



ROSIA PARK MASTER PLAN



Introduction

The Rosia Park Master Plan summary document outlines the process undertaken by Council to identify future development opportunities of the site.

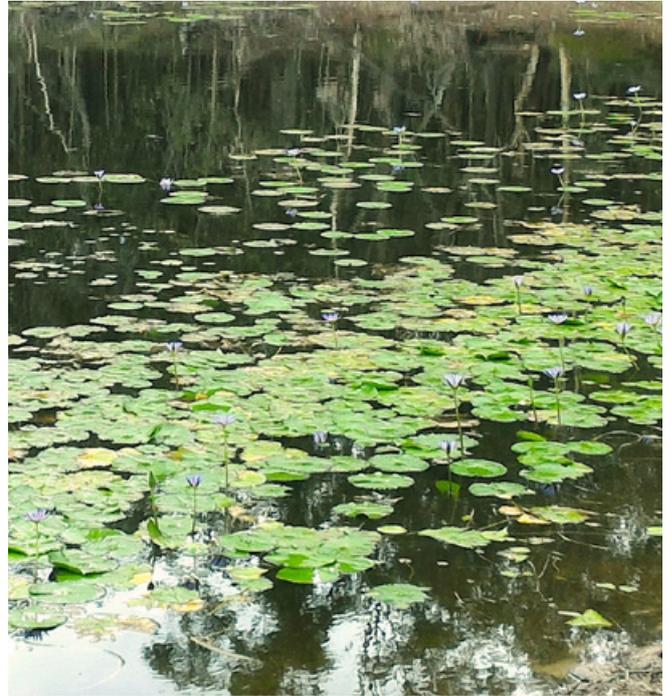
The City of Logan is one of the largest and fastest growing cities of Australia and the seventh largest Local Government area by population in Australia. Logan is home to more than 313,000 people from more than 217 different cultures. With a population of this size and its expected future growth to over 490,000 in 2036, it is essential Council plays a significant and positive role in encouraging residents to be active.

Logan City Council's Active Logan Strategy 2016–2028 sets the direction for the provision of sport, recreation and physical activity to support the diverse community to be active in Logan. The Active Logan Strategy 2016–2028 sets out three key outcomes—Active Spaces, Active People and Active Organisations. A key action outlined within the Active Spaces is to plan spaces to meet emerging community needs. To achieve this, Council identified and funded the development of master plans for five sports parks across the City. These parks are Lowe Oval, Dauth Park, Waterford West District Sports Park, Rosia Park and Cronulla Park. These master plans will showcase a long-term vision and framework of how the park can be developed, subject to ongoing needs analysis and available funding.



Site Description

Rosia Park is a combination of three Council owned properties totalling 62.4 hectares. The site contains areas of environmental significance and cleared areas. The site has approximately 19 hectares that can be developed.



LOCATION MAP



Master Plan Process

To undertake the master planning process, Council appointed an independent architectural consultant. This consultant undertook a detailed process including site analysis, consultation and needs analysis in order to develop a master plan.



Using the results from these investigations and input via community engagement, the Rosia Park Master Plan will transform the site and provide a place for Logan residents to be active and healthy.

Key Findings

The key considerations following the first three stages are detailed below:

Protection of the Biodiversity Corridor

The site has a high ecological value. The entire site is affected by the vegetation management overlay, therefore either primary or secondary vegetation management applies. The vegetation on the site provides landscape opportunities in the recreational areas by utilisation of existing biodiversity on the site and general tree coverage.

Access

The site is not currently well serviced by public and active transport networks. Future car, pedestrian and cycling access needs to be formalised at suitable locations.

Hydrology

Storm water runoff can be harvested for irrigation of the playing fields. The Park Ridge Planning Report denotes a proposed large water main to be constructed through the site in the east to west direction.

Services

Sewerage is not available at the site however town water is. Any future toilet blocks or club houses will require on site treatment of the sewerage, which would likely be septic tanks. The septic tanks will require frequent pumping, which will be considered as part of the on-going maintenance costs.

Site Topography

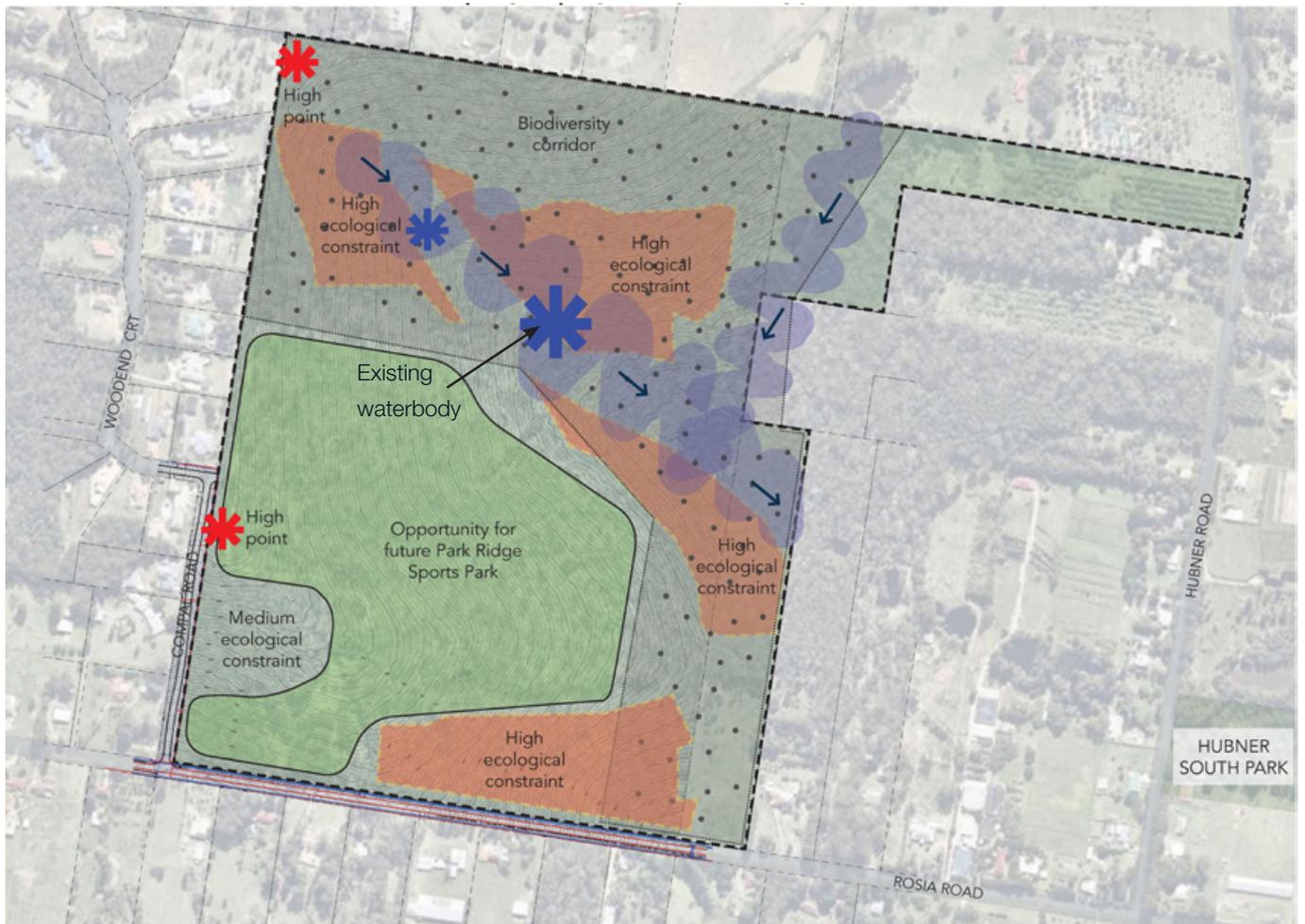
The existing site grades range from 2%-8% grade. This could result in batters in the order of 10m to accommodate a standard field aligned in the north south direction. It is likely a substantial portion of the excavations will be in rock.

Safety

Improve safety, equity and accessibility to current standards.



SITE OPPORTUNITIES AND CONSTRAINTS MAP



Demand

Population Growth

The site is located in the Urban Planning Area, Urban West Planning Sector, and Park Ridge-Logan Reserve Planning Precinct. The Park Ridge-Logan Reserve Precinct population is projected to increase from 13,848 in 2014 to 29,862 by 2026, which is 115.6% increase. The location of the site is well placed to service the Park Ridge community through its connectivity with the centre of the precinct. There is opportunity to establish a park that contributes to the growth of this community in the near future, and the opportunity to act as a catalyst for future development.

Wheeled Sports

Local inline skating, road cycling, triathlon and mountain biking clubs have identified the need for a purpose built 'wheeled' sports facility including a banked track and criterium track. There is currently no inline skating banked track in Australia with skaters moving to New Zealand to train and compete. Most surrounding Council areas feature a criterium track and a need for one in Logan was identified.

AFL Regional Facility

Participation in AFL is projected to grow significantly in Logan, including the Park Ridge area, which will experience strong population growth in coming years. Providing an AFL Regional Facility would enable a higher level of competition and is strongly supported by AFL Queensland.

Recreation Opportunities

Walking for Exercise, Fitness, Running/Jogging and Road Cycling were in the top five activities for Logan Residents (Active Logan Participation Study 2015). There is an opportunity to implement a trail network across the environmental corridor and waterway. The master plan can also include spaces that promote after-activity socialising and shared facilities for recreational use such as shelters, BBQ's and nature based play spaces.





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North



SCALE: 1:5000 @ A3

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Please note, the master plan is a vision of the future of the Rosia Road Site, developed in conjunction with Council and stakeholders. It provides a long term concept of the anticipated future needs of the Rosia Road Site. Adoption of the master plan by Council does not constitute a decision to proceed with all identified opportunities, which will be subject to future decisions and funding considerations by Council.



LEGEND

- 1 AFL PLAYING FIELDS - with lighting
- 2 AFL CLUB HOUSE - with covered spectator seating
- 3 CARPARKING - with lighting
- 4 NATURE PLAY AREA + PUBLIC TOILETS
- 5 CRITERIUM TRACK (1.75km approx) - with lighting
- 5a CRITERIUM TRACK - ramping over pathway
- 6 200m BANKED TRACK - with lighting
- 7 BITUMEN PUMP TRACK
- 8 MINOR MOUNTAIN BIKE SKILLS - track junctions
- 9 MAJOR MOUNTAIN BIKE TRIALS AREA
- 10 WHEELED SPORT CLUB HOUSE - with change facilities & covered spectator seating
- 11 PEDESTRIAN TRAIL HEAD
- 12 CYCLING TRAIL HEAD
- 13 CYCLOCROSS - utilising trails and criterium tracks
- 14 EXISTING LAGOON
- 15 STORMWATER BIO-RETENTION BASIN
- 16 SKATE BOWL
- 17 TEMPORARY WHEELED SPORTS EVENT SPACE
- 18 BUS SET DOWN
- 19 BUS TURN AROUND
- PATHWAYS
- - - - MAIN TRAIL
- - - - SINGLE TRACK TRAIL
- ||||| PRIMARY ACCESS LINKAGES
- MAIN ENTRANCE
- PEDESTRIAN ENTRY
- BICYCLE PARKING
- CYCLE NETWORK CONNECTION
- SECONDARY EMERGENCY VEHICLE ACCESS
- ◇◇◇◇◇ FIRE TRAILS
- FUTURE WATER MAIN

Rationale

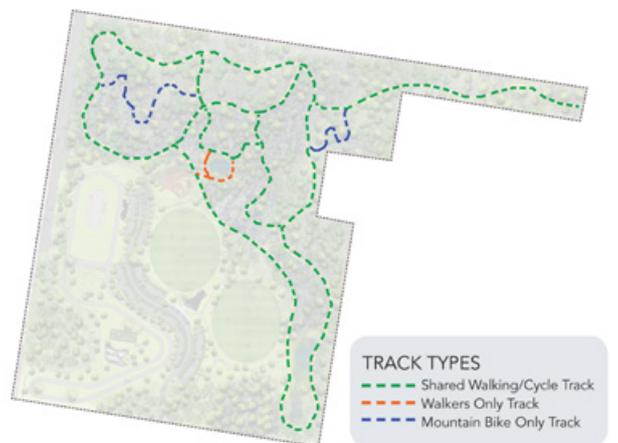
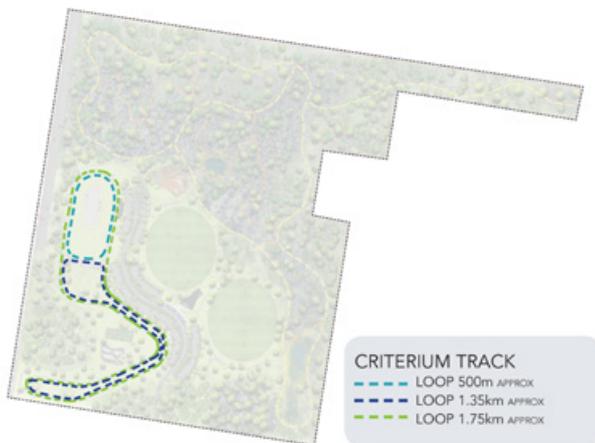
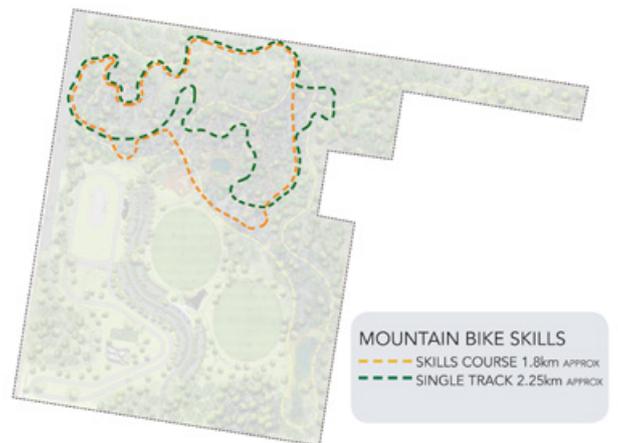
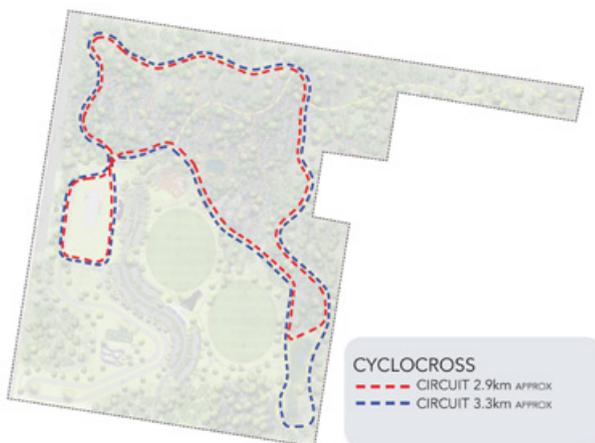
AFL Regional Facility

An AFL Regional Facility will provide two full size AFL ovals and supporting amenities. This will cater for growing AFL participation in the area. There will be sufficient space between sporting fields to allow for grassed banks for spectators and room between fields for future development where possible.

Wheeled Sports Precinct

A unique wheeled sports precinct will feature the only international standard inline skating banked track in Australia, a criterium track, a skate park and a bitumen pump track. The precinct will have the capacity to host international events for inline skating, road cycling and cyclocross.

WHEELED SPORTS PATH/TRAILS USE OPTIONS



Implementation

Nature Play

A nature play area will offer nature-based recreation opportunities for pre-school aged children and youth, as well as a picnic area and amenities.

Recreation Trails Network

Recreational activities proposed in the biodiversity corridor respond to the site's extensive environmental features, with the provision of a recreation trail network for walkers and mountain bikers.

Protection of the Biodiversity Corridor

The biodiversity corridor will be preserved and enhanced through the provision a stormwater bio-retention basin, as well as the retention of the existing lagoon. Re-vegetation of nature corridors will create links between endangered or existing remnant vegetation to strengthen the biodiversity corridor.

Traffic/Access/Car Parking

The preferred entry point to the site will be along Rosia Road. There will also be secondary entrances for cyclists and pedestrians, as well as bushfire vehicles and ambulance access to the site and all playing fields. Research suggests that 400 car parking spaces will be required. The refinement of the master plan should be accompanied by a detailed Traffic Impact Assessment, taking staged development of the facility into consideration. Intersection analysis (operational and physical footprint) and parking requirements to accommodate the ultimate development of the site should be considered in conjunction with the ultimate road hierarchy requirements. If staged development is considered the incremental increase in parking spaces can be considered keeping the ultimate requirement for parking in mind.

Safety

The facilities will be designed using crime prevention design principles.

Services

Sewerage treatment and sub-ground irrigation will be required until the surrounding sewer network is upgraded. Electrical and communications services from Rosia Road will follow the internal spine roadway and service the clubhouses, amenities, fields and cycling precinct.

A master plan is a long-term vision of how a site may be developed, subject to needs analysis and funding. Council will look at a variety of funding sources for development of the site, including other government agencies.



For more
information:

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