

2016

Plan of Management Henry Lawson Oval



Weddin Shire Council

Adopted

16.14.2

CONTENTS

INTRODUCTION	3
LEGISLATIVE FRAMEWORK.....	4
LEGISLATION	4
THE PROCESS	4
DEFINING THE AREA AND ITS IMPORTANCE	5
CATEGORY AND DESCRIPTION.....	6
FUNCTIONS.....	6
COMMUNITY VALUES.....	7
OVERALL VISION	7
SUBMISSIONS FROM STAKEHOLDER GROUPS	7
OTHER ISSUES.....	9
MANAGEMENT OF THE PARK.....	11
FUNDING AND OPPORTUNITIES FOR DEVELOPMENT.....	11
OPERATION.....	11
MAINTENANCE	11
UPGRADE/CAPITAL EXPENDITURE	11
MASTER PLAN.....	12
AIMS	12
KEY VALUES.....	12
SECTION MANAGEMENT & OPERATION	13
ACTION PLAN.....	14
PRIORITY WORKS LIST.....	15
SITE PLAN.....	17

INTRODUCTION

This Plan of Management seeks to summarise the principle uses and activities and ensure adequate planning and management to predetermined goals and objectives for the Henry Lawson Oval precinct, in accordance with Community needs and the requirements of the Local Government Act.

Community input has been provided for the initial development of the Plan and community will be encouraged to continue in the future. The Plan is not a static document and will be subject to ongoing review to encompass changes in community land areas, uses and other details that require amendment, changes in strategy and direction.

This plan which details all areas of Community Land within the Henry Lawson Oval precinct will provide the means to plan and monitor future needs and development for the benefit of the community.

The Henry Lawson Oval precinct is Weddin Shire Council's primary sports and Recreation Park and as such is an integral part of the community. The precinct is a popular venue for organised sports including soccer, rugby league, touch football and cricket as well as for recreation activities such as exercise, jogging, kites flying, and dog walking. The Henry Lawson Oval is also used as a landing place for the NSW Ambulance and Care flight Helicopter. In this way, the Henry Lawson Oval precinct contributes to the health and wellbeing of the community in addition to providing a public meeting place for people of all ages and interests to partake in various community activities. Furthermore, the precinct contains historical values and holds aesthetic appeal by providing a pleasant outlook for nearby residents and visiting tourists, enriching the visual identity of Weddin Shire.

As a result of the extensive and widespread use of this Community Land, the accessibility and quality of the Henry Lawson Oval precinct concerns many stakeholders within the community and as such must be appropriately managed as outlined in this Plan.

LEGISLATIVE FRAMEWORK

The Act states that the use and management of Community Land will be governed by the following:-

- The Plan of Management applying to the land.
- Any law permitting the use of the land for a specified purpose or otherwise regulating its use.
- Division 2 of the Local Government Act, 1993 and other references and legislation as prescribed.

LEGISLATION

State Environmental Planning Policies

Environmental Planning and Assessment Act, 1979

Crown Lands Act, 1989

Local Government Act, 1993

Threatened Species Conservations Act, 1995

Environment Protection and Biodiversity Conservation Act, 1999

Native Vegetation Act, 2003

Weddin Local Environmental Plan, 2011

Work Health and Safety Act, 2011

WSC Tree preservation Policy for Management of Trees and Tree Roots, 2013

THE PROCESS

The Plan must be publicly advertised for 28 days and any submissions received will be considered prior to its adoption by Council.

For the Plan to be effective, it will require continuing review to take account of changing needs, developments and all aspects of these lands, to ensure adequate and effective management.

Prior to adoption, Council must take account of any submissions received in respect of these Community Lands. Amendment to the Plan is achieved by the adoption by Council of an amended Plan, in accordance with all the procedures as specified in the Act and outlined here.

A Plan of Management may be revoked by a plan of management adopted under the terms of Division 2 of the Act. A Plan of Management ceases to apply to Land if:-

- a) The land is reclassified as operational land.
- b) In the case of land not owned by Council, the land ceases to be controlled by Council.

DEFINING THE AREA AND ITS IMPORTANCE

Property No	8.81 (Management Plan for Community Lands)
Name by which Land is known	Henry Lawson Oval Precinct
Location Details	Young Road, Grenfell
Map No/Conditions or Covenants	Crown
Category and Description	General community use - sports and recreation.
Function	Active and passive recreation/tourism.
Improvements and Assets	Major sports fields, grandstand, irrigation, lighting, significant trees, support facilities - refer assets register.
Conditions and Goals for Future Operation*	<ul style="list-style-type: none"> • More effectively provide for community sporting and recreation needs. • Improve facility maintenance - reduce complaints and costs. • Upgrade and improve facilities.

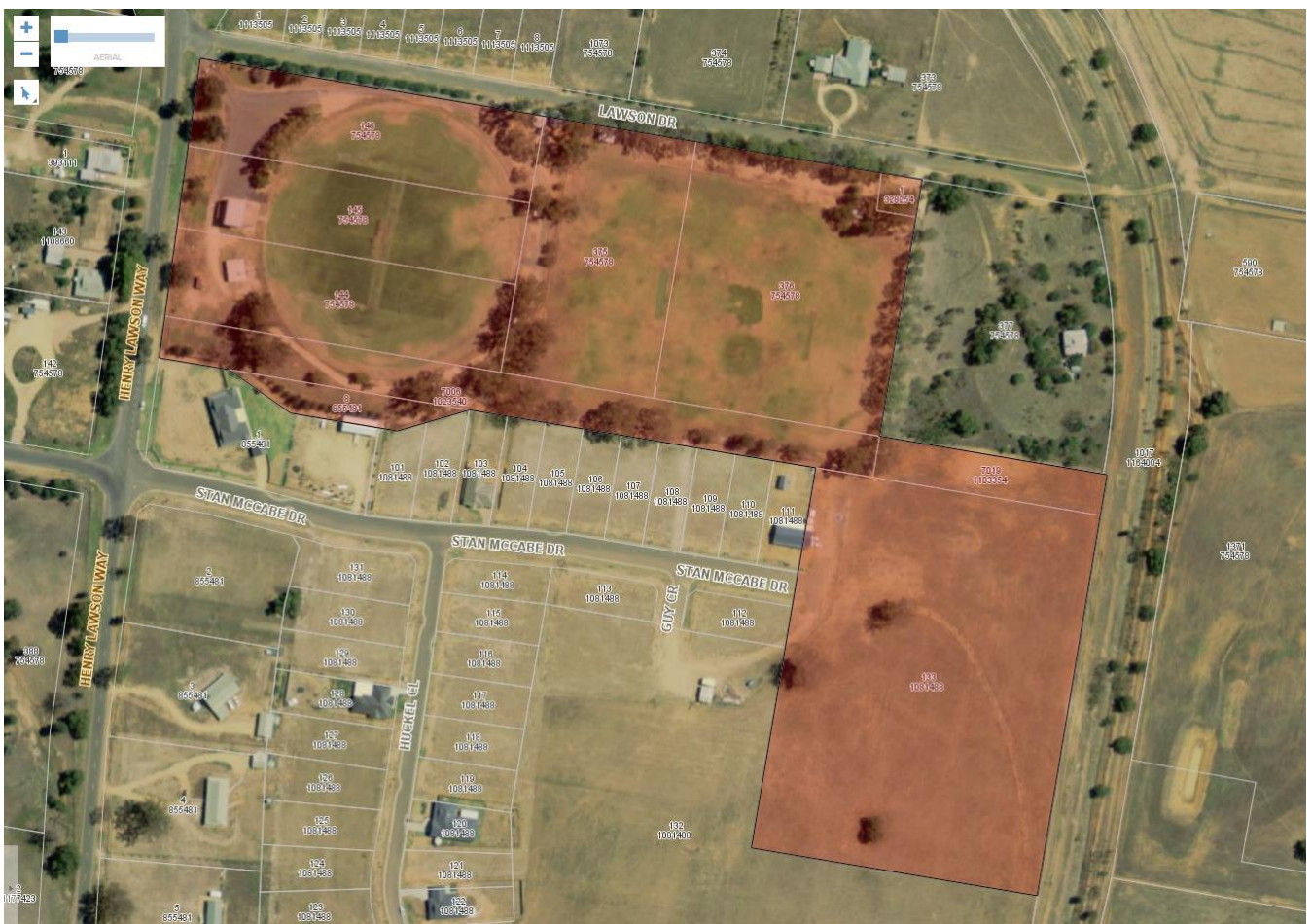


Figure 1 - Henry Lawson Oval Precinct

CATEGORY AND DESCRIPTION

- General Community Use - Sport and Recreational Park.
- The park consists of a main recreational oval, including a grandstand and two playing fields, and is bordered by the Henry Lawson Birthplace Memorial Site. Lot 7019 in DP 1103354 has been added to the facility (leased Crown Land). Lot 133 in DP 1081488 has also been dedicated as public reserve (owned by Shire).

FUNCTIONS

1. Lawson Park is primarily used for a diversity of sport, school activities and organised gatherings and therefore must cater for large volumes of people and vehicles at one given time.
2. The park is a stopover point for travelers, tourists and locals (including visitors to the adjacent Henry Lawson Birthplace monument) and therefore must cater for their needs through adequate park furniture and facilities.
3. As a historic and characteristic landmark of Grenfell, its present character as a country town sports oval must be maintained.

COMMUNITY VALUES

OVERALL VISION

Weddin Shire Council aims to deliver a multi-purpose sports and recreation hub to the community that supports current and future requirements for a range of sporting, recreational, social and community activities. By providing shared sports and recreation infrastructure within the Henry Lawson Oval Precinct, Weddin Shire Council will enable the capacity to host various organised sporting competitions and mass participation events as well as catering for broad community use, casual recreation opportunities and informal activities. Such a facility will encourage active lifestyle, inclusive access, health and wellbeing and community involvement as well as providing travelling visitor facilities and local historic education.

In response to the submissions detailed below that were received and assessed through the community consultation process, Council has developed a Master Plan outlining desired future improvements to the Henry Lawson Oval Precinct that will establish this Community Land as a functional multi-purpose sports and recreation hub.

SUBMISSIONS FROM STAKEHOLDER GROUPS

Grenfell Rugby League

- Replace the existing toilets with new, modern amenities - current toilets are basic, in poor condition and do not accommodate mass usage at major events.
- Construct additional car parking facilities as well as upgrade the existing infrastructure – seal the current gravelled car parking and formalise the entry/exit to the carpark to service daily requirements as well as organised sports and major events.
- Repair and maintain the existing irrigation system – all sprinkler heads need to be checked to ensure they are watering evenly and repaired/replaced if necessary.
- Further improve the playing field surface maintenance program – effective management of regular necessary maintenance tasks such as watering, mowing, fertilising and aerating the playing fields to ensure long-lasting quality surface.
- Replace the existing aged, manual-operated scoreboard with a new electronic scoreboard with digital LED display.
- Replace the existing goal posts – current goal posts are in poor condition and are hazardous to players' safety.
- Install high-performance sports floodlights on Top Lawson Oval – lack of lighting restricts night-time training and games to the rugby league.

Grenfell Junior Rugby League

- Replace the existing toilets with new, modern amenities - current toilets constantly leak and do not accommodate mass usage at major events.
- Repair and maintain the existing irrigation system – all sprinkler heads need to be checked to ensure they are watering evenly and repaired/replaced if necessary.
- Construct a new, modern canteen facility adjoining the Junior League Wally Gamm shed – current canteen is antiquated and causes issues every season and the relocation of this facility will allow for the remodelling of the dressing sheds under the grandstand.
- Remodel the existing facilities under the grandstand to deliver 5 dressing rooms – current canteen and dressing shed facilities are to be removed to make way for two sets of male and female dressing rooms, to accommodate the home and away teams, as well as one referee dressing room. Note: As the facility is restricted by space there may only be one dressing room for each home and away team, plus an extract

change room for the referee. This will provide a more practical and appropriate layout of the facility. The facility will only be required by a group of males or females at any one time, therefore it will unnecessary for there to be both male and female dressing rooms.

- Reconfigure the grounds – by removing the existing fence around the rugby league oval, levelling the velodrome as well as widening and squaring off the oval, a second full-size playing field could be incorporated whilst allowing for a cricket pitch running north-south between the two rugby league fields
- Upgrade the existing grandstand – enhance spectator participation by providing modern stadium seating within close proximity to the playing field.

Grenfell Soccer Club

- Replace the existing toilets with new, modern amenities - current toilets are basic, in poor condition and do not accommodate mass usage at major events.
- Construct additional car parking facilities as well as upgrade the existing infrastructure – seal the current gravelled car parking and formalise the entry/exit to the carpark to service daily requirements as well as organised sports and major events.
- Repair and maintain the existing irrigation system – all sprinkler heads need to be checked to ensure they are watering evenly and repaired/replaced if necessary, particularly those servicing the south eastern corner of the main soccer field.
- Insert an improved ambulance access point – preferable location is near the water tanks on the western edge of the playing fields within close proximity to the new clubhouse facility where a key to the entry gates would be kept.
- Erect/provide additional spectator seating – several park benches situated around the grounds but out of the field of play would complement the existing seating provided near the new clubhouse facility.
- Assist with the completion of the clubhouse – financial support is requested in order to finish outfitting the two change rooms contained in the new clubhouse facility.
- Erect large mesh containment fences behind the goal areas of the main playing field – to prevent balls escaping the Lawson Oval Precinct, particularly along the southern boundary, for safety reasons as well as to minimise the interruption of gameplay.
- Replace the southern boundary fence with the inclusion of several stiles – existing fence is in poor condition and as a result does not restrict ball movement towards the adjacent property effectively and impedes ball retrieval.
- Carry out levelling earthworks on the Top Lawson Oval grounds – the uneven soccer fields are a safety hazard and nuisance for players and spectators alike.
- Construct an indoor sports complex – weather-proof venue that would accommodate indoor sports such as basketball, netball, volleyball, badminton, gymnastics, cricket, futsal etc. and spectator facilities as well as major mass participation events including concerts and galas all year round.

Senior Cricket & Junior Cricket

- Repair and maintain the existing irrigation system – all sprinkler heads need to be checked to ensure they are watering evenly and repaired/replaced if necessary.
- Upgrade the existing cricket nets – current practice nets are insufficient and their proximity to the gravel vehicle track and overhanging trees threatens the safety of users.
- Replace the existing surface on both synthetic pitches – current surfaces are worn and in poor condition which is hazardous to players' safety and impedes quality of play.
- Carry out widening earthworks on Top Lawson Oval – currently unable to use both pitches simultaneously as the eastern junior pitch does not comply with competition field size standards.

- Reinstall the turf cricket pitch – replacing the removed soil, turf and topdressing materials at the original pitch location will allow the preparation of two high-quality turf wickets and attract higher class competition matches to Grenfell. Note: Grenfell Rugby League is not in favour of this proposal.
- Construct an indoor sports complex – weather-proof venue that would accommodate indoor sports such as basketball, netball, volleyball, badminton, gymnastics, cricket, futsal etc. and spectator facilities as well as the Stan McCabe Junior Development Program.

Boot Camps

- Install outdoor exercise/fitness circuit stations – include simple, static equipment for chin-ups, sit-ups and step-ups, as well as interactive and movable equipment with cardio and resistance features such as rowing and stepping machines.

Major Events/Concerts

- Replace the existing toilets with new, modern amenities - current toilets are basic, in poor condition and do not accommodate mass usage at major events.
- Construct additional car parking facilities as well as upgrading the existing infrastructure – needs to service daily requirements as well as organised sports and major events.
- Construct an indoor sports complex – weather-proof venue that would accommodate indoor sports such as basketball, netball, volleyball, badminton, gymnastics, cricket, futsal etc. and spectator facilities as well as major mass participation events including concerts and galas all year round.

Historical Tourist Site

- Replace the existing toilets with new, modern amenities - current toilets are basic, in poor condition and discourage visitors to this iconic tourist site.
- Rejuvenate and upgrade the Henry Lawson Birthplace tourist site –works to include demolition and earthworks, construction of new BBQ facilities and shelter, installation of new seating, bollards and signage as well as site landscaping and beautification.
- Upgrade the existing vehicle access/exit and parking infrastructure – current gravel facilities are in poor condition due to drainage issues and hinder access and parking particularly for the main user group which comprises of caravan travellers.

Leash Free Area

- Replace the existing toilets with new, modern amenities - current toilets are basic, in poor condition and do not service current daily requirements.
- Move ‘Leash Free Area’ possibly to public reserve within Lawson Estate.
- Erect ‘Leash Free Area’ signage – insufficient information provided to visitors regarding the Lawson Oval Precinct regulations and restrictions.

OTHER ISSUES

Tree management

- Tree Inspection by an Arborist within the Lawson Oval Precinct assessed the structural strength and risk towards structures on the property or to the public visiting this site.
- The council will continue managing existing trees in accordance with “Policy for Management of Trees and Tree Roots” no 11.5.1. This policy directs management of existing trees and details the process of selecting and locating the placement of new replacement trees in order to manage the risk of endangering people and structure, reducing Public Liability and Professional Indemnity exposure.
- Landscape and Tree Planting Scheme should be developed for the precinct, outlining appropriate varieties of trees and locations of future plantings to add to the amenity and usability of the precinct.

Overgrown land to the East

- The block east of the Lawson Oval Precinct is privately owned and property manager has allowed overgrowth. This property overgrowth should be maintained by owner to ensure safety to visitor of the precinct.

Lawson Estate Open space

- The Lawson Estate Open space maybe rezoned and sold us large lifestyle lots for the Lawson Estate, or used as a dog leash free area.

MANAGEMENT OF THE PARK

FUNDING AND OPPORTUNITIES FOR DEVELOPMENT

Each year the NSW Government, Commonwealth Government and various Community Building Programs provides various Sport and Recreation Grants to assist with building or developing sport facilities. Council and sporting clubs will actively seek funding opportunities for the purpose of improving the community facility. If funding becomes available for a particular improvement project, then the priority for this work may increase and the project may be completed ahead of other projects.

OPERATION

- The sports floodlights situated around the rugby league oval are paid for by clubs per kilowatt to council and are responsible for switching them off after usage.
- Sporting clubs using fields are responsible of their own line marking.
- The canteen and entrance gate on game days is operated by club volunteers.
- Soccer club is responsible for maintaining their new club house building.
- Rugby League Football Club at the completion of their competition must remove the goal post from the oval.
- All sporting clubs are to ensure the area and surrounds are left in a clean and tidy condition following their usage. The sporting clubs which use the dressing facilities are responsible for sweeping or hosing out the change rooms and shower recess and are to ensure the lights are switched off after using.
- Clubs that require extra bins and other requests for major events must be requested in writing to Council at least two weeks prior to the Council meeting.

MAINTENANCE

- The council is responsible for the maintenance of both Henry Lawson Oval and the Top Lawson Oval. To maintain an even distribution of water on both fields an inspection of all sprinkler heads will be undertaken to determine if sprinklers require repair or replacement. Regular and even irrigation will maintain the field's lush surface and consistence mowing, aerating and supply of topdressing soil will provide the sporting clubs with a quality surface safe for all players.
- All trees unsafe to people visiting the precinct or threaten surroundings structures and infrastructure will be managed in accordance with Council Policy.
- The precincts toilet amenities are cleaned, restocked and open/closed by council for daily use.
- Garbage and recycling bins of the precinct are emptied each week by council.

UPGRADE/CAPITAL EXPENDITURE

- The existing infrastructure of the precinct will be upgrade. The current gravel car park will be sealed and new additional parking facilities will be constructed, accommodating large groups of traffic at one event.
- Existing facilities under the grandstand require remodelling to provide 5 dressing rooms.
- New entrances and exit will be added along Lawson Drive and 6 foot fence constructed around the precinct. Existing entrance at corner of Lawson Drive and Henry Lawson Way is to be closed.
- Henry Lawson Birth site will be rejuvenation providing an attraction to visitors.

MASTER PLAN

The Lawson Oval Precinct Master Plan has been developed and prepared through consideration and analysis of the following:

- Site analysis by Council staff.
- Local influences, including the demographic profile of Grenfell as well as the directions of relevant strategic plans.
- Consultation with user groups, Councillors and other stakeholders.
- Integration of existing facilities with new facility requirements.
- Limitations of Council's and the community's resources.
- Feedback from stakeholders and residents during the public exhibition period of the draft Master Plan.

This Master Plan outlines the management sections within the Lawson Oval Precinct and specific operational information for each as well as a detailed Action Plan comprising of an upgrade priorities and costings matrix and relevant diagrams (attached in Site Plan).

AIMS

The aims of the Lawson Oval Precinct Master Plan are to:

1. Maximise overall community benefit as well as access to, and usage of all subdivision areas.
2. Direct effective management, operation and development.
3. Ensure equity in the allocation of facilities and resources.
4. Respond to the changing needs of stakeholders and the community.
5. Adhere to Council's corporate goals for strategic land management.
6. Meet Council's obligations for the management of community land.

KEY VALUES

The key values pertinent to the Henry Lawson Oval include:

- Quality of existing facilities.
- Regional significance and history of the site.
- Accessibility.
- Co-operation amongst existing user groups in the use of shared facilities.
- Capacity for the expansion of facilities.
- Visual appeal.

SECTION MANAGEMENT & OPERATION

SECTIONS	MANAGEMENT & OPERATION
Grenfell Junior Rugby League Facilities – includes the playing fields on the rugby league oval, the grandstand/canteen/change room facilities and the Wally Gamm League shed.	<p>Maintain and repair the existing irrigation system and regularly manage the watering, mowing, fertilising and aerating to provide an improved quality surface.</p> <p>Currently under progress the installation of a new electronic scoreboard with digital LED display from Southern Cross Scoreboards which was agreed to be purchased for \$7,100 (excluding GST plus freight and installation) and goalposts from PILA Group for \$3,125 (excluding GST plus installation).</p>
Grenfell Rugby League Facilities – includes the playing fields on the rugby league oval, the grandstand/canteen/change room facilities.	<p>Check and repair all sprinkler on rugby league oval. Reconfigure the grounds by removing the existing fence around the rugby league oval, levelling the velodrome as well as widening and squaring off the oval, a second full size playing field could be incorporated whilst allowing for a cricket pitch running north-south between the two rugby league fields. This would bring field closer to grandstand and new modern stadium seating would encourage spectators to use the grandstand.</p> <p>Construction of a new canteen facility adjoins the Junior League Wally Gamm shed, and removal of current canteen from underneath the grandstand to allow for remodelling of existing facilities. This will provide space of two sets of male and female dressing rooms accommodating for home and away teams as well as one referee dressing room. An access could be incorporated in the centre of the facilities giving a direct walk way for rugby league players to field instead of current access points on sides of the facilities which mixes the players entering and existing field with spectators.</p>
Winter Soccer Facilities – includes the playing fields on Top Lawson Oval, the removable goalposts and the clubhouse.	<p>Maintain and repair the existing irrigation system on Top Lawson Oval and carry out levelling earthworks to even the field's surface to ensure a high quality safe surface for soccer games. Erect large mesh containment fences behind goal area (particularly along southern boundary), and replace the southern boundary fence with the inclusion of several stiles to allow safe ball retrieval and maintain game play. Provide several park benches situated around the grounds for additional spectator seating. Install high-performance sports floodlights on Top Lawson Oval to allow for night time games and practice.</p> <p>The soccer club have constructed a clubhouse and assistance of its completion will be required, provide financial support to finish outfitting the two change rooms. Insert an improved ambulance access point on playing field, preferable location is on western edge near the water tanks and within close proximity to the new soccer clubhouse facility.</p>
Cricket Facilities – includes the playing fields and cricket pitches on Top Lawson Oval as well as the practice nets.	<p>Maintain and repair the existing irrigation system on Top Lawson Oval and carry out widening earthworks to allow usage of both cricket pitches. Upgrade the existing cricket nets and relocate away from current proximity of gravel road and overhanging trees. Replace the existing surface on both synthetic pitches and reinstate the turf cricket pitch (replace soil with turf and topdressing materials at the original pitch location). Note: Grenfell Rugby League is not in favour of this proposal.</p>
Henry Lawson Birthplace and Surrounding Visitor Amenities – includes the historical tourist site as well as the BBQ area, traffic facilities and Visitor Information facilities.	<p>Council's Engineering Department quotes a total \$45,250 (GST exclusive) for all operation of works associated with the rejuvenation of the Henry Lawson Birthplace tourist site. Earthworks and demolition (including new materials) is quoted \$7,200. Planting, landscaping and irrigation (including plants) is quoted \$11,950. New shelter, bollards and signage is quoted \$8,100. New BBQ and seating (including new slab) is quoted \$18,000.</p>
Traffic Facilities – includes the sealed access road around the northern end of the rugby league	<p>Construct additional car parking facilities and upgrade the gravel car park by sealing the surface.</p>

<p>oval with speed humps, the unsealed access road around the southern end of the rugby league oval, informal parking areas around the rugby league oval, along the southern boundary fence near the cricket nets and along the western boundary fence as well as the dedicated parking areas on the northern end of Top Lawson Oval and along the western log bollards.</p>	
<p>Toilet Amenities – includes the toilet block on the western edge of the Precinct used primarily by the Rugby League players and spectators as well as the toilet block and storage shed used by the Soccer Club in winter and Cricket Club during summer.</p>	<p>New toilet amenities will be constructed replacing the existing toilet block on the western edge of the Precinct which will be demolished. Design West Architecture has planned the toilet amenities and the council have awarded the construction of the toilets to CBC Innovation PTY LTD at the submitted price of \$121,835 (Incl GST). It has be advised that the bricks to be used should match the bricks of the 1920s grandstand and the roof cladding, roof draining and accessories to be plain galvanised steel.</p>
<p>Entry – includes the main entrance gates, ticket booth and the side entrance gates on Lawson Drive 50m from Henry Lawson Way intersection.</p>	<p>Lawson Park entry plaques require repair. An access point will be added alone Lawson Drive providing improved ambulance access (preferable location is near the water tank on the western edge of Top Lawson Oval close proximity to soccer clubhouse facility). To manage traffic flow to sports grounds an entry alone Henry Lawson Drive will be added to accommodate larger amounts of traffic. This entry may be added 50m from Henry Lawson Way intersection and will be away from pedestrian and spectators. The current entrance gate at the corner of intersection will be closed.</p>

ACTION PLAN

The following Action Plan details the various prioritised projects to be undertaken by Council in order to deliver a multi-purpose sports and recreation hub to the community as outlined in the overall vision statement.

Whilst projects have been prioritised with consideration given to urgency, likely cost, and the degree of complexity of implementation, the practicality and final order of implementation of all projects will be subject to a number of factors and criteria before proceeding, including:

1. Availability of funding.
2. Current and future priorities of Council, the user groups and other stakeholders.
3. Future sporting and community needs.
4. Further investigation, research and consultation.

PRIORITY WORKS LIST

PRIORITY	WORKS	ESTIMATED COST	TARGET COMPLETION
1	Pair of 9m rugby goal posts has been purchased from PILA Group. Council will install on the rugby league oval.	\$3,128	04/2016
2	New electronic scoreboards with digital LED display have been purchased from Southern Cross Scoreboards. Council will install on the rugby league oval once delivered to Council Depot.	\$7,100	05/2016
3	The Council will arrange to demolish the existing toilet block on the western edge of the Precinct. Construction of the new toilet amenities will be completed by CBC Innovations PTY LTD.	\$125,000	07/2016
4	Check and replace or repair all sprinkler heads that are damaged.	\$8,000	
5	Insert an improved ambulance access point on Top Lawson Oval, preferable location is on western edge of playing field near the water tanks and within close proximity to the new soccer clubhouse facility.	\$3,000	
6	Remove barb wire and improve southern boundary fence	\$1,000	
7	Finish outfitting the two change rooms contained in the new soccer clubhouse facility.	\$10,000	03/2017
8	Purchase and install new flood lights for Top Lawson Oval.	\$60,000	
9	Erect large mesh containment behind soccer goal post area.	\$5,000	
10	Replace synthetic pitch with a turf pitch for Top Lawson Oval, or install new synthetic surface, Note – if Priority 25 was to be constructing, this would remove the need to install a turf pitch on Top Lawson	\$40,000 or \$4,000	
11	Replace cricket nets and move away from the gravel road and overhanging trees.	\$40,000	
12	Widen and replace synthetic surface on Eastern Junior Pitch.	\$7,000	
13	Rejuvenation of the Henry Lawson Birthplace tourist site. Works to include demolition and earthworks, construction of new BBQ facilities and shelter, installation of new seating, bollards and signage, as well as site landscaping and beatification.	\$45,250	
14	Construction of new canteen facility adjoining the Junior League Wally Gamm shed. Or alternative design may be to remove existing structure and constructed a new Junior League shed with canteen facility. This would raise canteen above spectators, allowing volunteering staff to watch games and serve customs.	\$150,000	
15	Remodel the facilities under the rugby grandstand to provide Five dressing rooms for home and away teams and referee dressing room.	\$180,000	
16	Install exercise circuit stations around the Lawson Oval and a walking track.	\$50,000	
17	Provide additional park benches for spectator seating surrounding Top Lawson Oval.	\$40,000	
18	Carry out levelling earthworks on the Top Lawson Oval.	\$300,000	
19	Seal the surface of the current gravel car park and constructed additional car parking facilities.	\$50,000	
20	Construct new main entry from Lawson Drive providing improved traffic flow and install a new “man proof fence” around the entire precinct.	\$40,000	
21	Repair plaques on the Lawson Park entrance gate.	\$1,500	

22	Lawson estate open space may be rezone or used as a leash free area for dogs. Provide leash free signage advising visitors to the precinct of leash free areas.	\$500	
23	Upgrade the existing grandstand by providing modern seating.	\$100,000	
24	Reconfigure main oval, levelling the velodrome, improving drainage and irrigation as well as widening and squaring off parts of the oval. This would allow the Rugby League field to be moved closer to the grandstand, a turf cricket wicket to be installed north-south adjacent to the Rugby League field and a second smaller playing field to be installed to the east. This smaller playing field would be for training and summer soccer. This is a reduced scope of Priority 25. Note: only possible with significant injection of funds.	\$500,000	
25	Reconfigure main oval, levelling the velodrome, improving drainage and irrigation, as well as widening and squaring off the oval. The oval would be widened enough to allow the incorporation of a second Rugby League playing field and space for a cricket pitch running north-south between the two Rugby League fields. This would require the removal of fence surrounding field, moving the light towers, cricket nets and roadway. Note: only possible with large injection of funds.	\$1,000,000	
26	Earthworks to increase the size of Top Lawson Oval for cricket would require the acquisition of land major earthworks (160m x 30m x 1.5 cut) and relocation of electricity lines, costing upwards of \$500k. Note: would rather see turf pitch reinstalled than this to happen and would only be possible with large injection of funds.	\$1,000,000	
27	Constructed an indoor weather complex to accommodate for indoor sports. Note: only possible with large injection of funds.	\$2,000,000	

SITE PLAN

