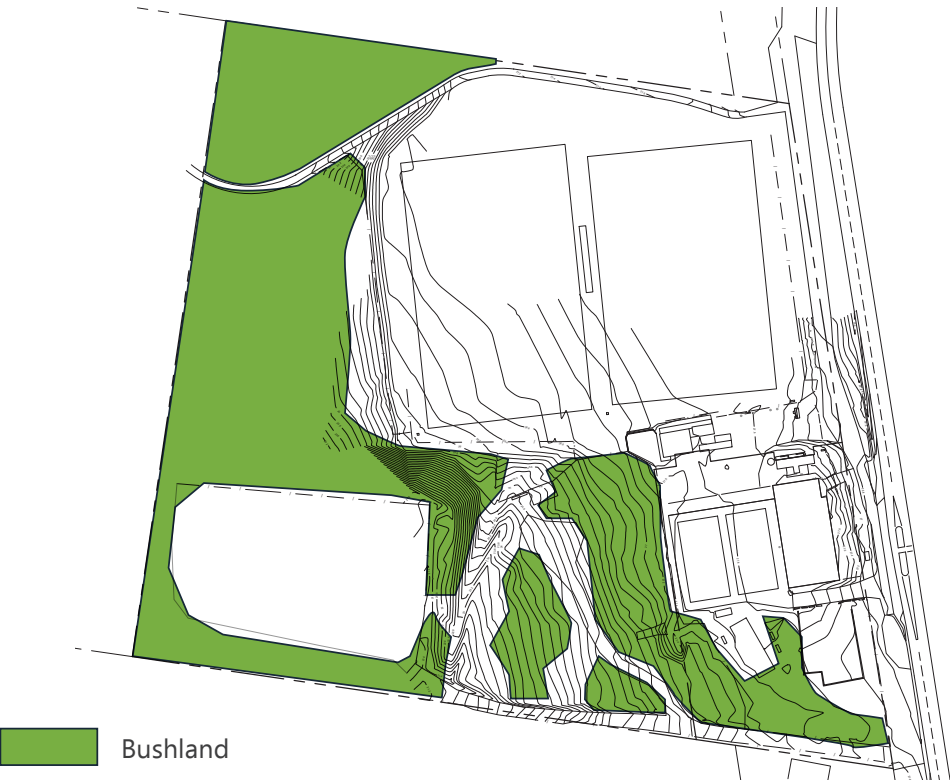
- Shade at gathering and play areas
- Seating of various types in convenient locations
- Picnic facilities
- Water bubblers.



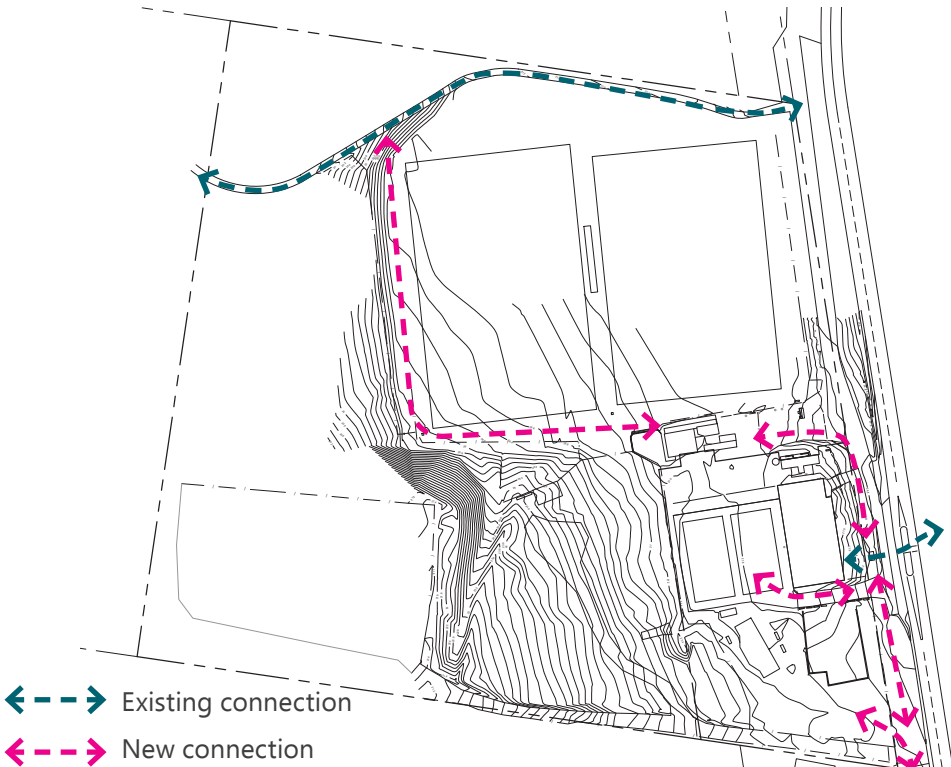
Improve parking by providing spaces and safe traffic flows within the site.

- Entry off Kanangra Drive
- Parking with easy access
- Option for future expansion.

Design principles



Principle 1: Retain and enhance the natural beauty of the site



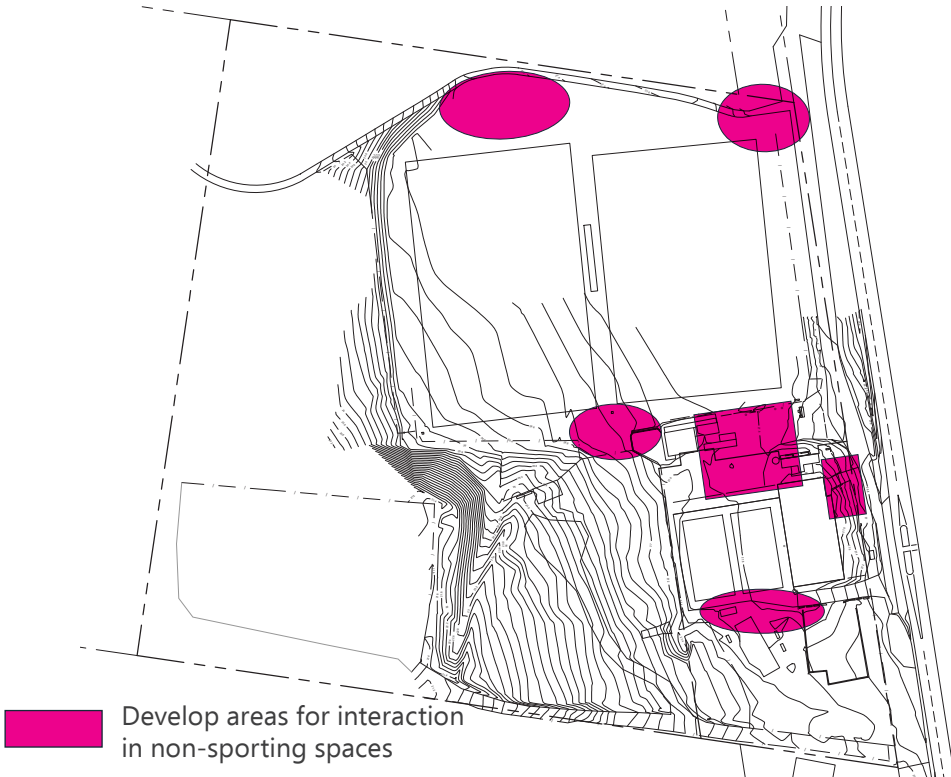
Principle 2: Create visual and pedestrian connections to the community.



Principle 3: Provide a safe, welcoming, inclusive park and sports facility for everyone.



Principle 4: Design for flexibility of uses and activities across the park.



Principle 5: Create a shared sports complex that encourages interaction and community use.



Section 4: Precinct Plan

Tunkuwallin Oval Precinct Plan

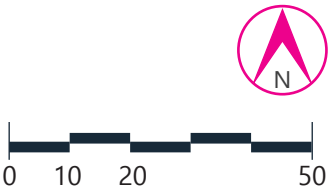
Plan overview

This precinct plan has been developed based on a response to the analysis and the community feedback. A focus has been placed on the following key components:

- Formalise the vehicular circulation and parking to keep cars along the edges of the park. This will promote free pedestrian movement within the facility without the danger of vehicles moving through it. Parking is also increased and made safer with formal entry points and roadways.
- Create a safer pedestrian network that is efficient and links the facility elements together. This includes pedestrian spaces for leisure, relaxation, rest and fitness.
- Increase user comfort by introducing shade structures and planting additional trees, providing seating at key locations and promoting open visual lines of sight.
- Improving access to the existing buildings by tying them into the pedestrian network and providing accessible footpaths to them.

Legend


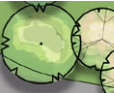
- | | |
|--|---|
| A Existing hall | 7 Forecourt/entry to skate park, play areas and hall |
| B Existing changing rooms | 8 Play area with accessible components |
| C Existing amenities block | 9 Shared pathway to Heritage Walk |
| D Existing multi-use courts | 10 Skate park |
| E Existing multi-sport fields | 11 Lawn |
| F Existing telecommunications tower | 12 Shade structure |
| 1 Storage sheds | 13 Potential future access to west. |
| 2 Covered canteen/BBQ/picnic area | |
| 3 Entry drive | |
| 4 Parking | |
| 5 Accessible pathway to hall entrance | |
| 6 Pathway connection | |



Enlarged detail plan

Legend

- [A] Existing hall
- [B] Existing changing rooms
- [C] Existing amenities block
- [D] Existing multi-use courts
- [E] Existing multi-sport fields
- [F] Existing telecommunications tower
- [1] Storage sheds
- [2] Covered canteen/BBQ/picnic area
- [3] Entry drive
- [4] Parking
- [5] Accessible pathway to hall entrance
- [6] Pathway connection
- [7] Forecourt/entry to skate park, play areas and hall
- [8] Play area with accessible components
- [9] Shared pathway to Heritage Walk
- [10] Skate park
- [11] Lawn
- [12] Shade structure
- [13] Potential future access to west

-  Existing trees to be retained
-  Proposed new trees.



Precedents

Upgraded structures



New/upgraded building - To house new changing rooms, toilets, storage, kitchen and canteen. Will increase space efficiency and security. EDSACC South.



Open roof structure - Shelters provide unstructured spaces that can be used in many ways. Swadling Reserve.



Shaded BBQ and eating - Flexible park structures provide areas to gather, BBQ and eat together.

Passive recreation



Walking paths - Pathways within the park offer recreation opportunities. Pathways also connect to external path systems that extend into the surrounding community.



Open play - Open lawn areas encourage informal activities and play.



Social interaction - Open lawn areas and shaded picnic facilities encourage social interaction and activities.

Play spaces



Informal play space - Adventure play spaces attract young families and offer creative play and skill development. University of Wollongong Early Start Discovery Space.



Traditional play spaces - Recognisable prescriptive play components with universal access. Jo Wheatly Playground.



Accessible play - Shaded and inclusive play for any ability is encouraged. Paperbark Playspace.

Skate parks



Street terrain - Elements of the skate park mimic the street with kerbs, rails and steps that are encountered every day. Berkeley Vale Skate Park.



Bowl terrain - Offers a unique experience to the skater, who must develop and use new skills. Banjo's Skate Park.



Shaded skate park - Shaded areas within the skate park can increase user comfort and use. Murray Skate Park.



Section 5: Recommendations

Recommendations

Fields and courts

Multi-sport field

No changes are proposed to the fields or field surfaces.

Add shared pathway along western edge of fields to connect the Heritage Walk with the buildings and courts.

Multi-use courts

No changes are proposed to the court layout.

Maintain surface to playable standards.

Added pedestrian pathways, play space, skate park and parking adjacent to the courts will improve the area and may increase foot traffic across the courts.

Buildings

Changing rooms

Demolish and replace, or upgrade the existing changing room building to include storage sheds east of the building.

Demolish the canteen structure and replace with new facility with bbq/cooking area, preparation space and serving area. This can be incorporated into the amenities structure.

New shade structure west of the building to serve as a picnic area.

Amenities block

Upgrade or replace amenities block.

Hall

No changes are proposed to the building structure or to the building interior. Investigate potential to provide doors along the western side of the building to enable direct connection to the multi-use courts.

Circulation

Vehicle circulation

Create new main entry to parking along the southern boundary leading to the parking areas.

New vehicle access to the multi-use courts for overflow parking.

Emergency access along south wall of the Community Hall.

New parallel parking along slip road adjacent to fields. Change this road to one-way system.

Formalise parking between the fields and amenities block, and to the front of the hall.

Pedestrian circulation

Install new pathways along changing room building and connect with a shared pathway to Heritage Walk along western side of fields.

New pathways as indicated on the plan to connect the fields, courts, skate park and parking areas.

New footpath along Kanangra Drive to connect to Community Hall entrance.

Provide accessible pathways to all buildings and facility elements.

Play space

New district level play space between the courts and changing room building to include accessible play elements, adventure play, scooter track and shade.

Retain existing trees in this area.

Skate park

Relocate existing local level skate park south of the Community Hall to include shade and spectator area.

Other works

Signage and way-finding

Install site maps at key locations.

Install signs to amenities block.

Develop and install information signs describing heritage and key names.

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