



This document outlines the Masterplan for the part of Knapsack Reserve known as Knapsack Park. It explains and provides detail of the components of the Masterplan. For more information on the background to the Masterplan and on the management of Knapsack Reserve please refer to the Knapsack Reserve Plan of Management adopted by Council in 2007.

DRAFT - Masterplan - Knapsack Park - Glenbrook. N.S.W.

Knapsack Park Draft Masterplan

Upgrading of User Amenity

- Sports Fields and Infrastructure
- Sporting Clubhouse Building Envelope
- and Passive Recreation Facilities

Components of the Masterplan

The Knapsack Masterplan, as shown overleaf, allows for the amenity improvements to Knapsack Park as listed below:

- Earthworks to increase in size the Association Football fields, elevate the lower playing area and provide underground stormwater storage for irrigation.
- Addition of practice goal
- Spectator Seating
- Addition of a Synthetic Cricket Pitch
- Addition of two practice Cricket Pitches
- Upgrading of the main playing surfaces to be suitable for both sports
- Upgrading the junior Association Football fields
- Formalisation of the currently unsealed carparking to hold 79 cars off-street.
- Angle parking developed in Barnet Street for additional 30 car spaces.
- Upgrading and relocation of Club Room amenities
- Upgrading of Public Toilets
- Addition of a Social Space
- Measures to reduce impact on neighbouring residents
- Stewardship of the adjoining Bush land
- Minimal disturbance to existing bush land and measures to reduce the impacts of the proposed use.

Considerations

- Football
- Cricket
- Clubhouse
- Picnic
- Neighbors
- Car parking
- Environment

Considerations

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- Picnic
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Knapsack Park Draft Masterplan

Earth Works & Playing Surface

Considerations in the Masterplan development

To achieve the above improvements the Masterplan proposes constructing retaining walls to the eastern side of the oval in order to increase the playing surfaces. This entails constructing a gravity retaining wall, utilising sandstone boulders acquired from local excavations works.

The lower (mini) sports fields are to be raised to match the height of the upper sports fields, improving the usability of the two areas, while removing unsightly and difficult to maintain embankments.

Co-ordination of development activities will maximise use of spoil and fill generated on site and minimise import of materials and the environmental footprint of the developments.

Co-ordinated activities could include:-

- Excavation works on the northwestern side of the main playing fields,
- Foundation excavations of a new Clubhouse/change rooms, and
- Regrading of the existing playing surface and stormwater drains.

Some imported bulk fill may be required and some imported sports field soils will be required.

The playing surface and its turf design, together with an automated irrigation system linked to a stormwater management system will be designed and installed.

The use of bio-filtration pits will be incorporated to manage and clean storm & irrigation water run off.

Earthworks

- Retaining walls
- Field Level adjustments
- Drainage
- Sports Soil

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Infrastructure

New clubhouse: The existing old clubhouse is to be demolished and the area used for parking. An envelope in which a new clubhouse and its immediate surrounds may be designed and built has been developed. The new building may either re-use or replace place the existing toilets. The envelope is bounded by the safety zone of the playing field to the south, the Telstra communication easement to the north, the Barnet Street buffer zone to the west and the social area to the east. By placing the new building directly adjacent the fields, less pedestrian traffic through the carpark will be generated.

A new clubhouse will incorporate change rooms, storage and public toilets. The building footprint shown is a typical example only. The footprint and layout shown does not form part of the Masterplan .

Stormwater management: A stormwater retention tank to support future irrigation of the oval and surrounds is proposed. Consultant advice indicated that a 300,000 litre storage tank would be required to water the ovals 100% of the time for non rain periods of up to 20 days.

Lighting: the sports lighting is to be upgraded in accordance with Council proposals to upgrade all sporting field lighting. A 50 Lux standard will be sought as a minimum, with the capacity to reach a 100 Lux standard when resources permit.

Cricket – The Masterplan has provision to allow for the re-introduction of cricket as a summer sport at Knapsack Park. This includes installation of a new cricket wicket and two practice cricket nets. The cricket wicket has a two metre minimum distance to the football field to reduce the risk of football players falling onto hard surfaces.

Infrastructure

- Clubhouse
- Stormwater Storage tank
- New Cricket pitch
- New Cricket nets

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Car Parking

Knapsack Park has peak times where spectator and player traffic to the oval overloads the on site car park, creating user safety issues in the park. It is a major factor in disorderly loading on the surrounding residential streets.

The proposed sealed carpark, with a 79 vehicle capacity will assist in managing the safety issues in the park.

The car park design has allowed for a minimum number of tree removals and the introduction of fencing barriers to protect trees from soil compaction damage due to car movements.

Additional consideration has been given to the control of pedestrian movement through the car park. At peak times, large numbers of children are present and their safety is will be a prime consideration in the final design. A separate pedestrian entry is proposed and a drop-off point that does not require crossing of traffic can be incorporated into the design.

A dedicated Ambulance and Maintenance vehicle access has been provided.

The sealing of the car park design will provide the opportunity to pipe the existing open drain, install stormwater capture and treatment opportunities for reuse in the proposed irrigation system .

An additional 30 angled parking spaces are proposed along the eastern side of Barnet St to the north of the ground, within the road reservation. Subject to the approval of the Local Traffic Committee, this would enable parking in surrounding streets to be more orderly. These parking spaces may be linked to the existing parking spaces that a provided in Barnet St for Elizabeth and Marges Lookouts.

Traffic

- 75 Car park spaces
- Road safety
- Care for Mature Trees
- Ambulance Access
- Grounds maintenance Access
- Additional 30 On Street Angled Car parking spaces

Knapsack Park Draft Masterplan

Field Widths

The main and second ovals have been designed for maximum width and minimum earthworks. The eastward extension is limited to occurring within the existing batter of the oval to avoid disturbance to the adjacent significant vegetation.

The following options for extension are included in the Masterplan :-

- Option 1: Moving the retaining wall 5 metres to the East. This expense is estimated to be \$430,000 allowing for a main oval to be 70 metres wide and the second oval to be 60 metres wide.
- Option 2: Moving the retaining wall 10 metres to the east. This expense is estimated to be \$500,000 allowing for 2 ovals to be 68 metres wide which would conform to the recently adopted standard of the Federation of International Football Association.

Selection of the options will be dependant of the budget and the width of the wall and construction zone.

An 2 metre safety zone surrounds the football fields and cricket pitches and separating them from surrounding hard structures such as fences and seating is included in accordance with current standards.

Installation of concrete base Cricket pitch with synthetic matting cover is proposed to be located between the two playing fields as shown on the master plan.

It is not intended that the cricket pitch be covered with soil during the winter season. This is to reduce maintenance and increase the life and quality of the playing surface.

Considerations

- Football
- Cricket
- Picnic
- Neighbours
- Environment

Sporting

- Field Widths
- Cricket Pitch
- Lighting

Knapsack Park Draft Masterplan

Bush Care

Storm water run-off Capture and management

The masterplan takes into consideration that civic stormwater run off from Barnet & Levy Street runs into the open drain through the park. Additional run off will be generated by the proposed sealing of the car park. The drainage design will intercept site run off and divert to this to storage or a water polishing units. See the separate notes on irrigation for the water re-use options.

Minimal Disturbance

The amenity of the flora and fauna of Knapsack Reserve, of local residents and of sporting precinct users has been of paramount consideration to ensure minimisation of any impacts that might occur.

The Knapsack Park sportsfields are bounded by Turpentine Ironbark Forest (listed in the Threatened Species Conservation Act 1996) to the East and South. Any developments to these sportsfields will maintain a buffer to this plant community. This will including utilising a retaining wall as opposed to an embankment on the Eastern boundary for oval expansion, and limiting the extent of the oval widths to 70 and 65m respectively.

Bush Care

- Run off capture
- Minimal disturbance

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Neighbours

Car Parking

Retention of a lockable car park will maintain control over unauthorised access to the sporting fields, clubhouse and other infrastructure, reducing vandalism opportunities. A small unlocked area near the street will allow for casual use.

Suitable car park and entry lighting, to ensure safety of users and neighbours at night, will be considered.

Lights

The upgrade to the sports lighting will include the technical capacity to ensure all the existing lighting use time restrictions and glare standards are met.

Buffer Planting

Reinforcement of the existing buffer planting is proposed to off set the reduced width of the screen along the Barnet Street boundary.

Appropriate planting design will ensure that the proposed Knapsack Park Masterplan developments complement the natural bush surround of the precinct.

Social Space

The addition of a dedicated Social Space will offer the opportunity to enjoy the natural surrounds of Knapsack Park in a suitable setting: neither bushland not sportsfield.

The social space will not necessarily incorporate play equipment. Informal play opportunities can be explored during the design phase. Informal seating and a grassed area are envisioned.

The extent of the social space may need to be reduced to accommodate extra parking if angle parking is not possible in Barnet Street.

Neighbours

- Car Parking
- Lights
- Buffer Planting
- Social Space