



Warragul Outdoor Recreation Plan



**Progress
Report**

September 2018

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1. Introduction

The Warragul Outdoor Recreation Plan was developed to provide a policy position and clear direction for the provision of outdoor recreation facilities (excluding swimming pools) for Warragul to the year 2030.

The Plan was received by Council on 10 September 2008.

During 2013/2014, Council undertook a review of recreation masterplans, with the amended document being adopted by Council on 10 December 2014.

The Recreation Strategy 2017-2027 contains the following recommendation “E9- Review all Recreation Reserve Master Plans every four (4) years to update outstanding recommendations and to ensure they are still relevant.”

A review of these documents every four years coincides with the term of office for Councillors. A review mechanism also ensures they remain current and able to meet the changing needs and expectations of Council, clubs and the broader community.

This document shows original masterplans for each site (2008), updated masterplan maps where appropriate (2014), discusses known current issues and provides a progress report on projects in the implementation plan.

During 2018/2019, a review of recreation master plans will be undertaken with community and stakeholder consultation, assessment of merit of identified projects, prioritisation of projects and further consultation at the Draft stage.

This plan focuses on sporting facilities and associated infrastructure located at the following recreation precincts in Warragul:

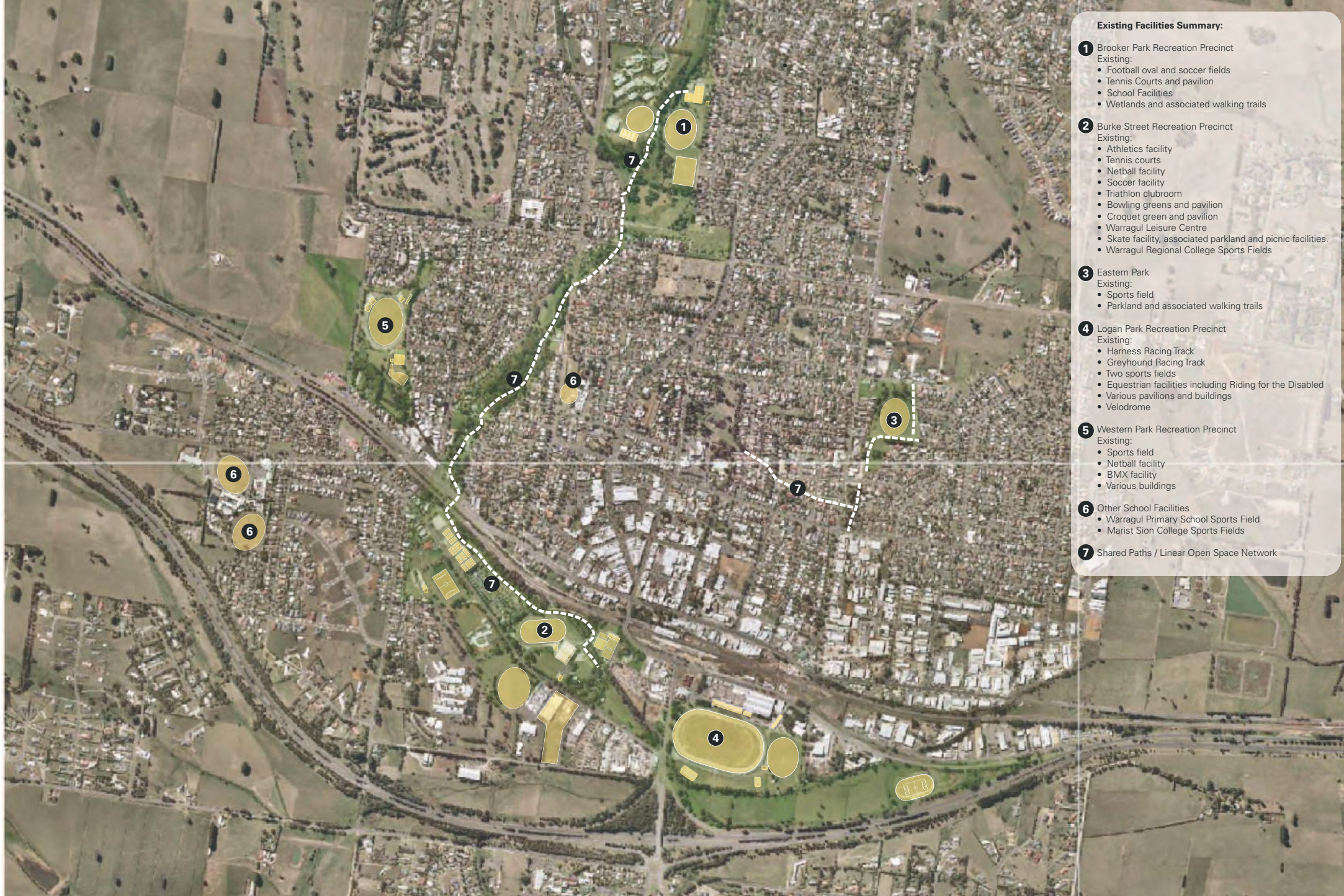
- Brooker Park
- Burke Street Recreation Park
- Eastern Park
- Logan Park
- Western Park



2. Facilities Plan

Warragul Township





Existing Facilities Summary:

- 1** Brooker Park Recreation Precinct
Existing:
 - Football oval and soccer fields
 - Tennis Courts and pavilion
 - School Facilities
 - Wetlands and associated walking trails
- 2** Burke Street Recreation Precinct
Existing:
 - Athletics facility
 - Tennis courts
 - Netball facility
 - Soccer facility
 - Triathlon clubroom
 - Bowling greens and pavilion
 - Croquet green and pavilion
 - Warragul Leisure Centre
 - Skate facility, associated parkland and picnic facilities.
 - Warragul Regional College Sports Fields
- 3** Eastern Park
Existing:
 - Sports field
 - Parkland and associated walking trails
- 4** Logan Park Recreation Precinct
Existing:
 - Harness Racing Track
 - Greyhound Racing Track
 - Two sports fields
 - Equestrian facilities including Riding for the Disabled
 - Various pavilions and buildings
 - Velodrome
- 5** Western Park Recreation Precinct
Existing:
 - Sports field
 - Netball facility
 - BMX facility
 - Various buildings
- 6** Other School Facilities
 - Warragul Primary School Sports Field
 - Marist Sion College Sports Fields
- 7** Shared Paths / Linear Open Space Network

Eastern Park

Master Plan Review Summary

A significant number of recommendations were implemented between 2008 and 2014 including:

- Formalising and sealing two car parks,
- Construction of a new pavilion,
- New playground,
- Levelling an area used as informal bike jumps,
- Extension of the walking trail and
- A connection between the park and community services on Normanby Street.

The following recommendations have been implemented between 2014 and 2018:

- Lighting for oval to 100 lux
- Screening of urinals within pavilion
- Doors added to external privacy partitions to enable stretcher access into change rooms
- New toilet block with unisex disabled toilet, unisex ambulant toilet and parent's room with children's toilet and baby change table
- New 2.5m wide footpath along Normanby Street between Cambridge Drive and Stoffers Street
- Lighting along key access points

Current issues that we are aware of and will be subject to discussion as part of the 2018/2019 review include:

- Pavilion does not comply with AFL Preferred Facility Guidelines (amenities, change rooms, umpires rooms)
- Warragul Cricket Club have received funding to upgrade the cricket training nets and install a hard wicket (synthetic)
- Shelter for spectators and car parking close to the pavilion are concerns that have been raised by user groups.

The original and amended versions of the masterplan follow.



Master Plan Summary:

The Eastern Park Master Plan (2006 - Option 2) appropriately addresses the community recreation needs. This Plan should be implemented as intended with the following considerations:

1. Formalise existing carpark, with possible expansion to the north, as approved by master plan
2. Level out area previously used as informal bike jumps and provide appropriate landscape to create gateway from car park to sports ground and proposed pavilion
3. Remove fence between park and community service providers on Normanby Street to improve access
4. Remove the 'Green Shed' to improve the aesthetics of the reserve. An alternative solution for the theatre group's storage requirements could be considered as part of the pavilion design at Eastern Park unless an alternative, more compatible site is determined.
5. Construction of Pavilion currently under way
6. Provide playground as approved by master plan



Eastern Park

1. Training lights.
2. Improve unisex facilities by screening urinals or replacing with an additional toilet pan.
3. Review door / corridor widths and privacy partitions to ensure stretcher access
4. Single unisex public toilet - to be low maintenance and include baby change.
5. Improve connectivity by installing a 2.5m wide footpath along Normanby Street between Cambridge Drive and Stoffers Street.
6. Lighting along key access points
7. Seating around ground.
8. Consider more ground entry gates.
9. Community garden.



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Warragul Outdoor Recreation Plan:
Eastern Park



Burke Street Recreation Precinct

Master Plan Review Summary

Between 2008 and 2014, the following progress was made on the Plan:

- The bowling greens have been converted to synthetic and floodlit,
- A new pavilion including change rooms has been built at Marist Sion College adjoining the oval,
- Council has completed detailed designs for the tennis/ netball courts and multi-use pavilion,
- A design for a new off-road car park on the eastern side of Anderson Street was prepared along with a traffic and parking study for Burke Street in 2011,
- The surface in the center of Geoff Watt Track is being used as a multi-use space,
- Funding was received for the Warragul Leisure Centre redevelopment.

Between 2014 and 2018, the following progress was made on the Plan:

- Existing 6 tennis courts renewed
- Pine barrier along Geoff Watt Track has been replaced with a flat top bollard so that it can double as seating
- Warragul Leisure Centre redevelopment completed

Feedback that will be considered as part of the 2018/2019 review includes:

- There are two standard size croquet greens.
- The Bowling Club has identified toilet facilities at the other end of the bowling rinks as a club priority.
- The Warragul Bowling Club and Warragul Croquet Club have indicated they do not wish to share a pavilion and would like the project to be removed.
- Two proposals have been submitted under the Victorian Government's 'Pick My Project' campaign for public voting. These include a community labyrinth and a half-court basketball court to be located at Burke St Park.



Master Plan Summary:

Tennis

- 1 Provide total 12 tennis courts - 6 tennis/netball courts and 6 tennis exclusive courts.
- Provide floodlighting for 12 tennis courts.

Netball

- 2 Relocate netball courts to site of tennis courts.
- Consolidate netball courts with tennis courts through multi court line marking - 6 tennis/netball courts and 4 netball exclusive courts.
- Ensure development of new netball courts meet regulations for run offs and flood lighting.

Athletic

- 3 Upgrade athletics facility including improvement to discus area and develop new long jump pit.
- Make provision with lighting and surface upgrade for soccer training in winter months

Wild Dog Tri Club

- 4 Demolish Wild Dog Tri Club Rooms and accommodate in multi use pavilion.

Multi Use Pavilion

- 5 Design and develop a multi use pavilion that accommodates requirements of triathlon, tennis, athletic, and netball clubs.
- Locate pavilion centrally within Park to minimise development of built infrastructure.

Warragul Croquet Club

- 6 Develop one and half size croquet rinks to two standard size rinks.
- 7 Consider joint accommodation for Warragul and Drouin Croquet Clubs with development of two standard size rinks.

Warragul Bowling Club

- 8 Upgrade Warragul Bowling Club pavilion to accommodate requirements of bowls club and Warragul and Drouin Croquet Clubs.
- 9 Upgrade grass greens to a synthetic surface and provide flood lighting to one green.

Car parking

- 10 Provide sufficient car parking to accommodate projected use of park with proposed new development and upgrade of recreation facilities.

Walking Track

- Consider design standards for shared trails when existing pedestrian / cycle track needs to be upgraded

Revegetation

- 11 Plant native vegetation in open, disturbed areas along creek line

Other Activities

- 12 Existing skate park to remain
- 13 Existing playground and covered picnic area to remain

Land Surplus

- 14 Land surplus to netball and soccer needs. Future use to be determined.
- 15 Upgrade surface for cricket. Consider partnership arrangement for joint school-community use of sports field
- 16 Warragul Leisure Centre future plans for redevelopment include aquatic and dry facilities

 Existing Infrastructure	 Existing Sport Facility
 Proposed Infrastructure	 Proposed Sports Facility
 Proposed Car Parking	 Upgraded and Proposed Pedestrian Paths
 Vehicle Access	 Proposed Vegetation



Baxter Park

Between 2008 and 2014, a feasibility study including hydrology modelling and a functional layout diagram was completed for soccer to be located at Logan Park (refer Logan Park Summary).

During the 2014 review, no provision was made for soccer as the Club wished to pursue a new green-field site.

Between 2014 and 2018:

- The development of a Business Case for a proposed synthetic pitch at Baxter Reserve was undertaken following a request from the Warragul United Soccer Club during the development of the 2017/2018 Council Budget. The request responded to the Club's aim to have an improved ground surface for the Club's training and playing requirements at Baxter Reserve.
- The development of a synthetic pitch at Baxter Reserve was considered to meet the short term (10 to 15 year) needs of Warragul United Soccer Club as well as potentially providing an all-weather ground for some other use and users.
- Beyond this point, the Soccer Club have indicated a desire to be located at a greenfield site at Lillico Road identified in the Warragul Precinct Structure Plan.
- At a Council meeting on 11 July 2018, Council received and noted the Baxter Reserve Synthetic Pitch Business Case Report, requested officers seek feedback from the Warragul United Soccer Club and commence detailed designs for the synthetic pitch.

As part of the 2018/2019 review, the following factors will need to be considered:

- Feedback from the Warragul United Soccer Club on the Draft Baxter Reserve Synthetic Pitch Business Case Report
- Any detailed designs for the synthetic pitch
- Future role of Baxter Park and project costs

The concept designs for the synthetic pitch (options one and two) are presented on the following pages.



LEGEND:
PROPOSED:

- TREE TO BE REMOVED
- ELEMENT TO BE REMOVED
- PLAYERS/OFFICIALS SHELTERS
- REMOVABLE BOLLARDS
- 1.2m WIDE GATE
- 4.0m WIDE VEHICLE GATE
- 1.2m HIGH FENCE
- 3.6m HIGH FENCE
- SECURITY FENCE
- HAND RAIL
- NATURAL SWALE
- BOX CULVERT
- BURIED STORMWATER DRAINAGE PIT
- IN-LINE SUMP PIT
- STORMWATER DRAINAGE PIPE AND FLOW DIRECTION
- SUBSURFACE DRAINAGE
- CONCRETE KERB AND CHANNEL
- SYNTHETIC TURF SURFACE
- NATURAL TURF SURFACE
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- GRAVEL

NOTES:
1. THIS DRAWING IS CONCEPTUAL ONLY. NO DETAILED DESIGN HAS BEEN COMPLETED.

WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATELY SHOWN ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

NOT FOR CONSTRUCTION



S3	14/11/17	JS	GB	JDH
SKETCH ISSUE REVISED				
S2	15/08/17	JS	GB	JDH
SKETCH ISSUE REVISED				
S1	12/07/17	JS	GB	JDH
SKETCH ISSUE				
Issue	Date	By	Chkd	Appd



Job Title
BAXTER RESERVE SOCCER PITCH

Drawing Title
FUNCTIONAL LAYOUT PLAN - OPTION 1 100m x 65m

Scale at A1
1:400

Discipline
CIVIL

Drawing Status
SKETCH

Job No
10190-00

Drawing No
SKT-001

Issue
53



LEGEND:
PROPOSED:

- TREE TO BE REMOVED
- ELEMENT TO BE REMOVED
- PLAYERS/OFFICIALS SHELTERS
- 1.2m WIDE GATE
- 4.0m WIDE VEHICLE GATE
- 1.2m HIGH FENCE
- 3.6m HIGH FENCE
- HAND RAIL
- NATURAL SWALE
- BOX CULVERT
- BURIED STORMWATER DRAINAGE PIT
- IN-LINE SUMP PIT
- STORMWATER DRAINAGE PIPE AND FLOW DIRECTION
- SUBSURFACE DRAINAGE
- CONCRETE KERB AND CHANNEL
- SYNTHETIC TURF SURFACE
- NATURAL TURF SURFACE
- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- CRUSHED ROCK

NOTES:
1. THIS DRAWING IS CONCEPTUAL ONLY. NO DETAILED DESIGN HAS BEEN COMPLETED.

WARNING
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NOT FOR CONSTRUCTION



S2	14/11/17	JS	GB	JDH
SKETCH ISSUE REVISED				
S1	15/08/17	JS	GB	JDH
SKETCH ISSUE				
Issue	Date	By	Chkd	Appd



Job Title
BAXTER RESERVE SOCCER PITCH

Drawing Title
FUNCTIONAL LAYOUT PLAN - OPTION 2 105m x 68m

Scale at A1
1:400
Discipline
CIVIL

Drawing Status
SKETCH

Job No
10190-00

Drawing No
SKT-002

Issue
S2

Logan Park Recreation Precinct

Master Plan Review Summary

Between 2008 and 2014, the following progress was made on the Plan:

- Council purchased land at Lardner for a municipal equestrian facility, with the intent that the Warragul Pony Club will relocate to this site.
- The Hazel Creek Waterway Management Plan was commissioned by the West Gippsland Catchment Management Authority and jointly funded by Baw Baw Shire in 2011.
- A feasibility study including hydrology modelling was completed for this site along with a functional layout diagram for soccer, however this was not progressed as the Warragul United Soccer Club did not wish to pursue this site. Refer to notes in Baxter Park section.
- In 2014, the Warragul Urban Drainage Strategy Update was prepared to support the Warragul Precinct Structure Plan, which was adopted by Council on 6 August 2014. This strategy identifies a wetland location in Logan Park.

Between 2014 and 2018, the following progress was made on the Plan:

- Warragul Pony Club relocated to the new Baw Baw Equestrian Centre at Lardner.
- Oval lighting upgrade to 100 lux
- Upgrade to RDA building including accessible toilet and small social space
- Demolition of old pavilion and development of new facility including change rooms, toilets and verandah
- Concept design prepared for the wetland (refer below)

As part of the 2018/2019 review, the following factors will need to be considered:

- Proposal from Warranor Junior Football Club for electronic scoreboard, spectator pavilion with coffee house, timekeeper's box and canteen extension
- Harness proposal for erection of a safety fence around horse living and movement areas and a secondary fence and garden beds to the home straight to reduce risks should a horse leave the track. Harness has also expressed a desire for horse yards
- Warragul Greyhound Racing Club proposal for converting undercover area near Danny's to a community space
- Warragul United Soccer Club's expression of interest in using Logan Park as a training and game day venue in 2019 and beyond.
- A proposal has been submitted by the Warragul Cycling Club under the Victorian Government's 'Pick My Project' campaign for public voting for a cycling cross track.

An original version of the masterplan, a functional layout completed for soccer in 2011 and the amended versions of the masterplan follow.

Master Plan Summary:

Soccer:

- 1 • Develop four soccer fields (two senior, two junior) south of Hazel Creek*
- Consider use of synthetic surface on one field
- Install fencing designed to allow for flood events
- Install flood lighting for training on two senior pitches

2 • Provide vehicle access from velodrome entry

3 • Develop a pavilion and car parking to serve fields

***Note:**
Viability of soccer fields is subject to hydraulic modelling to determine that fill pads needed to build fields and infrastructure out of flood zone do not adversely affect flood levels of Hazel Creek. Further study required to support an application to West Gippsland Water Authority.

4 • Potential alternative wetland location as noted in Council Wetland Feasibility Study.

Cricket:

5 • Upgrade cricket pavilion to meet requirements of club, in particular to accommodate females

Equestrian Facilities:

6 • Relocate the Warragul Pony Club in accordance with the Equestrian Strategy

Sports Fields:

7 • Existing floodlighting on sports field (inside harness / greyhound racing track) to be upgraded to appropriate standards for training purposes only

8 • Velodrome

9 • Infield soccer pitch used for training



- Existing Infrastructure
- Proposed Infrastructure
- Proposed Car Parking
- Vehicle Movement
- Existing Sport Facility
- Proposed Sports Facility
- Upgraded and Proposed Pedestrian Paths
- Proposed Vegetation

EDAW | AECOM 0 20 40 60 80 100 m Scale @A3 1:2,500 N

REV E
FIGURE NUMBER: MP_01
AUGUST 2008

**Warragul Outdoor Recreation Plan:
Logan Park Recreation Precinct - Option B**



PROPOSED SHARED TRAIL

Indicative alignment of the 2.5m wide sealed shared trail to link the proposed sports facility and new area with the upstream broader Hazel Creek linear trail system upstream. The trail utilises the existing bridge crossing point, however the bridge has no been assessed for suitability of long term use as a shared trail crossing, and may require upgrade or replacement. The trail may also include additional sections of boardwalk around the wetland, subject to design development and available funding.

PICNIC/PLAY AREA

These areas are located adjacent to the shared trail and the wetland in a location that affords views over the proposed wetland to the northwest. No design development has been undertaken for this area and this is required in conjunction with the wetland and shared trail as already noted.

HAZEL CREEK

The southern bank of Hazel Creek will be widened to increase hydraulic capacity of the creek. A more natural alignment of the bank layback is proposed with variation to the grade and form to improve the natural character and values of the site. This will be planted predominantly with low indigenous sedges and rushes and some scattered overstorey trees to enhance the natural character and biodiversity values.

PROPOSED BUS TURN AROUND AND PARKING AT THE PAVILION

A bus turn around area is located adjacent to the proposed synthetic sports field and the proposed pavilion, with planting to the central island. This will provide bus drop off and emergency vehicle access to the sports pavilion building as requested. A disabled parking bay is also proposed in close proximity to the proposed pavilion. The turn around area is constrained by the proposed sports field and the waterway east of the pavilion. The final alignment and feasibility of this is subject to detailed design. The area has been designed with 1:10 year flood protection at 104.8m AHD as per WT.

SYNTHETIC SPORTS FIELD

The synthetic field is proposed closest to the pavilion and car park area. The total size as requested by Council, is 113x76m, including a 4m space about the field. The field has been shown with 1:10 year flood level protection, with a nominated level 104.9m AHD as per WT. The synthetic turf surface will allow for regular training and competition matches to be played, removing the need for an additional two practice fields and allowing the retention of the existing Strzelecki Gums in the site. This full size field can have two junior matches played on this surface in an east-west direction as well.

SPECTATOR VIEWING AREA

Provide a space between the two sports fields of approx 8m in width, to accommodate for an area for spectator viewing.

ELIZABETH RECEPTIONS

PROPOSED ENTRY ROAD & CAR PARK

The new two-way entry road will provide vehicle access into the site including bus access and drop off to the proposed sports pavilion. The car park footprint can accommodate up to 50 cars along the new entry road using a 90 degree layout with 2.7m wide parking bays, however, trees and landscape treatment could improve the overall character, if the maximum number of car parking spaces was not required. One parallel bus parking bay is provided along the entry road, subject to detailed design. This car park will be raised above existing surface level to achieve 1:10 year flood protection at 104.8m AHD as per WT.

JUNIOR SPORTS FIELD

An additional natural turf junior sports field is proposed inside the centre of the existing Velodrome. The final size and location to be confirmed by Council.



WATER QUALITY TREATMENT WETLAND

The site is located in the floodplain and the water quality treatment wetland is sized to off-set the fill required for the sports fields and pavilion in site. The wetland treats some of the low flows from Hazel Creek and provides a sustainable water supply for irrigation of the natural turf sports field as required. The inclusion of the wetland also provides additional habitat values in the site, increasing the overall biodiversity values of the floodplain. The shared trail is located to the northern edge of the wetland and crosses over the smaller wetland providing some interpretive opportunities along its length. The wetland, shared trail, picnic area and boardwalk require design development to achieve a well designed and integrated outcome.

PRINCESS

PROPOSED REGENERATION/REVEGETATION AREA

The proposed regeneration/revegetation will protect and provide habitat improvement to the remnant Strzelecki Gums. This will also increase the vegetation buffer and screening between the freeway and the picnic/play area.

Indicative overland flow path to be planted using indigenous ephemeral species

NATURAL TURF SPORTS FIELD

The second field is natural grass turf surface and is set at 1:10 year flood level protection with nominated level of 105.0m AHD as per WT. The playing field size as requested by Council, is to be a total of 104x68m that incorporates a 4m space about the field. The turf will be irrigated with water treated via the proposed constructed water quality treatment wetland west of the playing fields. This field can have two junior matches played on this surface in an east-west direction as well.

PROPOSED SPORTS PAVILION

Sports pavilion and sheltered outdoor spectator viewing footprint is 750m2, which can accommodate a building as shown of approx 30m x 12.5m. The floor level of the building is to have 1:100 year flood protection, with the floor level for the building shown at 105.5m AHD as per WT. This footprint retains adequate space including the extent of proposed fill embankments to retain the existing Strzelecki Gum growing to the south of the proposed pavilion.

VEGETATED CHANNEL

This open declared waterway is to be retained, with some minor modification to the west bank to vary the bank profile and form to improve its natural character within the site. The channel will be planted predominantly with indigenous sedges and rushes, with scattered overstorey trees. Retaining open sight lines around the pavilion will be important for personal security, so no shrub planting is proposed in this area. The internal road and shared trail system crosses the channel with a culvert as shown.

DRAWING KEY

- Sealed paths/Shared trail
- Sealed surface
- Synthetic turf surface
- Slashed/Mown grass
- Turf (Grass)
- Proposed gravel surface
- Proposed garden bed
- Proposed revegetation
- Proposed trees
- Existing Strzelecki Gum
- Existing trees
- Existing vegetation
- Existing waterway
- Indicative 1:100 yr flood line
- Top of bank
- Future sewer alignment
- Proposed vehicle control/fencing
- Existing spot heights
- Existing 100mm contours
- Existing overhead powerlines
- Proposed 9m culvert
- Proposed vegetated drainage flows

HYDRAULIC DESIGN:
Water Technology prepared the wetland design and hydraulically modelled the site to provide the levels for all the key features nominated on this Functional Layout Diagram.

Logan Park Recreation Precinct

1. Upgrade oval lighting to training standards.
2. Provide accessible toilet for RDA and small social space.
3. Future wetland location - consider future use for sports field irrigation and feasibility of criterium track around edge.
4. Upgrade pavilion to meet training requirements - include basic change rooms, toilets and unisex facilities to comply with building standards.
5. Improve traffic management.
6. Investigate mountain bike / cyclocross circuit track.



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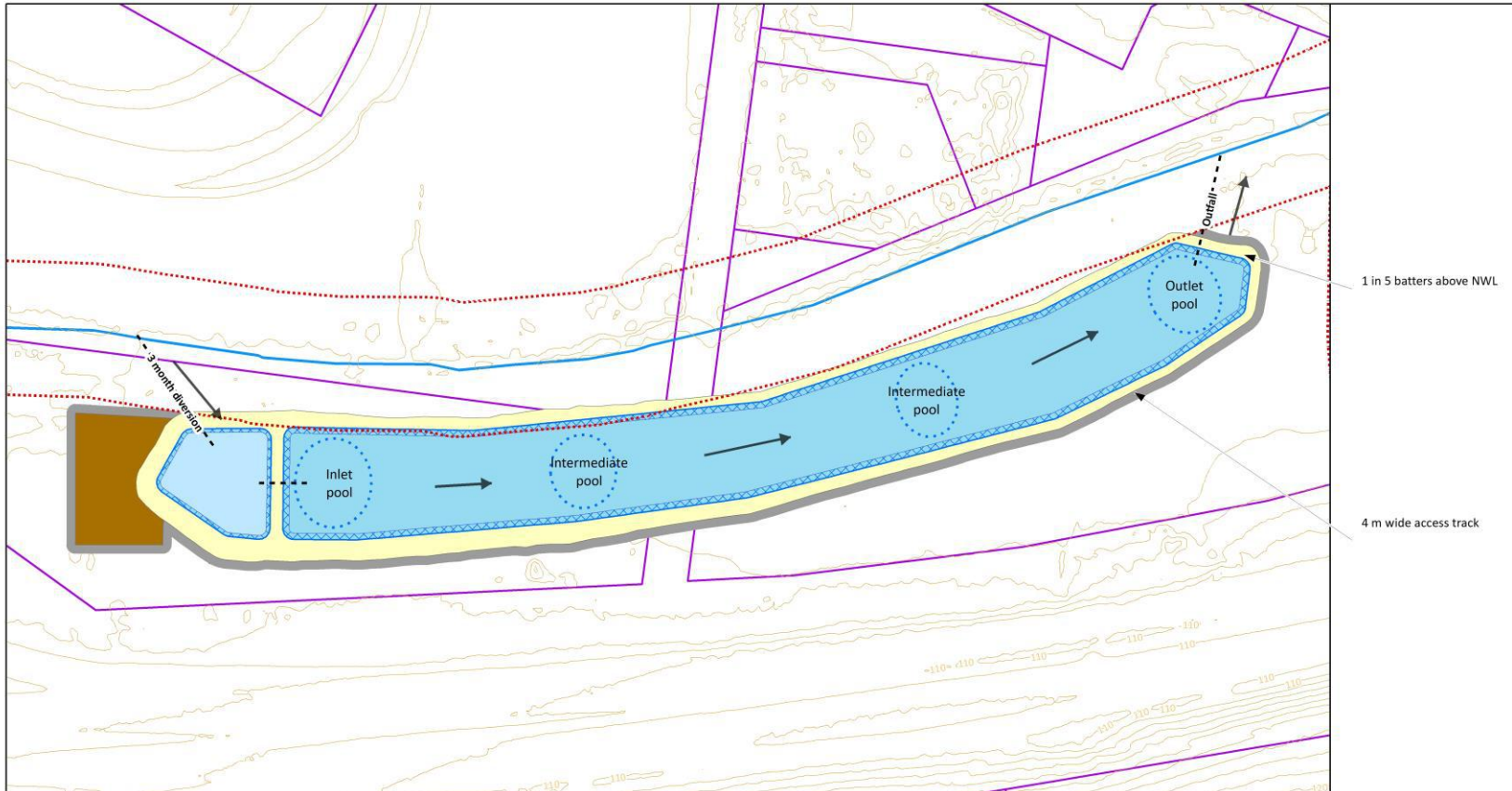
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Imagery Created: March 2013

**Warragul Outdoor Recreation Plan:
Logan Park Recreation Precinct**



W16 - Concept Design



	Normal water level (m AHD)	Area (m ²)
Macrophyte zone		20,000
Sediment pond		2,000
Total drainage reserve		34,000
	Inside 60m corridor	1,500
	Outside 60m corridor	32,500

- Macrophyte zone NWL
- Sediment pond NWL
- Pools
- Safety bench
- Batters
- Access track
- Sediment dewatering area
- Pipelines
- 60 m waterway corridor
- Property boundaries

Flow direction
 River centreline
 60 m waterway corridor
 Property boundaries

0 40 80 Meters

n

Brooker Park Recreation Precinct

Master Plan Review Summary

Between 2008 and 2014, the following progress was made on the Plan:

- The new oval originally proposed by St Paul's Anglican Grammar School was abandoned and this area has been used to develop two new courts and an open space area.
- St Paul's Anglican Grammar School has built an indoor court facility.

On 25 July 2018, Council adopted a new Master Plan for Brooker Park.

The original 2008 plan and new 2018 plan are outlined on the following pages.



Master Plan Summary:

- 1 • Review future of tennis courts and associated pavilion; approach St. Paul's Anglican Grammar School to discuss management of tennis courts for local community and school access.
- 2 • New oval proposed by St. Paul's Anglican Grammar School. Explore further partnership opportunities for joint use and development.
- 3 • Provide access for community use (location to be determined to minimise impact on local streets and neighbourhood by pursuing existing access roads through the School where possible) including appropriate carparking
- 4 • Provide indoor court facility with change rooms, for use by community groups accessing sports field
- 5 • Potentially improve vehicular access to site from Bowen Street (pending agreement and cooperation with St. Paul's Anglican Grammar School).
- 6 • Plant native vegetation along slope on eastern



- Existing Sports Facility
- Existing Infrastructure
- Proposed Infrastructure
- Existing Vehicle Access
- Proposed Sport Facility
- Proposed Vegetation

LEGEND

	EXISTING BUILDING/STRUCTURE AS NOTED		PROPOSED PEDESTRIAN ACCESS POINT
	PROPOSED PUBLIC TOILET		PROPOSED LOOP TRACK TO WESTERN SIDE OF THE CREEK
	EXISTING GRASSED AREA		EXISTING BRIDGE TO REMAIN
	PROPOSED LOCATION FOR INDIGENOUS NATIVE VEGETATION		PROPOSED PICNIC TABLE
	PROPOSED LOCATION FOR A DECIDUOUS TREE		EXISTING PICNIC TABLE TO REMAIN
	EXISTING VEGETATION TO BE RETAINED		PROPOSED SEAT
	EXISTING RECENT INDIGENOUS PLANTING MIX OF OLEARIA, ACACIA, LOMANDRA		EXISTING SEAT TO REMAIN
	EXISTING WETLAND AND ISLAND TO BE ENHANCED THROUGH CLEARING AND DEEPENING WORKS		PROPOSED BARBECUE UNIT
	PROPOSED SEDIMENTATION BASIN		EXISTING BARBECUE UNIT TO REMAIN
	EXISTING HAZEL CREEK TRIBUTARY		PROPOSED DRINKING FOUNTAIN WITH A TAP FOR REFILLING WATER BOTTLES
	EXISTING TENNIS COURTS TO REMAIN		PROPOSED LITTER BIN
	EXISTING FENCELINE TO REMAIN		EXISTING ARTWORK THEMED TOTEM TO REMAIN
	EXISTING PEDESTRIAN ACCESS POINTS NOTE: TENNIS CLUBHOUSE IS ALSO ACCESSIBLE TO VEHICLES		PROPOSED WAYFINDING SIGNAGE
	EXISTING CARPARK		PROPOSED INTERPRETIVE SIGNAGE
			PROPOSED SIGNAGE WITH DESCRIPTIVE PLANS
			EXISTING INFORMATION SIGNAGE AS NOTED, I.E. DOG OFF LEAD AREA, FLORA AND FAUNA SIGNS
			EXISTING POWER BOX
			EXISTING DRAIN TO BE UPGRADED
			EXISTING BOGGY SWALE TO BE UPGRADED
			EXISTING SOCCER FIELD TO BE REMOVED
			PROPOSED FENCED DOG OFF-LEAD AREA

KEY DIRECTIONS

INFRASTRUCTURE AND RECREATION

- 1 Construct a public toilet near the tennis courts and playspace.
- 2 Provide an additional barbecue area in the central section of the park.
- 3 Install wayfinding signage with directional maps and distances near access points and on the paths. Include warning signage advising visitors on the presence of snakes and lighting hours.
- 4 Provide additional seats in shaded areas. Provide seats with backs and armrests.
- 5 Install lighting with time sensors to assist people walking in the park in the dark. Locations to be determined.
- 6 Install additional picnic tables accessible to all at the new barbecue shelter and at the Bowen Street entrance.
- 7 Provide drinking fountains with taps for refilling water bottles and taps at the barbecue areas, one at the existing picnic shelter, the other at the barbecue area near the playspace.
- 8 Provide additional litter bins, at the existing and new barbecue shelters and at the Bowen Street entry.
- 9 Remove the soccer field and provide a fenced dog off-lead area.
- 10 Program the renewal of the playspace. Incorporate sensory and bushland themes.
- 11 Provide shade to the existing playspace. This could be built and / or natural shade from trees.
- 12 Provide access to the waterbody to allow people to sit by the water at several locations around the wetland.
- 13 Create a loop track along the western side of the creekline in the northern section of the park.

ENVIRONMENT AND DRAINAGE

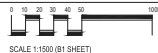
- 14 Provide additional indigenous native vegetation (including trees).
- 15 Provide additional deciduous trees at the existing barbecue shelter, the playspace and at two of the entrances to the park from Charles Street.
- 16 Ensure the wetlands and waterways are maintained on a regular basis.
- 17 Remove woody and environmental weeds; Control the growth of reeds and rushes in the wetlands and drainage channels; Reduce the presence of algae and general contamination of the creeklines.
- 18 Provide interpretive signage on the wetlands close to the waterbody and on the flora and fauna within the park.
- 19 Improve the management of existing trees, including conducting an assessment of all trees within the park and develop a succession plan for the replacement of trees. Incorporate as a Management Plan for the park.
- 20 Provide more diverse aquatic habitats through creating meanders and deeper and shallower sections within the wetlands and creeklines; include signage with descriptive plans at entrance points into the park.
- 21 Regrade the George Dowsett Oval with appropriate swale grades (e.g. flatter to slow down water and reduce scour). Could include re-routing of existing stormwater outlets as a sediment basin. Improve grassed swales and sediment check dams for surface flow entering the waterways to improve current water quality and allow for ease of maintenance. Install grass filter strips with spreaders to disperse local drainage overflows.
- 22 Install a sediment basin upstream of the northern wetland. Install Gross Pollutant Traps at large outlets to the waterway. Undertake rock beaching of the existing piped outlets to the waterway to mitigate erosion and scour.

MANAGEMENT AND POLICIES

- 4 Prepare a Management Plan for the park, encompassing tree succession, improvements to drainage and function of the creek and drainage channels.
- 6 Program the regular maintenance of the park. Provide community notices when weed is spraying is carried out.
- 8 Maintain spaciousness and greenness.
- 10 Maintain and enhance connections to residential areas.



KEY DIRECTIONS PLAN BROOKER PARK MASTER PLAN BAW BAW SHIRE COUNCIL



Amendments:
 13.06.2018 REVA - Amendments to Recommendations
 15.06.2018 REVB - Amendments to Recommendations
 25.06.2018 REVC - Amendments to Recommendations
 12.07.2018 Amendments to Recommendations

Print Issue:
 06.03.2018 DRAFT Emailed to A Davidson
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 13.06.2018 DRAFT REVA Emailed to A Davidson
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 15.06.2018 DRAFT REVC Emailed to A Davidson
 18.06.2018 Final Emailed to A Davidson
 25.06.2018 Final Emailed to A Davidson
 13.07.2018 Final Rev Emailed to G McBain

**Title: Key Directions Plan
Brooker Park Master Plan**

Client: Baw Baw Shire Council

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Drawn: GL / SY
Date: 27.02.2018
Project No.: 17-049
Cad File:
Drawing No.: Sheet 1 of 1



Western Park Recreation Precinct

Master Plan Review Summary

Since 2008, the following items have occurred in relation to the masterplan:

- Floodlighting to the existing sports field was upgraded to 100 lux.
- Open space has been set aside from the Waterford Rise subdivision across from Western Park.
- Removable bollards have been installed near the sports pavilion to prevent traffic in this area.

Between 2014 and 2018, the following progress was made on the Plan:

- Development of new oval on the west side of Tarwin Street along with associated drainage, irrigation, wickets, fencing, lighting, shelter, coaches boxes, unisex toilet, tiered seating, electronic scoreboard, netting, goal posts, pathways etc

As part of the 2018/2019 review, the following factors will need to be considered:

- The venue is now used for women's football, hence the female friendliness of the amenities will need to be considered e.g open showers should be avoided.



Master Plan Summary:

Existing Oval and Netball Courts

- Monitor stability of oval for movement. Manage environmental issues and land movement accordingly.
- Upgrade floodlighting for the sports field and netball courts to appropriate standards for training purposes only.

Pavilions

1. Rationalise three existing pavilions in long term into single pavilion footprint.
2. Limit short term investment in existing buildings to compliance with building standards and occupational health and safety issues.
2. Remove shipping container on-site, subject to accommodating storage requirements in consolidated pavilions.
- Install removable bollards to prevent vehicle movement in front of sports pavilions.
3. Upgrade netball pavilion to incorporate:
 - sufficient club room space for two netball clubs,
 - storage, meeting space and canteen requirements for BMX club,
 - improve shelter and seating for netball spectators

Senior Sports Field

4. Develop new senior sports field (including floodlighting for training purposes) on greenfield site west of Tarwin Street in partnership with the private land owner / developer.
5. Provide additional car parking off Tarwin Street for new oval. Car parking at existing oval to remain.
6. Provide change room facilities for new sports field in existing buildings at Western Park.

Tarwin Street

7. Create link between new senior sports field and existing sporting facilities at Western Park
8. Road closure of Tarwin Street at either end of Western Park. Traffic management controls required to facilitate safe crossing of pedestrians and vehicle access to car parks.

Realignment of Creek

9. Existing creek / drainage line on greenfield site will require realignment subject to hydrological study. Future development of site to include stormwater management plan and potential wetland in this area in partnership with developer/owner.
10. Revegetate creek line with native vegetation
- Maximise opportunities to connect western extension of Park with linear open space network along creek line.

Two Towns Trail

11. Two Towns Trail

- | | |
|--|--|
|  Existing Infrastructure |  Existing Sport Facility |
|  Proposed Infrastructure |  Proposed Sports Facility |
|  Proposed Car Parking |  Pedestrian Connection |
|  Vehicle Movement |  Creek realignment |
|  Proposed Vegetation | |



Western Park Rec Precinct

1. Monitor stability of oval for movement. Manage environmental issues and land movement accordingly.
2. Renew light fittings for netball courts.
3. Upgrade pavillion to incorporate:
 - a. Sufficient club room space for netball and BMX
 - b. Storage, meeting space and canteen
 - c. Improve shelter for netball spectators.
4. Develop new senior sports field including floodlighting for training purposes on western side of Tarwin St.
5. Future wetland/retardation basin.



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 Created: 4th December 2014 Version 6
 Imagery Created: March 2013

**Warragul Outdoor Recreation Plan:
 Western Park Recreation Precinct**



3. Financial and Implementation Plan

The implementation of the Warragul Outdoor Recreation Plan will be dependent on available funding and the priorities of funding partners. This Plan is one of many recreation plans across the municipality and represents only a small section of Council's total asset groups.

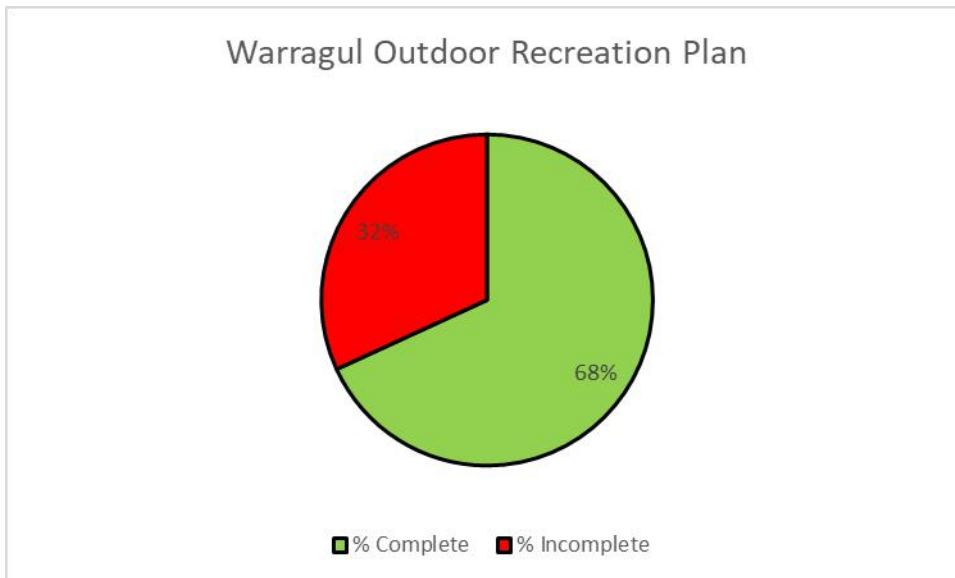
In order to reduce the overall financial commitment required from Baw Baw Shire, external funding opportunities and contributions will be explored from all potential stakeholders including clubs / associations, developers, schools, Committees of Management, Government Departments and associated authorities.

The financial commitments outlined below are indicative estimates only and may change following detailed design works. Cost escalations should be considered.

The actions were prioritised as part of the 2014 consultation process into high, medium or low priority rankings.

As part of the 2018 review, incomplete and any new projects will be scored and prioritised on a Shire-wide basis using the 'Facility Prioritisation Assessment Framework' from the Recreation Strategy 2017-2027.

Projects have been colour coded indicating those actions that have been completed (green), in progress (orange) and not commenced (red).



Actions	High	Medium	Low	Indicative Cost/ Comment
Eastern Park				
Formalise existing car park & possible expansion (sealed)				Complete x 2 \$262,000
Level area used as informal bike jumps and create gateway landscape entrance				Complete
Remove fence between park and community services				Small section removed. Complete
Remove 'green shed'				Still required
Install new pavilion				Complete \$362,440
Install new playground				Complete \$281,507
Sports specific permanent infrastructure				Complete
Park equipment				Complete
Plant native vegetation at perimeter				Complete
Training lights for oval				Complete \$136,454
Improve unisex facilities in pavilion by screening urinals or replacing with an additional toilet pan				Complete
Review door/ corridor widths and privacy partitions to ensure stretcher access				Complete
Provide single unisex public toilet (to be low maintenance and include baby change)				Complete \$164,792
Improve connectivity by installing a 2.5m wide footpath along Normanby Street between Cambridge Drive and Stoffers Street				Complete \$102,908
Provide lighting along key access points				Complete \$24,803
Provide more seating around the ground			✓	\$2,875
Install more ground entry gates near coaches boxes			✓	\$5,750
Sub Total Completed Works				\$1,334,904
Sub Total Outstanding Works				\$8,625
Burke Street Recreation Precinct				
Install synthetic surface on bowling greens				Complete \$460,000
Upgrade surface in center of athletics facility for multi-use				Complete
Develop facility (incl. change rooms) at Marist Sion to replace current pavilion				Complete \$420,000
2 standard size croquet courts				Complete

Actions	High	Medium	Low	Indicative Cost/ Comment
Flood light one bowling green				Complete
Construct new multi-use pavilion	✓			Design completed \$2,816,000
Demolition of Burke St pavilion (building occupied by Wild Dog Tri Club)			✓	Included in court costs
Renew existing 6 tennis courts				Complete \$119,000
Renew existing tennis court fencing		✓		\$50,000
4 new netball courts		✓		Design completed \$632,500
6 multi lined courts (tennis and netball)			✓	Design completed \$2,024,000
Upgrade bowls clubhouse to accommodate croquet club/s		✓		\$460,000
Provide sufficient car parking (sealed) to accommodate projected use		✓		Design completed \$1,722,240
Upgrade walking track, when required, to meet relevant standards			✓	\$138,000
Upgrade Warragul Regional College sports oval surface			✓	\$23,000
Flood lighting sports field	✓			\$189,750
Upgrade athletics track / build new long jump			✓	\$115,000
Replace pine barrier along Geoff Watt Track with flat tops to double as seating				Complete \$5,660
Warragul Leisure Centre redevelopment				Complete \$14,000,000
Sub Total Completed Works				\$15,004,660
Sub Total Outstanding Works				\$8,170,490
Baxter Park				
No costs were included in the original Plan for Baxter Park as soccer facilities were proposed elsewhere in Warragul. However, detailed designs for a synthetic facility at Baxter Park will provide a better cost estimate, however the high level cost estimates range between \$2,554,521- \$2,669,276				
Logan Park Recreation Park				
Feasibility Study (includes hydrology modeling to accommodate soccer facilities)				Complete
Upgrade oval lighting to training standards				Complete \$151,800
Provide accessible toilet for RDA and small social space				Complete \$127,000
Upgrade existing pavilion to meet training requirements- include basic change rooms, toilets and unisex facilities to comply with building standards				Complete \$217,200

Actions	High	Medium	Low	Indicative Cost/ Comment
Improve traffic management			✓	\$5,750
Mountain bike/ cyclocross circuit track			✓	\$184,000
Feasibility and design of criterium track around edge of wetland			✓	\$28,750
Sub Total Completed Works				\$496,000
Sub Total Outstanding Works				\$218,500
Potential wetland				\$3,281,454
Brooker Park Recreation Precinct				
Indoor court facility and change rooms				Complete
Sub Total				-
Western Park Recreation Precinct				
Secure land as public open space				Complete
Upgrade floodlighting to existing sports field				Complete \$237,317
Install removable bollards in front of sports pavilion				Complete
Monitor stability of oval for movement. Manage environmental issues and land movement accordingly	✓			Ongoing as required
Replace floodlighting fittings at netball courts from type B to type C to reduce obtrusive light		✓		\$14,950
Upgrade netball pavilion to incorporate sufficient club room, storage and meeting space and shelter for spectators		✓		\$415,609
Develop new senior sports field including floodlighting for training purposes on western side of Tarwin St.				In progress \$1,803,570
Sub Total Completed Works				\$2,040,887
Sub Total Outstanding Works				\$430,559
Total cost/ % of completed works for Warragul Outdoor Recreation Plan				\$18,876,451 68%
Total indicative cost/ % to implement remaining projects from Warragul Outdoor Recreation Plan (excluding Logan Park wetlands and Baxter Park synthetic)				\$8,828,174 32%

Legend

Project completed
Project commenced- refer to comments for detail
Project not started