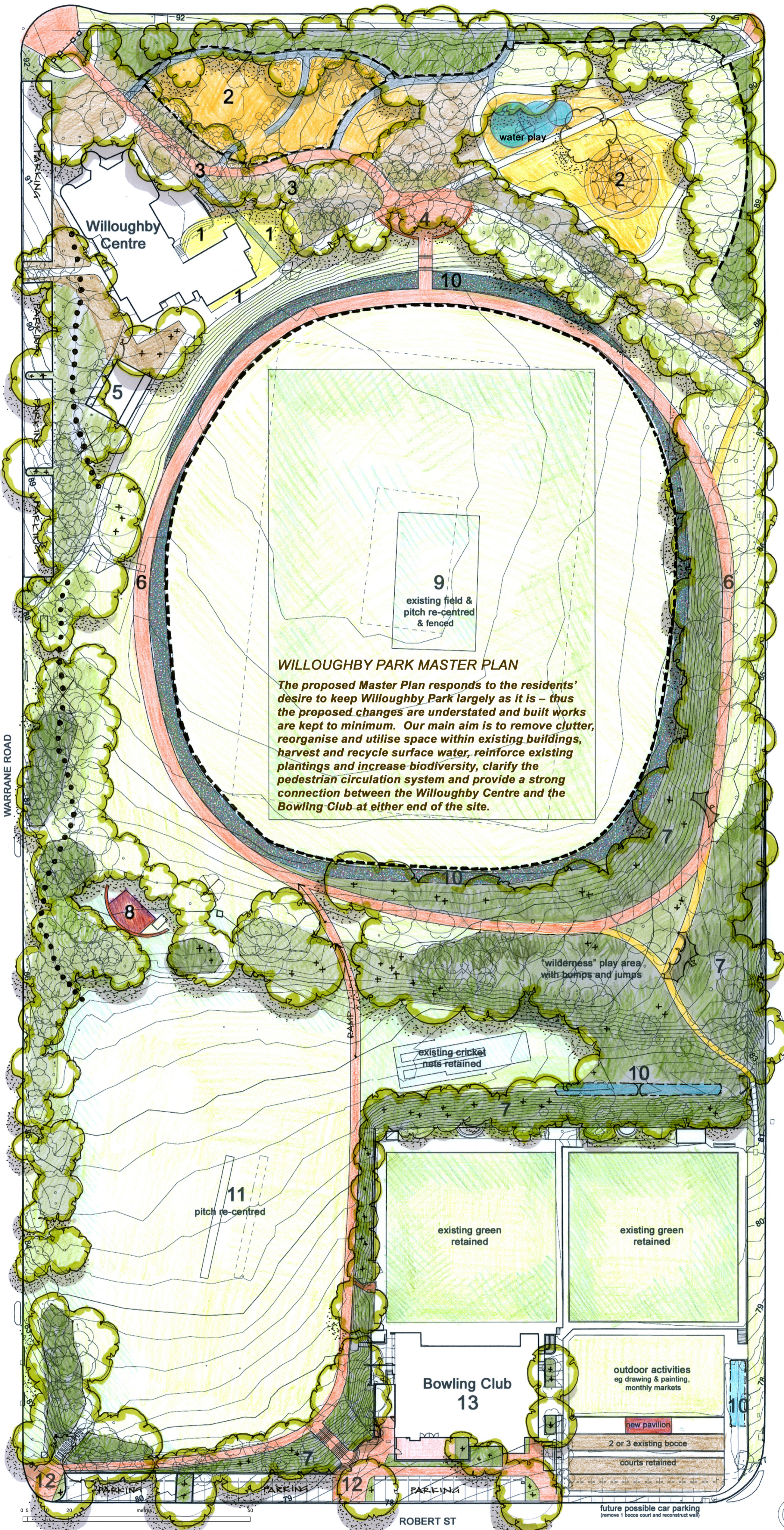


notes



WILLOUGHBY PARK MASTER PLAN

The proposed Master Plan responds to the residents' desire to keep Willoughby Park largely as it is – thus the proposed changes are understated and built works are kept to minimum. Our main aim is to remove clutter, reorganise and utilise space within existing buildings, harvest and recycle surface water, reinforce existing plantings and increase biodiversity, clarify the pedestrian circulation system and provide a strong connection between the Willoughby Centre and the Bowling Club at either end of the site.

- 1. EAST WILLOUGHBY PRE-SCHOOL**
The Pre-school playground is relocated to the eastern side of the building. The existing retaining wall on the north side is reshaped to enlarge the play area and provide a sunny informal amphitheatre. The playground is also extended on the southern side of the building where the grandstand now exists. This creates an opportunity to install large windows on the southern side of the building which would give more light and sense of space to the Pre-school. The vacated Mills Room above provides potential expansion space for the Pre-school if so desired.
- 2. PLAYGROUND AND FACILITIES**
The existing playground is fully refurbished with a low perimeter fence, windbreak plantings and new equipment. Some existing Brush Box trees are removed to allow more winter sun into the playground. A new summer water play area is constructed within the existing bike track on the north-eastern corner of the park, and a climbing net installed for primary school children. The perimeter fence is extended to partially enclose this area and understory plantings of indigenous species are installed to provide shelter, screening and biodiversity.
- 3. AVENUE PLANTINGS**
Existing vistas along avenues of Spotted Gums are retained and reinforced by careful placement of paths and the relocation of furniture and equipment. The installation of porous gravel pavings and informal plantings of low tufted grasses and shrubs help define the avenues, reduce dust, compaction and erosion, improve water penetration and soil conditions, and give increased shelter to the playground.
- 4. BBQ AREA**
New paved BBQ and picnic area with a low curved wall is centrally located in the northern end of the park. It replaces the existing BBQ and picnic tables which are randomly scattered throughout the existing playground.
- 5. SPORTS FACILITIES**
The existing grandstand behind the Willoughby Centre is demolished to give more privacy and outdoor play space to the Pre-school. The existing change rooms and kiosk are upgraded with a new roof and tiered seating.
- 6. PERIMETER PATH**
New shared pedestrian/bike path 2.4m wide made of permeable concrete paving provides a strong connection between the main gates in McClelland Street and the Willoughby Centre to the Bowling Club and Robert Street. Lighting along the path provides security at night.
- 7. PLANTINGS**
Where possible revegetation is undertaken to reduce dust and grass maintenance, increase biodiversity, and improve soil conditions and water absorption.
- 8. GROUP PICNIC AREA**
A new group picnic area between the playing fields off Warrane Road encourages use of this previously underutilised area of the park. This includes a large shelter, three to four picnic tables and adjoining benches, BBQ facilities, tap and rubbish bin.
- 9. OVAL**
The existing oval is realigned, regraded and the grass surface protected by a low aluminium picket fence in a grey-green colour.
- 10. WATER HARVESTING AND RECYCLING**
New underground tanks (200,000 litres) store storm water runoff from the oval and Sugarloaf Creek. Water is cleansed and reused for irrigating the oval and bowling greens. The existing underground water tank (100,000 litres) and associated equipment in the Bowling Club is repaired to form part of the water recycling system in the park. New "Slimline" rainwater tanks are provided along the western side of the Bowling Club to provide water for the adjoining toilets and laundry. Rainwater tanks are also installed outside the Willoughby Centre for flushing toilets.
- 11. LOWER FIELD**
The existing lower field is retained and upgraded for improved play and the current use of the area for dog walking is continued. The existing supports to the chain wire fence are relocated to the back of the fence to allow the new perimeter path to follow the fence line.
- 12. ROBERT STREET ENTRANCES**
The existing brick retaining wall along Robert Street is repaired and raised by two courses to prevent people taking short cuts. The existing bank is revegetated with indigenous trees and shrubs. A new wide staircase behind the Bowling Club gives direct access to the park via the new perimeter path. The existing entrance on the corner of Warrane Road and Robert Street is reinforced by new paving and a pedestrian ramp which gives easy access for wheelchairs and prams to the park.
- 12. ROBERT STREET ENTRANCES**
The existing brick retaining wall along Robert Street is repaired and raised by two courses to prevent people taking short cuts. The existing bank is revegetated with indigenous trees and shrubs. A new wide staircase behind the Bowling Club gives direct access to the park via the new perimeter path. The existing entrance on the corner of Warrane Road and Robert Street is reinforced by new paving and a pedestrian ramp which gives easy access for wheelchairs and prams to the park.
- 13. WILLOUGHBY PARK BOWLING CLUB**
The lower floor of the Bowling Club is renovated to house facilities now accommodated in the Willoughby Centre. Two options have been explored – Option 1, relocating the Mills Room and Option 2, relocating the Pre-School (see Masterplan Sheet 2). The upper floor of the Bowling Club is provided with a new men's toilet and change room adjacent to the ladies' facilities. The two upper greens are retained for exclusive use by the Bowling Club. The existing flat is retained with its rear access and carport, but the existing laundry is replaced by a new outside laundry behind the carport. The existing carpark for the Bowling Club is reconfigured to provide a single row of parking for 13 cars (instead of 17). Existing vehicular access to both sides of the Bowling Club is retained. New paving to pedestrian areas helps to separate cars and people and accentuates the new entrance from Robert Street.

key

- new tree
- existing tree removed
- existing tree retained
- new understory plantings to 3m high
- new understory plantings to 1m high
- existing path retained
- new primary path - in permeable concrete paving 2.4m wide
- new secondary path - in plain concrete 2m wide
- new bitumen path to playground 1.5m wide
- porous recycled gravel paving
- informal track through trees
- grass
- swale to harvest site runoff
- storage tank for irrigator purposes

Willoughby Park

Masterplan 1:500 @ A1

