



Rabl Park Master Plan

November 2023



Yarriambiack
SHIRE COUNCIL



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Executive summary

Introduction

Rabl Park is a recreation park that forms part of the wider sport and recreation network that spans the length of the Murtoa township along its western edge. The Park currently includes a range of recreation elements, barbecue and picnic node, a lake and unsealed walking loop. The most heavily used asset is the amenities building that is very popular with passing travellers.

The Park is set in an attractive heavily-vegetated setting. While not as popular for locals as the Lake Marma recreation area directly to the south, the Park is an important community asset. With funding available for further upgrading the recreation infrastructure within the Park and with the two timber pedestrian bridges in poor condition, it is appropriate to review the existing embellishments and layout.

Existing situation

The 8ha State-owned (Council-managed) facility is located toward the north-west corner of Murtoa. The Reserve is zoned Public Park and Recreation.

The Park is flat and heavily treed. It includes a large central lake and a limited range of embellishments:

- ☐ recreation node (with swings, climb and slide elements for infants and older children; pump track; and skate facility)
- ☐ covered picnic node
- ☐ amenities
- ☐ unsealed car parking
- ☐ unsealed walking loop (with scattered bench seating)
- ☐ two timber pedestrian bridges (decommissioned)
- ☐ central pedestrian bridge (former railway bridge).

Demand for upgrade

Demand for upgrades to the Park has been established through consultation with Council and local residents and with consideration of existing opportunities. Key directions include:

- ☐ recreation
 - opportunity to further establish and upgrade the community play and picnic node within the Park
 - opportunity to establish a fenced dog off-leash area within the Park
 - need to remove the northern timber pedestrian bridge and to replace the southern timber pedestrian bridge
 - opportunity to upgrade the walk/cycle network across the Park.

Over-arching design principles

Preparation of the Master Plan reflects efforts to:

- ☐ seek realistic and sustainable infrastructure development
- ☐ develop facilities and opportunities that are attractive to a wide range of residents and visitors
- ☐ avoid duplicating opportunities at nearby Lake Marma.



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Introduction

Project overview

ROSS Planning was commissioned by Yarriambiack Shire Council to develop a master plan for Rabi Park. The park is a community recreation area (with no formal user groups).

This Master Plan represents an opportunity to build upon the existing opportunities and to provide a clear strategic (and sustainable) vision for the Park.

What is a master plan?

A master plan provides a vision for a site, identifying what it should look like and how it should function into the future. It establishes a strong and consistent direction by providing a framework for ongoing improvement. It considers the interrelationship between:

- ☐ current character and functionality
- ☐ public expectations and needs
- ☐ emerging issues and trends
- ☐ the realities of the economic, social, environmental and legislative context of the time.

The result is a plan that balances needs across a range of often conflicting interests. The master plan does not necessarily suggest that all elements should proceed immediately, or that Council or the user groups should be responsible for all capital costs, in respect of those items that are progressed.

It is important to note that the intent of a master plan is to provide a framework for future development of the Reserve over an extended period of time so that ad hoc improvements are avoided, and community use and long-term viability are maximised. To ensure this intent is achieved, a master plan should be monitored regularly to ensure the outcomes continue to meet community needs in the best possible way.

Hierarchy of planning and processes

It is important to note that the master plan provides a preferred strategic concept for the site. However, further detailed investigation and design is required prior to construction of the individual elements identified. These investigations may include:

- ☐ topographic surveys
- ☐ geotechnical investigations
- ☐ required planning approvals
- ☐ detailed design and construction drawings
- ☐ bill of quantities
- ☐ tenders and procurement processes.

Engagement of professionals with appropriate qualifications will be essential for these tasks.

Project objectives

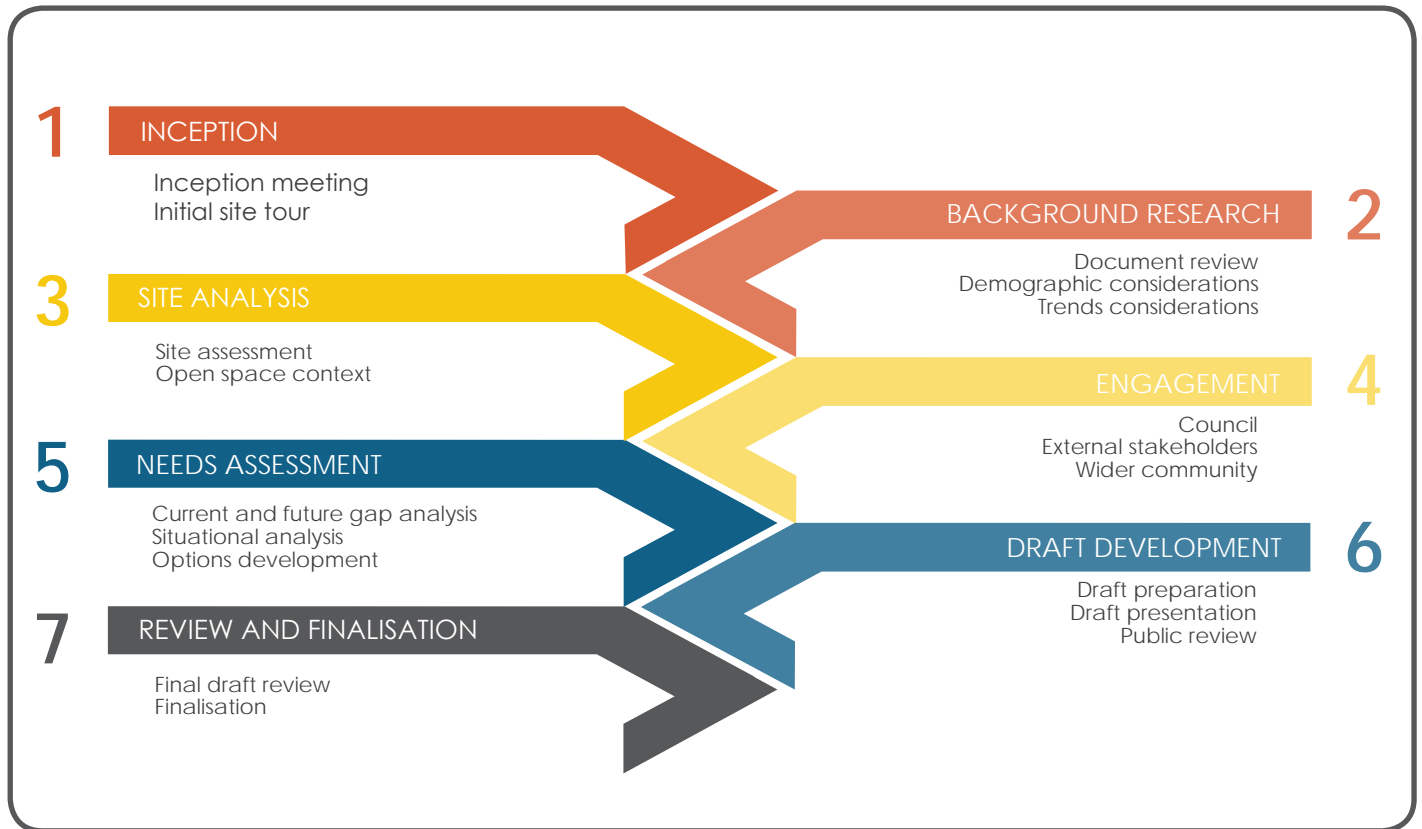
The Master Plan will provide a planning and design framework for the future development and enhancement of the Park. The Master Plan will guide the creation of recreation facilities to cater for the needs of the community over the next 20 years. The Master Plan has the following objectives:

- ❑ to encourage informal recreation activities to be enjoyed by the general community
- ❑ to consider the diversity of recreation opportunities to ensure equitable access
- ❑ to create safe access and integrated movement to, and through, the Park
- ❑ to promote sustainable development.



Process

The project program spans across seven stages and has been delivered as follows:





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Strategic context

Literature review

In order to present a clear picture of the background issues and opportunities influencing the potential development of Rabl Park, a literature review has been undertaken. Relevant policies and adopted strategies and plans have been reviewed and considered in preparation of the Master Plan.

Council Plan 2021-2025

This Plan articulates Council's overarching community vision, objectives and actions. With a vision of:

A connected rural community who values its land and wellbeing...

it is clear that parks and reserves can play a key role by providing opportunities for connection, health and wellbeing. Key actions influencing the development of the Master Plan are also contained within Key Objective 2 - A Healthy and Inclusive Community:

- ☐ assisting clubs and organisations to attract funding to support sport, active and passive recreation programs, initiatives and infrastructure
- ☐ master plan Murtoa recreation facilities
- ☐ identify priority projects and assist in the development of concept plans and schematic drawings.

Clearly, these actions highlight the importance of this Master Plan and the need for realistic development and upgrade.

Asset Management Plan 2022-2032

This Asset Management Strategy was prepared to ensure that Council's critical infrastructure (roads, footpaths, bridges and culverts, buildings and facilities, stormwater drainage, plant and equipment, open spaces and airports) is provided for in a financially responsible manner, while reflecting appropriate levels of services. As the Plan notes "moving forward in the future, the challenge for Council is to continue to deliver the expected quality services to the community from its aging and increasingly costly infrastructure, while making the best use of Council's limited financial capacity" (p. 4).

Council's open spaces (sporting playing facilities, parks, playgrounds and pools) are considered well-maintained (good - 35%, very good - 59%). The play nodes, pump track and skate facility at Rabl Park are all in appropriate condition (albeit the skate facility is an older steel style). In contrast, the timber pedestrian bridges are beyond their useful life, the former railway bridge requires updating and the picnic facilities are due for upgrade.

Sport and Recreation Strategy 2016-2025¹

The Strategy outlines a clear desired level of embellishment for each size town and village. Given its population base, Murtoa is considered a *Medium Town*. The preferred recreation embellishments for medium towns will be closely considered in development of the Master Plan. Additionally, the Strategy identifies the need for additional walking tracks at Rabl Park.

Sport and Active Recreation Strategy (draft) 2023²

The Sport and Active Recreation Strategy is yet to be completed. However, initial community engagement has identified a number of potential facility upgrades for Rabl Park:

- ☐ new skate facility
- ☐ outdoor basketball
- ☐ continued recognition of the high levels of use of the amenities.

Community Action Plan - Murtoa 2022 (update)

This Plan was prepared by the Murtoa Progeress Association to provide a vision and action plan to direct future development. It is clear that locals want Murtoa to continue to be an attractive lakeside town providing opportunities for residents and visitors. Identified actions that have been considered in development of the Master Plan include:

- ☐ skate facility upgrade (Rabl Park)
- ☐ toddler playground development
- ☐ basketball facility development (Lake Marma or Rabl Park)
- ☐ fenced dog off-leash area (Rabl Park)
- ☐ security lighting and CCTV (Rabl Park).

¹ communityvibe, 2016
² Tredwell, 2023



STRATEGIES AND PLANS - KEY IMPLICATIONS

When considered together, the literature review highlights a number of key considerations:

- ❑ Council recognises the value of providing quality community infrastructure in order to enhance health and wellbeing
- ❑ A range of actions have previously been identified for Rabi Park.





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Site analysis

Site context

Location

The 8ha site is located toward the north-west corner of the Murtoa township. Running along the Wimmera Highway, the site enjoys significant road frontage.

Land

The Park is a levelled site with a lake (with stormwater function) running along much of the central spine of the Park.

Planning considerations

In accordance with the Yarriambiack Planning Scheme (2023), the entire Park footprint is zoned Public Park and Recreation (PPRZ).

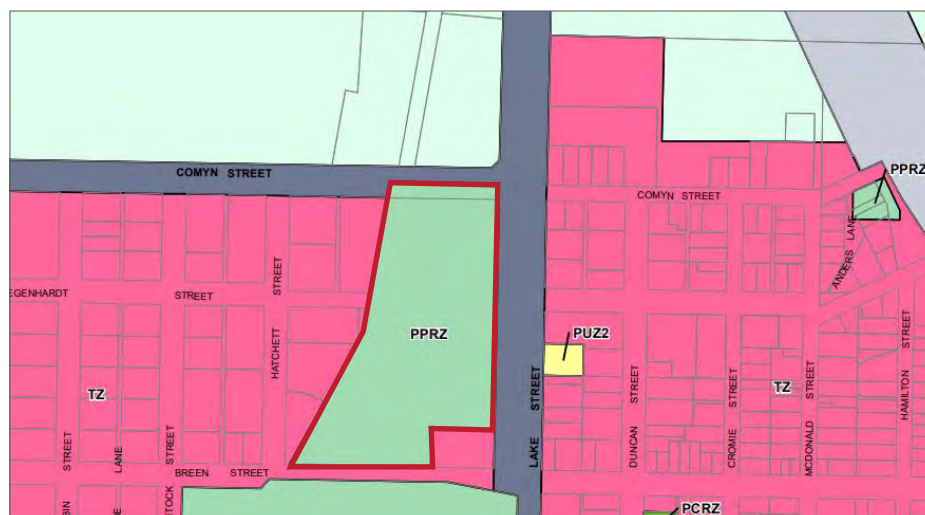
Public Park and Recreation zone

Yarriambiack Planning Scheme 2023

36.02 The purpose of the Public Park and Recreation zone is:

- ☐ To implement the Municipal Planning Strategy and the Planning Policy Framework.
- ☐ To recognise areas for public recreation and open space.
- ☐ To protect and conserve areas of significance where appropriate.
- ☐ To provide for commercial uses where appropriate.

The proposed Master Plan will not alter the current uses at the Park. Rather, it will extend and enhance community recreation uses in a manner compatible with the Public Park and Recreation zone code.



Rabl Park (Public Park and Recreation Zone) - largely surrounded by land zoned Farming (to the north), Township (to the east and west) and Public Park and Recreation (to the south)

Existing site elements

Buildings and improvements

Play elements

- ☐ new infant/toddler play node with climb and slide and swing set (in good condition)
- ☐ older youth play node with challenging climbing elements (in good condition)
- ☐ new modular pump track (in good condition)
- ☐ skate facility - moveable steel skate elements placed on a concrete pad (in fair condition)

Picnic elements

- ☐ covered picnic area with two picnic settings, single barbecue, preparation bench, rainwater tank and access to power (barbecue and picnic settings due for replacement)
- ☐ additional uncovered picnic setting

Additional park infrastructure

- ☐ heavily used brick amenities building (in good condition)
- ☐ two timber pedestrian bridges (both decommissioned)
- ☐ former Railway Station bridge relocated as a central lake crossing (in fair condition)

Pedestrian elements

- ☐ network of unsealed tracks around the Park
- ☐ scattered bench seating along the unsealed tracks

Shade and shelter

The Park is well landscaped with many mature trees providing naturally shaded areas (particularly along the lake's edge). Additionally, shade is also available under the covered picnic area.

Signage

There is currently little signage at the Park. Existing signage includes:

- ☐ small Rabl Park naming signage on the Wimmera Highway, near the southern vehicle entrance and near the amenities
- ☐ Murtoa and Lake Marma information signage near the amenities
- ☐ public toilet directional signage
- ☐ town information mural on the amenities wall
- ☐ skate facility use guidelines
- ☐ acknowledgement plaques highlight the Park opening and the former railway bridge.

There is no Park layout signage outlining key facilities and areas available within the Park.



Parking

There is currently no sealed formal car parking within the Park. A gravel internal road off the Wimmera Highway leads to an unsealed parking area near the picnic shelter and amenities. This area is attractive to travellers (particularly those with caravans or trailers) given the ease of access and availability of amenities and picnic facilities.

Access, linkages and connectivity

Walk and cycle connections

The Park is within easy walking and cycling distance for many residents living within Murtoa township (and is located directly north of Lake Marma and the Murtoa Recreation Reserve (popular formal sport and recreation destinations).

Formal paths are located on Comyn Street (at the northern end of the Park) and Breen Street (at the southern end of the Park) providing links through to the CBD.

Vehicle entry and access

There are two main vehicle entries into the Park off the Wimmera Highway. Both lead to the large unsealed car park (and key recreation and picnic nodes).

Uhe Track provides unsealed vehicle access (a short-cut) on the western side of the Park between the Wimmera Highway (along the northern boundary) and Breen Street (to the south). This track is a shared vehicle-pedestrian track and is not considered suitable for general vehicle access given pedestrian safety concerns.



Facility snapshot



Existing key facilities

1. Unsealed pedestrian link (developed since this photo was taken)
2. Decommissioned timber bridge
3. Unsealed car park
4. Amenities
5. Picnic shelter (with picnic settings, barbecue and preparation bench)
6. Infant/toddler play node (developed since this photo was taken)
7. Older youth play node
8. Modular pump track (developed since this photo was taken)
9. Open kickabout area
10. Skate facility
11. Former railway bridge
12. Unsealed pedestrian loop
13. Lake
14. Decommissioned timber bridge
15. Primary vehicle access
16. Private property







Demand analysis

Community profile

The way in which a community participates in recreation activities is influenced by age and demographic considerations. Understanding the spatial and demographic variations in communities, such as concentrations of older residents or youth, is fundamental to responding to, and planning for, the future provision of public open space.

In order to understand the make-up for the Park 'catchment', a snapshot of existing and future population and demographic characteristics has been undertaken.

Rabl Park is located within the Murtoa township, providing recreation opportunities for a cross-section of the community. It is acknowledged that many Park users will come from outside the immediate town catchment (particularly with many travellers stopping at the Park). However, core participation (particularly from a recreation viewpoint) will come from the Murtoa area.

Population considerations

Analysis of Murtoa's population characteristics¹ reveals:

- ❑ an estimated residential population of 780 in 2021. Little population change has been achieved since 2001
- ❑ with a median age of 49 years, Murtoa is a significantly 'older town' - and much older than Victoria (38 years)
- ❑ 80 children under the age of 10 yet more than 200 residents aged 65 years and beyond
- ❑ there are also clear projections for significant population decline² across the Yarriambiack Shire Council area. The LGA population of 6,460 in 2021 is projected to decrease to just over 5,500 by 2036. The reduction is expected to be more marked in the younger age groups with the 0-29years cohort reducing by almost 20%. Projections are not available at any level smaller than the entire Council area.

¹ ABS Census QuickStats, 2021

² Dept of Environment, Land, Water and Planning - Victoria in the Future, 2019

COMMUNITY PROFILE - KEY IMPLICATIONS

In terms of impacts for the preparation of the Master Plan these population considerations suggest:

- ❑ demand for additional facilities is unlikely to increase moving forward
- ❑ demand will continue for facilities (and opportunities) that are attractive across all ages - with an increasing focus on facilities targeted at older residents.

Trends in recreation and play

Recreation trends

Park design

Parks play multiple roles in establishing and maintaining a community's quality of life; ensuring the health of residents and visitors and contributing to economic and environmental well-being. The design of a park is critical in ensuring that it is successfully utilised by the community. Public open spaces should include:

- ❑ a range of recreation nodes that comprise clustered activities such as picnic and play areas that are attractive and safe open areas with good lighting, seating, shade, shelters and areas for play
- ❑ well-lit, level and shaded walk/cycleways that provide links to open space, community, commercial areas, and public transport (where available)
- ❑ a range of infrastructure that supports all abilities participation.

There are currently play and picnic facilities at Lake Marma and it will be important that the Master Plan does not unnecessarily duplicate opportunities at Rabl Park.

Creating connections

Numerous studies highlight the need for trails linking residential areas with parks and other types of open spaces. Walking continues to be the preferred physical activity for both men and women. There is, therefore, a recognised need for path systems that provide good connectivity between places of activity, are aesthetically appealing, provide safe links for users, and are easy to navigate.

The Master Plan includes an internal recreation loop and retains the links to the CBD.

Ageing communities

As previously highlighted, Murtoa's median age is 49 - it is an older town. Further, projections suggest a growing proportion of the local community will be over 65 years of age.

Older people in the community require:

- ❑ greater emphasis on low impact physical activity
- ❑ access to community infrastructure that requires wider paths, improved wheelchair/disabled access/parking, more lighting, shaded seats for resting along pathways
- ❑ places offering a sense of safety and serenity
- ❑ increased use of mobility scooters as a convenient method of transportation.

Access to unstructured recreation such as walking and exercise activities will become increasingly important in Murtoa in coming years.



Multi-use parks and nature play

Multi-use parks are becoming a more commonplace development. They generally feature multiple play areas to cater for different ages and abilities, gardens, water play areas, large open grassy spaces, shady picnic spots with quality facilities, areas of natural woodland and vegetation, and shared paths and boardwalks to explore.

An inclusive playground includes a balance of play experiences for all abilities. They are designed to provide a safe place that encourages and enables children of all abilities to engage with one another in play and discovery. Further, as playgrounds become a meeting space for families, there is a growing trend to develop inter-generational playgrounds. These spaces include something for everyone, such as shade and seating in areas where grandparents or parents can rest while children play. They also include embellishments such as outdoor fitness nodes, games tables and other amenities to engage adults, who also want to play in the outdoors.

In just one generation, there has been a dramatic shift in childhood activity from outdoors to indoors. This has been driven by factors such as computer technology, a significant reduction in the size of backyards and an increasingly risk averse culture.

Nature play is an emerging trend particularly in urban environments, where access to nature is not readily available. Residents and visitors should be encouraged to engage with their natural environment. Awareness of the benefits of children's contact with nature is also growing, and many councils are embracing the concept of developing nature play spaces within their parks and bushland reserves.

Natural elements are bringing risk back into play, enabling children to develop an awareness of limits and boundaries.

Rabl Park offers a range of recreation opportunities in a natural setting. The Master Plan will build upon these opportunities in a realistic and sustainable manner.



TREND CONSIDERATIONS - KEY IMPLICATIONS

In terms of impacts for the future development of Rabl Park, these trend considerations suggest:

- ☐ need for continued upgrading and updating of recreation opportunities
- ☐ need for pathways to support walking, public access for individual and independent physical activity, and unstructured recreation.
- ☐ need for recognition of recreation opportunities for older park users.

Gap analysis

The supply and demand (gap analysis) has been prepared by considering a range of inputs. Consultation has been undertaken with Council officers, local community and additional stakeholders identified throughout the project. Further, the team has considered the range of open space available in Murtoa and wide-ranging trends.

Council engagement

Council recognises the value of Recreation Reserve to the community as the key community hub. Consultation with Council officers identified the following issues and opportunities:

Issues and opportunities

- ☐ recent developments reflect requests from local school children
- ☐ Rabl Park should not be considered as an event camping destination
- ☐ amenities are heavily used by travellers
- ☐ the two timber pedestrian bridges have been decommissioned. The southern bridge will be replaced by a culvert alternative.

Community engagement

A range of community interviews were held through intercept surveys and a community drop-in sessions. Residents provided the following input:

- ☐ the amenities are heavily used by travellers (who appreciate the ease of access)
- ☐ picnic facilities need to be updated
- ☐ need for covered seating to service the southern end of the play area (skate end)
- ☐ difficult park for pedestrian movement (particularly prams and young children on bikes)
- ☐ park can feel dry and uninviting with limited irrigated areas and lots of unsealed crusher dust tracks
- ☐ popular location for young children to fish
- ☐ need to ensure the park is attractive to all ages
- ☐ very popular park for dog walking - opportunity for fenced dog off-leash development
- ☐ Uhe Track should be pedestrians only (no vehicles)
- ☐ Dunkmunkle Lodge bring residents to the Park - but it is not a wheelchair-friendly facility.

Community survey

A community survey outlined a number of key areas for consideration (and reflected the community interview and drop-in session outcomes). It is important to note that the survey was undertaken before the recent play facility and pump track development. Key findings include:

- ☐ Rabl Park is popular as a walking destination (fishing and using the skate park are also popular)
- ☐ the natural experience (trees, water, birds etc) provided by the Park is highly valued
- ☐ demand for additional play elements (targeted at toddlers and young children) and skate facility upgrade
- ☐ need for picnic facility and barbecue upgrades.

Lake Marma Committee of Management

- ☐ no longer seeking to develop a dog off-leash facility at Lake Marma (perceive that Rabl Park would be a better option)
- ☐ have previously sought funding to develop a basketball half court (without success). Now believe that Rabl Park would be a better facility for this
- ☐ travellers appear to stop at Lake Marma for extended rest breaks - whereas, Rabl Park is used for short toilet breaks. Important to retain this point of difference between the two sites.

Murtoa Progress Association

- ☐ important that the desires of young families are considered
- ☐ the Park was originally developed to display native plants (areas of the Park now have exotics encroaching on natives)
- ☐ the former Railway Bridge is a key community asset and requires an upgrade
- ☐ consider potential development of an indigenous-designed labyrinth
- ☐ weeds such as casuarina and cumbungi need to be controlled.

DEMAND ANALYSIS - SUMMARY

Considered together, the demand analysis provides clear directions for future upgrade and change at Rabi Park. Importantly, the Master Plan recognises that Council has limited resources and requires a responsible approach to future development at the Park. Key directions to reflect demand include:

- ☐ avoiding duplication of facilities and experiences between Rabi Park and Lake Marma
- ☐ developing facilities and recreation opportunities that are attractive across the ages (and encourage intergenerational play)
- ☐ establishing an attractive walk/cycle network throughout the Park that links with the wider network (and the existing Lake Marma pedestrian opportunities).



Directions

Key opportunities and constraints for the future development of Rabl Park are summarised below and provide the rationale and direction for change.

Issue	Opportunities/Constraints	Desired Outcomes/Design Drivers
Movement		
Entry	<input type="checkbox"/> Potential exists to build upon the existing 'in-and-out' entry off the Wimmera Highway	<input type="checkbox"/> Develop entry statements at the two entrances off the Wimmera Highway on the eastern side of the Park <input type="checkbox"/> Upgrade the entry driveways on the eastern side of the Park
Parking	<input type="checkbox"/> The car park adjoining the amenities and picnic node is large enough to meet demand (and suitable to allow vehicles with trailers and small trucks to access)	<input type="checkbox"/> Seal the internal roadway and car park on the eastern side of the Park
Pedestrian network	<input type="checkbox"/> No existing sealed network <input type="checkbox"/> Regular use for walking, cycling and dog-walking <input type="checkbox"/> Regular visits from Dunmunkle Lodge residents in wheelchairs (or with additional mobility issues) <input type="checkbox"/> The two timber bridges have been decommissioned given their decayed condition <input type="checkbox"/> The former Railway Bridge is a key community asset but requires maintenance and upgrade	<input type="checkbox"/> Ensure the Park has key areas that are highly accessible (particularly around the play, picnic and recreation node) <input type="checkbox"/> Develop a network of walk/cycle opportunities across the site (combination of sealed and unsealed surfaces) <input type="checkbox"/> Install additional rest points with shaded seating at regular intervals along the pedestrian network <input type="checkbox"/> Remove the northern and southern timber bridges. Replace the southern bridge with a culvert alternative. Enhance the aesthetics of this crossing where practical <input type="checkbox"/> Continue to maintain and upgrade the former Railway Bridge as a key community open space asset <input type="checkbox"/> Provide a pedestrian link from Degenhardt Street into the western side of the Park
Vehicle movement	<input type="checkbox"/> There are currently vehicle access points off the Wimmera Highway on the eastern side of the Park and at the southern and northern ends of the Uhe Track. The Uhe Track is a shared pedestrian and vehicle link. It is also the only walk/cycle opportunity on the western side of the lake. However, from a vehicle perspective this is merely a short cut between Breen Street and the Highway	<input type="checkbox"/> Upgrade the entry driveways on the eastern side of the Park <input type="checkbox"/> Close the Uhe Track to vehicles. Lockable bollards should be installed across the track entrance so that vehicle access can be arranged on the rare occasion that vehicles need to access this area

Issue	Opportunities/Constraints	Desired Outcomes/Design Drivers
Precincts		
Recreation	<ul style="list-style-type: none"> <input type="checkbox"/> The older-style mobile steel skate elements are aging and become incredibly hot. The concrete pad these elements are placed on remains in good condition <input type="checkbox"/> The bark chip softfall under the two play nodes is not fully accessible 	<ul style="list-style-type: none"> <input type="checkbox"/> Construct a small concrete skate facility directly east of the existing facility <input type="checkbox"/> Remove the mobile skate elements and convert the area into a youth ball activity zone with half court basketball, rebound wall and handball court <input type="checkbox"/> Erect shade over the two play nodes and install rubber softfall <input type="checkbox"/> Construct a small shelter (with access to water) at the southern end of the recreation precinct
Picnic and amenities	<ul style="list-style-type: none"> <input type="checkbox"/> The picnic settings, preparation bench and barbecue are all aging <input type="checkbox"/> The picnic and amenities area has been vandalised on-occasion 	<ul style="list-style-type: none"> <input type="checkbox"/> Replace the picnic settings and update the preparation bench and barbecue <input type="checkbox"/> Repaint the picnic shelter <input type="checkbox"/> Install additional lighting and CCTV in the picnic and amenities area <input type="checkbox"/> Construct a simple community gathering space (yarning circle) near the lake edge to the west of the amenities building
Additional areas	<ul style="list-style-type: none"> <input type="checkbox"/> There are currently no picnic facilities on the western side of the lake <input type="checkbox"/> The Park is a popular destination for dog walking and off-leash play <input type="checkbox"/> The open drain on the western side of the Park is unappealing <input type="checkbox"/> Weed species (casuarina and cumbungi) are impacting key areas within the Park 	<ul style="list-style-type: none"> <input type="checkbox"/> Install a picnic node on the 'island' (former Easter event space) overlooking the lake on the western side of the Park <input type="checkbox"/> Construct a fenced dog off-leash area on the western side of the Park <input type="checkbox"/> Undertake suitable re-vegetation of the open drain running the length of the western side of the Park <input type="checkbox"/> Remove weed species from the Park (and ensure native species are preferred)





Master Plan

Maintaining a current master plan is a key requirement to guide facility development (to avoid ad hoc and piecemeal progress) and can be a key resource in assisting to attract funding.

The Rabl Park Master Plan has been developed by considering all consultation, appropriate strategic contexts, previous research and demand. Overall, it provides an ideal opportunity to develop the facility to meet the identified needs of locals and visitors.

The Master Plan integrates existing facilities with new elements and embellishments to further establish a quality community hub.

Vision

The medium- to long-term vision for Rabl Park is:

to balance quiet reflective areas with inviting play and picnic elements ensuring that the Park is attractive to all ages and abilities.

Master plan elements

Key design directions for Rabi Park are summarised below

Element	Description	Rationale
Entry statements	<input type="checkbox"/> Develop entry statements at the two entrances off the Wimmera Highway on the eastern side of the Park <input type="checkbox"/> Upgrade the entry driveways on the eastern side of the Park	<input type="checkbox"/> To present an obvious entry location for visitors
Skate facility	<input type="checkbox"/> Construct a small concrete skate facility directly east of the existing facility <input type="checkbox"/> Construct a small shelter (with access to water) at the southern end of the recreation precinct	<input type="checkbox"/> To provide a more modern skate experience
Ball activity zone	<input type="checkbox"/> Remove the mobile skate elements and convert the area into a youth ball activity zone with half court basketball, rebound wall and handball court	<input type="checkbox"/> To provide a multi-use recreation area
Play node	<input type="checkbox"/> Erect shade over the two play nodes and install rubber softfall	<input type="checkbox"/> To ensure a more pleasant (and accessible) play experience
Community gathering space	<input type="checkbox"/> Construct a simple community gathering space (yarning circle) near the lake edge to the west of the amenities building	<input type="checkbox"/> To provide an inviting outdoor gathering space
Picnic and amenities	<input type="checkbox"/> Replace the picnic settings and update the preparation bench and barbecue <input type="checkbox"/> Repaint the picnic shelter <input type="checkbox"/> Install additional lighting and CCTV in the picnic and amenities area <input type="checkbox"/> Install a picnic node on the 'island' (former Easter event space) overlooking the lake on the western side of the Park	<input type="checkbox"/> To ensure appropriate facilities for residents and visitors
Roadway, vehicle movement and parking	<input type="checkbox"/> Seal the internal roadway and car park on the eastern side of the Park <input type="checkbox"/> Close the Uhe Track to vehicles. Lockable bollards should be installed across the track entrance so that vehicle access can be arranged on the rare occasion that vehicles need to access this area	<input type="checkbox"/> To provide sustainable surfaces <input type="checkbox"/> To provide safe pedestrian opportunities
Dog off-leash	<input type="checkbox"/> Construct a fenced dog off-leash area on the western side of the Park	<input type="checkbox"/> To meet demand for dog-related infrastructure development
Pedestrian network	<input type="checkbox"/> Ensure the Park has key areas that are highly accessible (particularly around the play, picnic and recreation node) <input type="checkbox"/> Develop a network of walk/cycle opportunities across the site (combination of sealed and unsealed surfaces) <input type="checkbox"/> Install additional rest points with shaded seating at regular intervals along the pedestrian network <input type="checkbox"/> Remove the northern and southern timber bridges. Replace the southern bridge with a culvert alternative. Enhance the aesthetics of this crossing where practical <input type="checkbox"/> Continue to maintain and upgrade the former Railway Bridge as a key community open space asset <input type="checkbox"/> Provide a pedestrian link from Degenhardt Street into the western side of the Park	<input type="checkbox"/> To provide quality walk/cycle opportunities
Open space	<input type="checkbox"/> Undertake suitable re-vegetation of the open drain running the length of the western side of the Park <input type="checkbox"/> Remove weed species from the Park (and ensure native species are preferred)	<input type="checkbox"/> To enhance amenity and preserve native vegetation

LEGEND & NOTES

01. New entry statement, driveway and car parking area in Rabl Park

02. New skate park

03. Re-purpose existing skate park as a new Youth Space, including half basketball court, rebound wall, handball courts, etc.

04. Pump track

05. New play equipment (preferably shade cover and seating provided)

06. Proposed yarning circle / community gathering space

07. Proposed dog off-leash area
08. Upgrade pathway network to provide continuous, shady walking loop

09. Provide pedestrian connection and footbridge over existing drainage channel at the park entry off Degenhardt Street

10. New picnic node overlooking lake

11. Install rest points with seating at regular intervals along the path (include charging points where practical)

12. Re-vegetate existing drainage channel with a mix of suitable native species

13. Provide additional lighting, CCTV and updated picnic facilities



DISCLAIMER: THE INFORMATION REPRESENTED IN THIS MASTER PLAN IS SHOWN INDICATIVELY AND IS SUBJECT TO FURTHER APPROVALS, DESIGN DEVELOPMENT, ENGINEERING ADVICE, SITE SURVEY AND FUNDING.

Prepared by:



Client:



Project details:

RABL PARK MASTER PLAN
Murtoa VIC 3390

Scale: 1:1500 AT A3

Date: NOVEMBER 2023

Issue: REVISED (FINAL)

Design intent

These images reflect the style of embellishment proposed in the Master Plan for Rabl Park.

Recreation elements

Ball activity zone



Dog off-leash facility



Skate and scooter facility



Gathering space



Walk/cycle connection



Formal car parking



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Staged implementation and indicative costs

Project costs (and project staging) will be dependent on many factors such as detailed design outcomes, relevant approvals, cost estimate refinement, development stages, procurement scheduling and cash-flow management. The cost of implementation of the Master Plan is beyond the Council's and the community's ability to fund in the short-term. Thus, this section provides for staged budgeting. The information provided is designed as a flexible guide - changes in user priorities or earlier opportunities for funding may alter staging.

These recommendations do not commit Council to their implementation. However, the plans do support Council and the community to seek grant funding and other investment opportunities.

Area	Indicative timing	Description	Indicative cost
<i>Entries, roadways, vehicle movement and parking</i>			
Entries	Short-term	Develop entry statements at the two entrances off the Wimmera Highway on the eastern side of the Park	12,000
	Short-term	Upgrade the entry driveways on the eastern side of the Park	8,000
Roadways, vehicle movement and parking	Short-term	Close the Uhe Track to vehicles. Lockable bollards should be installed across the track entrance so that vehicle access can be arranged on the rare occasion that vehicles need to access this area	2,000
	Medium-term	Seal the internal roadway and car park on the eastern side of the Park	300,000
<i>Recreation</i>			
Skate facility	Short-term	Construct a small concrete skate facility directly east of the existing facility	150,000
	Short-term	Construct a small shelter (with access to water) at the southern end of the recreation precinct	15,000
Ball activity zone	Short-term	Remove the mobile skate elements and convert the area into a youth ball activity zone with half court basketball, rebound wall and handball court	10,000
Play node	Short-term	Erect shade over the two play nodes	25,000
	Short-term	Install rubber softfall at the two play nodes	115,000
Community gathering space	Medium-term	Construct a simple community gathering space (yarning circle) near the lake edge to the west of the amenities building	10,000
Picnic and amenities	Short-term	Replace the picnic settings and update the preparation bench and barbecue	18,000
	Short-term	Repaint the picnic shelter	4,000
	Short-term	Install additional lighting and CCTV in the picnic and amenities area	16,000
	Medium-term	Install a picnic node on the 'island' (former Easter event space) overlooking the lake on the western side of the Park	25,000
Dog off-leash	Medium-term	Construct a fenced dog off-leash area on the western side of the Park	60,000

Area	Indicative timing	Description	Indicative cost
<i>Pedestrian network</i>			
Walk/cycle opportunities	Short-term	Ensure the Park has key areas that are highly accessible (particularly around the play, picnic and recreation node)	35,000
	Short-term	Remove the northern and southern timber bridges. Replace the southern bridge with a culvert alternative. Enhance the aesthetics of this crossing where practical	70,000
	Short-term (and ongoing)	Continue to maintain and upgrade the former Railway Bridge as a key community open space asset	10,000
	Medium-term	Develop a network of walk/cycle opportunities across the site (combination of sealed and unsealed surfaces)	80,000
	Medium-term	Install additional rest points with shaded seating at regular intervals along the pedestrian network	25,000
	Long-term	Provide a pedestrian link from Degenhardt Street into the western side of the Park	15,000
<i>Open space</i>			
Vegetation	Short-term	Undertake suitable re-vegetation of the open drain running the length of the western side of the Park	7,000
	Short-term (and ongoing)	Remove weed species from the Park (and ensure native species are preferred)	Not costed