

**GROUPGSA**



# **ALROY OVAL MASTER PLAN**

**Master plan report [FINAL]**

Blaxland Avenue, Singleton Heights

*We acknowledge the traditional custodians of the land, and pay our respects to their elders past present and emerging, recognising their continuing connection to land, waters and culture.*

Issue	Reason	Date	Prepared	Checked
1	Draft analysis report for information	12/11/2020	AH	JH
2	Draft master plan report	22/12/2020	AH	JH
3	Updated report following council feedback	16/02/2021	AH	JH
4	Final report issued for adoption	28/05/2021	AH	JH
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# SITE ANALYSIS & OPPORTUNITIES

Outcomes of initial site investigations, analysis and identification of opportunities prior to preparation of the master plan

# 01

# INTRODUCTION

## Purpose of the master plan

### The master plan will guide future development and encourage strategic investment in facilities

The purpose of the master plan is to guide the future development of Alroy Oval. It will give council, key stakeholders and the community confidence in the direction of future use, allowing for investment by current and potential future stakeholders.

A plan for the future allows council and key stakeholders to develop plans for upgrade projects which can take advantage of future funding, including grant applications and development contributions.

The master plan process brings together all current and future users (including the local community) to determine a way forward which best serves the local community.

## Current usage

### Used primarily by organised sports, with supporting community use

Alroy Oval provides a large, open space resource for the Singleton community, drawing users from the wider area for its organised sporting uses. The open space area is dominated by formal playing fields, with supporting facilities such as amenities building, car parking and specialist athletics facilities.

The oval is currently used by Singleton Strikers Football Club and Singleton Track and Field Club, with general community use occurring informally at various other times.

A playground and demountable building provide resources for the general community, including a local playgroup meeting weekly.

## Demographics

The 2016 census produced the following data for Singleton Urban Centre (incorporating Singleton, Singleton Heights, Hunterview & McDougalls Hill)

### Population data

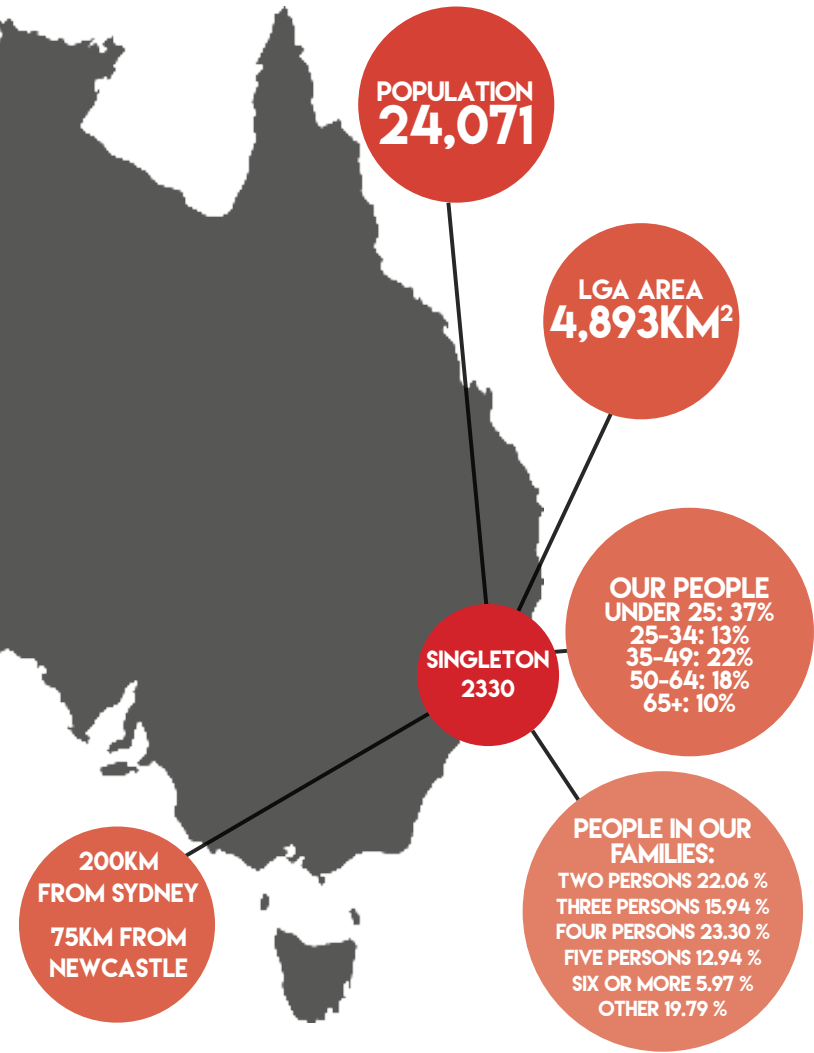
- Population 13,214
- Median age 35
- 3,442 families
- 5,638 dwellings
- Singleton is over-represented in youth, from ages 0-29 (compared to the NSW average)
- Singleton is under-represented in ages 55+ (compared to the NSW average)
- 85% were born in Australia
- 82% reported ancestry from Australia, UK & Ireland

### Economic data

- Employment rates for all types of work are close to the NSW average
- At 7.6%, the local unemployment level is slightly higher than the NSW average of 6.3%
- Mining is the biggest employment sector within Singleton, employing approximately 36% of locals (source: Community Strategic Plan 2017-2027)
- Median family and household incomes are slightly higher than the NSW average

Community Strategic Plan 2017-2027 (page 5), Singleton Council

## OUR SINGLETON



Community Strategic Plan 2017-2027 (page 6), Singleton Council

## OUR INDUSTRIES

Located in the heart of the Hunter Valley, Singleton's economy is built on the rich natural resources the land provides. Boasting a world class mining industry, internationally renowned wine and food experiences and a long history of agricultural activities, in addition to a strong Defence industry based at Lone Pine Barracks, Singleton is well positioned to continue to diversify the local economy and thrive into the future.



SINGLETON COMMUNITY STRATEGIC PLAN 2017 - 2027 | PAGE 6



# REGIONAL CONTEXT

## Physical context

**Singleton has two distinct urban areas, and Alroy Oval is a key open space in the Singleton Heights area**

Singleton is located on the traditional lands of the Wanaruah / Wonnarua People. The Singleton urban area is divided in two, separated by the Hunter River and a band of agricultural land.

Alroy Oval is located within the Singleton Heights & Hunterview urban area, to the north-west of the Singleton Town Centre and original township. Bridgman Road separates Singleton Heights (to the west) and Hunterview (to the east). A railway line forms the western barrier of the Singleton Heights area, linking north to Muswellbrook & Scone and south to Maitland & Newcastle.

Singleton Town Centre is surrounded by *Strategic Agricultural Land - Biophysical*, listed under the Strategic Regional Land Use Policy introduced in 2012, curtailing expansion of the original urban area.

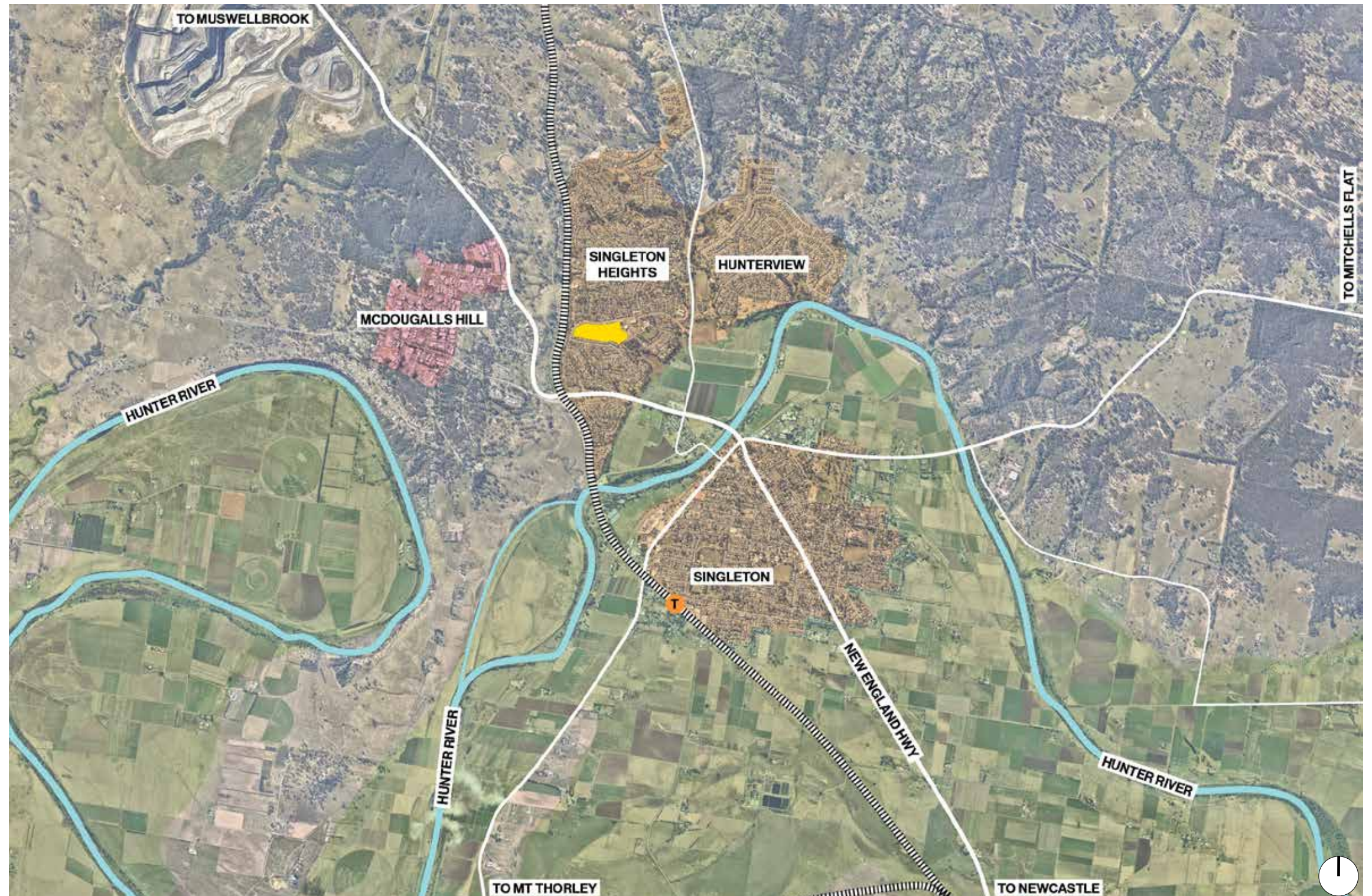
## Economic context

**Singleton Heights is primarily a residential area, with most locals commuting for work**

A small neighbourhood centre and cluster of supporting facilities (Singleton Diggers, Singleton Heights Sports Centre, Singleton Heights Public School and Singleton Heights Preschool) near Alroy Oval provides the main employment opportunities in the local area.

Singleton Town Centre offers a larger range of employment options, and an enterprise area to the west of Singleton Heights acts as a large employment hub.

Additionally, over one third of the Singleton community are employed in the coal mining sector, working primarily within the Singleton region.





# LOCAL CONTEXT

## Recreation context

**Alroy Oval contains the only public sporting fields within the Singleton Heights residential area**

Singleton Heights offers a number of parks within the area, predominantly pockets parks bounded by residential lots or linear park spaces alongside watercourses. The surrounding parks provide opportunities for the community to walk, cycle and use children's play equipment, with small informal open space areas supplementing other uses.

Alroy Oval provides a large, open area for organised sport, allowing for community use outside of peak times. The neighbouring Singleton Heights Sports Centre supports the recreation offering with both internal and external sports courts.

## Accessibility

**Alroy Oval is easily accessible by car and is also served by local bus routes.**

Alroy Oval is easily accessed by car from Blaxland Ave, with off-street car parking opposite Forest Ave and a long road frontage accommodating a large number of cars in angled parking bays.

The park is served by four bus routes connecting to Singleton Town Centre and Singleton Train Station:

- 180 Singleton Heights to Stockland Green Hills
- 402 Singleton to Darlington & Hunterview
- 403 Singleton to Singleton Heights via Hunterview
- 404 Singleton to Hunterview (anti-clockwise)

Formal (paved) pedestrian and cycle connections are provided from Blaxland Ave near the amenities buildings, with additional informal (grassed) access available from Dorsman Drive and Lawson Ave opposite James Cook Ave.





# CURRENT USE

## Organised sports

**Currently shared by Singleton Strikers and Singleton Track & Field Club, Alroy Oval juggles formal sports use with informal community use.**

Alroy Oval is the home of the community portion of the Singleton Strikers Football Club. It is heavily used throughout the winter season for both training and games. Although Alroy Oval is identified as the home of Singleton Strikers FC, the premier portion of the club is based out of Howe Park in Singleton.

The current pattern of use by Singleton Strikers FC during the soccer season (typically March/April to August/September) includes:

- Training held Monday to Thursday evenings to around 9 – 9:30pm
- Occasional Friday night games (senior teams)
- Saturday game day (all day) for junior teams

Alroy Oval is also home to the Singleton Track & Field Club. Amateur-level participation is limited to the summer season, with a small number of high-performance athletes continuing training over winter at another park within Singleton.

Current pattern of use by Singleton Track & Field Club during the athletics season (typically August/September to March/April) includes:

- Tuesday evening game day for all members, typically running 4pm – 8:30pm
- High performance training group 3 times/week
- Zone athletics carnival hosted at Alroy

## Community use

**A local playground and community building provide facilities for general community use outside of organised sporting activities.**

Alroy Oval contains a demountable community building in the north-east corner of the site which houses a local playgroup, meeting once per week. The building has a small, fenced outdoor area associated with it, allowing for outdoor child's play in conjunction with internal usage.

A local-level playground is located adjacent to the car park on Blaxland Avenue, providing shaded play opportunities for local residents. The playground is well-used during organised sports events but appears to be under-used outside of these times.

Local schools also utilise Alroy Oval for sporting events, including annual athletics carnivals. The zone athletics carnival is also held at Alroy Oval in summer.

### Singleton Heights Preschool

A portion of land in the south-eastern corner of the site has been identified within the Singleton LEP for reclassification as operational land. This land parcel accommodates the non-profit Singleton Heights Preschool, opened in 2008.

The centre occupies a portion of land separated from the rest of the park by a steep-sided intermittent waterway and is accessed from Dorsman Drive. The facility is fully fenced and sits separate from the reminder of the park.

Current use mapping: Athletics. Graphics prepared by GroupGSA.  
Current use mapping: Football (soccer). Graphics prepared by GroupGSA.





# EXISTING FACILITIES



01/

## Amenities buildings

There are currently two buildings on site, one single storey building with tiled verandah, and one two-storey building with large covered area to the east. The buildings accommodate toilet and change room facilities and storage areas for Singleton Strikers and Singleton Track and Field Club. The covered outdoor area is used by both clubs, groups such as schools, personal trainers and the general community.

The following issues were identified with the current facilities:

- Tiled access is very slippery when wet
- Facilities are aged and in need of repair or replacement
- No accessible toilet facilities are provided
- Athletics storage area is inadequate in size
- Some areas of the building are redundant and not used (e.g. second story of eastern building)



02/

## Playground

A local playground is provided near the car park, on Blaxland Ave near Forest Ave. The playground consists of two separate areas, one with shade sail over.

The following issues were identified with the current facilities:

- The playground is subject to vandalism, mainly graffiti
- Two play areas are separated from one another, making supervision of multiple children difficult
- Second play area is exposed, with no shade provided
- Play areas are close to car park (possible safety risk)



03/

## Sports facilities

In addition to the open grass sports fields, a number of other facilities are located on site, including:

- Two long jump pits
- Triple jump pit
- Two cricket nets
- Discus/hammer throw throwing circle & safety cage
- Shot put throwing circle

The following issues were identified with the current facilities:

- Significant falls on fields and athletics track
- Athletics track orientation creates issues with usage
- Cricket nets unused



04/

## Community building

A demountable building is located next to the car park, on Blaxland Ave near Forest Ave. A small outdoor play area is located to the north of the building, fenced to provide a secure indoor/outdoor facility.

The following issues were identified with the current facility:

- Building reaching end of useable lifespan
- Building used by only one user, a local playgroup meeting once per week. Layout and condition do not encourage use by other users



05/

## Drainage / riparian zone

The south-eastern corner of the site is dominated by a steep-sided drainage line running south towards Dorsman Drive. The waterway travels in a culvert under the roadway, continuing as a tributary to the Hunter River to the south-east.

The following issues were identified with the current environment:

- Significant weed incursion into drainage channel
- Steep gradients make maintenance and vegetation management difficult



# TOPOGRAPHY

**Alroy Oval playing surface slopes from west to east, with steep embankments to the north,south and western boundaries of the park.**

Existing large scale mapping of the site identifies approximate spot levels and contour locations which give an indication of the grading of the site. The playing surface slopes noticeably from west to east, at a grade of approximately 1:30.

The embankment to the northern boundary of the site begins opposite Mitchell Ave, increasing as Blaxland Rd heads west to approximately 2m near the amenities buildings. From this point the embankment steepens quickly, wrapping around the playing surface of the western football field.

A treed embankment occupies the western end of the park, with this area largely unusable due to the slope and access difficulties.

Another grassed embankment grades up to residential properties on the southern boundary of the park acting as an informal viewing area for sporting spectators.

The car park acts as an overland flow path from Blaxland Ave to an intermittent watercourse in the south-eastern corner of the park. Two small overland flow paths link into this watercourse from the playing fields and neighbouring residential area. The watercourse continues in a culvert under Dorsman Dr, eventually draining to the Hunter River.

**Legend**

- 10m contour lines (Source: NSW SIX maps)
- + 56.0 Approx. spot levels (Source: Google Earth)
- Embankments
- Overland flow paths / watercourses





# ECOLOGY

## State Vegetation Map

### Plant community mapping by Office of Environment and Heritage.

- The following plant communities were identified within the local area surrounding Alroy Oval:
- Hunter-Macleay Dry Sclerophyll Forests
  - + Spotted Gum - Red Ironbark - Narrow-leaved Ironbark - Grey Box shrub-grass open forest of the lower Hunter (PCTID: 1600)
  - + Spotted Gum - Narrow-leaved Ironbark-Red Ironbark shrub - grass open forest of the central and lower Hunter (PCTID: 1601)

- Coastal Valley Grassy Woodlands
  - + Narrow-leaved Ironbark - Bull Oak - Grey Box shrub - grass open forest of the central and lower Hunter (PCTID: 1603)
  - + Narrow-leaved Ironbark - Grey Box - Spotted Gum shrub - grass woodland of the central and lower Hunter (PCTID: 1604)
- Coastal Swamp Forests
  - + PCT Name: Swamp Oak - Weeping Grass grassy riparian forest of the Hunter Valley (PCTID: 1731)
- Eastern Riverine Forests
  - + River Red Gum / River Oak riparian woodland wetland in the Hunter Valley (PCTID: 42)

### Legend

	PCTID: 1600		PCTID: 1604
	PCTID: 1601		PCTID: 1713
	PCTID: 1603		PCTID: 42



## NSW Bionet

### Recorded species sightings within and in close proximity to Alroy Oval.

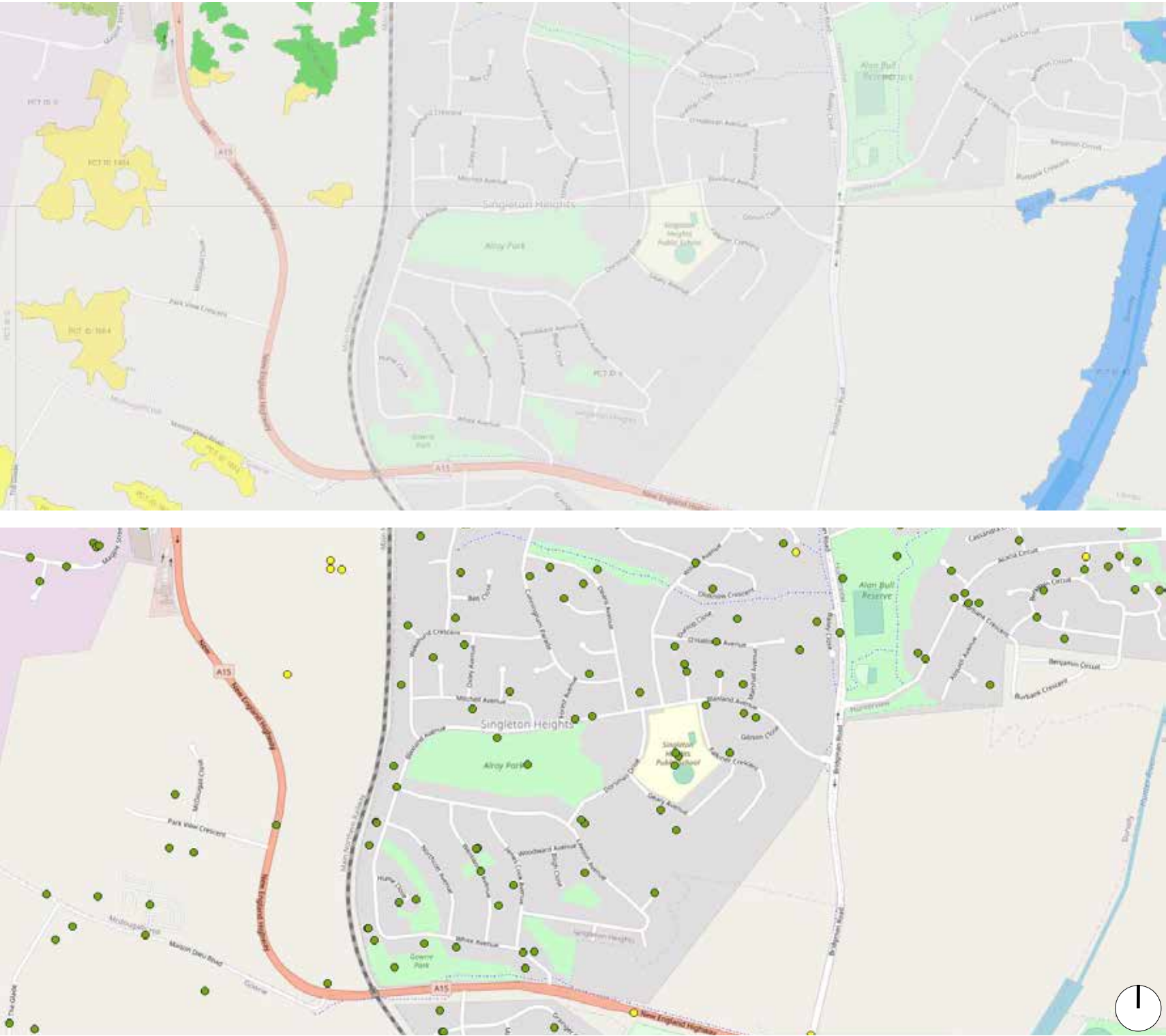
- The following threatened species were recorded in close proximity to the site:
- Grey-crowned Babbler
  - Southern Myotis
  - Little Bent-winged Bat
  - Large Bent-winged Bat
  - Little Eagle
  - Wompoo Fruit Dove
  - Diamond Firetail
  - White-bellied Sea Eagle
  - Grey-headed Flying Fox

- The following non-threatened species were recorded within the site and immediate surroundings:
- Eastern Brown Snake
  - Red-bellied Black Snake
  - Yellow-faced Whip Snake
  - Red-naped Snake
  - Eastern Blue-tongue
  - Short-beaked Echinda
  - Common Wallaroo
  - Australasian Figbird
  - Galah
  - Unidentified Microbat

### Legend

	Threatened species sighting
	Non-threatened species sighting

State Vegetation Map. Mapping by NSW Office of Environment & Heritage, accessed via SEED, 02/11/2020  
NSW Bionet - Species Sightings. Mapping by NSW Office of Environment & Heritage, accessed via SEED, 02/11/2020





## Koala habitat

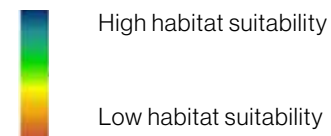
### Koala habitat suitability mapping by Office of Environment and Heritage.

Mapping carried out by the Office of Environment and Heritage to assess potential Koala Habitat Suitability identifies possible suitable habitat in the south-eastern corner of the site, abutting Dorsman Drive. Isolated patches of potential habitat trees are identified throughout Singleton Heights.

It should be noted that the maps are '*predictive models, and as such ground-truthing is required to verify the actual occurrence of tree species at any given site.*' (Koala Habitat Information Base Technical Guide, NSW DPI, 2019)

Alroy Oval is additionally located within an area identified for Koala Habitat Protection under SEPP44.

#### Legend



Koala Habitat Suitability. Mapping by NSW Department of Planning, Industry & Environment, accessed via SEED, 02/11/2020  
Riparian Land & Watercourses and Flood-prone Land. Mapping by Singleton Council, accessed via SEED, 29/10/2020



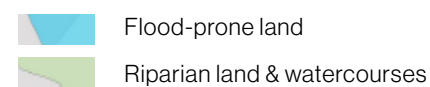
## Flooding & Watercourses

### Flood-prone Land and Riparian Lands and Watercourses mapping, Singleton LEP 2013

The Singleton LEP identifies riparian land and watercourses in the south-east corner of the Alroy Oval site, towards the Dorsman Drive boundary. A steep-sided intermittent creek/drainage line is located in this portion of the site, part of a tributary watercourse to the Hunter River.

Flood-prone lane is identified to the west of Alroy Oval, covering flat land in the original flood plain of the Hunter River to the east, south-east and south of the site.

#### Legend









# STAKEHOLDER CONSULTATION

## Singleton Strikers Football Club

### Initial discussions held October 2020

A stakeholder consultation meeting was held with Singleton Strikers FC on 22nd October 2020 at Singleton Library.

Current issues identified by the club included:

- Senior portion of club uses Howe Park as a home ground as the level of play requires additional facilities that are not provided at Alroy e.g. fencing of field and grandstand seating
- 2020 season saw Alroy, Howe and Civic Park all used for training as the wear and tear on Howe is too high for the senior teams to train and play there all season
- Northern end of athletics track permanently shaded in winter by trees leading to damp ground and compaction
- Club is growing in members, with growth in numbers for three (3) years prior to the 2020 season (numbers impacted due to Covid-19 pandemic)

The key 'wish list' items identified by the club included:

- Desire to have 3 full-sized pitches to allow the club to hold all training in one location, promoting continuity of club from junior to senior level
- Desire for a new building to replace existing, including provision of accessible amenities
- Low (1m high) fence to surround field 1 to allow women's, over 35s and pre-season games for senior teams to be hosted at Alroy Oval
- Additional parking on site would be desirable in long term (particularly if additional games are played here)

## Singleton Track and Field Club

### Initial discussions held October 2020

A stakeholder consultation meeting was held with Singleton Track and Field Club on 22nd October 2020 at Singleton Library.

Current issues identified by the club included:

- Fields fall too steeply for athletics – home run on track (and 100m) runs uphill
- Athletics track runs in incorrect orientation, E-W rather than N-S so uncomfortable to use
- Northern end of athletics track permanently shaded in winter by trees leading to damp ground and compaction
- Occasional vandalism with glass found in long jump pits during 'party season'

The key 'wish list' items identified by the club included:

- Accessible amenities are required as the club is an all-inclusive club and needs to be able to offer facilities to suit all members/participants
- New amenities building including the following:
  - + Storage room approx. 9x7m
  - + Toilets – four fully accessible cubicles would be excellent
  - + Community room available for use for marshalling to enable carnivals to be held
- Ability to hold weekend galas (requires additional internal area available for infrequent use)
- Relocation to Rose Point/Cook Park preferred as the master plan identifies a permanent athletics facility in south-western end of park (corner Rose Point Rd & Ryan Ave)

## Singleton Council

### An existing master plan locates athletics facilities at Rose Point

The existing Landscape Master Plan for Rose Point and James Cook Parks (shown below) includes athletics facilities at Field #5 in the south-western corner of the site.

No athletics facilities currently exist on site and thus the opportunity exists to relocate Singleton Track and Field Club from Alroy Oval to Rose Point.

This relocation would resolve a number of site-specific issues faced by Singleton track and field club

at Alroy Oval, including undesirable orientation of the 400m track (particularly the 100m sprint track) and grading which makes the installation of new facilities with correct falls and grading difficult.

The proposed location at Field #5 at Rose Point is a naturally flatter site which would better accommodate any upgraded or new facilities proposed by Singleton Council or Singleton Track and Field Club.

## Community

### The local community was engaged with a formal exhibition period in 2021

Council at its meeting of 15th March 2021 resolved to place Alroy Oval Draft Master Plan on public exhibition for a period of 30 days. The exhibition period ran between 24 March and 23 April 2021. In addition, two drop-in sessions were held at Alroy Oval on Monday 29 March 2021 from 10-11am and Wednesday 31 March 2021 from 5-6pm.

Whilst Council officers discussed the plan with interested persons at the drop in sessions, no formal submissions were received.



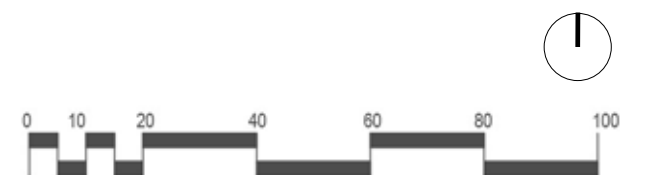




# OPPORTUNITIES

## Legend

- |  |  |                                     |
|--|--|-------------------------------------|
| 1. Remove existing buildings                               | 4. Formalise car park  | 7. Strengthen ecology               |
| 2. Possible new amenities locations                        | 5. Consolidate playground, utilising existing shade from trees | 8. Establish additional tree canopy |
| 3. Regrade playing fields (new embankments between levels) | 6. Investigate options for land use                            | 9. Improve access into the park     |





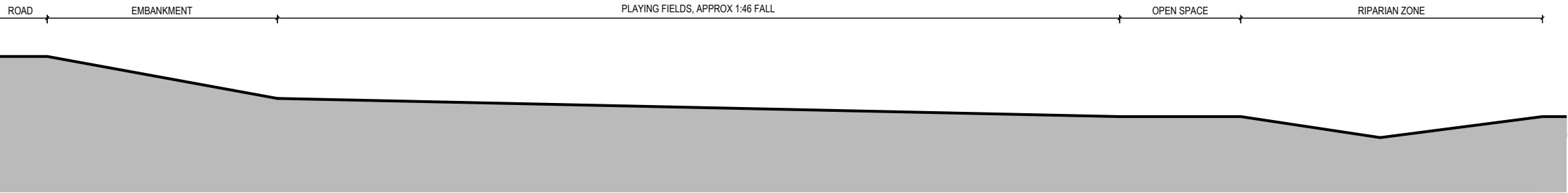
Regrading options

Various regrading opportunities exist to deliver flatter sporting surfaces for both existing users, Singleton Strikers and Singleton Track and Field Club.

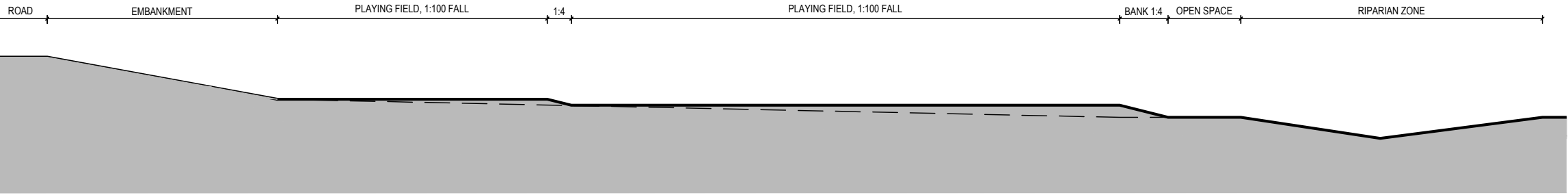
Section 02 shows possible regrading to retain the existing athletics track location while flattening both area of playing surface.

Section 03 shows possible regrading if the athletics track is relocated to another off-site location (as per Cook Park master plan) and Alroy Oval is dedicated for use by football.

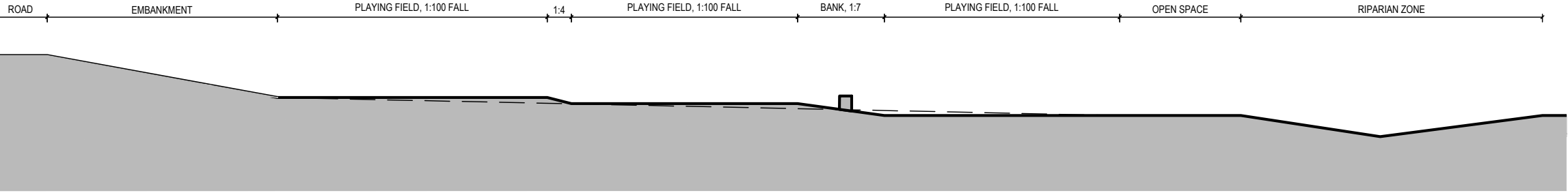
Both options are to be considered in concept design stage.



01/ Existing section



02/ Regrade to retain athletics

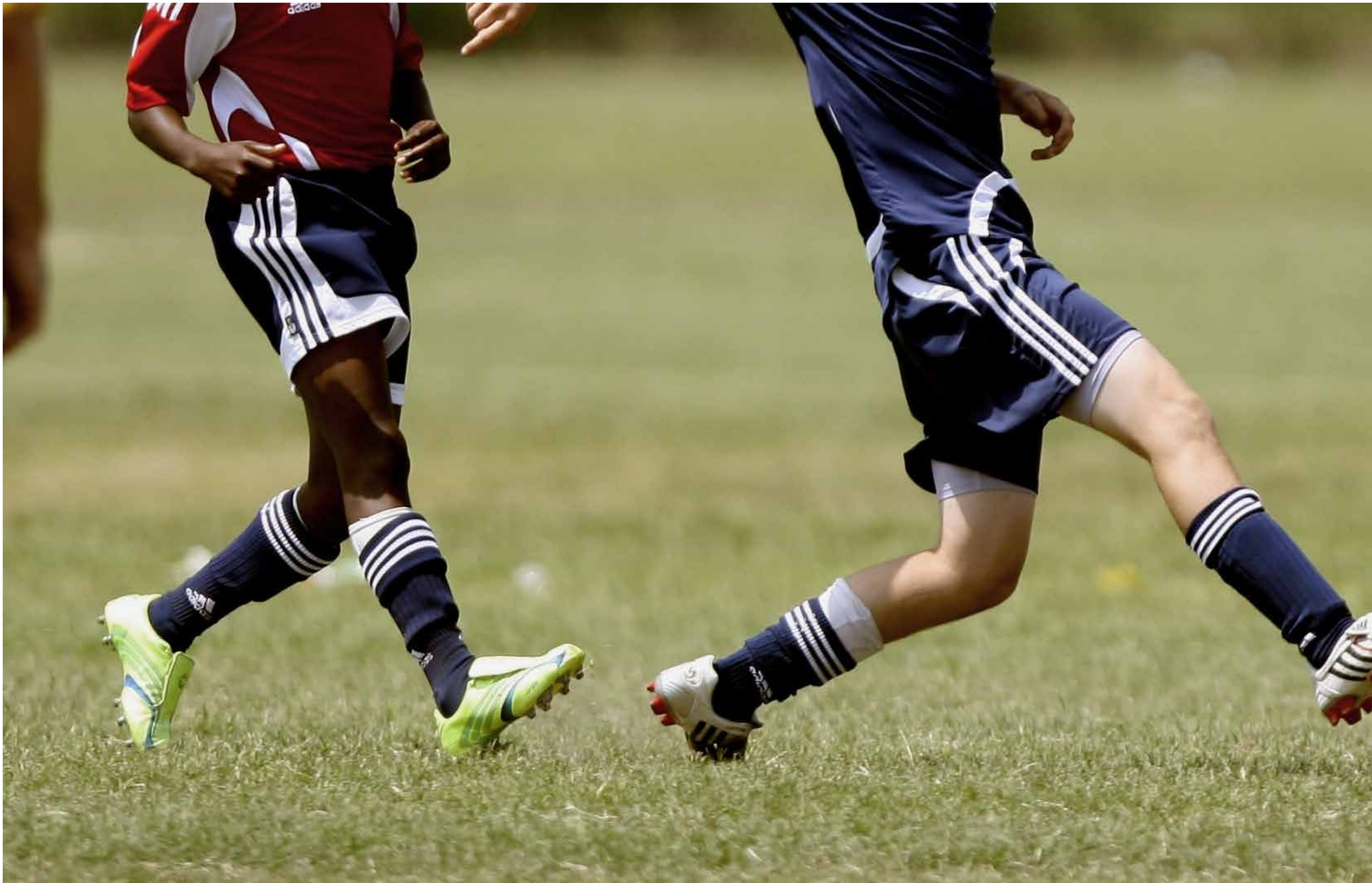


03/ Regrade for football only

Regrading opportunities











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# SPORTS FIELD LAYOUTS

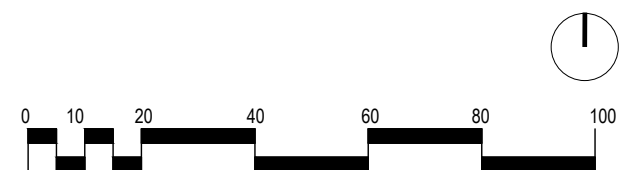
Exploration of options for sports field layouts within Alroy Oval

# 02





# FIELD OPTION 1





# FIELD OPTION 1

## Community facilities

### Amenities building

A footprint of 40m x 10m has been allowed for the amenities building. Two possible locations are provided for the amenities building, option A to the east of the sports fields, and option B to the west of the sports fields.

Option A key factors:

- Close to car park (easy access for DDA compliance and deliveries)
- Close to playground
- Encourages use of eastern-most field as main field, with potential issues on field due to shading of northern goal mouth by existing trees

Option B key factors:

- Requires access from Blaxland Rd embankment (complicated levels & possible steep ramps)
- No relationship to playground
- Western-most field remains as main field, approximately 300m from car park

### Playground

A playground area is designated in the north-eastern portion of the site adjacent to Blaxland Avenue and the on site car parking.

The playground is approximately 20m x 10m and is located to utilise shade from existing established trees along the road frontage.

### Parking

The existing car park area is to be formalised within the current hardstand area. A row of large trees can be planted in a central median to provide shade and reduce heat load.

104 parking spaces are provided.

## Sporting facilities

### Football

Three full size football fields are provided with playing areas of 105 x 65m per field. A 5m run-off safety zone is provided around each field. Two fields are oriented at 7° east of north, and one field is oriented at 8° west of north. All fields are within the limits of good orientation for sporting fields.

The eastern-most field is oriented to enable retention of the existing sports field lighting. A warm-up / training area of approximately 2,000m² is provided in the space between pitches.

Shallow embankments between pitches accommodate spectator viewing areas.

### Athletics

No athletics facilities are provided in this design option.

## Topography

### Grading

Regrading of the playing area is suggested to improve the playability of Alroy Oval. The levels and grading are based on 2m contour data extracted from Singleton Council's GIS mapping.

Each field is designed with a 1:80 crossfall. Small embankments are proposed between fields at grades of approximately 1:8. It is anticipated that these will act as spectator viewing areas.

The existing embankments around the edges of the Oval remain largely unaltered.

## Trees

### Tree loss

There is no anticipated tree loss with the proposed layout.

### Tree planting

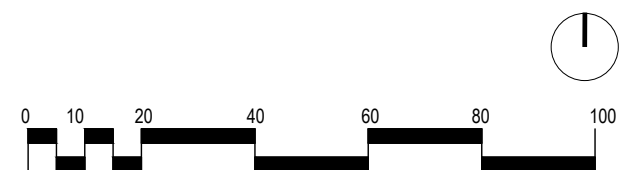
Opportunity exists to establish trees along the southern boundary of the site, towards the rear boundary of the Lawson Ave residences.

Expansion and strengthening of existing vegetation in the riparian zone (south-east corner of the site) and western embankment would be proposed.





# FIELD OPTION 2





# FIELD OPTION 2

## Community facilities

### Amenities building

A footprint of 40m x 10m has been allowed for the amenities building. Two possible locations are provided for the amenities building, option A to the northeast of the sports fields, and option B to the east of the sports fields.

Option A key factors:

- Utilises existing access from Blaxland Ave (easy access for DDA compliance and deliveries)
- Close to playground & multi-court
- Encourages use of eastern-most field as main field, with potential issues on field due to shading of northern goal mouth by existing trees

Option B key factors:

- Close to car park (easy access for DDA compliance and deliveries)
- Close to playground & multi-court
- Separated from playing fields, with warm-up/ training area between

### Playground

A playground area is designated in the north-eastern portion of the site adjacent to Blaxland Avenue and the on site car parking.

The playground is approximately 20m x 10m and is located to utilise shade from existing established trees along the road frontage.

### Parking

The existing car park area is to be formalised within the current hardstand area. A row of large trees can be planted in a central median to provide shade and reduce heat load.

104 parking spaces are provided.

## Sporting facilities

### Football

Three full size football fields are provided with playing areas of 105 x 65m per field. A 5m run-off safety zone is provided around each field. The fields are oriented at 7° east of north, within the limits of good orientation for sporting fields.

A warm-up / training area of approximately 3,000m<sup>2</sup> is provided in the space between pitches.

Shallow embankments between pitches accommodate spectator viewing areas.

### Athletics

No athletics facilities are provided in this design option.

### Multi-Use sports court

A fenced multi-use sports court is included in the north-eastern corner of the site, in the current position of the demountable community building. The court would encourage expanded community and casual use of Alroy Oval.

The court is sized to allow for the following:

- Full size basketball court
- Full size netball court
- Community size futsal court (30.5m x 16m)

Opportunity exists for this sports court to be considered as part of a future development/ expansion of the existing Singleton Heights Sports Centre.

## Topography

### Grading

Regrading of the playing area is suggested to improve the playability of Alroy Oval. The levels and grading are based on 2m contour data extracted from Singleton Council's GIS mapping.

Each field is designed with a 1:80 crossfall. Small embankments are proposed between fields at grades of approximately 1:10. It is anticipated that these will act as spectator viewing areas.

Retaining walls may be required in the south-eastern and north-western corners of the playing field area to achieve the specified grading. The existing embankments around the edges of the Oval remain otherwise unaltered.

## Trees

### Tree loss

Minor tree loss will be incurred with the installation of the new multi-court in the north-eastern corner of the site.

### Tree planting

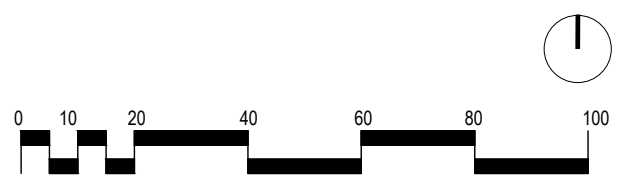
Opportunity exists to establish trees along the southern boundary of the site, towards the rear boundary of the Lawson Ave residences.

Expansion and strengthening of existing vegetation in the riparian zone (south-east corner of the site) and western embankment would be proposed.





# FIELD OPTION 3





# FIELD OPTION 3

## Community facilities

### Amenities building

A footprint of 40m x 10m has been allowed for the amenities building. The amenities building is located to the north-east of the sports fields.

Key factors:

- Utilises existing access from Blaxland Ave (easy access for DDA compliance and deliveries)
- Walk to car park of approximately 75m
- Close to playground and multi-court
- Encourages use of eastern-most field as main field, with undesirable east-west orientation

### Playground

A playground area is designated in the north-eastern portion of the site adjacent to Blaxland Avenue, the amenities building and multi-use sports court. Co-location with the sports court allows for a wider age range of users within close proximity.

The playground is approximately 20m x 10m and is located to utilise shade from existing established trees along the road frontage.

### Parking

The existing car park area is to be formalised within the current hardstand area. A row of large trees can be planted in a central median to provide shade and reduce heat load.

104 parking spaces are provided.

## Sporting facilities

### Football

Two full size football fields are provided with playing areas of 105 x 65m per field. A 5m run-off safety zone is provided around each field. One field is oriented at 7° east of north, and one field is oriented at 83° west of north (running close to east-west). Only the western field is within the limits of good orientation for sporting fields.

A shallow embankments between pitches accommodates a spectator viewing area.

### Athletics

A full 400m track is located within the eastern portion of the playing field area, with shotput and high jump facilities located within the track. The western portion of the site accommodates discus/hammer throw (with protective throw cage) and javelin. Three dual ended long jump/ triple jump pits are located to the north of the athletics track.

The 100m track runs west to east but is located on the south side of the athletics track, away from the amenities building. The existing southern embankment provides a spectator viewing area.

### Multi-Use sports court

A fenced multi-use sports court is included in the north-eastern portion of the site, near the car park. The court would encourage expanded community and casual use of Alroy Oval.

The court is sized to allow for the following:

- Full size basketball court
- Full size netball court
- Community size futsal court (30.5m x 16m)

Opportunity exists for this sports court to be considered as part of a future development/ expansion of the existing Singleton Heights Sports Centre.

## Topography

### Grading

Regrading of the playing area is suggested to improve the playability of Alroy Oval. The levels and grading are based on 2m contour data extracted from Singleton Council's GIS mapping.

The western football field is designed with a 1:80 crossfall while the eastern athletics/football field is graded at 1:100. An embankment is proposed between fields at a grade of approximately 1:6. It is anticipated that this will act as spectator viewing area.

The existing embankments around the edges of the Oval remain largely unaltered.

## Trees

### Tree loss

Minor tree loss may be incurred with the installation of the new multi-court however it is anticipated that detail design could be carried out to minimise losses in this area.

### Tree planting

Opportunity exists to establish trees along the southern boundary of the site, towards the rear boundary of the Lawson Ave residences.

Expansion and strengthening of existing vegetation in the riparian zone (south-east corner of the site) and western embankment would be proposed.





# FIELD OPTION 4



# FIELD OPTION 4

## Community facilities

### Amenities building

A footprint of 40m x 10m has been allowed for the amenities building. The building is located in the vicinity of the existing buildings on Blaxland Ave.

Key factors:

- Utilises existing access points (DDA compliance and deliveries possible as per existing)
- Close to playground
- Encourages use of street parking rather than on site parking, with offset of 125m between parking and building
- No obvious main football field due to relationship of amenities to pitches
- Well-located and equally shared between football and athletics

### Playground

A playground area is designated in the northern portion of the site adjacent to Blaxland Avenue and the on amenities building.

The playground is approximately 20m x 10m and is located to utilise shade from existing established trees along the road frontage.

### Parking

The existing car park area is to be formalised partially within the current hardstand area. The existing hardstand area is trimmed back to accommodate an expanded field area (allowing a buffer for grading). An expansion into the north-eastern corner of the site is proposed to offset parking losses..

A dedicated drop-off and pick-up zone is included within the car park. A row of large trees can be planted in a central median to provide shade and reduce heat load.

96 parking spaces are provided.

## Sporting facilities

### Football

Three full size football fields are provided with playing areas of 95 x 55m per field (smaller than options 1, 2 and 3). A 5m run-off safety zone is provided around each field. Two fields are oriented at 7° east of north, and one field is oriented at 45° east of north. The two western fields are within the limits of good orientation for sporting fields.

A warm-up / training area of approximately 2,000m² is provided in the space between pitches.

A shallow embankment between the western pitches and eastern pitch accommodates a spectator viewing area.

### Athletics

A full 400m track is located within the eastern portion of the playing field area, with shotput and high jump facilities located within the track. The western portion of the site accommodates discus/hammer throw (with protective throw cage) and javelin. Three dual ended long jump/ triple jump pits are located to the south-east of the athletics track.

The 100m track runs from north-east to south-west, improving comfort from the existing facility.

## Topography

### Grading

Regrading of the playing area is suggested to improve the playability of Alroy Oval. The levels and grading are based on 2m contour data extracted from Singleton Council's GIS mapping.

The western football fields sit on one platform and are designed with a 1:80 crossfall. The eastern athletics/football field is graded with a crossfall of 1:100 and no longitudinal fall. This allows for a flat 100m track.

An embankment is proposed between fields at a grade of approximately 1:8. It is anticipated that this will act as spectator viewing area.

It is anticipated that some changes would be required to the existing embankments around the edges of the Oval at pinch points to the north and south of the athletics track.

## Trees

### Tree loss

Significant tree loss may be incurred due to an overall expansion of the grass playing area and grading changes required to achieve proposed layouts and levels.

Additional tree loss would be incurred with the car parking extension into the north-east corner of the site.

### Tree planting

Opportunity exists to establish trees along the southern boundary of the site, towards the rear boundary of the Lawson Ave residences.

Expansion and strengthening of existing vegetation in the riparian zone (south-east corner of the site) and western embankment would be proposed.









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# MASTER PLAN

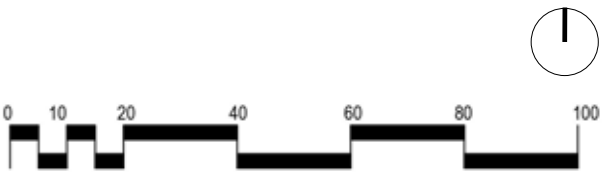
Master plan to guide future upgrade works, development and use patterns for Alroy Oval

# 03





# MASTER PLAN





# MASTER PLAN

## LEGEND

- 01 New amenities building approx 40m x 10m with covered outdoor area
- 02 Senior football field 105m x 70m plus 5m run-off to all sides
- 03 Tiered bleacher seating to main field
- 04 Existing trees to be retained and protected
- 05 New, non-invasive tree planting for shade, structure and habitat
- 06 Regeneration and expansion of riparian zone planting & improve ecological value
- 07 Formalise existing car park & creation of central rain garden with tree planting
- 08 New fenced multi-court with basketball, netball and futsal line marking
- 09 New local play area approx 20m x 10m
- 10 New medium shelter 6m x 4m with two table settings
- 11 New large shelter 6m x 6m with two table settings and open space for gathering
- 12 Possible new retaining wall to allow for regrading of fields to competition standard
- 13 Sloped bank between fields - approx grade 1:10
- 14 New access concrete paths connecting existing and proposed facilities
- 15 New 2.5m wide footpath to Blaxland Avenue to increase pedestrian/cycle connections





# CIRCULATION, LINKS & PARKING

## Parking

### Existing car park to be formalised & street parking retained

The existing car park within the park is to be formalised and line-marked to increase efficiency and maximise parking numbers. Lighting is to be provided to maximise safety and allow use year-round.

A total of 104 parking spaces are provided in the new car park. A central rain garden collects surface water from the hard stand area and filters it before it enters the drainage channel and riparian zone downstream. Large tree planting provides shade.

The current angle parking on Blaxland Avenue is to be retained as existing, including two accessible spaces.

## Circulation & links

### Existing connections retained & new footpath constructed

A new footpath is proposed along Blaxland Avenue for the full length of the Alroy Oval frontage, connecting into and extending the existing footpaths in the eastern portion of the site.

Existing pedestrian connections are retained, with formal entry points from Blaxland Avenue and Lawson Avenue and an informal entry from Dorsman Drive.

The key maintenance and emergency vehicle access is from Blaxland Avenue opposite Mitchell Avenue, with a secondary access point possible from the western corner of the site.

#### LEGEND

- Main pedestrian routes
- <--> Two way vehicle access
- Informal trails
- <--> Emergency access
- <--> Secondary access





# SPORTING FACILITIES

## Grass pitches

The master plan provides three full-size grass pitches of 105m x 70m

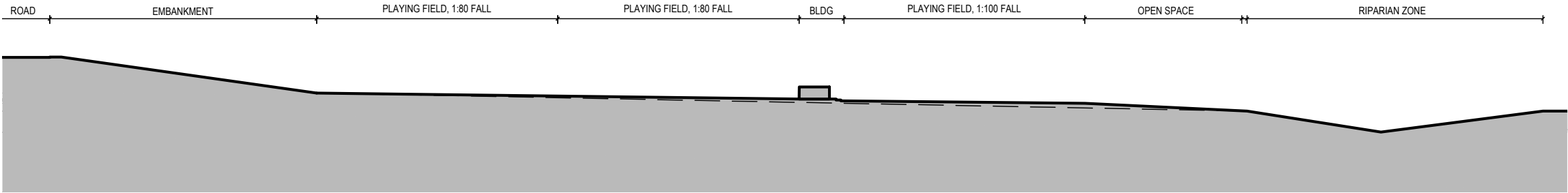
The new grass football pitches are oriented at 7° east of north, within the limits of good orientation for sporting fields. A 5m run-off safety zone is provided around each field, allowing space for safe circulation, coaching areas and interchange facilities.

An informal warm-up / training area of approximately 2,000m² is provided in the space to the east of field #1.

Fields #2 and #3 are graded on a single platform with a cross fall of 1:80 from west to east. Field #1 sits in the eastern portion of the site and is graded with a 1:100 cross fall west to east.

A grass embankment graded at 1:10 separates field #1 from field #2. The embankment between these pitches accommodates spectator viewing areas and the new amenities building.

Field #1 incorporates a 1m high perimeter fence located outside of the 5m safety zone and new sports field lighting.





# BUILT FORM

## Amenities building

### A centrally-located building incorporating change rooms, canteen, store rooms and public amenities

A new amenities building is proposed in a central location between two football fields, allowing an elevated outlook over field #1. A footprint of 40m x 10m has been included to accommodate the following facilities:

- Two change rooms (home and away team)
- Referee room
- First aid room
- Club canteen and canteen store
- Club store room
- Public amenities (including ambulant and accessible cubicles)
- Covered walkways and outdoor area (including space for club BBQ)

Terraced seating alongside field #1 provides additional informal seating and gathering for spectators and players before, during and after games. The architectural design of the amenities building should consider provision of additional cover to this area through extension of the roof form or similar.



## Park shelter

### Shelters located at key facilities provide shade and improve visitor comfort

Field #2 and #3 are both provided with large freestanding shelters of approximately 6m x 6m as a gathering space for park users. Each shelter provides two picnic settings and an, open covered area suitable for informal uses. It is anticipated that the shelters will provide cover and shade for participants in organised sports before and after games, as well as serving the general community for uses such as outdoor fitness or small gatherings.

Is it anticipated that field #1 will be provided with a covered gathering space as part of the amenities building design.

A smaller additional shelter, approximately 4m x 4m is co-located with the playground and multi-court to serve both facilities.





# MULTI - COURT

## Hard Court

**A multi-use sports court provides a fenced facility for futsal, basketball and netball**

A fenced multi-use sports court is included in the north-eastern area of the site, adjacent to the existing car park and local playground. The court will encourage expanded community and casual use of Alroy Oval and opportunity exists for this sports court to be considered as part of any future development/ expansion of the existing Singleton Heights Sports Centre.

The court is sized to allow for the following:

- Full size basketball court
- Full size netball court
- Community size futsal court (30.5m x 16m)





# PLAYGROUND

## Local playground

**A local playground provides a play space for the Singleton Heights community**

A consolidated play area is proposed to cater to a range of age groups from toddler to age 12. The playground should cater for a variety of abilities and physical challenges to ensure an inclusive play offering is provided. The playground intends to cover a diversity of activities like swinging climbing, balancing, exploration and creativity and combine 'off-the-shelf' play equipment with natural materials and native planting to encourage nature play activities.

The playground should incorporate formal and informal seating and be designed to create a buffer between the play area and the car park adjacent. Buffer planting and the use of low, seating walls can be used in lieu of formal fencing.

Shade will be provided by strategically located tree planting to the perimeter of the play area.

A picnic shelter located between the playground and sports court serves both facilities and provides a covered seating area with two picnic settings for small gatherings. It is recommended to install a drinking fountain in the vicinity of this shelter to serve both playground, sports court and other park users.





# VEGETATION & ECOLOGY

## Riparian zone

### Improvement of riparian ecosystem with weed removal and revegetation

Improvement of riparian ecosystem with weed removal and revegetation

The riparian zone surrounding the drainage channel to the south-east corner of the site is to be strengthened and improved through a system of weed removal and planting of native species.

The channel is steep sided and maintenance is difficult but careful planning and staging of work can achieve gradual improvements in ecological value without creating erosion risks by clearing large areas. The riparian zone is to be expanded to create a larger and consolidated zone to increase the ecological stability of the vegetation community.

An improvement in vegetation quality may lead to an improvement in water quality in the Hunter River tributary.

## Tree planting

### Additional tree planting for shade and amenity

The existing tree canopy is retained and expanded with additional native tree planting. The vegetative cover to the embankment forming the western end of the site is to be strengthened with additional tree planting in informal groups.

New trees are proposed to the southern park boundary, adjoining the rear boundaries of private residences on Lawson Avenue. These trees will provide shade for park users, additional privacy to residences and protection for neighbours from any intrusion of sports field lighting. Tree species are to be selected with consideration for mature heights and to minimise excessive overshadowing of private open space in winter.





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