

OPEN SPACE ASSESSMENT

DOYALSON RSL CLUB



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P0010879
FINAL
PREPARED FOR DOYALSON RSL CLUB



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TABLE OF CONTENTS

Executive Summary	i
1. Introduction	1
1.1. The proposal	1
1.2. Site context	2
1.3. Strategic context	3
2. Community profile	6
2.1. Central Coast	6
2.2. San Remo – Doyalson – Colongra Small area	6
3. Open space context	8
3.1. Existing supply	8
3.2. Use and participation	11
3.2.1. Club fields	11
3.2.2. Participation rates	13
3.3. State recreation trends.....	13
4. Consultation	15
4.1. Community consultation.....	15
5. Key findings	17
6. Conclusion	17
6.1. Recommendations for the Concept Plan	19
Disclaimer	20

FIGURES:

Figure 1 – Indicative Concept Plan.....	2
Figure 2 – Subject Site	3
Figure 3 – San Remo – Doyalson – Colongra small area (shaded in grey). Site indicated by red star	7
Figure 4 – Open space context zoned RE1 – public recreation and RE-2 private recreation.....	10

TABLES:

Table 1 – Summary of 2018 sports field usage for Clubs	12
Table 2 – Sporting participation rates at the Club fields, 2016 – 2018.....	13

EXECUTIVE SUMMARY

Urbis Pty Ltd (Urbis) has been engaged by The Doyalson Wyee RSL Club (The Club) to prepare an open space needs assessment for 80 – 120 Pacific Highway, Doyalson. The Planning Proposal is an Addendum to the Planning Proposal submitted for 100-120 Pacific Highway in December 2018.

The Planning Proposal seeks to amend the Wyong Local Environmental Plan 2013 (WLEP 2013) to facilitate the future redevelopment of the site for an integrated retail, recreation, community and residential precinct, centred around the Club.

The Club is located in the suburb of Doyalson, within the amalgamated Central Coast Council local government area (LGA). The site is generally surrounded by rural and low density residential as well as vegetated Crown land dividing 110 and 120 Pacific Highway, with the Pacific Highway bordering the western edge of the site.

KEY FINDINGS

Central Coast open space context

- The Central Coast Region has an abundance of open space. As outlined in the *Central Coast Regional Plan 2036* national parks, state forest, bushlands, beaches and waterways occupy half of the Central Coast Region.
- The former Wyong Contributions Plan states that the excess of open space for the existing population and that there is no significant shortfall due to requirements generated by the future development. However, it is noted that Consultation with Central Coast Council indicated that while there may be an excess of open space, there is a need for active recreational facilities.
- Central Coast Council's *Draft Greater Lake Munmorah Structure Plan 2019* (the Plan) states that Gumbayah Oval is the most desirable site for a future sports field expansion that can accommodate a large sports field complex.
- Open space in proximity to the Club is generally considered local level, facilitating passive recreation. There is limited active recreational open space within 2km of the site. The Club is the major recreation centre within the suburb and therefore there will be reduced provision of open space for local active recreation.

Future population growth and strategic direction

- Doyalson is not identified as a strategic growth area. Population growth is expected to be contained in the Central Coast Region's Southern Growth Corridor (Somersby and Erina) and Northern Growth Corridor (Tuggerah to Warnervale).
- The Central Coast LGA and San Remo – Doyalson – Colongra small area currently has two distinct age groups, children and an older retiree population.
- Population projections suggest the San Remo – Doyalson – Colongra small area will experience an ageing population, with the 75 years and over age group increasing by 125.1% (279 persons) from 2016 to 2036. Families and small children will also continue to be a key demographic, with 31% of the population aged 0 – 19 years by 2036 (increasing by 397 persons).
- Consultation with stakeholders identified potential population growth in Wyee which may impact on changes to participation rates.

Open space needs of the incoming development population will be met

- Participation in sport decreases with age and shifts to informal physical activity. As the proposed Concept Plan includes seniors housing, it is expected that the needs of the incoming development population will be met through recreation facilities provided in the Concept Plan.

Participation in organised sports is declining

- There is general trend away from formal sports to informal recreation, particularly for adults. Walking, followed by fitness/gym are the top recreation preferences for NSW adults. Swimming is the only activity to feature in the top 5 activities for children and adults.
- The exact usage data of council owned/managed open space areas was not available for this report.

Existing club fields are not well-maintained and participation rates are generally declining

- There will be some displacement of existing club sports and reduced provision of local active recreation in the region. However, it is noted that the lack of maintenance and upkeep has led to a poor outcome for the playing fields and resulted in a need to relocate games to other locations.
- Participation rates across all sports on the Club fields have generally decreased based on data supplied by the Club. Consultation with Doyalson Soccer Club indicated that their participation rates have slightly increased in 2019 from the 2018 rates. Consultation with Doyalson Touch Football Club indicated that their participation rates this year were lower than previous years.
- Usage data on other active open space areas was not available for this report. However, alternative locations for current users could include:
 - The new Colongra sporting facility currently being built by Central Coast Council with expected to be complete in 18 months
 - The Northern Lakes Rugby League could be accommodated back at their home fields at Gumbuyah Oval. The Club has indicated that the rugby league club only recently started to use the fields under a club sponsorship agreement
 - The existing cricket club could be accommodated at another oval. It is recognised that this is a small social team (14 members) and participation rates have declined in the past two years.
 - The Doyalson Soccer Club could potentially play their games at Budgewoi Soccer Oval, as some of their games have been relocated here due to the poor conditions of the fields at the Club.

Support for diverse recreational facilities

- Community consultation indicated there was support for the Concept Plan to include a diverse range of recreational activities including a pool, bike/walking tracks, indoor recreational facilities and outdoor sporting facilities.
- Consultation also indicated there was a desire for recreational options which catered for children and families. This includes the need for a new and upgraded playground in Doyalson.

CONCLUSION

The loss of the existing club sports fields (approximately 12.5 ha) will reduce some provision of open space for local active recreation in the region and result in displacement of existing sporting clubs. However, the lack of maintenance and upkeep has led to a poor outcome for playing fields, resulting in the relocation of games to other fields.

The current fields data shows they are underutilised, and sporting club rates are generally decreasing. It is reasonable to assume that there are other potential locations for the displacement of sporting clubs, subject to being provided with a reasonable time period to forward plan and make other arrangements.

Understanding the capacity of other local sporting fields and complexes is also required to understand this further. It is understood that Doyalson Soccer Club have had to re-located games to Budgewoi Soccer Club and Northern Lakes Rugby League Club primarily use their own home fields at Gumbuyah Oval.

It is also noted that State recreation trends show that participation in formal sports for adults is generally declining, with a growing preference for informal and passive recreation. Community consultation undertaken for the Planning Proposal and Concept Plan submitted in December 2018 also reflects this trend, with support raised for various informal recreational activities including walking tracks, rock climbing, a swimming pool and other indoor recreational facilities.

Therefore, while the loss of existing sporting fields will result in some reduction in the provision of open space for formalised active recreation, it is recognised that the inclusion of passive, informal recreation and play spaces would be more suitable for the needs of the wider community.

RECOMMENDATIONS FOR THE CONCEPT PLAN

Based on the findings in this report, the following recommendations are provided to assist with the future planning of the site:

- It is recommended the Club consider a recreation and aquatic centre. Swimming is the only activity to feature in the top 5 activities for children and adults and community consultation indicates this facility would be well supported. This facility is also complimentary to uses proposed in the Concept Plan and is aligned with the recreation needs of the study area's demographic profile, which includes two distinct age groups (families with children and retirees).
- It is recommended the Club consider an accessible and destination playground/ play space. The nearest playground is provided in Denham Street Reserve which has been identified by Central Coast Council as in need of an upgrade. These playgrounds generally provide traditional play equipment for younger children and provide limited recreational opportunities for other groups. Contemporary play spaces provide a range of play experiences for a range of users and can be destination facility.
- Ongoing communication and consultation with the sporting clubs about the future plans for the Club and sporting fields so that they are able to forward plan and arrange alternative agreements at other playing fields in the local area. It is recommended that the Club consider implementing a transition plan/strategy to assist the sporting clubs with locations for future playing fields.
- Consultation with Central Coast Council during DA stage to consider sporting fields/facilities as part of future contributions or potential public benefit offerings.

1. INTRODUCTION

Urbis Pty Ltd (Urbis) has been engaged by The Doyalson Wyee RSL Club (The Club) to prepare an open space needs assessment to inform a Planning Proposal and Indicative Concept Plan (Concept Plan) for 100 – 120 Pacific Highway.

1.1. THE PROPOSAL

This Planning Proposal has been prepared on behalf of Doyalson Wyee RSL Club (Club Ltd) to amend the Wyong Local Environmental Plan 2013 (WLEP 2013) for 80-120 Pacific Highway, Doyalson. This Planning Proposal is an Addendum to the Planning Proposal submitted for 100-120 Pacific Highway in December 2018.

The Club Ltd is seeking to diversify its offer to meet the needs of a growing local community and to enhance its unique landscape setting to create a new leisure and experience – the Australian Resort. Therefore, this Planning Proposal seeks to facilitate the future redevelopment of the site for an integrated retail, recreation, community and residential precinct, centred around Doyalson Wyee RSL Club.

The current zoning permits a limited range of land uses, including rural and recreational uses. The Planning Proposal seeks to deliver a broader range of retail, recreation, community and residential uses. The Planning Proposal seeks to change the zoning from RU6 Transition to RE2 Private Recreation with an additional permitted use schedule that includes the following land uses contained in the concept plan.

An Indicative Concept Plan (Concept Plan) has been developed to support the Planning Proposal (Figure 1). The Concept Plan includes the following land uses:

- RSL Club;
- Wellness and fitness centre;
- Indoor and outdoor recreational facilities;
- Tourism and accommodation;
- Restaurants and cafes;
- Medical centre;
- Childcare centres;
- Seniors Living ;
- Residential; and
- Landscaping, open space and lakefront accessibility

Figure 1 overleaf outlines the Concept Plan for the site.

Figure 1 – Indicative Concept Plan



Source: Urbis, 2019

1.2. SITE CONTEXT

The site is located in the suburb of Doyalson, within the amalgamated Central Coast Council local government area (LGA) which was formerly Gosford Council and Wyong Council. The site is in the former Wyong Council area.

The site is generally surrounded by rural and low density residential. Large private lots are located to the north, consisting of a small number of residential dwellings and large areas of cleared land. Vegetated Crown land is located between 110 and 120 Pacific Highway.

Doyalson has a small population of 313 people. The closest major population centres to the site are Wyong (located 13km from the site) and Tuggerah (located 15.2km from the site). Wyong and Tuggerah are identified as strategic centres in the *Central Coast Regional Plan 2036* and are targeted for population growth to grow social and economic benefits.

Figure 2 – Subject Site



Source: Six maps

1.3. STRATEGIC CONTEXT

At the time of this report, the Central Coast Council did not have a publicly available open space or recreational strategy. The following state and local policies have therefore been reviewed to provide strategic direction in relation to open space provision in the Central Coast LGA.

NSW Department of Planning and Environment Central Coast Regional Plan 2036

The NSW Department of Planning and Environment *Central Coast Regional Plan* (the Regional Plan) outlines the economic, social and environmental opportunities for the region and will guide the planning priorities and decisions over the next 20 years.

The Regional Plan anticipates the Central Coast region will increase by 75,500 people by 2036, with 55% of this growth across people aged 65 years and older. The majority of the population growth is expected to be contained to the region's South Growth Corridor (Somersby to Erina) and the Northern Growth Corridor (Tuggerah to Warnervale). Doyalson is not located within either growth corridors.

The Regional Plan is structured around four key goals. The goals and actions of relevance to this proposal are summarised as follows:

Goal 2: Protect the natural environment and manage the use of agricultural and resource lands

National Parks, State forest, bushlands, beaches and waterways occupy half of the region. The Regional Plan contains actions to leverage the economic opportunities from these assets while balancing the ongoing protections of these areas.

Goal 3: Well-connected communities and attractive lifestyles

The region's natural assets offer attractive settings for the establishment of key centres to service the region's population. The Regional Plan highlights the need to plan for new development with the timely delivery of infrastructure.

Central Coast Council Community Strategic Plan 2018 – 2028 (2018)

Central Coast Council *Community Strategic Plan 2018 – 2028 (2018)* (the CSP) outlines the priorities of the community and details how Council aims to achieve these goals over the next 10 years.

The CSP is structured around five key themes and associated objectives. The key objectives of relevance to this proposal include:

- Promote and provide more sporting, community and cultural events and festivals, day and night, throughout the year.
- Activate spaces and places to complement activity around town centres, foreshores, lakes and green spaces for families, community and visitors.
- Promote greening and ensure the wellbeing of communities through the protection of local bushland, urban trees, tree canopies and expansion of the Central Coast Open Space System (COSS).
- Ensure all new developments are well planned with good access to public transport, green space and community facilities and support active transport.
- Promote healthy living and ensure sport, leisure, recreation and aquatic facilities and open space are well maintained and activated.

Central Coast Council Draft Greater Lake Munmorah Structure Plan 2019

Central Coast Council's *Draft Greater Lake Munmorah Structure Plan 2019* (the Plan) is a framework to guide the future growth of the study area. Public exhibition to provide feedback on the plan closed on Sunday 26 May 2019. The site is not located in the structure plan, however is at the south-western periphery and therefore has been reviewed for this report.

The Plan provides an overview of key issues identified for the Study Area and opportunities for future land uses, transport networks, infrastructure, open space and environmental features. The Plan also re-iterates the standard approach to open space provision being a general rate of 3 hectares per 1,000 residents (as outlined in the San Remo District Development Contributions Plan 2014 discussed below).

The projected 6,256 additional residents projected for this area will generate the demand for an additional 18 hectares of open space. Of this, it has been identified that 5.4 hectares (or 30%) should be dedicated to a sports field and 1.8 hectares (or 10%) should be dedicated to playing courts. Opportunity sites that are identified in the plan include:

- Gumbuyah Oval is the most desirable site for a future sports field expansion that can accommodate a large sports field complex.
- Coordination and embellishment of the basketball and tennis courts at Acacia Avenue, Lake Munmorah. This site is already part of a significant recreation area, being collocated with the Lake Munmorah reserve on Colongra Bay Road and the Lake Munmorah Bowling Club.

Therefore the Plan identifies that there is opportunity for new sports fields and recreation facilities to be located in proximity to the Site.

Central Coast Council San Remo District Development Contribution Plan 2014

The former Wyong Council and Gosford Council contributions plan remain applicable to date. The site is under the San Remo District Development Contributions Plan 2014 and outlines the following key points:

- Wyong Shire Council's goal for open space is to implement an open space system which conserves a sustainable natural character for Wyong Shire (the Shire) and provides a variety of settings for recreation to meet identified community needs.

- Council requires that local open space for residential areas be provided at the standard of 3.0 ha per 1,000 persons. Based on the 3.0ha standard provision, 1.995ha of open space are required to meet the demands of the new population growth of 655 persons.
- Despite this, an assessment of existing open space land shows that there is an excess of land for the existing population and that there is no significant shortfall due to requirements generated by the future development.

There is no concentrated location for this future development for which specific open space sites can be provided. Hence, there will be no requirement for land due to the future development.

2. COMMUNITY PROFILE

The recreation needs of communities will differ depending on the demographic profile of the area. The following community profile provides a brief demographic analysis of the Central Coast LGA and Doyalson area to understand the implications on open space use and recreational demand. Demographic data has been sourced from Profile Id and Forecast Id.

2.1. CENTRAL COAST

In 2016, the population of the Central Coast LGA was 327,736. The LGA is characterised by two distinct age groups, young families and retiree households moving from metropolitan Sydney. Over a third (33.8%) of the population are aged 55 years and older, compared to only 24.7% in Greater Sydney.

The LGA is expected to grow by 23.7% (79,306 persons) from 2016 to 2036, which differs slightly from the projected estimates in the Regional Plan. The majority of the detached dwelling supply is occurring in the north of the region, within the Warnervale area, with densification anticipated to occur around main centres such as Gosford.

Small areas within the Central Coast region have also developed different housing roles which attract different population groups. As a result, population outcomes and groups differ considerably across the region. Key housing markets of relevance to this proposal include:

- Retirees – attracted to areas along the coast including San Remo, Toukley, Budgewoi and The Entrance.
- Young and mature family households – attracted to new growth areas such as Hamlyn Terrace, Wadalba, Woongarra and Warnervale.
- Young adults – primarily attracted to Gosford as a major centre due to its transport links and higher density rental stock.

2.2. SAN REMO – DOYALSON – COLONGRA SMALL AREA

The site is in the San Remo – Doyalson – Colongra small area (the small area) as shown in **Figure 3**. Key findings from analysis of the small area include:

Limited population growth

- In 2016, the San Remo – Doyalson – Colongra small area had a population of 4,761 with an average household size of 2.77.
- From 2016 to 2036, the small area is anticipated to increase by 1,170 persons, representing a 24.5% population growth. This will represent 1.5% of the growth across the Central Coast LGA.

Currently more young people than old people

- Analysis of the small area compared to the Central Coast Council LGA shows that in 2016 there is a higher proportion of people under 15 and a lower proportion of people in the older age groups (65+).
- Overall, 21.6% of the population are aged between 0 and 15 years, and 12.8% were aged 65 years and over, compared with 18.4% and 20.9% respectively for the Central Coast Council LGA.

Aging population and families

- The small area will experience an ageing population. The 65 year and over age group will experience the largest population growth, increasing by 416 people from 2016 to 2026, while people aged 45-64 will decline. People aged over 65 will represent 35.6% of the population.
- Families and children will continue to be a key demographic of the small area. The number of people aged 0 – 19 years will increase by 397 persons and will represent 31% of the 2036 population. People aged 20-44 will increase by 440 and will represent 37% of the 2036 population.

Figure 3 – San Remo – Doyalson – Colongra small area (shaded in grey). Site indicated by red star



Source: Profile id.

3. OPEN SPACE CONTEXT

3.1. EXISTING SUPPLY

The Central Coast is coastal area with large areas of open space. **Figure 4** maps the open space in proximity to the Club site. Key areas of open space within 2km of the site include:

Open Space with 2km of the Club:

- Doyalson Club – contains 3 sports ovals and a smaller training field, which are zoned RE2 – Private recreation. Although privately owned they are utilised by local sporting codes including touch football, cricket, soccer and rugby league. The Club also has a fitness recreation centre, with a 1600 sqm fitness centre, wellness studio, indoor/outdoor exercise classes and child minding facilities. It is noted that the addendum to the Planning Proposal now includes the land in which the sporting fields sit.
- Denman Street Reserve – An area of passive open space in walking distance from the Club with a small children’s playground. The park borders a conservation area is generally a natural area not a formalised park.
- Callen Avenue Reserve – A small area of passive open space, boarded by the Pacific Highway in San Remo. The reserve contains a walking track and children’s playground.
- Koala Park, Colongra – A large parkland containing a mix of passive and active recreation space. The park contains a sports oval, frisbee golf course, double tennis courts, walking tracks and BBQ/picnic area.
- San Remo BMX – located opposite Koala Park, a state of the art BMX sporting facility suitable for recreational usage and to run local and regional competitions.
- Unnamed reserve off Yuruga Avenue and Wills Road – An area of natural bushland which would primarily be used for conservation and amenity purposes. Contains some walking tracks for passive recreation use.
- Bushland bounded by Pacific Highway and Rutleys Road – An area of bushland zoned RE1 public recreation. The area contains a walking track parallel with Rutleys Road however is primarily seen as bushland conservation.

Other significant areas of open space outside of 2km

- Blue Haven Oval, Blue Haven – One of few local facilities to contain multiple fields, including 2 playing fields co-located with 2 hard courts and 2 tennis courts.
- Budegwoi Soccer Club, Buff Point – A considerable soccer facility in the area containing 3 soccer playing fields, adjoining training fields and Club house amenities.
- Gumbuyah Oval, Doyalson North – Home to the Northern Lakes Rugby League Club, containing 2 rugby league playing fields. The Lake Munmorah Structure Plan also indicates this would be an appropriate area for a future sporting complex expansion.
- Halekulani Oval – Capable of hosting a variety of sporting activities, with 2 playing fields which are compatible for cricket as well, 4 netball courts, playground and associated amenities.
- Morry Breen Reserve – Home to the Wyong Rugby Leagues Club and contains 3 playing fields, 1 half size field and 2 hard courts. The reserve is also co-located with the Wyong District Youth and Community Centre.
- Central Coast Regional Sporting and Recreation Complex – A new regional facility situated in this recreational corridor at Lake Road, Tuggerah. The facility opened in March 2019 and is targeted to attract regional sporting events, as well as other recreational events such as larger markets, expos and festivals.

- Recreational corridor - The Central Coast Council has facilitated the development of a recreational corridor extending from Tuggerah to Wyong¹, approximately 15km from the site. The recreational corridor contains the Mariners Central of Excellence precinct, Baker Park sports ground, Wyong Racecourse and Showground, and the Central Coast Hockey Complex.
- Colongra Sporting Facility – The relocation of recreational facilities from Halekulani Oval to a 10-hectare facility comprising multiple playing fields, multi-purpose courts, amenities, playground facilities and a car park. Consultation with Central Coast Council confirmed that this facility should be completed in approximately 18 months (end 2020 or start of 2021).

¹ (Former) Wyong Shire Council, Transforming the NSW Central Coast 2014

Figure 4 – Open space context zoned RE1 – public recreation and RE-2 private recreation



Source: Urbis GIS 2018

3.2. USE AND PARTICIPATION

Current usage data council owned/managed open space areas was not available for this report. Data provided by the Doyalson Club and general recreation trends have been analysed to understand existing capacity of open space and likely future usage.

3.2.1. Club fields

The Club fields are predominately used by local sports Clubs for training and game day fixtures. **Table 1** below and **Table 2** overleaf shows sports Club usage is limited to certain periods and the fields are underutilised, particularly during spring and summer.

During weekdays, the fields are usually used for four hours in the evening and are not used before 4pm at any time during the year. Weekend use is also limited, with the fields only used on a Sunday afternoon (2pm – 5pm) during the summer months.

Outside of local Clubs, the Club fields are used four times a year to host larger sporting carnivals for touch football and Oz Tag. Participants at these carnivals travel from a wide catchment area – predominately the Central Coast region, Newcastle and Sydney. These carnivals occur at:

- January – NSW Touch Football association host a 16 team carnival for Year 7 and Year 8 students. Approximately 200 – 500 people in attendance (including spectators) from the Central Coast, Sydney and Newcastle.
- February – Saint Brigids School Lake Munmorah host a regional 16 team touch football carnival. Approximately 200 – 500 people in attendance (including spectators) from the Central Coast, Sydney and Newcastle.
- July – NSW Touch Football association host a 16 team carnival for the Central Coast region, with approximately 150 – 300 people attending (including spectators).
- August – Central Coast Regional Oz Tag host a 16 team carnival with approximately 200 – 500 people attending (including spectators).

Table 1 – 2018 Club roster for sports field usage

Code	Hire period	Time duration	Fields used
Touch football	January – February September – December	<ul style="list-style-type: none"> • 4:30pm – 8:30pm, Monday and 6:30 – 9:30 Wednesday 	Field 2
Cricket	January – March October – December	<ul style="list-style-type: none"> • 2pm – 5pm Saturday 	Fields 1, 2, 3 & 4
Soccer	April – August	<ul style="list-style-type: none"> • 4pm – 9pm Tuesday • 4pm – 7:30pm Wednesday • 4pm – 9pm Thursday • 5 hours average on Saturday and Sunday 	Fields 1, 3 & 4
Rugby League	April – August	<ul style="list-style-type: none"> • 6pm – 8pm Thursday • 9am – 5pm Sunday, fortnightly 	Field 2

Table 2 – Summary of 2018 sports field usage for Clubs. Source: Doyalson Wyee RSL Club

	Code	Touch Football	Cricket	Soccer	Rugby League
JAN	M	PM			
	Tu				
	W	PM			
	Th				
	F				
	Sa		AM		
	Su				
	Su				
FEB	M	PM			
	Tu				
	W	PM			
	Th				
	F				
	Sa		AM		
	Su				
	Su				
MAR	M				
	Tu				
	W				
	Th				
	F				
	Sa		AM		
	Su				
	Su				
APR	M				
	Tu			PM	
	W			PM	
	Th			PM	PM
	F				
	Sa			AM	
	Su			AM	AM*
	Su				
MAY	M				
	Tu			PM	
	W			PM	
	Th			PM	PM
	F				
	Sa			AM	
	Su			AM	AM*
	Su				
JUN	M				
	Tu			PM	
	W			PM	
	Th			PM	PM
	F				
	Sa			AM	
	Su			AM	AM*
	Su				

JUL	M				
	Tu			PM	
	W			PM	
	Th			PM	PM
	F				
	Sa			AM	
	Su			AM	AM*
AUG	M				
	Tu			PM	
	W			PM	
	Th			PM	PM
	F				
	Sa			AM	
	Su			AM	AM*
SEP	M	PM			
	Tu				
	W	PM			
	Th				
	F				
	Sa				
	Su				
OCT	M	PM			
	Tu				
	W	PM			
	Th				
	F				
	Sa			AM	
	Su				
NOV	M	PM			
	Tu				
	W	PM			
	Th				
	F				
	Sa			AM	
	Su				
DEC	M	PM			
	Tu				
	W	PM			
	Th				
	F				
	Sa			AM	
	Su				

*Fortnightly

3.2.2. Participation rates

Table 3 outlines the sporting participation rates at the Club fields provided by the Club. Sporting participation rates at the Club fields have been declining, with the exception of touch football.

Consultation undertaken in June 2019 with Doyalson Soccer Club has indicated that their participation rates were approximately 318 in 2019, increasing from 249 in 2018. However, it is noted that there has been a general decline in participation rates from 2016 to 2019. Consultation with Doyalson Soccer Club also indicated that participation rates in 2019 were lower than previous years.

Doyalson Soccer Club is the top user of the fields in terms of field hire (see **Table 2** above)

Table 3 – Sporting participation rates at the Club fields, 2016 – 2018.

Code	Age groups	Year		
		2016	2017	2018
Touch football	Junior	490	500	730
	Senior	170	150	270
	Mixed	185	198	192
	Total	845	848	1,192
Cricket	All ages	38	38	14
Soccer	Juniors (80%) & Seniors (20%)	334	337	249
Northern Lakes Rugby League	All ages	110	115	74

Source: Doyalson Wyee RSL Club

3.3. STATE RECREATION TRENDS

Participation patterns and recreation preferences change over time. Understanding these trends is important in order to plan effectively for future facilities and meet the needs of the community.

Age

The following section provides a summary of the key findings Participation in Sport and Recreation Australia, ABS, 2013-14:

- It is generally recognised that participation in organised and non-organised sport and physical activity decreases with age.
- People aged 15-17 years have the highest participation rate in sport and physical recreation and involvement in organised sport.
- People aged 65 years and over have the lowest participation rate in physical exercise.

Activities – adults

The following section provides a summary of the key findings from AusPlay, Australian Sports Commission, 2018:

- There is general trend away from formal sports to informal recreation which is reflected in the data below. The 2018 AusPlay survey indicates that walking was the most popular recreational activity for NSW adults, followed by fitness and gym.
- The top five activities for adult males and females are as follows:

Adult Males

- Walking – 54%
- Fitness/Gym – 22%
- Cycling – 14%
- Golf – 14%
- Swimming – 12%

Adult Females

- Walking – 67%
- Fitness/Gym – 31%
- Swimming – 14%
- Yoga – 6%
- Cycling – 6%

Activities – children

- In Australia, 63% of children participated in organised physical activity outside of school hours at least once per week. This increased from 56% in 2016.
- Children participate in range of activities, with both team and non-team sports popular amongst children. The top ten organised physical activities for Australian children included:
 - Swimming – 31.8%
 - Football/soccer – 14.1%
 - Australian football (AFL) – 8.8%
 - Dancing (recreational) – 8.0%
 - Gymnastics – 7.6%
 - Basketball – 7.3%
 - Netball – 6.6%
 - Tennis – 6.0%
 - Athletics, track & field – 5.5%
 - Cricket – 5.4%

Design and planning

- The traditional planning approach of many smaller facilities is outdated and there is a trend towards larger, multipurpose facilities. Single fields are not considered suitable for competition or multiple teams, reducing the availability of training and playing times required to support multiple sporting codes.
- There is no universally fixed or firm standard on how much sports space should be provided in a community. There is general trend away from numerical benchmarks to more localised approach that considers the community profile, accessibility and quality of spaces.
- Open space should be a planned as network that promotes a range of different uses including sport, passive recreation, play and conservation.

4. CONSULTATION

4.1. PLANNING PROPOSAL AND CONCEPT PLAN (DECEMBER 2018)

Consultation was undertaken with the Club to understand the existing field condition and potential future demand of the fields. Consultation with the Club indicates that:

- The field condition could be improved – water pools on the fields during heavy rain, the field surface can be hard and only two of the four fields have lighting.
- The amenities are small and generally not suitable for large sporting events.
- The Northern Lakes Rugby League Club have recently started using the fields for some divisions under a sponsorship arrangement with The Club. The Northern Lakes Rugby League Club still use their own home fields at Gumbuyah Oval.

4.1.1. Community consultation

Urbis Community Engagement was engaged by the Club to undertake community and stakeholder engagement to inform the Planning Proposal and Concept Plan for the site. Feedback was collected via a range of channels including a doorknock with neighbours, newsletter distribution, government briefings and a community Open Day.

Community feedback was generally supportive of the proposal. Key themes which emerged from the feedback in relation to open space and recreational facilities included:

Overall comments

- There was positive support for the strategic vision of the Club and the offer of more services on the northern end of the central coast.

Sports and recreational facilities

- A number of participants suggested that the Concept Plan consider the inclusion of a heated pool.
- There was support for the current sporting fields to be maintained in some form.
- Support for general indoor and outdoor sporting facilities was expressed.
- There was a desire for more activities for young children to be reflected in the Concept Plan.
- Detailed feedback also included:
 - Interest in the inclusion of a wave pool on site.
 - Many people wanted to see a heated Olympic pool and hydrotherapy pool.
 - Suggestion for mini golf, tennis and squash courts.
 - Request for parkland for picnics and a dedicated dog area.
 - Interest in a bowling alley, rock climbing and other indoor recreational uses.
 - Support for bike tracks, walking tracks and running tracks which are outlined in the Concept Plan.

Health and wellbeing services

- There was broad support for the inclusion of health and wellbeing services outlined in the Concept Plan. In particular, ancillary services such as physiotherapy, massage and hydrotherapy were supported.

4.2. ADDENDUM TO PLANNING PROPOSAL (JUNE 2019)

4.2.1. Stakeholder Consultation

Urbis Community Planning undertook Stakeholder Consultation with Central Coast Council, Doyalson Wyee Soccer Club and Doyalson Touch Football to understand the current and projected usage of the fields at the Club and the current and future plans for sporting fields in the region. Consultation was undertaken via

phone interviews on 19 and 20 June 2019. Key themes which emerged from the feedback are summarised below:

Demand for open space, recreation and sporting facilities

- The Contributions Plan for the San Remo District states *“assessment of existing open space land shows that there is an excess of land for the existing population and that there is no significant shortfall due to the requirements generated by future development”*. Consultation with Central Coast Council indicated that while there may be an excess of open space, there is a need for active recreational facilities.
- Central Coast Council expressed their interest in a joint venture for the relocation and upgrade of Denham Street Playground on the Club's land.

New facilities in the region

- Central Coast Council confirmed that there are plans for a new sporting facility with multiple playing fields in Colongra that are expected to be ready in the next 18 months. This facility is to accommodate the relocation of sporting teams who currently use Halekulani Oval at Budgewoi. Halekulani Oval currently lacks parking and the fields are of poor quality.
- The Central Coast Regional Sporting Facility that opened in 2019 is a regionally significant sporting and recreational facility. Central Coast Council confirmed that this facility is for National, State and Regional level events.

Participation rates and usage

- In 2019 Doyalson Soccer Club had a total participation rate of 318 persons and a total of 27 teams. Of the 318 players registered, 120 were new players across many age groups.
- Doyalson Touch Football have approximately 73 teams this year and indicated that the participation rates were lower than previous years.
- Consultation with Central Coast Council, Doyalson Soccer Club and Doyalson Touch Football indicated that they are not currently aware of any other sporting facilities or fields that could absorb the current usage at the Club's fields.

Residence of players

- Players in Doyalson Soccer Club come from as north as Gwandalan – Summerland Point and as far south as Woongarra. However, majority of the players in Doyalson Soccer Club would be from the immediate local suburbs of Sam Remo, Blue Haven, Wyee, Lake Munmorah and Doyalson.
- Players travel from as far north as Newcastle to play in the Doyalson Touch Football competition.
- It is noted that there are other touch football competitions held in Gosford and Berkeley Vale.
- Consultation with Doyalson Soccer Club indicated that there are no current plans to merge with Budgewoi Soccer Club. Budgewoi Soccer Club is a larger club with an estimated 500 players.

Quality of current fields

- Consultation with both Doyalson Soccer Club and Doyalson Touch Football indicated that the sporting grounds are of poor quality.
- The fields were closed for 8 weeks in 2018 due to drainage issues and Doyalson Soccer Club indicated that the Club's fields were not safe to play on.
- In 2018 only approximately 30 – 40% of the Doyalson Soccer Club home games could be played at the Club due to the poor quality of the fields. Central Coast Football re-located these games to Budgewoi Soccer Club fields.
- Consultation with Doyalson Soccer Club indicated that there are no current plans to merge with Budgewoi Soccer Club. Budgewoi Soccer Club is a larger club with an estimated 500 players.

5. KEY FINDINGS

Central Coast open space context

- The Central Coast Region has an abundance of open space. As outlined in the *Central Coast Regional Plan 2036* national parks, state forest, bushlands, beaches and waterways occupy half of the Central Coast Region.
- The former Wyong Contributions Plan states that the excess of open space for the existing population and that there is no significant shortfall due to requirements generated by the future development. However, it is noted that Consultation with Central Coast Council indicated that while there may be an excess of open space, there is a need for active recreational facilities.
- Central Coast Council's *Draft Greater Lake Munmorah Structure Plan 2019* (the Plan) states that Gumbuyah Oval is the most desirable site for a future sports field expansion that can accommodate a large sports field complex.
- Open space in proximity to the Club is generally considered local level, facilitating passive recreation. There is limited active recreational open space within 2km of the site. The Club is the major recreation centre within the suburb and therefore there will be reduced provision of open space for local active recreation.

Future population growth and strategic direction

- Doyalson is not identified as a strategic growth area. Population growth is expected to be contained in the Central Coast Region's Southern Growth Corridor (Somersby and Erina) and Northern Growth Corridor (Tuggerah to Warnervale).
- The Central Coast LGA and San Remo – Doyalson – Colongra small area currently has two distinct age groups, children and an older retiree population.
- Population projections suggest the San Remo – Doyalson – Colongra small area will experience an ageing population, with the 75 years and over age group increasing by 125.1% (279 persons) from 2016 to 2036. Families and small children will also continue to be a key demographic, with 31% of the population aged 0 – 19 years by 2036 (increasing by 397 persons).
- Consultation with stakeholders identified potential population growth in Wyee which may impact on changes to participation rates.

Open space needs of the incoming development population will be met

- Participation in sport decreases with age and shifts to informal physical activity. As the proposed Concept Plan includes seniors housing, it is expected that the needs of the incoming development population will be met through recreation facilities provided in the Concept Plan.

Participation in organised sports is declining

- There is general trend away from formal sports to informal recreation, particularly for adults. Walking, followed by fitness/gym are the top recreation preferences for NSW adults. Swimming is the only activity to feature in the top 5 activities for children and adults.
- The exact usage data of council owned/managed open space areas was not available for this report.

Existing club fields are not well-maintained and participation rates are generally declining

- There will be some displacement of existing club sports and reduced provision of local active recreation in the region. However, it is noted that the lack of maintenance and upkeep has led to a poor outcome for the playing fields and resulted in a need to relocate games to other locations.
- Participation rates across all sports on the Club fields have generally decreased based on data supplied by the Club. Consultation with Doyalson Soccer Club indicated that their participation rates have slightly increased in 2019 from the 2018 rates. Consultation with Doyalson Touch Football Club indicated that their participation rates this year were lower than previous years.

- Usage data on other active open space areas was not available for this report. However, alternative locations for current users could include:
 - The new Colongra sporting facility currently being built by Central Coast Council with expected to be complete in 18 months
 - The Northern Lakes Rugby League could be accommodated back at their home fields at Gumbuyah Oval. The Club has indicated that the rugby league club only recently started to use the fields under a club sponsorship agreement
 - The existing cricket club could be accommodated at another oval. It is recognised that this is a small social team (14 members) and participation rates have declined in the past two years.
 - The Doyalson Soccer Club could potentially play their games at Budgewoi Soccer Oval, as some of their games have been relocated here due to the poor conditions of the fields at the Club.

Support for diverse recreational facilities

- Community consultation indicated there was support for the Concept Plan to include a diverse range of recreational activities including a pool, bike/walking tracks, indoor recreational facilities and outdoor sporting facilities.
- Consultation also indicated there was a desire for recreational options which catered for children and families. This includes the need for a new and upgraded playground in Doyalson.

6. CONCLUSION

The loss of the existing club sports fields (approximately 12.5 ha) will reduce some provision of open space for local active recreation in the region and result in displacement of existing sporting clubs. However, the lack of maintenance and upkeep has led to a poor outcome for playing fields, resulting in the relocation of games to other fields.

The current fields data shows they are underutilised, and sporting club rates are generally decreasing. It is reasonable to assume that there are other potential locations for the displacement of sporting clubs, subject to being provided with a reasonable time period to forward plan and make other arrangements. Understanding the capacity of other local sporting fields and complexes is also required to understand this further. It is understood that Doyalson Soccer Club have had to re-located games to Budgewoi Soccer Club and Northern Lakes Rugby League Club primarily use their own home fields at Gumbayah Oval.

It is also noted that State recreation trends show that participation in formal sports for adults is generally declining, with a growing preference for informal and passive recreation. Community consultation undertaken for the Planning Proposal and Concept Plan submitted in December 2018 also reflects this trend, with support raised for various informal recreational activities including walking tracks, rock climbing, a swimming pool and other indoor recreational facilities.

Therefore, while the loss of existing sporting fields will result in some reduction in the provision of open space for formalised active recreation, it is recognised that the inclusion of passive, informal recreation and play spaces would be more suitable for the needs of the wider community.

6.1. RECOMMENDATIONS FOR THE CONCEPT PLAN

Based on the findings in this report, the following recommendations are provided to assist with the future planning of the site:

- It is recommended the Club consider a recreation and aquatic centre. Swimming is the only activity to feature in the top 5 activities for children and adults and community consultation indicates this facility would be well supported. This facility is also complimentary to uses proposed in the Concept Plan and is aligned with the recreation needs of the study area's demographic profile, which includes two distinct age groups (families with children and retirees).
- It is recommended the Club consider an accessible and destination playground/ play space. The nearest playground is provided in Denham Street Reserve which has been identified by Central Coast Council as in need of an upgrade. These playgrounds generally provide traditional play equipment for younger children and provide limited recreational opportunities for other groups. Contemporary play spaces provide a range of play experiences for a range of users and can be destination facility.
- Ongoing communication and consultation with the sporting clubs about the future plans for the Club and sporting fields so that they are able to forward plan and arrange alternative agreements at other playing fields in the local area. It is recommended that the Club consider implementing a transition plan/strategy to assist the sporting clubs with locations for future playing fields.
- Consultation with Central Coast Council during DA stage to consider sporting fields/facilities as part of future contributions or potential public benefit offerings.

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