



Kentish Council
Sheffield Recreation Precinct
Master Plan Update

August 2021



Contents

Introduction	3
Purpose of the Update	4
Methodology.....	4
Facilities.....	4
Development Proposals that have been achieved (from 2015 plan)	5
Demographics	6
Sport, Exercise and Recreation Participation.....	7
Potential Activities	11
Barriers to Participation.....	12
Management.....	12
Existing Tenant Leases	14
Existing Conditions	15
Sporting and Built Infrastructure:	15
Open Space and Linkages.....	16
Traffic Management and Car Parking	17
Key Users.....	17
Sheffield Recreation Precinct.....	17
Existing Conditions Plan	18
Analysis of the Key Issues	19
Sheffield Recreation Ground.....	19
Kentish Pony and Hack Club.....	19
Redwater Creek Steam & Heritage Society	20
Waste Transfer Station Site	20
Development Proposals	21
Sheffield Recreation Ground.....	21
Kentish Pony and Hack Club.....	22
Redwater Creek Steam & Heritage Society	22
Precinct Management.....	22
Landscape and Amenity	22
Traffic Management and Car Parking	23
Other Ideas to Develop the Precinct.....	23
Potential Funding Sources for Development Proposals	24
Updated Master Plan	25

Introduction

The Sheffield Recreation Precinct Master Plan update has been commissioned by Kentish Council to guide the future development and public use of the area.

The Sheffield Recreation Precinct is located on the corner of Main Street and Spring Street on the north-eastern edge of town. It is approximately 15.6 ha in size. Spring Street runs along the western boundary of the site.

The precinct is bordered mainly by residential and rural residential properties to the south and west, and by the Waste Transfer Station to the east. East Victoria Street (the Waste Transfer Station access) leads towards the site and now connects into the site by way of a new pathway through to Spring Street. There is lightly treed countryside to the north.

The site connects to the K-12 Sheffield School through Albert Street. The school grounds contain typical sports grounds and facilities expected of such sites.

The Sheffield Recreation Ground located in Spring Street is the main sporting facility in Sheffield. It is the home ground of the Sheffield Robins Football Club and Sheffield Mountaineers Cricket Club and has a variety of other users. There is a disused concrete cycle track around the oval.

The Kentish Pony and Hack Club grounds are located next to the recreation ground oval and are used for club meetings, training and pony club competition.

The home of Redwater Creek Steam & Heritage Society is also adjacent to the recreation ground oval, on the corner of Spring Street and Main Street. This area houses a heritage train station where visitors and locals can take steam train rides on weekends. There are other permanent structures onsite including large storage sheds for historic machinery. The Society hosts the annual SteamFest event in Sheffield on the long weekend in March.

The former tip site is adjacent to the recreation ground oval and now comprises a junior oval, informal RV parking area and fenced dog exercise areas.

All these areas collectively form the Sheffield Recreation Precinct. The recreation precinct is unique for several reasons: the relatively large tract of open space sits within the township boundary of Sheffield (it will be important to retain the sense of space and openness of the area as much as possible); one of the tenants provides tourism-based activities and the precinct provides the space for several popular municipal based events besides SteamFest.

Recently purchased land by Kentish Council is located adjacent to the Redwater Creek Steam & Heritage Society leased area. This parcel of land is vacant, and Council is exploring possible options for this site. This parcel of land is not included in the recreation precinct.

The updated plan provided Kentish Council the opportunity to revise several aspects of the original master plan that contained outdated information. This update should be read in conjunction with the original master plan as not all relevant background information including design principles has been included.

Purpose of the Update

The purpose of the updated plan is to further consider and address the recreational, social, economic and environmental issues associated with the Sheffield Recreation Precinct and provide guidance to Council and the community for future development and public use.

Specifically, the updated plan considers the following issues:

- Options to make best use of existing facilities including their physical structure and management arrangements
- Future needs and priorities for the area
- Lease arrangements and committee structure/role
- Car parking requirements
- Other issues that arise during stakeholder consultation

It is important to note that development proposals for the precinct will be generalised in nature pertaining to some areas due to current investigations/negotiations (residential subdivision; possible business developments (Marinus project, private transport museum) and access issues to land for mountain biking trails (involving legal action) that all have the ability to impact long term on the precinct. It is recommended that a further review take place in two (2) years when greater clarity around these matters should be available. The update contains projects that can be actioned and strategic options for the site that are worthy of genuine exploration by Council. The benefits of exploring different options will aid any future reviews.

Methodology

The development of the updated plan for the precinct has involved the collaboration and engagement of a diverse range of stakeholders via meetings and interviews. The following stakeholders have been engaged as part of the process:

- Kentish Council
- Kentish Football Club
- Kentish Cricket Club
- Kentish Pony and Hack Club
- Sheffield Recreation Precinct Advisory Committee
- Sheffield Bark Park
- Redwater Creek Steam & Heritage Society
- Kentish Community Men's Shed
- Tasmanian Tractor Pull Association
- Sheffield School

Facilities

As of July 2021, the Sheffield Recreation Precinct includes the following facilities and key features:

- | | |
|-----------------------------|---|
| Sheffield Recreation Ground | <ul style="list-style-type: none">• Main sports oval (including a turf wicket)• Cycling Track around Oval• Sheffield Cricket and Football clubrooms• Indoor cricket centre and change rooms• Grandstand• Storage sheds (2) |
|-----------------------------|---|

- Outdoor cricket nets
- Scoreboard
- RV Parking area
- Dog exercise park – small and large dog
- Junior oval (used for cricket and football training)

Kentish Pony and Hack Club

- Main ground
- Canteen building
- Office/storage building
- Toilet block/mountain bike trailhead facilities

Redwater Creek Steam & Heritage site

- Heritage Train stations
- Railway tracks
- Machinery sheds/Workshop
- Heritage buildings
- Men's Shed

Whilst not forming part of the precinct, the school connects to the precinct through Albert Street. The school grounds contain the following facilities

Sheffield School

- Sports Oval
- Rectangular Field with soccer goals
- Tennis/Basketball Courts x 2
- Gymnasium / Hall / Changerooms
- Multipurpose court with basketball hoops (cross court)

Development Proposals that have been achieved (from 2015 plan)

Out of 18 proposed actions, the following nine (9) have been achieved:

- Main oval - upgrade to centre square and turf wicket and improved drainage
- Development of an indoor cricket centre and new change room facilities
- Development of junior oval (commenced)
- Extension and refurbishment of existing cricket nets
- New roller and pitch cover purchased.
- Development of new toilet and trailhead facilities including car parking
- Development of walking track from East Victoria Street to Spring Street
- Fenced dog off-lead exercise area established with associated infrastructure
- Additional buildings erected on Redwater Creek Steam & Heritage Society site including Men's Shed expansion

Demographics

- The total population of the Kentish Council in the 2016 census was 6,263, a 2.6 % increase from 6,104 residents in 2011.
- Kentish Council has a higher median age than Tasmania (46.4 years compared to 42 years).
- Kentish Council has a higher proportion of Aboriginal and Torres Strait Islander Peoples (5.0%) compared to the total Tasmanian population (4.6%).
- The population of adults aged 55 years and over is higher in Kentish Council (35.9%) compared to Tasmania (33.6%) and Australia (27.6%)

	Kentish Council ²	Tasmania ¹
Population	6263	509,965
Male	51.2%	48.9%
Female	48.8%	51.1%
Median Age	46.4 years	42 years
Aboriginal and Torres Strait Islander peoples	5.0%	4.6%

The following table provides a summary of the age profile of Kentish Council, Tasmania and Australia.

Age	Kentish Council ²		Tasmania ¹		Australia ³	
	No.	%	No.	%	No.	%
0-4 years	289	4.6	28,469	5.6	1,464,779	6.3
5-14 years	775	12.4	61,733	12.1	2,899,829	12.4
15-24 years	670	10.7	60,943	12.0	2,988,388	12.8
25-54 years	2,287	36.5	187,909	37.0	9,618,391	41.2
55- 64 years	1,043	16.7	72,156	14.1	2,753,729	11.8
65+ years	1,199	19.2	98,753	19.5	3,262,273	15.8

Sheffield

Sheffield, the largest town in the Kentish Council municipality, at the time of the 2016 census had;

- A population of 1,565 people, an increase from the 2006 census figure of 1,397 people.
- A higher proportion of adults aged over 65 (29.7%), compared to Kentish council (19.2%), Tasmania (19.5%) and Australia (15.8%). Sheffield's 65 and over group has increased from 18.5% of the population in the 2006 Census.

Age	Kentish Council ²		Sheffield	
	No.	%	No.	%
0-4 years	289	4.6	68	4.3
5-14 years	775	12.4	160	10.2
15-24 years	670	10.7	147	9.4
25-54 years	2,287	36.5	469	29.9
55- 64 years	1,043	16.7	257	16.5
65+ years	1,199	19.2	464	29.7

¹ Australian Bureau of Statistics. (2017). *2016 Census QuickStats: Tasmania*
https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/6?opendocument

² [Kentish Council \(2019\) Kentish Council Economic Profile](#)

³ Australian Bureau of Statistics. (2016). 3101.0 - Australian Demographic Statistics, Jun 2016.
<https://www.abs.gov.au/AUSSTATS/abs@.nsf/Previousproducts/3101.0Feature%20Article1Jun%202016>

Sport, Exercise and Recreation Participation

An analysis of the 2020 Sport Australia, AUSPLAY™ results covering data collected in the 2019 Calendar year was conducted. The results focus on the number of people participating in sport and physical activity and how they participate. A summary of the National and Tasmanian Participation trends is detailed below.

- In 2016, Australian’s rate of total participation was 90.5%. Total participation rate means individuals participated at least once in physical activity for exercise, recreation, or sport within the past year.
- Tasmania has a total participation rate of 91.4 % which is above the national participation rate. In 2009 the total participation rate was 81.5%.
- Tasmanian participation rates of ‘regular’ participation (three or more times per week) was 62.5% in 2016, an increase from 48.3% in 2009. This is slightly below the national regular participation rate of 63.7%.
- Females in Tasmania have a higher regular participation rate than males (65.8% compared to 59.1%).
- In Tasmania, the regular participation rate is highest in the age group 35-44 years at 65.4% while 25-34 years had the lowest regular participation rate at 57.3%. This differs from the national results with the 15-17 years age group having the highest regular participation rate of 67.5%, followed by the 45-54 years age group with 66.3%.

The following tables provides a list of the top ten physical activities undertaken in Australia and Tasmania in 2016. Kentish Council only had enough data to reliably provide the top 2 activities.

Australia ² ^		
Rank	Activity	Participation Rate %
1	Walking (Recreational)	43.3
2	Fitness/Gym	36.7
3	Running/Athletics	16.4
4	Swimming	15.6
5	Cycling	11.5
6	Bush Walking	6.3
7	Yoga	5.5
8	Football (Soccer)	5.3
9	Golf	4.2
10	Tennis	4.2

^Based on respondents who provided a valid postcode and therefore overall state numbers may not match other parts of this report.

Tasmania ¹ ^		
Rank	Activity	Participation Rate %
1	Walking (Recreational)	50.5
2	Fitness/Gym	25.5
3	Swimming	15.0
4	Cycling	13.3
5	Athletics/Running	12.7
6	Bushwalking	11.1
7	Yoga	5.1
8	Basketball	4.5
9	Football (Soccer)	4.3
10	Netball	4.1

^ Based on respondents who provided a valid postcode and therefore overall state numbers may not match other parts of this report.

The top 10 activities participated in by Tasmanians in 2019 were similar to the national top ten. The only exceptions were the inclusion of netball and basketball and the exclusion of golf and tennis.

Kentish Council ^{1 ^}		
Rank	Activity	Participation Rate %
1	Walking (Recreational)	39.9
2	Fitness/Gym	20.6

Kentish Council had a lower rate of participation in walking (recreational) and fitness/gym than both Tasmania and Australia.

The following table provides the Tasmanian participation trends for relevant sports. It considers the adult population (defined by AUSPLAY™ as 15+) as it provides more comprehensive and reliable data.

Activity	Data
Walking (Recreational)	<ul style="list-style-type: none"> Participation rate in Tasmania is 50.5%. This is above the national participation rate of 43.3%. Significantly more females (59.4%) participated in recreational walking than males (41.3%).
Fitness/Gym	<ul style="list-style-type: none"> Tasmanian participation rate is 25.5%. Significantly more females than males participate (30.3% compared to 20.6%).
Swimming	<ul style="list-style-type: none"> Participation rate in Tasmania is 15.0%. 18.7% participation from females and 11.3% for males. Growth in participation from 11.6% in 2009 to 15.0% in 2019.
Cycling	<ul style="list-style-type: none"> Participation rate of 13.3% in Tasmania which is higher than the national participation rate of 11.5%. Much higher male participation (19.2%) compared to female participation (*7.6%).
Running/Athletics	<ul style="list-style-type: none"> Tasmanian participation rate of 12.7%. This is below the national rate of 16.4%. Similar participation rates between males and females (13.4% and 12.1% respectively).
Bushwalking	<ul style="list-style-type: none"> Participation rate in Tasmania is 11.1% well above the national participation rate of 6.3%. More males participate in bushwalking than females (13.4% compared to 8.9%).
Yoga	<ul style="list-style-type: none"> Tasmanian participation rate is 5.1%. Significantly higher female participation (8.2%) than male participation (*1.9%).

Basketball	<ul style="list-style-type: none"> National participation rate is 3.7%. Ranks 11th in national participation rates. Tasmania had participation rate of 4.5%. Higher male participation (*5.8%) compared to females (*3.3%).
Football/Soccer	<ul style="list-style-type: none"> Tasmanian participation rate is 4.3% in 2019. This is slightly below the national participation rate of 5.3%. Male participation rate is more than double that of females (*6.3% compared to *2.5%).
Netball	<ul style="list-style-type: none"> Tasmanian participation rate of 4.1%. Much higher participation rate for females (*7.2%) compared to males (*0.8%).
Other Relevant Sports not ranked in Tasmanian Top 10	
Australian Rules Football	<ul style="list-style-type: none"> National Participation rate is 2.7%. Ranks 14th in national participation rates. Comparatively 8,426 adult participants were registered to play in Tasmania in 2019. This equates to a participation rate of 1.6%³. In Tasmania 15.1% of all adult participants were female. Male participation rate is much higher at 84.9%. 751 females were involved in AFL in 2016 which has grown to 3009 in 2019. This includes girls under 15.
Cricket	<ul style="list-style-type: none"> Tasmania had a participation rate of 2.5%. The national participation rate was 2.7%. 82.6% of participants were male and 17.4% female^^. The national participation rates for adults were 88% male participation and 12% female participation⁴.

* Estimate has relative margin of error between 50% and 100% and should be used with caution

^^ The female/male ratio in Tasmania includes child participants so may be different when considering adults alone.

Potential Activities

AUSPLAY™ also investigates the top activities that people are considering undertaking in the next year. The top 10 activities that adults are considering undertaking are tabled below². Of note, is indoor activities that have been growing in popularity for the last five years including fitness/gym, Yoga and Pilates. This table is based on national results.

Activity	% of population considering Involvement
Fitness/Gym	13.6
Swimming	12.0
Cycling	5.6
Yoga	5.6
Tennis	5.0
Running/Athletics	3.8
Football/soccer	3.6
Walking (recreational)	3.0
Golf	2.9
Pilates	2.7

¹ SPORTAUS. (2020). *AUSPLAY™ State and Territory Participation*.

<https://app.powerbi.com/view?r=eyJrIjoiaMzlmNjZiOTYtYTVjNC00MzUwLTk2OWMtZTEwMDljZTBjYzI0liwidCI6IjhhMmUwZjRjLTU1ZjltNGNiMS04ZWU3LWRhNWRkM2ZmMzYwMCI9>

² SPORTAUS. (2020). *AUSPLAY™ National Results*.

<https://www.clearinghouseforsport.gov.au/research/smi/ausplay/results/national>

³ AFL Tasmania (2020). *AFL Tasmania – Statewide Facilities Strategy DRAFT*.

⁴ SPORTAUS. (2019). *AUSPLAY™ Cricket Report*.

<https://app.powerbi.com/view?r=eyJrIjoiaM0ZWFMWQ0ZTIjYS00ZDA4LTg1NGYtMmNhNGFkMDImZTdkliwidCI6IjhhMmUwZjRjLTU1ZjltNGNiMS04ZWU3LWRhNWRkM2ZmMzYwMCI9>

Barriers to Participation

Understanding the barriers to participation in physical activity is important when planning and assessing facilities and services. The following is a list of the barriers to participation that have been identified across Australia:

Lack of knowledge	Lack of facilities
Perceived lack of safety	Poor design
Fear of injury or health problems	Lack of time or motivation
Lack of self confidence	Affordability
Inadequate transport	Lack of support
Lack of physical skills	

Source: *"The Benefits of Leisure" (2003), Parks and Leisure Australia*

Whilst the above barriers still hold, in 2013, the Australian Sports Commission in partnership with the CSIRO released two reports: Market Segmentation for Sport Participation - Adults aged 14-65 years and Market Segmentation for Sport Participation - Children aged 5-13 years. The research reported a range of barriers to participation including that Australians:

- are increasingly time poor, have limited budgets and are being inundated by new forms of entertainment
- have new preferences for greater flexibility, more tailored products and sport that works around peoples' busy lifestyles
- are increasingly favouring more flexible, non-organised forms of physical activity, such as running with headphones on and pursuing new adventure sports
- are developing new tastes as our population becomes more culturally diverse
- adolescents (in particular) are self-conscious and embarrassed by their lack of sporting ability.

Management

The Sheffield Football and Cricket Clubs have seasonal leases over the area comprising the oval, club rooms, change rooms, the junior oval on the former tip site. Kentish Council mows the ovals, empties the rubbish and recycling bins and undertakes major maintenance as required. The Clubs are responsible for minor maintenance works.

Council also maintains the RV camping area immediately east of the oval, a blackwater dump point to the west of the oval at the precinct entrance and the former tip site which includes the dog exercise areas. These areas combined form the Sheffield Recreation Ground and are shaded green in the existing tenant leases map below.

The Kentish Pony and Hack Club have a lease and manage and maintain their grounds and club-room which is located on the northern side of the oval. The Pony Club has access to a single uni-sex toilet primarily for club use located in the recently upgraded 'away' changerooms that also provide trailhead facilities (bike washdown, showers and toilets) for mountain bike riders. The lease site is shaded purple in the existing tenant leases map.

The Redwater Creek Steam & Heritage Society 5.6ha lease comprises the main site on the corner of Main and Spring Streets, and a 600-metre linear corridor of 0.5ha following the alignment of the railway track. The track wraps around the former southeastern boundary of the Recreation Precinct. Infrastructure includes the restored Sheffield Railway station, three large sheds, the railway track, graveled access tracks, the Dulverton station and various smaller buildings. The Society manage the RV parking area by way of collection of fees. The lease includes a small piece of land (approximately 0.1ha) fronting Spring Street including a shed that is sub-leased as a Men's Shed. To a large degree, the society pursues potential developments of the site directly with Council and sets many of its own priorities. This mode of operation has the potential to impact on the strategic outcomes and uses of the overall precinct. The lease site is shaded blue on the existing tenant leases map.

Kentish Council has recently purchased a parcel of land (shaded in yellow) adjacent to the Redwater Creek Steam & Heritage Society lease. Options for this site are currently being explored and Council have indicated that no part of the land will be available for use as part of the recreation precinct.

Management for the precinct involves a special committee established by Council: the Sheffield Recreation Precinct Advisory Committee. The Committee, comprises 15 members as follows:

- Sheffield Football Club (2) - one representative and one proxy
- Sheffield Cricket Club (2) - one representative and one proxy
- Sheffield Bark Park (1) - one representative
- Kentish Pony and Hack Club (2) – one representative and one proxy
- Redwater Creek Steam & Heritage Society (2) - one representative and one proxy
- Kentish Community Men's Shed (2) - one representative and one proxy
- Tasmanian Tractor Pull Association (1) - one representative
- Community Member (1) - one representative
- Kentish Council General Manager or nominee (1) - one representative
- Kentish Council Elected Member (1) - one representative as Chair of the Committee (currently has 2 as there is also a proxy listed in the Instrument of Delegation).

Kentish Council requested a review of the current management structure, and this may require further exploration. This master plan update proposes that the management structure and role of the committee moving forward involves the following considerations:

- Change the Advisory Committee into a Management Committee
- Membership of the committee should consist of the following:
 - Two (2) elected Councillors of whom one (1) shall be Chairperson
 - One (1) representative from the community appointed by Council (appointed for a specified period)
 - One (1) appointee of the Sheffield Football Club
 - One (1) appointee of the Sheffield Cricket Club
 - One (1) appointee of the Kentish Pony and Hack Club
 - One (1) appointee of the Redwater Creek Steam & Heritage Society
 - Council Building and Facility Coordinator or nominee
 - Council Green Spaces staff member
- Review leases to provide greater consistency between user groups where possible and to ensure greater strategic oversight of the precinct.
- Consider the use of a caretaker for the overall site.

The rationale for the change is to reduce the membership to make the committee meetings more workable and efficient, make it fair and equitable with only the main tenants on the committee, ensure that a strategic view of the precinct is at the forefront of any decisions made about the precinct. The current committee consists of some members that use the site for a minimal period, however they are given the same representation as regular facility users. A smaller, more workable committee with responsibility for managing the overall precinct will provide greater accountability for achieving outcomes from planning studies within acceptable timeframes. The current improved relationship between all user groups enhances a new committee structure and role.

Existing Tenant Leases

Existing Tenant Leases

Green - Sheffield Recreation Ground

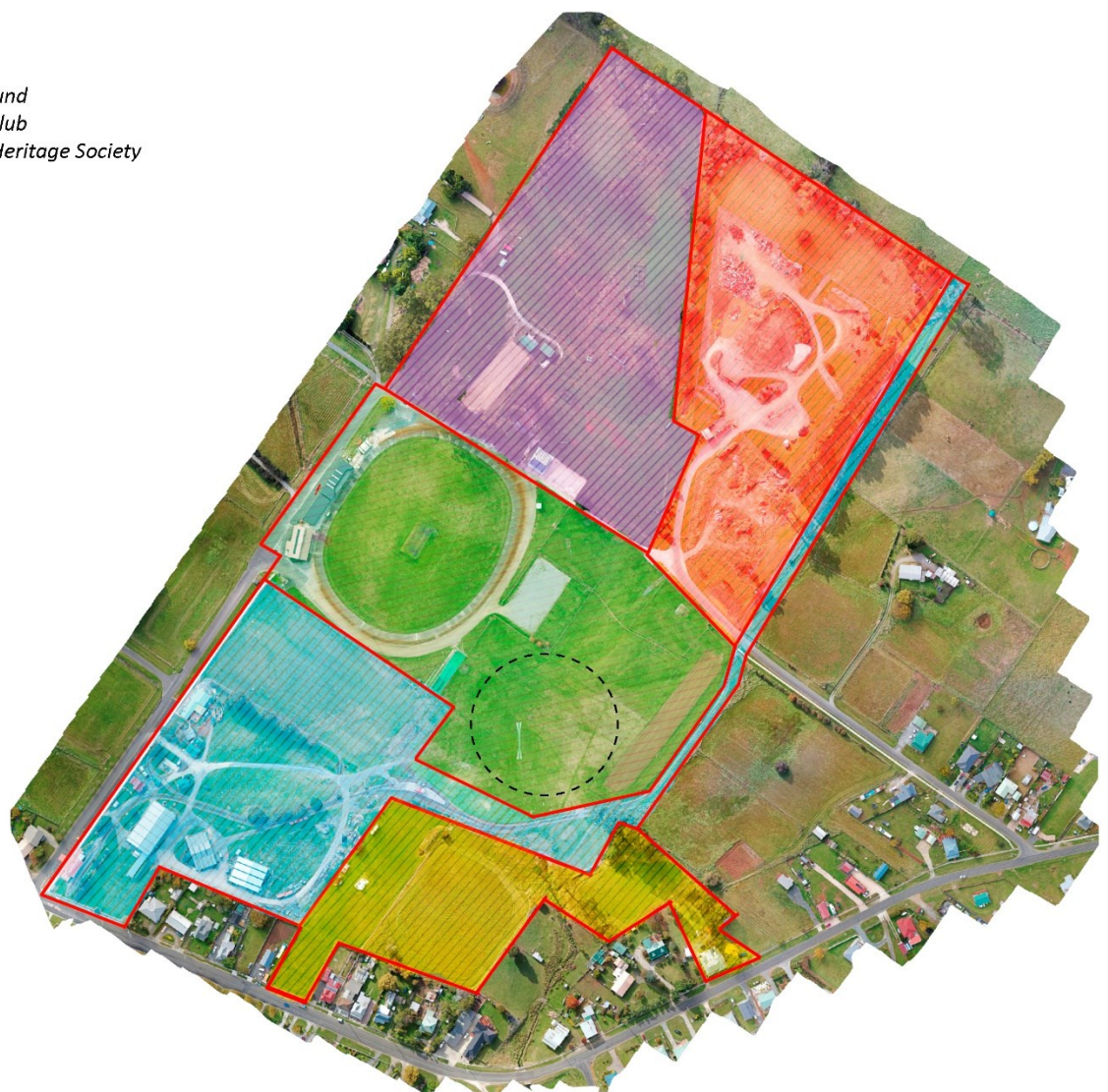
Purple - Kentish Pony and Hack Club

Blue - Redwater Creek Steam & Heritage Society

Kentish Council

Red - Waste Transfer Station

Yellow - Recent Land Acquisition



Existing Conditions

The condition of various elements and facilities within the Sheffield Recreation Precinct is described in the table below. The condition report has been developed from visual inspections of the key assets and discussions with key stakeholders.

The condition assessment is divided into the following areas:

- Sporting and Built Infrastructure
- Open Space and Linkages
- Traffic Management and Car Parking

Sporting and Built Infrastructure:

Sheffield Recreation Ground	Main Oval	<ul style="list-style-type: none"> ▪ Football/cricket oval with a turf wicket and five (5) light towers (training standard), surrounded by a cycling track. ▪ Wicket in good condition from recent refurbishment ▪ New drainage and irrigation ▪ Improved lighting is desired.
	Cycling Track	<ul style="list-style-type: none"> ▪ Surface is a base of concrete in relatively poor condition. Surrounded by galvanized pipe fence in poor condition.
	Indoor Cricket Centre	<ul style="list-style-type: none"> ▪ Relatively new facility in very good condition
	Junior oval	<ul style="list-style-type: none"> ▪ Open space area with informal oval (with synthetic cricket pitch)
	Cricket Nets	<ul style="list-style-type: none"> ▪ Two (2) practice cricket nets (fully enclosed) in good condition and one on the outside in poorer condition. The Club is continuing work to improve these.
	Clubrooms, spectator grandstand, coaches' shelter, scoreboard building	<ul style="list-style-type: none"> ▪ Clubrooms used by both cricket and football, kitchen, bar & social space, toilet amenities and office – outdated and in need of upgrading. Built in 1987 and very little maintenance/renovation since that time. ▪ Grandstand - concrete seating in good condition. ▪ Funding has been received to install a new electronic scoreboard. Council intends to demolish the old building.
	Indoor cricket nets and changerooms	<ul style="list-style-type: none"> ▪ Relatively new facility in very good condition
	Storage sheds x 2	<ul style="list-style-type: none"> ▪ One in good condition and one that is old and in disrepair.
	RV Parking area	<ul style="list-style-type: none"> ▪ Levelled gravel area in good condition with a few bushes/trees providing shade
Blackwater Pump Outlet (Dump point)	<ul style="list-style-type: none"> ▪ Located at main entrance to the recreation ground – not considered to be the most appropriate site. 	

Kentish Pony and Hack Club	Dressage Arena	<ul style="list-style-type: none"> Sand/gravel surface - reasonable condition
	Open area including jumps	<ul style="list-style-type: none"> Informal rectangular ground – used for equestrian events. Rough, uneven surface that requires further remediation work
	Clubroom/Canteen and Office/Store	<ul style="list-style-type: none"> Two smallish buildings in fair - reasonable condition
	Toilet block/Trailhead facilities	<ul style="list-style-type: none"> Upgraded ‘away’ changerooms consisting of toilet for sole use by Pony and Hack Club and MTB trailhead facilities (showers/toilets/washdown).
Redwater Creek Steam & Heritage Society	Sheffield Railway Station, Dulverton Station, amenities block, three large sheds, caretaker’s home and numerous other buildings.	<ul style="list-style-type: none"> All in good condition Large amounts of materials lying around the site.
	Men’s Shed and containers	<ul style="list-style-type: none"> Men’s Shed recently enlarged to cater for the expanding needs of the group. Storage containers in reasonable condition.

Open Space and Linkages

Sheffield Recreation Ground	<ul style="list-style-type: none"> While Sheffield Recreation Ground is formalised for competitive sport, the general community makes use of the ground and surrounds. The site is always open to the public. The open grassed former landfill site has an irregular surface (improved over time) and is now used as a junior/training oval, the area contains fenced, off-lead dog exercise areas for small and large dogs, gets used for the tractor pull events during SteamFest, contains the RV camping area and is also used as an overflow area for SteamFest and other events.
Kentish Pony and Hack Club	<ul style="list-style-type: none"> Large tracts of open space - rough, uneven ground and inaccessible for use by the public.
Redwater Creek Steam & Heritage Society	<ul style="list-style-type: none"> The site is always open and accessible to the public. Reasonable size tract of level open space
Newly acquired land	<ul style="list-style-type: none"> Vacant land with a small creek

Traffic Management and Car Parking

Sheffield Recreation Ground	Access and Parking	<ul style="list-style-type: none"> Access via two entrances in Spring Street. A graveled access road runs around the outside of the oval and is accessible via two entrances from Spring Street. The road also provides access to the cricket nets and the RV camping area. Limited parking spaces near clubrooms, some parking on gravel road that surrounds the main oval and in newly formed carpark next to trailhead facilities. Street parking available
Kentish Pony and Hack Club	Access and Parking	<ul style="list-style-type: none"> Access and parking via two entrances. One is via the gravel road that runs around the outside of the oval and the other via Spring Street
Redwater Creek Steam & Heritage Society	Access and Parking	<ul style="list-style-type: none"> Access via entrance on Spring Street (two additional entrances used during SteamFest). Parking options on-site on graveled access roads and around some of the buildings. Open area adjacent to the main oval is often used for cars during events at the Recreation Ground Clubrooms.
Precinct - General	Parking and Signage	<ul style="list-style-type: none"> Limited parking although when there is a major event, it is possible to use other parts of the site for car parking. Signage is poor and limited.

Key Users

Sheffield Recreation Precinct

User / Club	Membership Numbers / Participation Trends	Issues / Comments
Sheffield Cricket Club	<ul style="list-style-type: none"> Excellent participation numbers: 10 teams – 5 junior teams (48), 2 female teams (30) & 3 senior teams (45). The Woolworths Blast program (20 participants) 	<ul style="list-style-type: none"> Seasonal lease October – March Senior team involved in premier competition so require good facilities. Club has plans to improve club rooms in conjunction with the Football Club
Sheffield Football Club	<ul style="list-style-type: none"> Field a seniors and reserves team in North West Football Association (NWFA) competition. No women's side yet 	<ul style="list-style-type: none"> Seasonal lease April – September. Club has plans to improve club rooms in conjunction with the Cricket Club
Kentish Pony and Hack Club	<ul style="list-style-type: none"> 18 riders (14 under 21 years of age). Numbers have decreased since 2015 Master Plan 	<ul style="list-style-type: none"> Casual use and two (2) events per year (sometimes three events).
Redwater Creek Steam and Heritage Society <ul style="list-style-type: none"> Men's Shed 	<ul style="list-style-type: none"> A large number of volunteers - especially for SteamFest (March long weekend) – approximately 200 25-35 regular attendees 	<ul style="list-style-type: none"> Operates mainly on weekends but 'work for the dole' participants can be onsite up to 3 days/week. Would like to go to 7-day operation. Sub lease site from Redwater Creek Steam & Heritage Society - year-round and regular usage

Existing Conditions Plan



Redwater Creek Steam & Heritage Society:

- 1 STATION BUILDING
- 2 EQUIPMENT SHED & TOILET BLOCK
- 3 TRAIN SHED
- 4 WORKSHOP & STORAGE
- 5 RAILWAY BUILDINGS
- 6 CARETAKER
- 7 MEN'S SHED
- 8 DULVERTON STATION

Recreation Ground:

- 1 CLUBROOMS
- 2 CHANGEROOMS/INDOOR NETS
- 3 GRANDSTAND
- 4 STORAGE SHED
- 5 TURF WICKET
- 6 DISUSED CONCRETE VELODROME
- 7 CRICKET NETS
- 8 JUNIOR OVAL

- 9 RV CAMPING AREA
- 10 SCOREBOARD
- 11 TOILETS
- 12 PARKING
- 13 STORAGE
- 14 DOG EXERCISE AREA (SMALL & LGE)
- 15 TRACTOR PULL (STEAMFEST ONLY)
- 16 BLACKWATER PUMP OUTLET (DUMP POINT)

Pony & Hack Club

- 1 JUMPS AREA
- 2 CLUBHOUSE
- 3 TACK/STORE
- 4 ARENA (SAND)
- 5 STALLS/PENS

General Items

- * LIGHTS
- ↔ ACCESS POINTS

Analysis of the Key Issues

A number of key issues and opportunities have emerged from an assessment of the precinct site, consultation and background research. These are summarised below under the relevant precinct site.

Sheffield Recreation Ground

The two main users of the recreation ground facilities enjoy a good relationship and work in conjunction to improve the facilities. As the premier sporting facility in Sheffield there are a number of upgrades required:

- The clubrooms were built in 1987 and are showing their age. The club rooms require a renovation particularly in light of the recent addition to the site of the new indoor cricket centre and change rooms. There are also very few venues in Sheffield that are modern and can cater for large sized functions. The clubs have held discussions with Hydro Tasmania (currently lease meeting room) personnel who have indicated they need larger and more up to date facilities for regular executive meetings. Sheffield does not have a venue/site suitable as a base for emergency management control situations and the recreation ground site lends itself for this (including helicopter access).
- Scoreboard – the Cricket Club received grant funding for an electronic scoreboard but would like to increase the size of the board if additional funding can be secured either through outside funding sources or in-kind donations. The larger size would provide additional benefits for all users of the precinct. The scoreboard would be located (proposed) close to the oval just outside the galvanised fence directly opposite the grandstand.
- Ground lighting – current lighting is not to standard and requires an upgrade. The poles are also aged and would need replacing. The clubs are considering installation of additional solar panels to help offset lighting costs.
- Shelter for junior oval – the Cricket Club would like consideration to be given to the installation of some form of shelter for scorers to be located near the junior oval. The best site would be near the cricket nets.
- Landscaping – It was indicated that several landscaping plans have been developed over the last 10 years, but this appears not to be the case. The precinct site is prone to being windy and therefore careful consideration needs to be given to the type of trees/shrubs selected to not increase clean up required from leaves and branches. There are a number of drains throughout the precinct site that need to be considered in any landscaping options and any planting should be around the perimeter so as to maintain overall open space and the views to Mt Roland. Consultation re any landscaping could involve both the Mt Roland Rivercare Catchment Inc. and the Kentish Tree Committee.

Kentish Pony and Hack Club

The Kentish Pony and Hack Club are a long-term resident of the recreation precinct and most of the site improvements have been undertaken by the club members. Declining number of riders and club members make it difficult to fund upgrades to the facility. The Club expressed a preferred desire to remain within the precinct during discussion regarding a recommendation for Council to explore colocation of all municipal equestrian sports. The Club raised that another municipal pony club had limited space for expansion and issues with their current facilities. The following options have been identified for exploration:

- Explore relocating the Pony and Hack Club to spare land at Gowrie Park near the rodeo and polocrosse grounds. This would have the advantage of all equestrian groups located together and increase opportunities for shared use infrastructure that meets the requirements of all users.
- Explore through discussions with other nearby Councils the possibility of a site that would accommodate several pony clubs/equestrian options.

Should the Pony and Hack Club be relocated, the site would be ideal for camping use by RV vehicles and the provision of camping options for mountain bikers particularly given the current club facilities and the 'new' trailhead facilities.

There is a continual need to improve the surface of the main ground to fill in hollows and level out small rises. This work has fallen to the Club, and they indicated support from Council would be appreciated in the future.

Redwater Creek Steam & Heritage Society

The Redwater Creek Steam & Heritage Society aims to develop a sustainable tourist attraction which ensures the ongoing operation of the railway and historic machinery. The site contains several buildings and supports various activities, centred around the annual SteamFest event - the major income source for the Society. Priority projects for the Society are:

- Heritage Timber Sawmill building
- Restoration of the Hunslet locomotive
- Building a shed for the miniature railway
- Railway track to the nearby Honey Farm

In 2016, the Society developed a strategic plan and twelve proposals for future development of the site. The COVID-19 pandemic has affected the visitor market that was used as a basis for the strategic plan and the desire to progress to seven (7) day operation. It is noted that the Society will revisit its strategic plan (September 2021) and determine future priorities and proposed developments. It is suggested that:

- A period of consolidation would be beneficial especially regarding the number of heritage village buildings and machinery restoration projects for machines already purchased.
- Provide Council and the Recreation Precinct committee a proposed site plan for the next few years so that ad-hoc development can be avoided and to ensure any future development fits in with the overall precinct's long-term planning.

Waste Transfer Station Site

The waste transfer station site forms part of the recreation precinct.

- There was a suggestion to move the waste transfer facility to another location and reclaim the land for recreation purposes. The current zoning of the waste transfer station is light industrial which constrains its use for recreation and tourism related activities. Any relocation of the waste transfer station would have to be to land already zoned for industrial purposes – options are limited.
- The 'dump' site of dirt/materials just outside the waste transfer station to be cleared and the space be used for car parking.

Development Proposals

Sheffield Recreation Ground

- **Recreation Ground – Clubrooms: redevelop and extend clubrooms** - Develop designs for upgraded cricket/football clubrooms.

Rationale and drivers for change: current facility is dated, requires a better layout and contains underutilised spaces. A new/renovated facility would provide improved facilities for all tenants of the precinct as well as a larger capacity meeting and function space for the community and for commercial opportunities. Some preliminary design work is underway.

- **Recreation Ground - replace fence around ground** – replace galvanised pipe fence.
Rationale and drivers for change: improves the look of the facility. Consideration needs to be given to type of fencing used throughout the precinct before selecting a replacement type.

- **Recreation Ground – Install new scoreboard and dismantle old scoreboard building** – install electronic scoreboard in new location.
Rationale and drivers for change: the new electronic scoreboard will be located in a different position. Removal of the old scoreboard building will provide space for additional parking.

- **Recreation Ground – New light towers and fittings** – Upgrade ground lighting to required standards for training and playing for current level of competition.

Rationale and drivers for change: improve safety for players and improve playing experience for all sports using the field. Ensures adherence to current safety standard requirements. Replacement will reduce increasing maintenance costs. There is a need to ensure the upgrade is pertinent for level of training/competition at the ground.

- **Junior oval – resurfacing improvements** – continue to level the ground and reduce subsidence.

Rationale and drivers for change: improve safety for players and make open space more usable.

- **Recreation Ground RV Parking Area – Possibly relocate to Pony and Hack Club site** – create new RV parking area if relocation of Pony and Hack Club were to occur and the recreation precinct becomes the trailhead site for mountain biking (could occur regardless of mountain biking outcome).

Rationale and drivers for change: allows for an increased number of RV vehicles to park, provides opportunity to expand the RV parking if required and to provide additional facilities such as BBQ's and other amenities. Allows for camping sites to be provided near already established trailhead facilities. Relocation allows for greater diversity of the open space near the junior oval and dog exercise areas.

Recreation Ground Caravan Dump Point – Relocate to near northern access to recreation ground – relocate outlet to a more suitable site even if the RV parking area remains in its current location.

Rationale and drivers for change: removes outlet from main entrance to recreation ground therefore creating a nicer and more welcoming entrance. Use of the dump point in new location would not interfere with events/activities.

Kentish Pony and Hack Club

- **Level ground for improved surface** – assist club to improve surface of ground for competition and events.

Rationale and drivers for change: Improved safety for all users and greater versatility of the space for future use.

Redwater Creek Steam & Heritage Society

- **Steam Heritage Sawmill** – develop approved building

Rationale and drivers for change: would ensure completion of a proposed development that has planning approval.

- **Line Extension to nearby Honey Factory** – develop a track and steam services to the rear of the Honey Factory located in Victoria Street.

Rationale and drivers for change: a proposed development that has benefits for both parties and adds to the railway experience.

- **Miniature Railway Rolling Stock Shed** – develop approved shed.

Rationale and drivers for change: would ensure completion of a proposed development that has planning approval.

- **Heritage Village** – develop approved building with verandah that encompasses the following features: General Store, Printery, Bakery, a House and a display area for horse drawn equipment.

Rationale and drivers for change: would ensure completion of a proposed development that has planning approval.

Precinct Management

- **Determine preferred management structure and role** – develop a committee structure and roles that will ensure strategic overview of the entire precinct site.

Rationale and drivers for change: reduce the membership to make the committee meetings more workable and efficient, make it fair and equitable with only the main tenants on the committee. A smaller, more workable committee with responsibility for managing the overall precinct will provide greater accountability for achieving outcomes from planning studies within acceptable timeframes, ensure that a strategic view of the precinct is at the forefront of any decisions made and ensure that the open space is maintained for long term flexibility of the site.

Landscape and Amenity

- **Access to Facilities** - Install a fob access system for the recreation ground facilities.

Rationale and drivers for change: Programming controlled by Council and reduces the cost of keys and having people no longer involved in clubs still having access to facilities.

- **Fencing** – Decide on preferred style of fencing and upgrade all fencing on an as required basis.

Rationale and drivers for change: Improves the look of the precinct and improves the connection between the sites.

- **Landscaping** - Develop a landscaping plan that will protect the valued view lines to Mount Roland as well as preserving the open space in the Precinct.

Rationale and drivers for change: The plan would define areas of planting, recommend suitable plant species and appropriate provision of seating and other minor infrastructure. Landscaping beautifies and improves the look of the precinct, provides additional shade and will help avoid ad hoc decisions. A plan provides an opportunity to work collaboratively with several existing community groups with relevant knowledge.

- **Signage** - Improve the provision of signage at entrance of precinct and within sites.

Rationale and drivers for change: Improve awareness and potential usage. Reinforces the precinct concept and builds visual connections between the different sites.

Traffic Management and Car Parking

- **Recreation Ground** – removal of the old scoreboard building.

Rationale and drivers for change: provides opportunity for additional parking for precinct.

Waste Transfer Station – Remove dirt piles dumped on site outside the transfer station and formalise area for parking.

Rationale and drivers for change: provides opportunity for additional parking for precinct and improves amenity.

Other Ideas to Develop the Precinct

The following ideas were raised during the consultations:

- **General Precinct** – Improve the overall precinct by removing any unwanted/unused items that are lying around sites within the precinct. It was observed that Council and some of the tenants have old and excess equipment that is no longer used and should be disposed of thus helping to improve the overall look of the precinct, improving safety and providing some additional storage capacity.
- **Recreation Ground - Bike Track** –retain the track for community use and undertake basic maintenance. Maintenance will ensure safety for those using the track for recreational purposes as well as those playing sport on the oval.

Potential Funding Sources for Development Proposals

- Government grants/ Election Funding
- Communities, Sport and Recreation (Department of Communities Tasmania) Grant Funding Programs
- Private enterprise (Hydro Tasmania)
- AFL Tasmania Infrastructure Fund (Clubrooms)
- Cricket Tasmania / Australia (Clubrooms)

Updated Master Plan

Sporting Infrastructure - Recreation Ground

- 1 Redevelop and extend clubrooms
- 2 Install new scoreboard
- 3 Remove old scoreboard building
- 4 New light towers & fittings
- 5 Continue to level ground for improved playing surface on junior ground and surrounding landfill area
- 6 Relocate RV parking area *
- 7 Remove and relocate blackwater pump outlet (Dump Point)*

Redwater Creek Steam & Heritage Society

- 1 Complete approved steam heritage saw mill building
- 2 Develop main entrance to site

Pony and Hack Club Ground

- 1 Level ground for improved surface
- 2 Possible relocation of RV parking area *
- 3 Possible camping sites
- 4 Possible extension of RV parking/caravan park
- 5 Possible new location for blackwater pump outlet (Dump point)*

Landscape and Amenity

- Fencing
- Landscaping
- Signage

