



ATTACHMENTS TO REPORTS

ORDINARY COUNCIL MEETING

Wednesday 12 May 2021

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Attachments to Reports

Item

- 10.7 Casburn Park Draft Masterplan - Post Exhibition Report
 - ATTACHMENT 2** Attachment 2 - Casburn Park Masterplan..... 4

ATTACHMENTS TO REPORT

Item 10.7

Casburn Park Draft Masterplan - Post Exhibition Report

Attachment 2

Attachment 2 - Casburn Park Masterplan



CASBURN PARK MASTER PLAN



Contents

1

OVERVIEW

- 1.1 Introduction
- 1.2 Purpose of the Master Plan
- 1.3 Master Plan Objectives
- 1.4 Relevant Planning Documents

2

CURRENT SITUATION

- 2.1 Regional Context
- 2.2 Local Context
- 2.3 Site Analysis
- 2.4 Opportunities and Constraints

3

COMMUNITY CONSULTATION

- 3.1 Community Consultation Methodology
- 3.2 Key Concerns and Requests

4

VISION & PRINCIPLES

- 4.1 Vision Statement
- 4.2 Key Principles

5

MASTER PLAN

- 5.1 Master Plan Overview
- 5.2 Master Plan
- 5.3 Playground Concept Plan
- 5.4 Perspectives
- 5.5 Staging Plan

Issue	Status	Checked By	Date
A	For Client Review	MW	02/11/20
B	For Submission	MW	23/11/20
C	For Submission	MW	24/11/20
D	For Submission	MW	21/04/21



1

OVERVIEW

1.1 Introduction

Casburn Park is situated in the heart of Wingello Village and is a valued community social and recreation space. During the January 2020 bushfires that devastated vast areas of the Southern Highlands including Wingello Village, Casburn Park was the centre of activity for bushfire volunteers, operations and a community muster point prior to being evacuated. The scars of the fires are still evident in the village surrounds including Casburn Park, with the removal of trees and garden beds that posed a threat to the adjoining RFS building and Village Hall. The fires have left psychological scars amongst the residents and the renewal of Casburn Park is seen by the locals as an opportunity to help heal the community; physically and emotionally.

Overview

01

1.2 Purpose of the Master Plan

The purpose of the master plan is to provide a framework for the development of Casburn Park over the next 10 years. The master plan will be predominantly a site enhancement master plan, putting place site improvement recommendations and strategies to ensure the Park meets its full potential and community aspirations in terms of access, amenity, functionality and sustainability. The master plan will consider the following deciding factors to guide the concept design, staging and pathway for future development of the Park;

- Outcomes of the stakeholder and community engagement
- Relevant Council policies and guidelines
- Current user requirements including RFS operations
- Aspirations of the community and stakeholders
- Site opportunities and challenges.

1.3 Master Plan Objectives

The objective of the master plan is to provide clear direction for Council to develop a concept plan, founded on community and stakeholder input, to ensure the Park meets current and future needs of its users. The master plan objectives for Casburn Park include;

- Provide a holistic strategic planning and design outcome that considers Casburn Park within it's broader geographical context.
- Provide tangible and realistic recommendations that can be delivered in stages.
- Implement recommendations relevant to Casburn Park from applicable Council strategic plans and policies.
- Improve access and connections within the Park as well as through the Village.
- Address car parking issues.
- Consider traffic calming measures to improve pedestrian safety in the Village.
- Create opportunities for a variety of uses to attract visitation and help activate the Village.
- Consider management of the existing trees and strategies for supplementary tree planting.
- Provide a concept plan for an inclusive playspace that adopts the principles of the Everyone Can Play Guidelines.
- Ensure future development and design interventions consider the requirements outlined in the NSW Rural Fire Services Neighbourhood Safer Places guidelines.
- Respect the history and cultural heritage of the Village and the adjacent Hall.

1.4 Relevant Planning Documents

The following Council policies and guidelines are to be referenced in the development of the master plan;

- WSC Parks Strategy (2016)
- WSC Street Tree Master Plan (2016)
- WSC Public Toilet Strategy (2017)
- WSC Draft Playspace Strategy (2020)
- WSC Wingello Village Precinct Plan

Additional to the Council documents listed, the following NSW Government guidelines will be considered;

- Everyone Can Play – A Guideline to Create Inclusive Playspaces (2019)
- Draft Greener Places Design Guide (2020)
- RFS - The NSP Guidelines (2017)



2

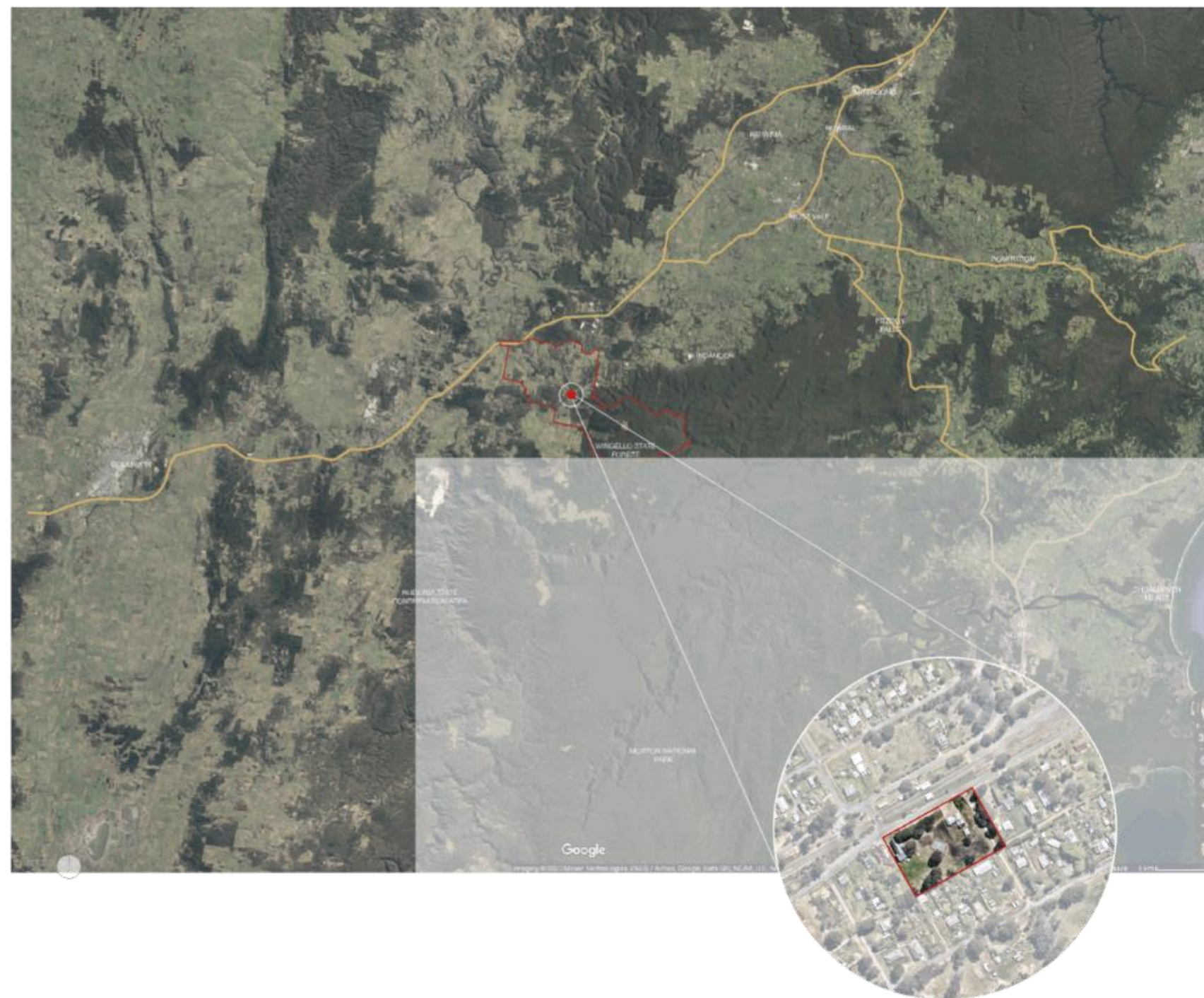
CURRENT SITUATION

Current Situation 02

2.1 Regional Context

Wingello is the southern most village in the Wingecarribee Shire LGA. It is a small rural village with a population of approximately 570 residents. Situated approximately midway between Canberra and Sydney, Wingello is often a place for visitors to stop as they travel along the Southern Highlands Tourist Drive Number 16. Wingello is one of a number of quaint villages along the route such as Tallong, Penrose, Bundanoon and Exeter. Wingello State Forest borders the Village and is a popular place for mountain bike riding and camping, with the main camp ground set amongst Pine Forest approximately 5km from the Village. The Southern Highlands Railway Line traverses the Village and provides a connection between Sydney and Goulburn.

- Major vehicular corridor
- Wingello
- Site Location



Current Situation

02

2.2 Local Context

Wingello Village is concentrated around the railway station and is characterised by the railway station building, Wingello Store, Wingello Community Hall and Casburn Park. The Bill O'Reilly sports ground is located directly opposite the Village on the northern side of the railway line, with Wingello Primary School situated approximately 700m to the north of the Village. The Store, Hall and Casburn Park are important community facilities and social meeting places. All community activities are conducted in these three locations and are treasured by the local residents. Surrounding the Village is a mix of rural, semi-rural and large lot residential development. The Wingello landscape is characterised by large expanses of Eucalyptus Forest with significant stands of Pine trees and forest interspersed throughout the area. Rural clearings are a dominant feature of the landscape as are some of the ornamental plantings within the private properties. The rural character of the place is reinforced by the narrow roads with informal edges aligned with remnant trees close to the road edge.

N.T.S. 

Current Situation

02

2.3 Site Analysis

Casburn Park is in the centre of the village and a key focal point. It is bordered by Railway Parade and Wingello railway station to the north, Wingello Community Hall and the Store to the west, RFS compound in the east and a rear laneway and residential dwellings to the south. It is situated at the busy intersection of Railway Parade / Murrumba Road and the at-grade railway crossing, creating a hazardous pedestrian situation. Car parking is in the form of a wide gravel shoulder along the Railway Parade frontage and identified by barrier fencing and signage.

The existing vegetation is a mix of native and non-native species. A dense row of Cupressus species along the Railway Parade frontage is significant feature of the park and Village, creating a visual screen into the park. Mature Eucalyptus and Pinus species are dispersed across the park and provide valuable shade during the hotter months.

The existing playground has a combination of equipment of varying age and quality. There are no connecting paths and the raised edge and bark softfall does not enable users with a mobility disability to access the playspace. A recently installed basketball half court is a popular addition to the park, attracting older children and families. The lack of shade makes the playspace unpleasant during the hotter months. Toilet facilities are connected to the back of the Hall and are in poor condition.

They are not disabled compliant and hidden from view which does not align with sound CPTED principles. Council has identified these toilets for replacement under their Public Toilet Strategy (2017). Evidence of the January bushfires remain in the park. Trees and garden beds were removed during the fires and a large expanse of grass cover in the south east corner has been extensively damaged. Recent topsoiling and grass seeding have occurred but it is yet to strike. The RFS building and compound is highly visible from the park and the park and Village would benefit from screening to improve the visual amenity.



Current Situation 02

Undefined edge.
 Open views into railway station
 Void of connectivity to bus stop.

Existing Cupressus trees hinders views into park.
 Trees define the park edge, provide shade and creates a sense of entry into the village.
 Undefined parking.
 Mulched sloping frontage to park.
 Existing regulatory signage at corner of hall and park.

Elevated access ramp creates barrier between the hall and park.

Heritage listed community hall on crown land.
 Lack of outdoor breakout space.

Underutilised space.
 Lack of formal gateway/entry to village along hall frontage.
 Cafe courtyard opens out to space.
 Access to parcel lockers at village store.
 Poor quality surface.
 Used for loading access during events.

Toilets in poor quality.
 Poor visual surveillance and accessibility.
 Water tank harvests stormwater from hall roof.

Large open turf area.
 Used for helicopter landing.

Maintenance access

No formal connection from park to station.
 Lack of traffic calming measures along street.

Playground only caters for younger children.
 No path connections and inaccessible for disabled.
 Lack of shade.
 New half court to be retained.
 Play equipment in varying state.

Damaged surface due to maintenance vehicles and fire truck access.

Underutilised space adjacent to RFS.

Unsightly views to rear of RFS.

Timber post and rail barrier fence.
 Limits accessibility to site.

Underutilised space at rear of site.
 Void of grass/vegetation.
 Recovering from bushfire related disturbance - removal of trees and vehicle access.

Views of rear dwellings from park.
 Passive surveillance from dwellings.

Rear lane access.

Overflow from rainwater tank.

Healthy, mature eucalyptus trees.
 Large shade canopies.

Pine trees at rear of site.

N.T.S.

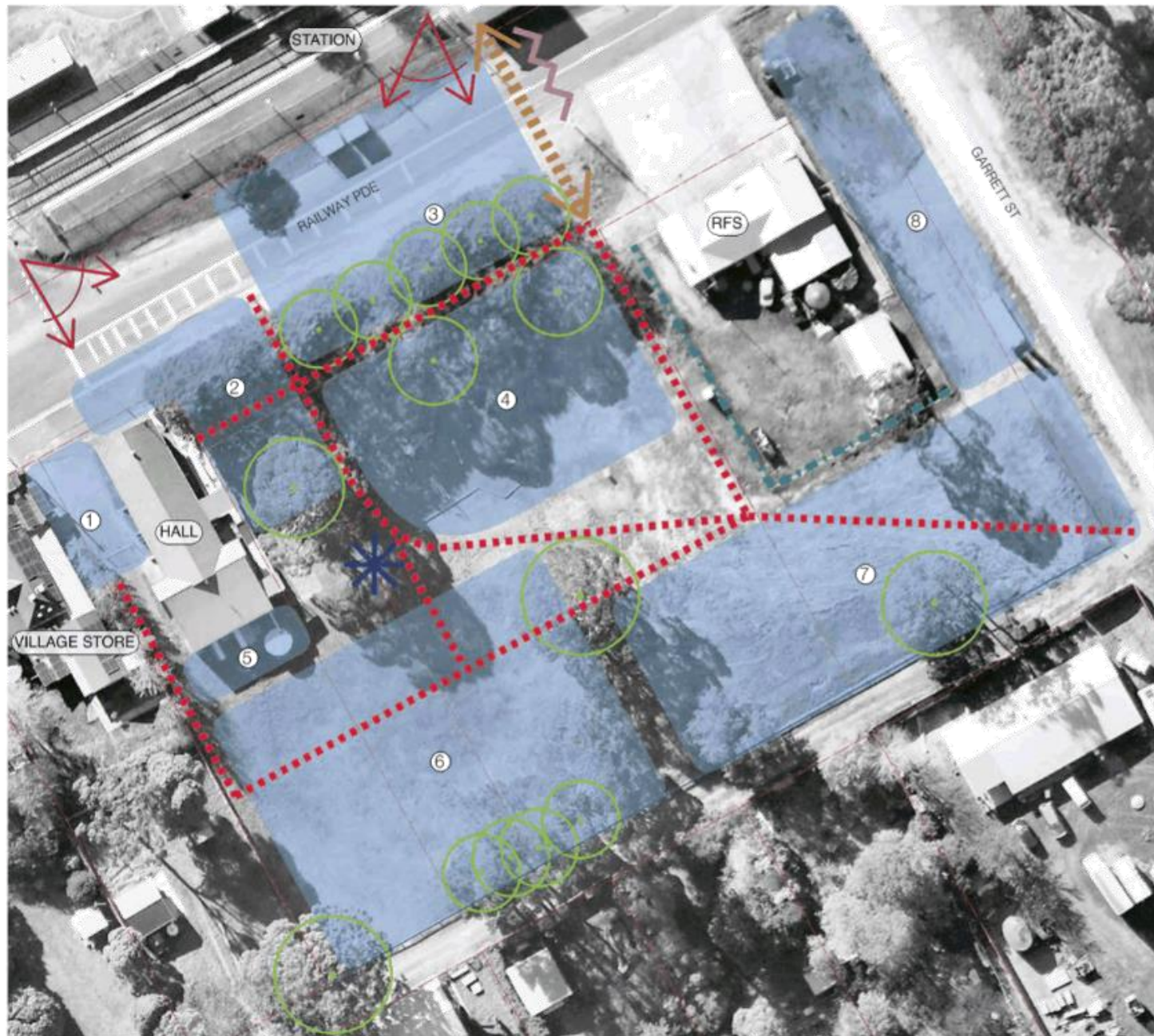
Current Situation 02

2.4 Opportunities and Challenges

Based on our observations of the site, understanding of the master plan intent and discussions with Council staff, a number of opportunities and challenges were identified that would inform the development of a concept design for the park. These opportunities and challenges were presented to the community and stakeholders, the people most knowledgeable of the park and Village, to understand which opportunities had support and were worth exploring further. A summary of the opportunities and challenges are shown in the following plan.



Current Situation 02



LEGEND

	Potential to open up views into		Opportunity for clear and logical pedestrian thoroughfares		Opportunity to consider selectively retain/remove trees as part of park upgrade
	Opportunity for new amenities/toilet block in central location		Potential to improve pedestrian access connections between station and park		
			RFS fence line screening opportunity		
			Traffic calming opportunity		

N.T.S.

- ① **Cafe Courtyard**
 OPPORTUNITIES
 - Provide paved seating area.
 - Improve service and operations access to hall.
 - Provide an open through connection to park.
 CHALLENGES
 - Hall heritage listing will limit design interventions.
 - Security fencing and need to lock outdoor dining area.
- ② **Village Plaza**
 OPPORTUNITIES
 - Remove existing Cupressus trees and open up views through to park and improve pedestrian access along Railway Parade.
 - Provide feature sign/public art welcoming visitors to Wingello and Casburn Park.
 - Create a paved 'Village Plaza' meeting place and spill out space from the hall.
 - Introduce colour with the planting of ornamental deciduous trees.
 CHALLENGES
 - Elevation of hall above ground level would create a stepped breakout space.
 - Large existing Eucalyptus tree will dictate extent of earthworks and design of space if retained.
 - Existing location of disabled access ramps impacts ability for connected spill out space from hall.
- ③ **Park Edge**
 OPPORTUNITIES
 - Formalise car parking
 - Open up views through to park by selectively removing existing Cupressus trees
 - Utilise existing site levels to create a terraced seating edge.
 - Remove barriers to improve pedestrian access & connectivity.
 - Opportunity for greater connectivity to existing bus stop and train station.
 CHALLENGES
 - Community's acceptance to remove existing Cupressus.
 - Existing trees if retained will dictate design levels and extent of disturbance.
 - Retaining regulatory signage.
- ④ **Playspace**
 OPPORTUNITIES
 - Remove/upgrade existing playground to an accessible, fun, imaginative and exciting playspace suited to a broader age group.
 - Remediate damage from maintenance vehicles and fire trucks.
 - Create a space where families can gather.
 - Provide BBQ/Picnic facilities.
 CHALLENGES
 - Recently installed half court needs to remain in current location which will dictate playspace levels and general arrangement.
- ⑤ **Hall Storage**
 OPPORTUNITIES
 - Remove existing toilets and replace with storage facility for the hall and park infrastructure.
 - Relocation of toilets to improve visibility and accessibility.
 - Opportunity for water harvesting.
 CHALLENGES
 - Will need to reconsider location of existing water and septic tanks.
- ⑥ **Village Green**
 OPPORTUNITIES
 - Utilise current open space area to create a defined 'Village Green'.
 - Install infrastructure to enable markets and events.
 - Use landscaping to define the space and create an attractive setting.
 - Utilise public laneway to access for maintenance and events.
 CHALLENGES
 - May require re-grading/earthworks to create a level and even surface suitable for markets/events.
 - Space will need to be accessible for emergency helicopter landing.
 - Hall partially blocks views.
- ⑦ **Park Corner**
 OPPORTUNITIES
 - Consider options to activate and connect the current underutilised portion of the park.
 - Feature tree planting along southern edge to partially screen views of rear yards and fences.
 - Opportunity for vehicular access/parking from Garrett Street.
 CHALLENGES
 - RFS requirement to use space during emergencies.
 - Good passive surveillance from dwelling but aesthetically unappealing view from park.
- ⑧ **RFS Space**
 OPPORTUNITIES
 - Dedicate space for RFS muster, operations and overflow parking.
 CHALLENGES
 - May not be large enough in extreme emergencies.



3

COMMUNITY CONSULTATION

3.1 Community Consultation Methodology

Community and stakeholder was undertaken in the form of an online questionnaire on the Council 'Your Say' platform and a face to face workshop / presentation of three preliminary concept options. Key findings of the consultation are summarised in '3.2 Key Concerns and Requests'.

Community Consultation

03

3.2 Key Concerns and Requests

Stakeholder Conversations

It is evident that Casburn Park is an important community meeting place given it is in the centre of the Village. It holds life-long memories and has supported community events throughout the existence of Wingello Village. It has survived bushfires and been a safe haven during the fires. The park is much loved and in need of an upgrade to support the growing population and help the community overcome the trauma of the January 2020 bushfires.

Parking

- On-street parking in front of the park should be retained as it is critical for the shop and park users.
- When events are on there is limited parking, however, it is acknowledged that we should try and design parking capacity for these events. Consider informal overflow parking areas.
- The parking behind the RFS compound was supported.
- Parking in the rear lane should be explored.
- Parking along Railway Parade needs to allow space for the bus stop which is not clearly defined.

Traffic Management

- The intersection and railway crossing is dangerous and the community has been lobbying for many years for safety upgrades. The master plan should identify possible solutions to reduce speed and improve the pedestrian crossing / movements through the village.
- The bus stop needs to be clearly identified.
- Kerb and guttering, reduced lane, raised crossings, line marking and landscaping should all be considered as traffic calming measures to improve the safety.

Bushfire Safety and Operations

- Preliminary advice is that the existing trees do not pose a fire hazard. Any new tree planting needs to consider combustibility of species.
- Currently the park meets the guidelines of the 'Neighbourhood Safer Places' (NSP). Any design interventions need to make sure the park remains compliant with the NSP.
- Shrubs along the RFS compound boundary were removed during the January bushfires as they posed a risk to the facility. Any new planting needs to be fire resistant.
- The dedicated parking in front of the RFS building needs to be sign posted or clearly identified not for public parking. Volunteer parking during busy periods can occur along Garrett Street
- RFS would prefer the park maintenance access gate was removed and maintenance access come from Garrett Street or the rear laneway.

Playground

- Would like to see a new playground cater for all ages, including adults.
- The halfcourt has been a great success and attracted more people to the park. Would like to see more things like this that will attract multiple ages.
- The current equipment is not great and would prefer to see new equipment and softfall.
- Given it is the only playground within a large radius, many people drive to use it and its an important recreational asset for the residents.
- Would like to see shade over the playground.

Tree Retention

- Retention of the existing trees should be a priority as they provide important shade in the summer months.
- The row of Conifers along the park frontage play an important role in capturing embers during bushfires, particularly as the majority of the fires come from the north. Thinning out of the trees is acceptable as long as the canopy barrier is retained.
- Trees were removed during the January bushfires and the community would not like to see anymore removed.

Park Facilities

- The current toilets are not appropriate and would like to see new toilet facilities in close proximity to the Hall and playground that is visible from Railway Parade.
- The design of the toilet building needs to be sympathetic to the heritage of the village
- BBQs and picnic shelters would be a welcome addition.
- There are no paths or disabled accessible facilities apart from a ramp to the Hall. Connecting paths throughout the site should be a priority.
- More seating.

Community Consultation

03

Concept Options Comments

- There were elements of all the options that were liked, however, Option 2 was the most supported, particularly the bike trail.
- The location of the toilet in options 1 & 2 was the most supported.
- The 'Village Laneway' was strongly supported. Access to the sewerage tanks must be maintained and the Village Laneway could extend all the way through to the rear laneway for maintenance / operations access.
- Heritage interpretation is strongly supported
- The 'Village Green' is a great idea but should be rectangular in shape as it is more functional / flexible.
- The 'Village Plaza' concept was well-received and provides good breakout space for the Hall.
- A flying fox and natural looking play equipment was the most supported.

'Your Say' General Comments

- More exciting play equipment to challenge older children
- BMX / pump track, skate park, scooter track should be included
- Beautify the park through landscaping and feature garden beds
- The toilet facilities need replacing.
- A large underground water tank that assist with bushfire preparedness / operations should be included.
- Nature-based play and climbable trees should be included.

4

VISION & PRINCIPLES

4.1 Vision Statement

Casburn Park will be a welcoming and inclusive meeting place that supports the Village activities through the provision of multifunctional spaces that promote social interaction and play in a safe parkland setting.

The vision for Casburn Park has been developed by listening and capturing the community and stakeholders aspirations for the Park. It is a holistic vision that will ensure the Park is developed in a way that benefits the community and continues to support the Village as an important meeting place. Underpinning the vision, are a set of guiding principles that are intended to guide the design decision making process. The principles will assist in assessing and prioritising ideas and interventions for the Park.

Vision & Principles

04

4.2 Key Principles

Safe and Welcoming



- Incorporate landscaping and traffic calming measures throughout the Village to create a safe pedestrian environment and an enhanced sense of arrival.
- Integrate Crime Prevention Through Environmental Design (CPTED) principles in the Park upgrades and design interventions.
- Improve the passive surveillance into the park from public vantage points.
- Ensure the Park upgrades adhere to the 'Neighbourhood Safer Places' (NSP) guidelines so that the Park maintains its function of serving Wingello residents as a NSP.
- Create visible and welcoming entry and gathering spaces.

Social and Fun



- Leverage the Park's central location within the Village and create spaces that cater for large and small social gatherings.
- Expand the diversity of facilities and recreational offering for the Park.
- Provide an upgrade playspace for all ages that promotes fun, imagination and social interaction.
- Provide outdoor spill out spaces from the Store and Community Hall to encourage socializing and cater for larger events.

Connected and Accessible



- Incorporate universal design access principles for people of all ages and abilities
- Adopt inclusive playspace design principles as outlined in the 'Everyone Can Play Guidelines' prepared by the NSW Government.
- Provide safe, legible and equitable DDA compliant access to all park facilities and amenities.
- Provide pedestrian connections throughout the Village that connect the Store, Railway Station and the northern side of the railway line.

Green and Relaxing



- Plant a variety of tree species to introduce more shade and seasonal colour.
- Provide structured and informal places to sit and relax.
- Investigate water capture and harvesting opportunities for irrigation and storage during bushfire emergencies.
- Retain and protect the existing trees.

Village Narrative



- Celebrate the rich history of Wingello Village.
- Incorporate interpretive elements into the design interventions including the use of public art.
- Acknowledge significant bushfire events that have impacted Village and brought the community together.



5

MASTER PLAN

5.1 Masterplan Overview

The following masterplan seeks to guide and suggest future development proposals for Casburn Park. The masterplan has been produced taking into consideration information gathered through site analysis research, community consultation and the strategic and aspirational visions of Council.

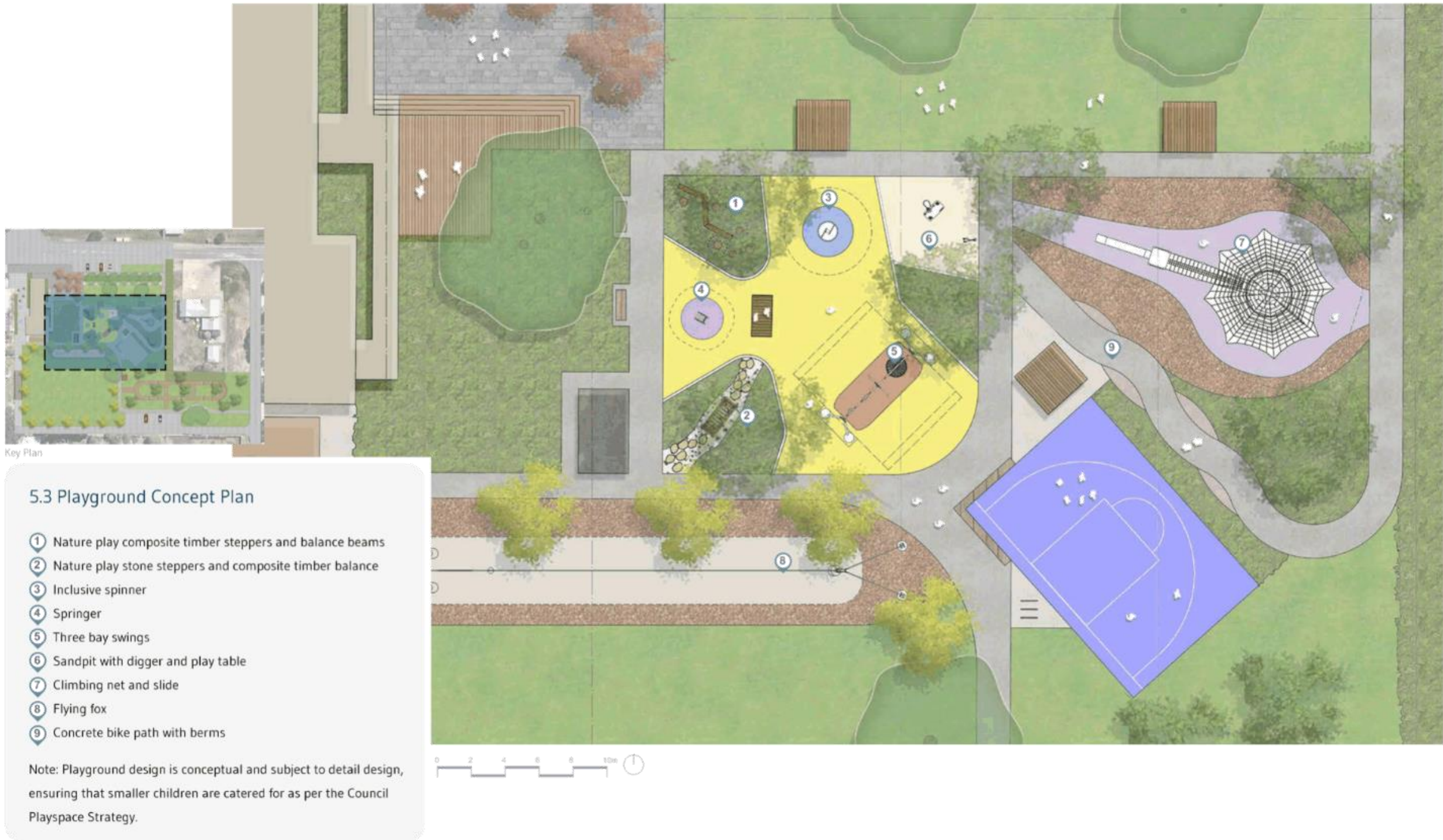
Master Plan 05

5.2 Masterplan

- ① "Village Plaza"
- ② "Welcome to Wingello" signage
- ③ Spillover deck from community hall
- ④ Formalised carpark with kerb and gutter and 90 degree parking
- ⑤ Thinned out Cupressus trees to improve views into the park and overall surveillance
- ⑥ Terrace steps/seating
- ⑦ Turf picnic space. All furniture to be DDA compliant
- ⑧ Playground with natural and traditional elements for all ages and abilities
- ⑨ Concrete kids bike track
- ⑩ Existing half court to be retained
- ⑪ Toilet block to complement heritage character of Community Hall with baby change facilities
- ⑫ Flying fox
- ⑬ Loop of deciduous flowering trees
- ⑭ Low maintenance and fire resistant garden
- ⑮ Hall storage
- ⑯ "Village Laneway" with paving, public art and historic interpretation
- ⑰ Underground water tank to capture water from Hall and toilet block roofs
- ⑱ "Village Green" arbour with seating
- ⑲ "Village Green"
- ⑳ Dirt pump track
- ㉑ Carpark off rear lane
- ㉒ Upgraded rear lane access
- ㉓ Maintenance access point with removable bollards
- ㉔ Formalised road with kerb and gutter
- ㉕ Overflow RFS parking
- ㉖ Signage to indicate prohibited parking in front of RFS
- ㉗ Bus stop
- ㉘ Pedestrian refuge to allow for safe crossing between station and park



Master Plan 05



Master Plan 05

5.4 Perspectives



Perspective A
Village Plaza/Spillout Deck



Perspective B
Village Laneway



Perspective C
Plaza Frontage with Terraced Steps

Master Plan 05

- ### 5.5 Staging Plan
- ① Railway Parade upgrade and parking
 - ② Village Plaza, picnic area and toilet
 - ③ Playspace, bike trail, pump track and Village Green
 - ④ Village Laneway, rear laneway/parking and Garrett Street upgrade



