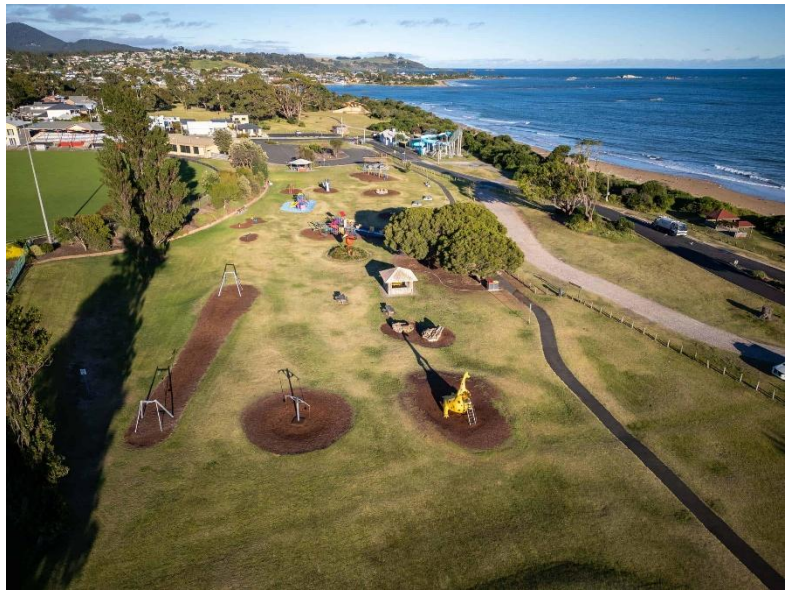


Fairway Park

Master Plan

February 2026



ACKNOWLEDGMENT OF COUNTRY

The Central Coast Council acknowledges the palawa-pakana people as the Traditional Custodians of lutrawita (Tasmania), including the land, community, sea and waters where we live and work. Our community respectfully acknowledges the Punnilerpanner tribe of the Northern Country of Tasmania, their continuing relationship to this land and their ongoing living culture. We recognise that we have much to learn from the First Nations Peoples who represent one of the world's oldest continuing cultures, and we pay our respects to Elders past and present and to all First Nations Peoples living in and around the Central Coast Community.

Contents

Introduction 4

Technical Information 5

Strengths, Weaknesses, Opportunities and Threats..... 6

Existing Condition Analysis 7

Playground Survey 11

Master Plan Actions 12

Action Plan 17

Master Plan 20

Introduction

The Fairway Park Master Plan has been developed to contribute to achieving the requirements of the Open Space Plan 2025-2035 which requires a Master Plan to be developed for all Regional and District open spaces.

This process aims to:

- Enhance the current site amenity.
- Provide an enhanced play space and family/social recreation opportunity.
- Provide a comprehensive framework for ongoing park improvement.
- Describe short, medium, long-term and ongoing improvements to be undertaken within budget constraints.

The vision for this Master Plan is to

- Renewal and expansion of the dinosaur play space.
- Renewal of the car parking area across the park.
- Provide a fenced toddler play space for younger children.
- Build upon and enhance the Youth play area at the eastern end of the park.
- Expand the bicycle experience for users across the park including the introduction of a bike safety park for Juniors.
- Expand the water play opportunities and family recreation in the area around the existing waterslide.
- Reintroduce lost vegetation and build up green assets within the park.
- Extension to the current Bowls Club facilities.

This Master Plan evolved from a series of discussions by the Council and was determined to be the preferred option based on the varied constraints and opportunities.

The Plan is subject to detailed design development to enable the project stages to be implemented.

It is understood that Fairway Park is a much loved and well-utilised asset of people from all along the north-west coast of Tasmania and it the most visited Park within the Central Coast Council municipality.

Technical Information



The Fairway Park Reserve (which encompasses the All-Ages Playground, Robin’s Roost Playground, Pump Track and Waterslide facility) is located at Beach Road, Ulverstone. It extends along the foreshore from the northern end of Victoria Street to the Big 4 Caravan Park. This area is zoned Open Space in the Tasmanian Planning Scheme 2021.

Land Details	
Ownership	Central Coast Council
Land Area	11.7 ha
Public Open Space Classification	
Catchment	Regional
Key Function	Social/family recreation including relaxation and visual amenities
Key Landscape Character	Open Space/Foreshore/Informal parkland
Service Levels	
Fire Management	N/A
Landscape Treatment	Informal landscape
Litter Control	Twice per week
Path Class	Recreational Pathway – Area 4
Playground	Regional– Weekly informal inspections/monthly programmed inspections/annual inspection
Turf Care	Weekly
Weed Control	Every 8 – 10 weeks approximately
Events	
Bike Park	
Skate Park	

Fairway Park has 103 various assets in the area including such things as play equipment, skate park, car barriers, a waterslide, pathways, roads, BBQs and car parking. The total replacement cost of the assets contained within this area is \$2,515,683.00.

It has been assigned the classification of a Regional Open Space in accordance with the Open Space Plan 2025-2035.

Strengths, Weaknesses, Opportunities and Threats

Strengths

- Large expanse of open areas.
- Separated play zones.
- Good parking area at the western end of the park.
- Well-recognised and established playground equipment theme.
- Centralised location within the Region.
- Flat topography.
- Water slide facility and commercial eatery.
- Land owned by Central Coast Council.

Weaknesses

- Lack of fenced play areas.
- Limited car parking at the eastern end of the park.
- Lack of lighting within the park and along the pathway
- Limited pathways.
- Lack of vegetation.
- Lack of shade.
- No directional signage.
- Potential coastal inundation in future.
- Aging open space and play equipment assets with short renewal profile.
- Site divided by Beach Road.
- Limited access to water and power across the site.

Opportunities

- Provide further outlets for Youth and those interested in fitness.
- Significant opportunities to create interesting and diverse landscaping that will provide natural shade and nature-based play.
- Significant opportunities to provide accessible and inclusive space that caters for intersectional stakeholders (adult change spaces, sensory overload quiet spaces, disabled toilet access, etc).
- Further develop the waterplay opportunities at the waterslide site, with room for splash pads, all abilities waterplay and slides.
- Interpretive and wayfinding signage to highlight interesting points and locations within the park.
- Pathway networks and internal linkages.
- Outdoor gallery space to concentrate graffiti and encourage the use of the space for vandalism prevention in other areas.
- Bike safety area to teach smaller children bike skills and road awareness.
- Opportunity to mitigate against climate change risks (i.e. sea level rise).

Threats

- Sea level rise.
- Harsh salt/coastal environment which shorten asset lives.
- Vandalism.
- Housing pressure and requirement of new developments.
- Financial requirements for significant improvements to the site.
- Climate change.

Existing Condition Analysis

Whilst the following sections detail the Reserve's current situation and recommended actions, asset renewals will be driven by the assets condition and remaining life, as contained in Council's Assets Register. The Assets Register, and associated Asset Management Plan drives funding resources and will dictate the program for when renewals and other actions can be achieved.

Fairway Park Asset	Number	Amount
Playground equipment	24	\$1,621,273.00
Footpaths	4	\$273,467.00
BBQ shelter	5	\$171,378.00
Picnic Table	37	\$148,000.00
BBQ	3	\$105,353.00
Fences/walls	5	\$81,776.00
Other	3	\$63,192.00
Seats	9	\$22,500.00
Bollards & Boom Gates	69	\$15,494.00
Signs	7	\$13,250.00
Total	166	\$2,515,683.00

Amenities

There is a toilet block situated under the grandstand of the recreation ground and within the Surf Life Saving Club rooms. This toilet block is relatively new and has a remaining useful life of 37 years (exp. 2053). It provides a DDA compliant facility. The facility below the recreation ground is due to expire in 2030 and is not DDA compliant. There are no dedicated toddler toileting facilities, adult change rooms, parent rooms, or shower rooms.

Car Parks

There is a formalised car park that allows for access to the beach, BBQ's and Robin's Roost Playground, Recreation Ground, Café, and Waterslide.

There is an informal car park that services the Skate Park and Pump Track.

There is a formal car park opposite the SLSC beach access, and small parking either side of the SLSC building. Although not technically within the scope of the Master Plan area, these spaces provide adequate parking for beach users.

There are informal parking areas available on the grassed areas along the length of Beach Road which need to be either formalised (i.e. opposite the dinosaur play area) or removed to allow for vegetation rehabilitation.

Fencing, Bollards, Safety Barriers

There are various car barriers, bollards, and safety fencing in the area to restrict the movement of vehicles onto the main playground area.

There is no fencing in the park or around the play areas.

There are no streetlights in the area or lighting along the pathways.

Shade

There is no shade currently available within the play and informal recreation areas of the park. Shade is provided over the BBQs and at the waterslide.

Park Furniture

There are electric BBQs along with picnic tables at the western end of the Robins's Roost Playground.

There are 4 picnic tables located in the dinosaur play area.

There are several bench seats located in the park, mostly along the pathway and edges of the Robin Roost play area. These seats are prone to mildew and are beginning to warp.

There are 4 picnic tables and 5 bench seats around the skate park/pump track area, and 1 picnic table within the All-Ages Playground.



Pathways

There is a good pathway network that leads from nearby Bicentennial Park linking Fairway Park to other play areas. The addition of the Shared Pathway out from the east end of the reserve is complete with plans to upgrade the current hot-mix pathway to the new Shared Pathway standard. This process will be informed by this master plan.

There are good local footpath networks linking the general Ulverstone township to both ends of the reserve.

The Shared Path network extends through the length of the reserve. There is a path linking the BBQs at Robin's Roost Playground to the car park and toilets.

Playground

There are several play spaces within the reserve, all aimed at younger children. These include Robin’s Roost and Dinosaur and the All-Ages Playground. Fifteen pieces of playground equipment are due for replacement over the next ten years.

The play assets provided across the reserve are:

- quad-bay swing,
- monkey bars,
- large boat combination unit,
- spiral slide,
- large carousel,
- small carousel,
- wave balance beam,
- three springers,
- flying fox,
- large all abilities combination unit,
- hammock swing,
- Dinosaur slide,
- whirlwind swing,
- static train,
- static surfboard,
- small combination unit, and
- double swing set.



The Skate Park and Pump Track are located within this reserve and cater to older youth, along with a half-court basketball hoop.

Signage

There are entranceway signs at both ends of the reserve showing the reserve map with facility locations. There are playground nomenclature signs at each designated play space.

There is signage associated with the waterslide and its operation.

There are beach access signs indicating preferred pathways to the beach.

Way finding signage needs to be updated.

Soft Landscaping

There is approximately 89,070 m² of good quality grass.

There is a stand of six Canary Palms that run parallel to the beach viewing area located on Beach Road. These were relocated as part of the upgrade to Kings Parade and have become an iconic area of the reserve.



However, there is no additional supportive plantings around the palms, and the grass area is subject to damage by rabbits and Pink Galahs during the summer months.

There is foreshore vegetation on the northern side of Beach Road the area is managed under the Natural Resource Management Plan.

There are various small pockets of trees and vegetation consisting mostly of introduced species that are dotted around the reserve, but mostly the reserve is devoid of vegetation other than grass. The reserve is a prime candidate for the Greening Central Coast Strategy which aims to increase canopy cover by 30% by 2030.

Waterslide



The waterslide is located within the reserve and services the community during the summer months and is available for private bookings. The site consists of the waterslide and landing pool, change rooms and toilet facilities, and ticket office. The slide has undergone significant refurbishment over the last 4 years to maintain condition and safety to service our community.

There are limited assets associated with the slide restricted to seating and picnic tables. Council has recently installed two shade sail structures in the waterslide area.

There is no provision for those with mobility difficulties and the toilet/change room area is non accessible to wheelchair users.

Other

The area east of the Ulverstone Bowls Club has been identified as possible expansion to the bowling greens. They contain no natural or built assets and provides limited recreational value.

There is limited access to water and power across the site which is currently limited the ability to future-proof the park with the installations of new technologies.

Playground Survey

During the review of the Open Space Plan, extensive community consultation was undertaken to gauge public appetite for past uncompleted actions and newly proposed actions. An online survey was conducted via the Council website, with promotions on social media, postcards and posters in strategic venues, electronic posters in school newsletters and at other targeted stakeholder groups.

The online survey ran for the entire month of May 2025. To support the survey, an outdoor roadshow took place for a week running in locations at Penguin, Forth, West Ulverstone and Ulverstone at Fairway Park. These sessions were well attended with 117 comments provided on the draft Fairway Park Master Plan with the themes provided below.

Key Themes:

1. Water Play is a High Priority

- Water play features were frequently mentioned and are clearly a major attraction.
- Respondents suggested incorporating splash pads, water pumps, and ensuring accessibility to water play for all ages.

2. Dinosaur Theme, Local Pride and Identity

- Strong support for the dinosaur theme. Many comments specifically praised the dinosaur-themed elements, noting it adds excitement and appeal, particularly for younger children.
- Comments reflect a sense of local pride, especially from Ulverstone residents who see the park as a key community asset.
- There's a desire to make the park a regional drawcard, not just a local facility.

3. Shade and Comfort

- There were repeated requests for more shaded areas, especially near seating and play zones to enhance comfort for carers and children.

4. All-ages and all-abilities

- Respondents noted the importance of play equipment for different age groups.
- While not dominant themes, both fencing and the avoidance of bark in toddler play areas were raised as practical safety considerations. Respondents highlighted fencing as important for protecting children and noted a preference for safer surfacing materials, such as soft rubber, instead of bark.
- Responses show a clear expectation that Fairway Park should cater to people of all abilities. This includes not only children with disabilities, but their siblings, carers, and extended family.

5. Improved Paths and Open Space

- Several respondents mentioned the need for wider paths to improve accessibility and shared use.
- Appreciation was expressed for maintaining green open space alongside the new play features.
- Several contributors acknowledged the excitement around new play infrastructure but were equally adamant that these should not come at the expense of green space.
- Open space was also seen as important for flexibility—enabling community events, sports, informal gatherings, and unstructured play.

Master Plan Actions

The proposed actions comprise a range of improvements with varying community and environmental priority. This master plan identifies the actions to be taken; however, the timing of their implementation will be dictated by Council's Asset Management and Financial planning. Reference should be made to the Master Plan map at the end of this document.

Amenities

The amenities are overdue for renewal and will be refurbished as part of Council's capital renewal program. The renewed amenities will include disabled accessible facilities, public toilets, and baby change facilities.

A new adult changeroom and toddler toilet facilities will be to be installed. The toddler toilet should be installed within the fenced toddler play area.

Car Parks

Formalise and seal the small car park off Beach Road that services the skate park and widen the entranceway.

Formalise and seal the large car park off Beach Road that sits adjacent the dinosaur play area.

Fencing, Bollards, Safety Barriers

Fencing around the toddler play area will be installed and contain two (2) safety locking/self-closing gates at either end of the enclosure.

Shade

Artificial shade will be installed over the Skate Park and Junior Pump Track. Artificial shade will be installed over the play equipment as it is installed until adequate tree cover can be generated, at which point shade cover will be reviewed.

Selected seating and tables will be provided with cover as they are replaced as directed by the asset renewal program.

Lighting

Significant installations of lighting are required along the Shared Pathway, BBQ facilities, Skate Park area and within the formalised car parking areas. These new installations will meet the Dark Sky code of practice using AS/NZS 4282:2019 — *Control of the obtrusive effects of outdoor lighting*.

Park Furniture

A new installation of BBQ and replacement of the shelter at the eastern end of the reserve within the vicinity of the skate park as part of the Asset Renewal Program.

Upgrade bench seating across the reserve to less maintenance intensive style.

Increase seating where appropriate as new gardens are established and in toddler play area as part of construction of the new playground.

Upgrade picnic tables in picnic huts on both sides of Beach Road.

Review location and number of rubbish bins in line with outcomes from the Waste Strategy Review.

Pathways

Improve connectivity between car park/s, playground areas and between Beach Road to Water Street, utilising the proposed shared pathway.

Playground

Given the age of the playgrounds and the major works that are required to bring the reserve up the standard expected by the community, the upgrades to each identified area will be staged over 5 years, subject to broader asset and financial planning:

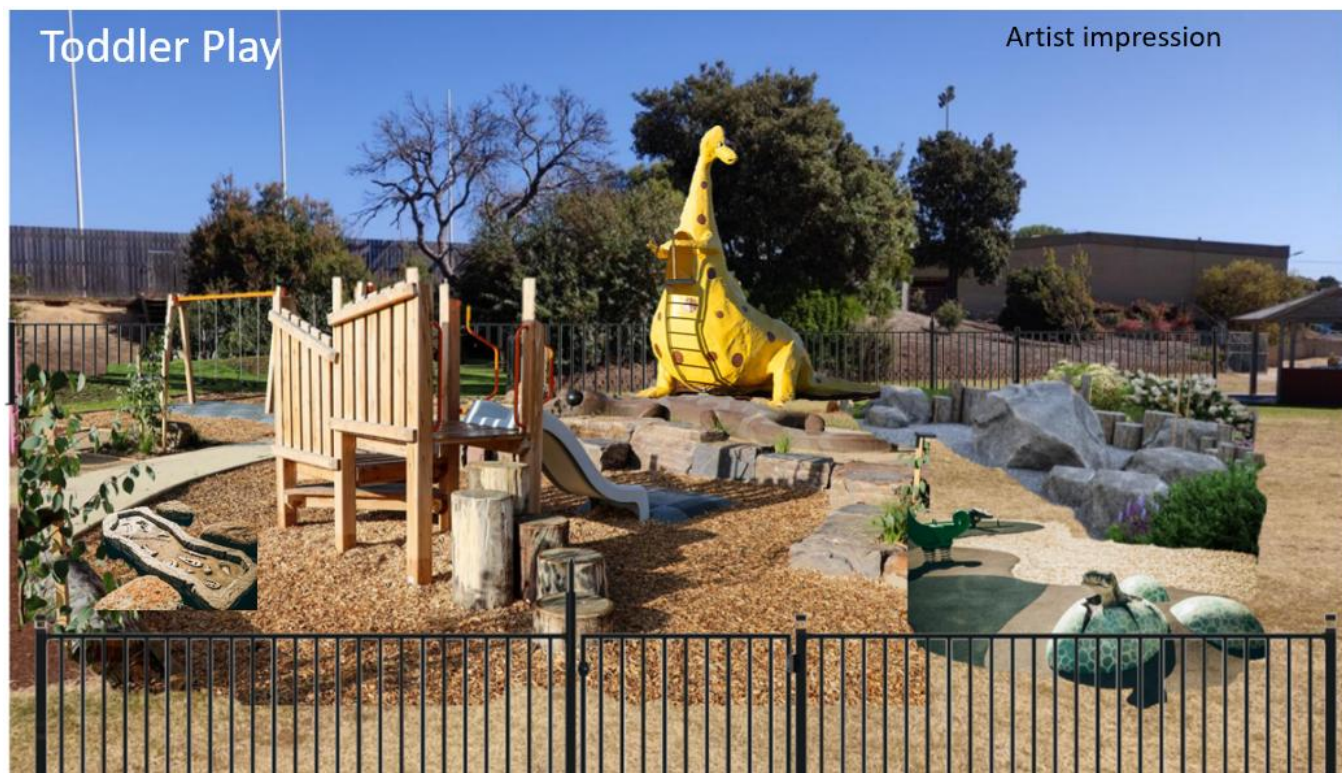
Toddler Play (aimed at ages 1-4)

Community calls for a fenced play area within the Park. The western end provides:

- Proximity to toilets, carpark and BBQ
- Room to redesign
- Assets which already require renewal



Dino will be relocated into a fenced Toddler play area (under 4 age) and add to the theme with a few dinosaur play experiences like “fossils” and landscaped naturalised play.



Bike Safety Park

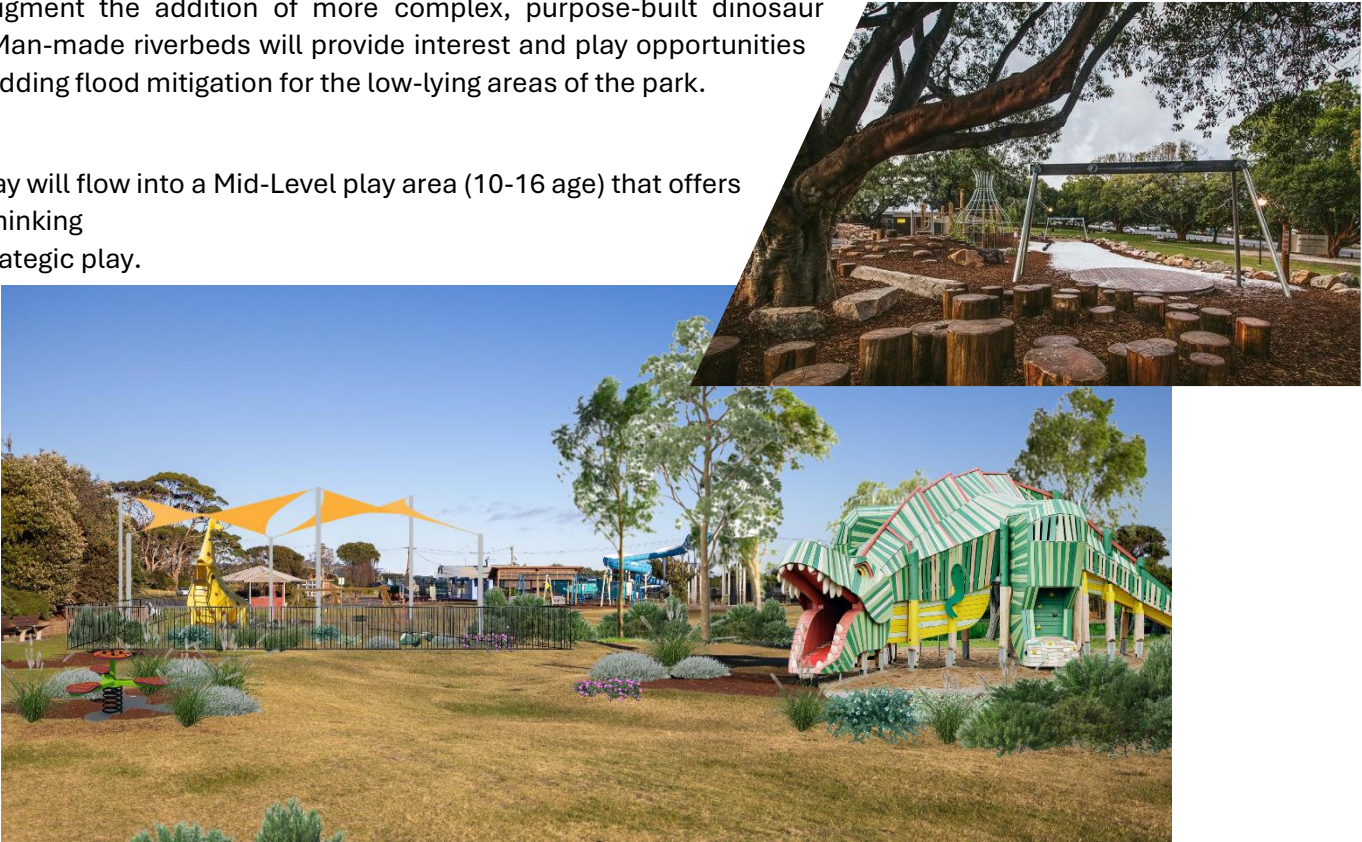
Mixed aged families trying to enjoy the pump and jumps or skate park, but smaller children are getting in the way of more experienced riders. Parents are trying to juggle the needs of older kids with those of toddlers and great opportunity to support the needs of bike riders of all ages with the introduction of a bike safety park when replacing the ageing playground equipment due for replacement.



Dinosaur Park Junior Play (aimed at ages 5-12)

Utilisation of the area under the trees between the dinosaur’s current location and pathway. The addition of extra soft fall and end-on logs as steppers and climbing play pieces will provide natural challenges to play and augment the addition of more complex, purpose-built dinosaur play. Man-made riverbeds will provide interest and play opportunities while adding flood mitigation for the low-lying areas of the park.

This play will flow into a Mid-Level play area (10-16 age) that offers more thinking and strategic play.



Parkor/Outdoor Gallery

Parkour will be designed using low-cost precast concrete and timber elements with natural soft-fall and/or concrete base. Designed for older youths and adults it will give an outlet to those who wish to challenge physical abilities and promote risk taking and higher cognitive engagement.



The concrete elements and wall construction will be designed to provide an outlet for creative and freeform art/graffiti. This space will be designed to provide clear sightlines through the “Outdoor Gallery” while remaining shielded from the main pathway. This will ensure safety of viewers/users, reduce the risk of unwanted behaviors, and allow freedom of expression, while reducing the exposure of general park users to potentially sensitive material.

Intermediate Play (aimed at ages 10-16)

This space offers quiet spaces that are female oriented to provide for the gap in this age group, that is centred around the specific needs of girls and young women. Contains swing and hanging elements as well as chatting spaces. Also provides challenging equipment for all genders with more robust play to encourage higher level thinking that is more physically demanding than a Junior park.



Elements will include bouldering and rope challenges that will lead into the Parkor/Outdoor Gallery.

Ninja Warrior

Ninja courses are training facility for kids and adults of all ages and abilities to experience the thrill of challenging the obstacles. They differ from Parkour with speed being the objective as opposed to risky movement. Located near skate park, Pump & Jump tracks and Basketball court, a Ninja Warrior course will complement the ‘sport’ them at this end of the park.



Signage

Install wayfinding signage at each play area to assist movement through the open space.

Purpose built non-verbal signage boards will be placed at strategic points to assist those with language difficulties to communicate and navigate through the park.

Install interpretive and beach access signage for the area.

Soft Landscaping

Landscaping will be incorporated into all play spaces and increased around the Canary Palms.

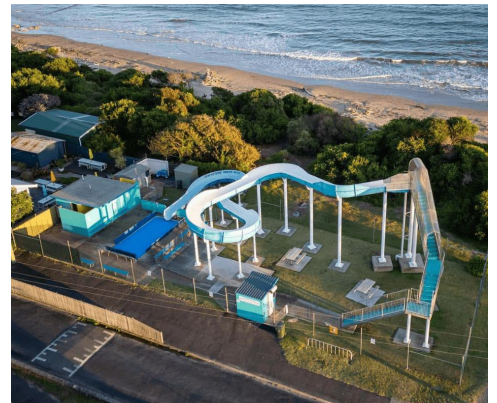
Foreshore vegetation will be managed through the Council's Natural Resource Management Plan.

Planting of additional trees along pathways and increase vegetation along Water Street side of the reserve where tree vandalism has occurred. Weed control will be undertaken as part of regular Open Space maintenance.

Water Park

The waterslide will be retained in its position and the boundary fencing expanded to include the area east of the waterside – currently used as informal parking. A new splash pad play and all-access water play/ slide to be incorporated. Shade and seating will be included and lounging/relaxing areas to be landscaped in native vegetation to blend the park into the surrounding dune vegetation.

Toilet and changeroom facilities to be upgraded and provide all abilities accessibility.



Action Plan

The Implementation Plan is in the form of a schedule which establishes recommended priorities against the activity items.

The priorities will be reviewed annually as part of the budgeting process and considered by the Council for funding to rollout the Master Plan. Estimated costs are a broad guide only and will need to be reviewed and adjusted as part of each design phase.

The following criterion has been set for the implementation plan using the Asset Register to inform current useful life of existing assets:

Short term (**ST**). (within two years)

Medium Term (**MT**). (within four years)

Long Term (**LT**). (greater than four years)

Ongoing (**OG**).

Identified Works	Priority	Estimated costs
Amenities		
Undertake renewal in line with Asset Management Plan	MT	\$188,500
New installation of an adult changing facility (There is a Federal Government grant/initiative to supply these)	ST	Building construction \$80,000 – \$120,000 Specialist equipment \$25,000 – \$40,000 Utility connections \$30,000 – \$60,000 Design, permits, contingency \$45,000 – \$80,000 Total Estimated Cost \$180,000 – \$300,000+
New installation of a toddler toilet facility	ST	Toilet unit & building \$40,000 – \$70,000 Fixtures & features \$7,000 – \$15,000 Utility connections \$30,000 – \$50,000 Design, permits, contingency \$13,000 – \$25,000 Total Estimated Cost \$90,000 – \$160,000
Car Park		
Seal small car park off Beach Road– Pump Track	MT	\$50,000
Seal large carpark off Beach Road – Dinosaur Park	MT	\$100,000

Identified works	Priority	Estimated Cost
Park Furniture		
Replacement of existing park seating	LT	\$50,000
Installation of BBQ and shelter within the vicinity of Pump Track	LT	\$50,000
Review location and number of rubbish bins	MT	\$100,000
Pathways		
Implement pathway construction in accordance with the Shared Pathway commitment.	ST	\$900,000
Playground – Toddler Play		
Remove existing boat play and replace with Junior play unit	ST	\$30,000
Junior swing set	ST	\$15,000
Refurbish Dino and install compliant access ladder	ST	\$40,000
Inground slide	ST	\$50,000
Rockers	ST	\$9,000
Timber chime bridge	ST	\$30,000
Sand play elements and soft fall	ST	\$170,000
Landscaping	ST	15,000
Fence	ST	\$50,000

Playground - Intermediate Play		
Install rock climber cluster with soft fall	ST	\$70,000
Female specific zone	ST	\$250,000
Playground – Parkour/Outdoor Gallery		
Construct concrete block walls x 3	ST	\$10,000
Install concrete stormwater elements with soft fall	ST	\$6,000
Playground – Junior Play /Dinosaur Play		
Install large climbing/play unit -theme to be identified	ST	\$200,000
Landscaping and nature play	ST	\$150,000
Install log climber	ST	\$80,000
Dinosaur play unit	ST	\$85,000
Replace quad-bay swing set	ST	\$50,000
Replace slide unit	ST	\$40,000
Replace all access unit	ST	\$100,000
Playground – Bike Safety		
Remove existing playground and lay path network	ST	\$40,000
Line marking and signage	ST	\$5,000
Install seating and picnic	ST	\$10,000
Install BBQ shelter and facilities	MT	\$70,000
Ninja Warrior		
Undertake installation of Ninja Warrior course off Water Street	MT	\$180,000
Install seating and water drinking fountain	MT	\$30,000
Supporting landscaping and lighting	MT	\$45,000
Water Park		
Undertake Splash Pad construction	MT	\$500,000
Renew toilet and changeroom facilities	MT	\$250,000
Install shade and undertake landscaping	MT	\$60,000
Signage		
Install wayfinding signage	ST	\$5,000
Upgrade playground signage	ST	\$10,000
Soft Landscaping		
Foreshore garden – gradually replace introduced species with indigenous foreshore species	OG	\$500/per year
Undertake landscaping and tree planting along the Shared Pathway	ST	\$10,000
Planting of additional trees along the foreshore between the small car park and the caravan park	ST	\$10,000
Undertake Cape Ivy control on dune reserve along Beach Road	OG	\$500/per year
Undertake landscaping between Skate Park and Bowls Club	MT	\$10,000
Undertake weed removal on annual basis	OG	\$3,000/per year
General		
Lighting along shared pathway	ST	\$50,000/per year
Shade structures	OG	\$40,000/Per year

Master Plan

