



Warracknabeal Recreation Precinct Master Plan

December 2023



Yarriambiack
SHIRE COUNCIL

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Yarriambiack
SHIRE COUNCIL



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Executive summary

Introduction

The Warracknabeal Recreation Precinct is located close to the heart of Warracknabeal, the Shire's main population centre.

In addition to the Recreation Precinct, the town also contains the premier sporting site of Anzac Park which has been recently master planned. The Warracknabeal Memorial Swimming Pool is also within Anzac Park.

The precinct contains Council's only indoor sports centre, although the new Warracknabeal Education Precinct on Werrigar Street includes a new single court indoor sports hall.

Existing situation

The 1.2ha precinct is located one street from the centre of Warracknabeal and contains two land parcels, both zoned Public Use - Local Government.

The site is flat and dominated by large built infrastructure:

- ❑ Warracknabeal Leisure Centre (including 24 hour gymnasium (privately managed))
- ❑ Warracknabeal Senior Citizens Club
- ❑ Council's Technical Services Department
- ❑ Warracknabeal Library
- ❑ Yarriambiack Shire Council Municipal Office
- ❑ a small and basic skate park in the centre of the above infrastructure.

Demand for upgrade

Demand for upgrades to the site has been established through consultation with Council, user groups and with consideration of existing opportunities. Key directions include:

- ❑ recreation
 - relocation of existing skate facility to more appropriate location within site
 - creation of new community hub space
 - new shade and picnic facilities
 - internal path network
 - upgraded landscaping throughout the site
- ❑ sport
 - modifications to internal elements of the Leisure Centre
- ❑ community facilities
 - improved connection between Senior Citizens building and Council library
 - upgraded outdoor gathering node at Council offices
 - improved road frontage amenity through perimeter landscaping
 - upgraded landscaping around existing Primary School plaque.

Over-arching design principles

Preparation of the Master Plan reflects efforts to:

- ❑ increase community use of the Precinct through upgraded infrastructure
- ❑ relocation of key infrastructure to improve visibility and access
- ❑ new community attractions to be designed in a flexible manner to provide flexibility of use
- ❑ maximise functionality of sporting elements within Leisure Centre
- ❑ greatly improve the overall amenity of the site and its ability to attract increased community use.



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Introduction

Project overview

ROSS Planning was commissioned by Yarriambiack Shire Council to develop a master plan for the Warracknabeal Recreation Precinct. The site is home to Council's only indoor sporting centre across the Shire and contains Warracknabeal's skate park.

The site also acts as the municipal centre of town with Council's offices, library and Technical Services section within, in addition to the Senior Citizens Club.

Privately managed, the relatively new and popular 24 hour gymnasium is located within the Leisure Centre.

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

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 Precinct 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

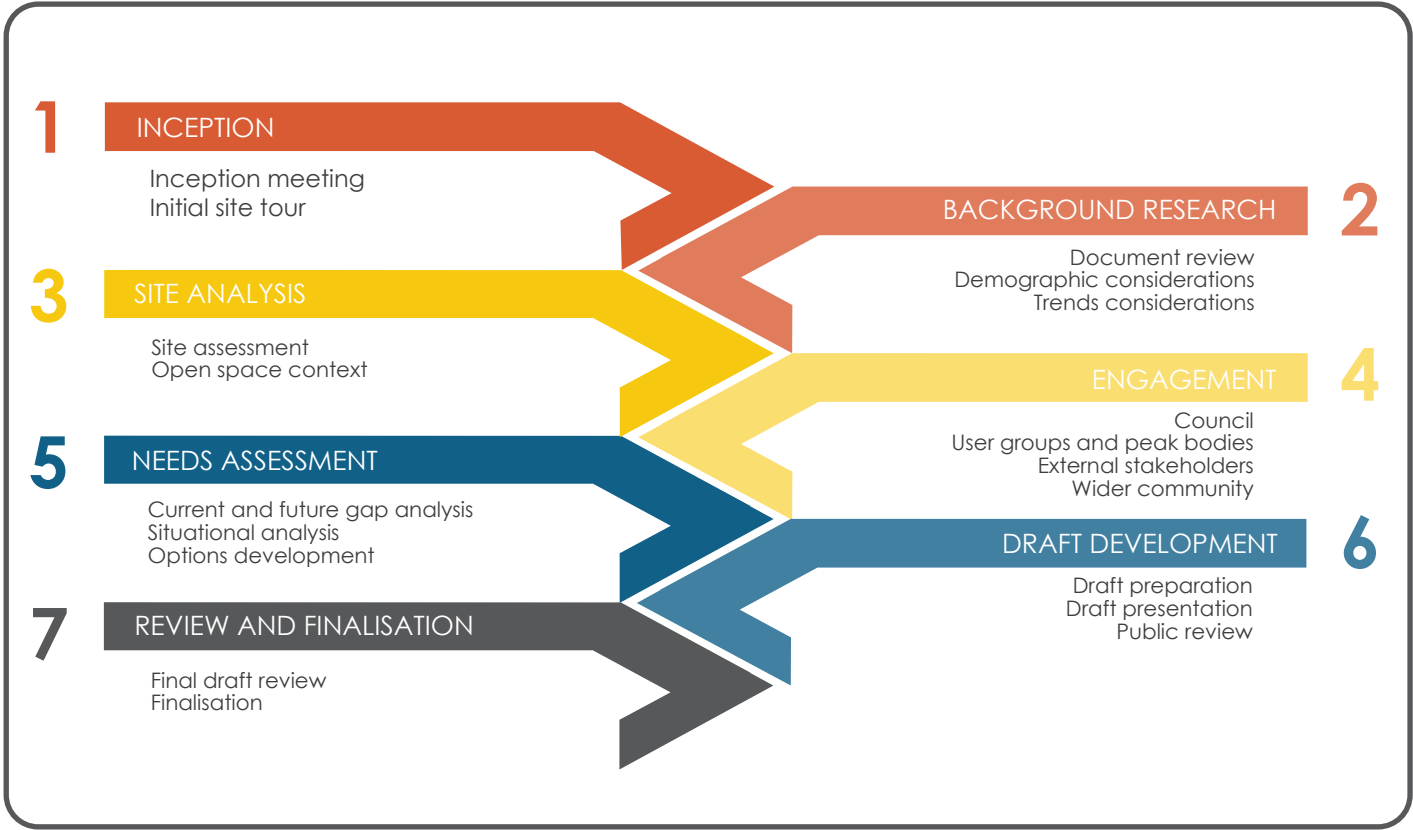
The Master Plan will provide a planning and design framework for the future development and enhancement of the Precinct. The Master Plan will guide the creation of sport, recreation and community facilities to cater for the needs of users and the community over the next 20 years. The Master Plan has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

- ❑ to encourage informal recreation activities to be enjoyed by the general community
- ❑ to consider the diversity of recreation and sport opportunities to ensure equitable access
- ❑ to create safe access and integrated movement to, and through, the Precinct
- ❑ to promote sustainable development and practical maintenance regimes
- ❑ to foster partnerships for capital development and ongoing management of the Precinct.



Process

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







Strategic context

Literature review

In order to present a clear picture of the background issues and opportunities influencing the potential development of the Recreation Reserve, 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 recreation precincts 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:

- ☐ Encourage the use of Library facilities across the Shire for all children and youth
- ☐ Develop a master plan to connect Warracknabeal Library with the skate park and Leisure Centre
- ☐ Utilise the Libraries facilities for social group activities
- ☐ identify priority projects and assist in the development of concept plans and schematic drawings.

The undertaking of this master plan is in clear alignment with the Council Plan 2021-2025.

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).

Buildings and facilities (that include halls, library, kindergartens, sports clubrooms etc) have been shown to be in overall poor condition. Combined, 91% of buildings are considered fair, poor or very poor (fair - 38%, poor - 48%, very poor - 5%). With poor and very poor buildings and facilities requiring major works within 2 years, Council faces a significant asset maintenance and upgrade backlog. Although building engineers were not employed as part of the master planning process, investigations demonstrated the need to make various improvements to elements of the Leisure Centre.

The replacement and relocation of the skate facility will also result in a new, appropriately designed asset.

Sport and Recreation Strategy 2016-2025

This soon to be updated Strategy identified the need to replace the sports floor in the Leisure Centre and this work was undertaken in 2021. It also recommended to increase the size of the gym, which has also been achieved.

Also identified was the need to enlarge the skate park with a wider variety of features.

The Strategy outlines a clear desired level of embellishment for each size town and village. Given its population base, Warracknabeal is considered a *Large Town*. The preferred sport and recreation embellishments for large towns will be closely considered in development of the Master Plan with recommended actions for Warracknabeal Recreation Precinct undertaken.

Community Action Plan - Warracknabeal 2021

This Plan was prepared by the Warracknabeal Action Group to provide an action plan to ensure future development will meet their vision of "The Warracknabeal community will continue to create opportunities for economic growth and development for the ongoing sustainability of the township."

The Plan identifies the importance of providing a variety of sporting, recreation and leisure activities for all residents.

While no specific proposed actions are relevant to this particular master plan, it is noted that the key action of 24/7 access to the gym has been achieved.

Anzac Park Master Plan (2023)

Consideration was given to the recommended inclusions of this master plan to ensure complementary facilities were considered, not the duplication of existing/proposed facilities.

STRATEGIES AND PLANS - KEY IMPLICATIONS

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

- ☐ The importance of developing and maintaining significant Council assets is particularly relevant to this master plan
- ☐ Maximising the community's use of Council infrastructure is seen as very important
- ☐ Council recognises the value of providing quality community infrastructure in order to enhance health and wellbeing.

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Site analysis



Site context

Location

The 1.2ha site is located between Jamouneau, Lyle and Anderson Streets, with road frontage to all three. Located one street from the centre of town, the Precinct is only 600m from Anzac Park by road.

Land

The site is officially two land parcels and is flat with significant existing infrastructure on site.

Planning considerations

In accordance with the Yarriambiack Planning Scheme (2023), the entire Precinct is zoned Public Use - Local Government (PUZ6).

Public Use - Local Government zone

Yarriambiack Planning Scheme 2023

36.01 The purpose of the Public Use zone is:

- ☐ To implement the Municipal Planning Strategy and the Planning Policy Framework
- ☐ To recognise public land use for public utility and community services and facilities
- ☐ To provide for associated uses that are consistent with the intent of the public land reservation or purpose.

The proposed Master Plan will not alter the current uses at the Reserve. Rather, it will extend and enhance community services and facilities uses in a manner compatible with the Public Use zone code.



Warracknabeal Recreation Precinct
(Public Use - Local Government Zone).

Existing site elements

Buildings

Warracknabeal Leisure Centre

- ☐ medium size two court indoor sports centre
- ☐ 24/7 gymnasium (privately operated)
- ☐ kiosk
- ☐ male and female change and toilet facilities
- ☐ table tennis area
- ☐ two squash courts (with mezzanine floor) with little evidence of use (currently used as storage) and in below average condition.

Senior Citizens

- ☐ old but functional building
- ☐ kitchen and large central activities rooms with associated furniture
- ☐ small office/storage spaces
- ☐ covered outdoor area (adjacent to skate park and Leisure Centre).

Council Municipal Office and Technical Services

- ☐ Council office is large and attractive building (modern in comparison to others on site)
- ☐ limited outdoor 'break out' areas within the Precinct
- ☐ Technical Services building small, functional and adjacent to Library.

Warracknabeal Library

- ☐ located between Council offices and physically (not functionally) joined to Technical Services building
- ☐ modern and attractive with complementary design to Council offices
- ☐ small play area at rear, currently stand-alone.



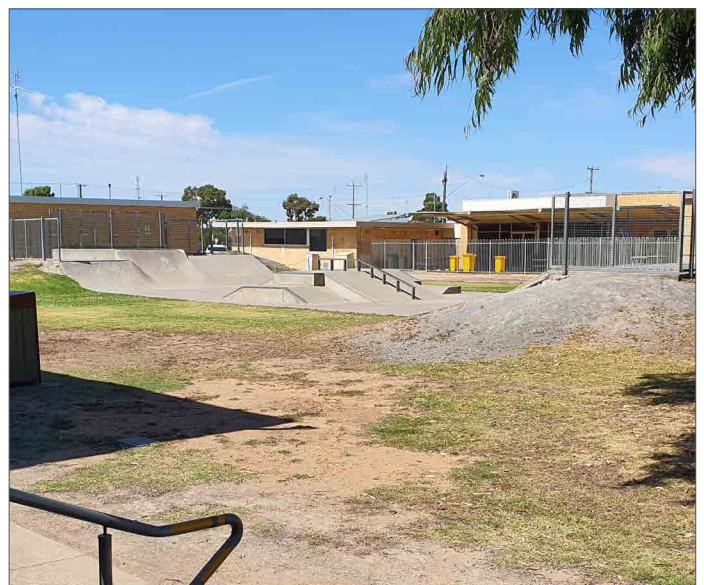
Recreation facilities

Skate park

- ☐ medium size, concrete with metal edges facility
- ☐ small basic ramps with limited variety
- ☐ located centrally within Precinct immediately adjacent to Senior Citizens facility and other buildings
- ☐ metal fencing at each end.

Common areas

- ☐ limited shade and seating options for passive recreation and limited paths.



Community facilities

- ❑ public toilets only accessible from within existing buildings (when open)
- ❑ small Primary School Memorial Plaque on corner of Lyle and Jamouneau Streets.

Parking

All formal public parking is through on-street parking along Anderson, Lyle and Jamouneau Streets.

There are two off-street parking spaces available for Council staff in the Technical Services Department and a fenced informal area to the immediate north of the Leisure Centre.

Access, linkages and connectivity

Walk and cycle connections

The site is easily accessed from within Warracknabeal with concrete path connections between it, the centre of town and many surrounding residential areas. Further, the wide streets provide cycling opportunities as well.

The site is also highly visible, especially from the Lyle and Anderson Street frontages.

Vehicle entry and access

Due to the nature of the site, there is no defined main entrance to the Precinct, rather various smaller entry points for the individual facilities. Due to the lack of a dedicated car park servicing the site, and the inability to provide one, the current street parking and individual access points are currently adequate.

The master plan has identified the need to retain (and formalise) existing service vehicle access.

Shade and shelter

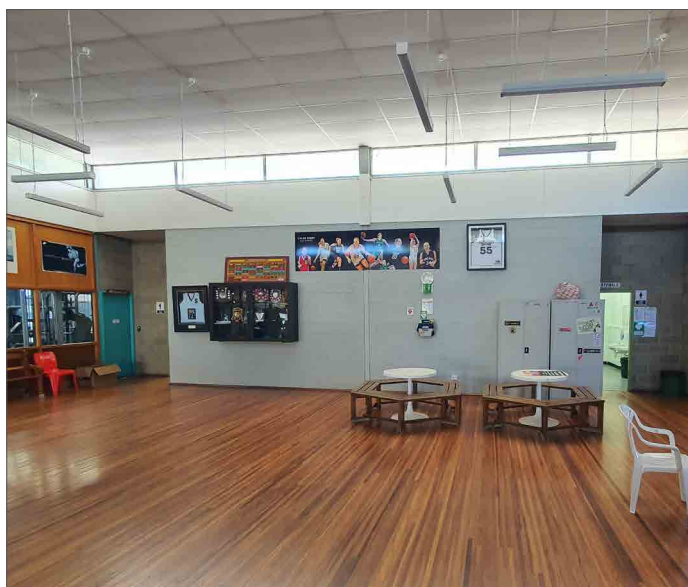
The current open spaces within the site are significantly lacking shade and shelters.

Some large trees between the Council offices and the Leisure Centre provide some relief, but the master plan has recommended major improvements in the provision of shade and passive recreation nodes across the Precinct.

Signage

Signage is currently limited to the identifying signage on the individual buildings.

New signage promoting the upgraded facilities proposed by the master plan should be installed at the appropriate time.



Facility snapshot



Existing key facilities

1. Warracknabeal Leisure Centre
2. 24/7 gymnasium
3. Council Municipal Office
4. Warracknabeal Library
5. Technical Services Department
6. Senior Citizens Club
7. Skate Park
8. Primary School Memorial Plaque
9. Formal street parking

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Demand analysis

Community profile

The way in which a community participates in sport and 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 Precinct's 'catchment', a snapshot of existing and future population and demographic characteristics has been undertaken.

Located in the heart of the town, the Precinct plays a pivotal role in providing sport and recreation opportunities for the community and surrounds. Due to Shire-wide use of the Leisure Centre, the characteristics of both Yarriambiack Shire and the town of Warracknabeal have been considered.

Population considerations

Analysis of Warracknabeal's population characteristics¹ reveals:

- ❑ an estimated residential population of 2,227 in 2021. This demonstrates a slight drop since 2006 when the estimated population was 2,625 residents
- ❑ Warracknabeal's median age of 51 years, is significantly higher than Victoria (38 years). This median age has risen from 47 since 2006
- ❑ there are 460 children under the age of 15 and 331 residents aged between 15 and 29 years (the peak age groups for formal sports participation)
- ❑ 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 0-29 years cohort reducing by almost 20%. Projections are not available at any level smaller than the entire Council area.

COMMUNITY PROFILE - KEY IMPLICATIONS

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

- ❑ demand will likely increase for activities aimed at older residents, but opportunities for people of all ages should continue to be offered. The Leisure Centre, Senior Citizens Club and Library are particularly well placed to provide such activities
- ❑ demand for additional facilities is unlikely to increase moving forward
- ❑ given the lack of projected population growth, and the recently completed indoor court at the Warracknabeal Education Precinct, no new indoor sports courts will be necessary.

¹ ABS Census QuickStats, 2021

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

Trends in sport and recreation

Participation patterns in recreation are changing at a community level. Factors such as a move toward non-organised or social sport, increased outdoor nature-based recreation and increased use of technology have all had a significant impact on how people recreate and use public open space. Understanding these trends (and their impacts) is important as Council looks to develop a Master Plan that ensures the sustainability of existing facilities whilst also encouraging people to further engage in activity in public spaces.

Participation trends

Since 2015, Sport Australia has conducted a national sport and physical activity participation survey, *Ausplay*. The most recent results of the survey were released in April 2023. In 2011-12 and 2013-14, a similar survey, the *Participation in Sport and Physical Recreation Survey* was conducted by the Australian Bureau of Statistics (ABS). Between 2001-2010, the *Exercise, Recreation and Sport Survey* (ERASS) was conducted by the Committee of Australia Sport and Recreation Officials (CASRO).

Overall, participation in physical activity has increased in the last two decades. More adults participate more frequently compared to 2001. Female participation (at least once a year) has remained on par with male participation throughout. However, more women have constantly participated more often.

Participation in sport-related activities has decreased, while non-sport physical activities have increased significantly (by more than 20 percent since 2001). Participation in recreation activities such as walking and fitness/gym have increased the most.

More children participate in organised (out-of-school) sport, than adults. The top activities children participate in changes as children age, with a focus on the life skill of swimming for infants and toddlers and running, fitness/gym, football and walking being the dominant activities by the time children reach the ages between 15 and 24 years old.

National participation rates in organised sport have been declining for a number of years as participants move toward more social (drop-in drop-out) sport and informal recreation. It will be important for Council to monitor participation trends into the future to ensure resources are allocated appropriately to support a broad range of both recreation and sport activities.

Formal sport trends

Move towards indoor sport and recreation

Anecdotally, there is an emerging trend toward sport participation indoors (e.g. basketball, netball and fitness). Potentially, this move may be a result of a preference for activities in a controlled climate and/or greater mid-week opportunities (compared with outdoor activities and traditional Saturday or Sunday fixtures).

Busy lifestyles

Shift work, increases in part-time and casual employment and family commitments influence participation as:

- ☐ people do not have the time to commit as a regular participant or volunteer
- ☐ people seek facilities and participation opportunities with flexible hours.

The facilities within the Precinct have the ability to utilise delivery models such as social fixtures or 'pay as you play' approaches that address these issues.

Diversification of sport

Modified sports such as T20 cricket and 7s rugby are burgeoning. Changes are placing additional pressure on councils with regard to playing field capacity, facility flexibility and need to plan for additional demand.

Masters sport

There are indications that people may continue to engage in sport later into their old age. The Australian Sports Commission highlights that organisations may need to provide a wider range of products tailored to meet the needs of older Australians.

Facility management

Councils across Australia employ various management structures over their sport and recreation facilities. Where resources allow, there is a growing trend towards councils taking on more responsibility for the overall management (and maintenance) of facilities. This involves users (tenant clubs) paying higher user fees, but being able to focus more on their core function of providing the relevant sport/activity, rather than face the burden of maintenance and asset management.

Having the gym in the Leisure Centre managed by a private provider is an example of Council utilising a more effective management structure. Such facilities require specific skills and qualifications and it is often more prudent to use specialists to manage such facilities.

Field and court quality

Facility providers face an increasing trend to develop and re-develop sporting fields and courts to a higher level in order to increase carrying capacity.

The higher expectations of communities for quality indoor sports courts is being met by Council through the recent improvements to the sports flooring in the Leisure Centre.

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.

While the Precinct is not necessarily used as a typical park, the proposed improvements to common areas will greatly enhance its ability to provide additional passive recreation and play opportunities.

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. While the site is not large enough to provide significant walking/running opportunities, there is still 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.

As mentioned previously, the site is easily accessible from within town.

Ageing communities

With the higher median age of 51 years and expectations that the community will continue to be an aged one, the master plan has been developed to reflect and provide (where possible) facilities that will cater for older residents considering requirements such as:

- ☐ emphasis on supporting existing facilities provide a range of programs suitable for older adults
- ☐ ability to compete in age-appropriate formal sport opportunities (e.g. masters)
- ☐ 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 programs and facilities offered within the Precinct will be enhanced through a clearly defined internal path network, incorporated into the planned landscaping for the site.

Impacts of technology

In just one generation, there has been a dramatic shift in childhood activity from outdoors to indoors. This has been driven in part by increased use of technology. Technology remains one of the main contributors towards decreased physical activity and increased sedentary behaviour. However, active gaming is becoming a contemporary approach to exercise.

Increasing use of smart phones and apps allows people to obtain information, communicate with each other very quickly, and provide feedback on their recreation experience at any time of the day or night. Many people using parks, playgrounds, paths and trails make the decision on where to recreate based on the information available via the internet, blogs, forums and social media.

Increasing 'screen time' during leisure time

Time spent looking at a screen is somewhat unavoidable in many workplaces and schools. More of our leisure time is also being spent looking at screens, at the cost of active leisure activities including socialising, reading, writing, arts and crafts, sports, exercise and recreation³. Excessive screen time has been associated with negative health outcomes as people have less time available to participate in active pursuits such as play and physical activity.

Both of the immediately above trends can be addressed by investigating the provision of free wifi within the Precinct. This will greatly increase the site's ability to attract a range of users, especially younger residents.

TREND CONSIDERATIONS - KEY IMPLICATIONS

These trends in the provision and use of sport and recreation facilities have been considered in the development of this master plan with the most relevant summarised as follows:

- ☐ the need to ensure activity nodes within the Precinct are connected by appropriate paths
- ☐ ensure that facilities within the Precinct continue to cater for a wide range of social sport and modified games, especially those catering for people over the age of 40
- ☐ there is demand for higher standard facilities, including playing courts and skate/youth features.

³ Krause and Sawhill. *How free time became screen time*. 2016

Gap analysis

The supply and demand (gap analysis) has been prepared by considering a range of inputs. Due to the nature of the facilities within the Precinct and how they are managed, consultation has been focussed with Council officers, local community and additional stakeholders identified throughout the project. Further, the team has considered the range of similar recreation facilities available in the Shire and wide-ranging trends.

Council engagement

Council staff have been interviewed several times throughout the process of developing the master plan. The key issues and opportunities identified during these discussions are summarised as follows:

Leisure Centre

- ☐ recent upgrades have been undertaken with the Leisure Centre's sports flooring, with funds budgeted for the replacement of the existing retractable basketball ring systems
- ☐ the 24/7 gym is proving highly popular with almost 300 members
- ☐ basketball is by far the most popular indoor sport, especially on Friday afternoons/evenings
- ☐ investigations are underway regarding the removal of the squash courts and mezzanine floor - this will free up space and provide more appropriate court run-offs
- ☐ there are issues with the existing change/toilets:
 - do not provide compliant access for people with a disability
 - gym patrons using the toilets/change facilities out of hours have access to the entire Leisure Centre
- ☐ there are issues with the building stumps
- ☐ consideration should be given to the new indoor stadium at the new Education Precinct.

Skate park

- ☐ an ageing facility with very basic features
- ☐ there are no public toilets for skate park users.

Library and Senior Citizens

- ☐ the Senior Citizens building has the ability to provide a wider range of community activities/programs
- ☐ an improved connection between the library and Senior Citizens Club would allow increased programming and shared resources/space. Such 'merging' of community facilities gives them the ability to provide a wider range of activities to residents (such as playgroups, vacation care, etc)
- ☐ the library has no dedicated meeting spaces
- ☐ the noise and swearing from users of the skate park deters some people accessing the library
- ☐ the interior of the Senior Citizens Club could be refurbished and modernised to allow for more multi-purpose use.

General issues and opportunities

- ☐ it will be important not to raise unrealistic expectations with community members and ensure recommendations are reasonable
- ☐ increased community use of the Precinct is a desired outcome
- ☐ the Precinct should cater for non-sporting activities
- ☐ need to ensure 'responsible development' rather than creating unrealistic wish-lists
- ☐ the additional of a small play space within the Precinct would be beneficial
- ☐ paths within the Precinct should be wide enough to cater for people in wheelchairs/mobility scooters
- ☐ a landscaped outdoor area (with seats and tables) for use by Council staff would be well used.

Community drop-in session

The community drop-in session was held to enable community members to provide direct feedback regarding the future development of the Precinct.

The outcomes of this are summarised as follows:

- ☐ the skate park desperately needs shade for spectators/parents
- ☐ the skate park doesn't actually seem that popular with the Town's teenagers
- ☐ the table tennis area within the Leisure centre was reduced (space for two tables) as a result of the gym alterations
- ☐ the table tennis club currently has approximately 60 senior players and 20 junior players
- ☐ movement around the Precinct is currently difficult for people with disabilities
- ☐ there is a history of youth causing damage to the Senior Citizens Club
- ☐ the Precinct would be greatly improved if the landscaping was upgraded.

Community on-line survey

Comments regarding the draft Master Plan for the Precinct were also sought through an on-line survey.

Responses were limited but were very strong in their approval for the proposed improvements. Some additional identified issues/suggestions included:

- ☐ if the skate park were to be removed, it should be replaced with something, possibly a pump track
- ☐ if seating is to be provided, it should be close enough to the skate park for parents to adequately supervise young children
- ☐ some seating should be provided in the sun for use in winter
- ☐ an upgraded skate facility would result in not having to travel to Horsham to use a decent facility and would greatly increase the current use
- ☐ the proposed upgrades to the skate park would cater for more users from different age groups
- ☐ the Senior Citizens Club could also be used as a youth hub.

DEMAND ANALYSIS - SUMMARY

By far the most prevalent issue raised during the demand analysis was the poor quality and location of the existing skate park. Not only is seen as old and in poor condition, its features do not provide the variety necessary to attract significant use. Further, its location adjacent to the Senior Citizens Club is seen by many as inappropriate.

The Leisure Centre is highly regarded by most, especially with recent and planned improvements. As a result, there is no need to undertake any major expansion of facilities in the Centre (such as additional courts). The focus should therefore be on improving its functionality with internal alterations. This however, does not mean Council shouldn't be budgeting appropriately for the ongoing asset maintenance of the facility (such as addressing issues like the building stumps).

Further, the analysis has clearly demonstrated that the Precinct could provide much improved passive recreation opportunities across the site with features such as shade, seating, upgraded landscaping and paths connecting the different nodes of the site. Included in these features should also be a better connection specifically between the library and the Senior Citizens Club to allow both to work together in the provision of community programs.

The approach suggested by this analysis also considers Council's limited resources and provides a responsible and realistic guide to the Precinct's future development and ongoing maintenance.

Directions

Key opportunities and constraints for the future development of the Warracknabeal Recreation Precinct are summarised below and provide the rationale and direction for the master plan.

Opportunities and constraints

Element	Opportunities/Constraints	Desired Outcomes/Design Drivers
Leisure Centre	<ul style="list-style-type: none"> ❑ The existing squash courts and mezzanine area is currently unused ❑ Users of the gym currently have access to the entire Centre due to current layout of toilet/change facilities ❑ Table tennis utilising reduced space ❑ Council is undertaking replacement of basketball rings and retraction systems 	<ul style="list-style-type: none"> ❑ Investigate the removal of the squash courts to provide additional space for court run-offs and possibly table tennis ❑ Included in the above investigations, existing toilets/change facilities could be relocated to current table tennis area with two distinct entries for gym and general Centre use (if squash court area is appropriate for table tennis)
Skate Park	<ul style="list-style-type: none"> ❑ Relocate and renew towards Anderson Street 	<ul style="list-style-type: none"> ❑ Higher visibility in more appropriate location ❑ Opportunity to improve with modern and various skate features ❑ Makes space available for creation of new community hub in centre of Precinct
Senior Citizens Club and Library	<ul style="list-style-type: none"> ❑ Improve connection between Senior Citizens Club and library ❑ Renovate the interior of the Senior Citizens Club and encourage increased multi-use 	<ul style="list-style-type: none"> ❑ To allow co-operative delivery of programs ❑ To maximise the multi-use of each facility
Landscaping	<ul style="list-style-type: none"> ❑ Develop break-out area for Council staff ❑ Upgrade Precinct perimeter landscaping (including that around existing Primary School plaque) ❑ Install picnic, seating and shade trees across common areas of site ❑ Upgrade landscaping across site 	<ul style="list-style-type: none"> ❑ To provide pleasant, alternative space for staff and visitors ❑ To enhance the amenity of the Precinct and attract more use ❑ To provide a range of passive recreation opportunities making the Precinct attractive to a wider range of potential users
Paths	<ul style="list-style-type: none"> ❑ Connect main Precinct features with (where possible) 1.5m wide concrete paths 	<ul style="list-style-type: none"> ❑ To provide all abilities access to all features of the Precinct ❑ To improve general connectivity
Parking	<ul style="list-style-type: none"> ❑ Opportunity to formalise parking areas on Jamouneau Street (between Senior Citizens Club and Technical Services) and existing informal area to the immediate north of Leisure Centre 	<ul style="list-style-type: none"> ❑ To cater for anticipated increase use

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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 Warracknabeal Recreation Precinct Master Plan has been developed by considering all consultation, appropriate strategic contexts, previous research, trends analysis and demand. Overall, it provides an ideal opportunity to develop the site to meet the identified needs of the sporting community and the recreation (and community facility) needs of locals and visitors.

The Master Plan integrates existing facilities with new elements and embellishments to enhance the delivery of active and passive recreation and sporting activities from the Precinct and greatly increase its use by residents and visitors.

Vision

The medium- to long-term vision for the Recreation Precinct is:

to ensure the Precinct provides a diverse range of community recreation opportunities, programs and events, and sporting activities, for residents and visitors of all ages and abilities.

Master plan elements

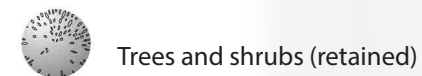
Key elements of the Hopetoun Recreation Reserve Master Plan are:

Element	Description	Rationale
Leisure Centre	Investigate repurposing of squash courts and if feasible, liaise with table tennis regarding relocation to that area.	To make better use of unused space and provide security for Leisure Centre with dedicated gym entry to toilets and change rooms.
	If table tennis relocates, investigate relocation of toilets and change rooms to current table tennis area, with dual entry from both gym and Leisure Centre foyer.	
	If toilets and change rooms relocate, resulting space to be used for additional table tennis area (if required), storage or multi-purpose room.	
Skate Park	Relocate and renew to site on Anderson Street frontage of Precinct.	To provide new, modern facility with increased features in a more appropriate location. Will also provide space for creation of new community hub.
New Community Hub space	Flexible-use community space.	To cater for a wide range of community events, gatherings and various activities.
Landscaping	Significant landscaping of site common areas, including road frontages (and Primary School plaque)	To provide shade and improved visual amenity.
Paths	1.5m (minimum) concrete paths connecting main nodes within Precinct.	To increase all-abilities access and connectivity within Precinct.
Library-Senior Citizens connection	Create paved connection between buildings.	To increase ability of both facilities to co-operatively provide a range of activities and programs.
Parking	Formalise parking area between Senior Citizens Club and Technical Services building and longer term, the informal area immediately north of Leisure Centre.	To cater for expected increased use of the site.
Play space	Install small, nature based play features at appropriate spaces in the longer term.	To provide a wider range of recreation experiences and subject to final landscaping designs.

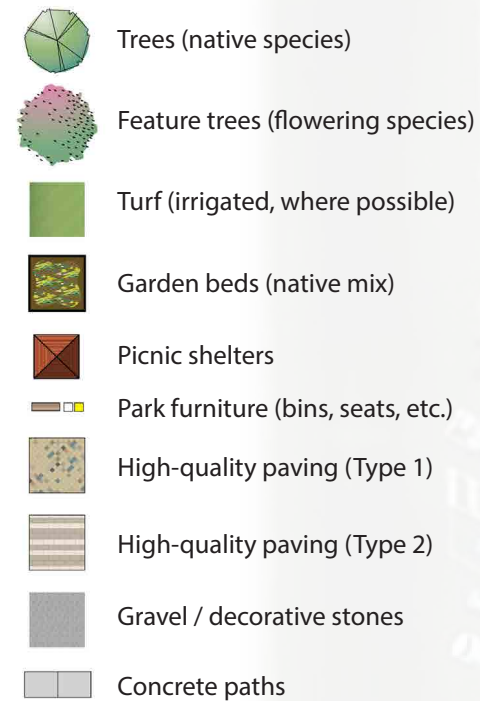
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Legend

EXISTING



PROPOSED



Disclaimer: This landscape design is indicative only to demonstrate key links and activity zones to support public activation of the Precinct.

The design is based on aerial and site photographs only and is subject to further consultation, approvals, survey and detailed design prior to construction.



01. Remove existing skate park.
Replace with a new flexible-use community hub space, which can cater to hosting a range of community events, gatherings, and various activities.
02. New 'street-style' Skate Plaza.
The new plaza also serves as a civic space for hosting community gatherings and events. Festoon lighting shown over the proposed plaza is optional, however, would support night-time activation. Note: the infrastructure and layout shown are indicatively only and subject to detailed planning.
03. Proposed arbour structures with integrated seating and climbing vines. The arbour creates structure to the space and provides shade, amenity and seating framed by landscaping.
04. Formalise vehicle access and on-site car parking areas to serve existing buildings.
05. Upgrade landscaping around the existing Warracknabeal Primary School plaque.
06. Maintain access to existing infrastructure for maintenance and loading purposes
07. Investigate the removal of the squash courts to allow alterations as described
08. New connection between Senior Citizens Club and Library

MASTER PLAN

WARRACKNABEAL RECREATION PRECINCT

Warracknabeal VIC 3393

1:500 AT A3

STREET-STYLE SKATE PARK + CIVIC SPACE



Sport & Recreation
Planning by:



Landscape
Architecture by:



WARRACKNABEAL "COMMON" / COMMUNITY HUB



Project details:

INDICATIVE ACTIVITIES & CHARACTER PALETTE

WARRACKNABEAL
RECREATION PRECINCT

Warracknabeal VIC 3393

LANDSCAPING + MATERIALS



Client:



Staged implementation and indicative costs

The proposed staging and indicative costs provided will depend on a range of factors such as final detailed designs, sourcing of materials, any relevant approvals that may be required, procurement scheduling and financial management. The cost of implementation of the Master Plan is beyond 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 or the tenant clubs to their implementation. However, the plans do support Council and the community to seek grant funding and other investment opportunities.

Element	Indicative timing	Description	Indicative cost (\$)
New street-style skate plaza	Short-term	Removal of existing skate park	20,000
	Short-term	Construct new street-style skate plaza	200,000
New community hub space	Short-term	Construct new community hub with arbour structures, integrated seating and lighting	120,000
New staff break-out area	Short-term	Install more shade trees, seating and tables at rear entrance to Council Municipal Office	40,000
Landscaping	Medium-term	Upgrade landscaping within Precinct and along road frontages	150,000
Connection between Senior Citizens Club and Library	Medium-term	Paved connection between buildings including necessary landscaping and shade	20,000
Jamouneau St parking	Medium-term	Formalise parking area between Senior Citizens Club and technical Services building (and retain service vehicle entry)	30,000
Paths	Medium-term	Install 1.5m (minimum) concrete paths between activity nodes within Precinct	30,000
Leisure Centre internal alterations	Long-term	Investigate re-purposing of squash courts and subsequent use of space	not costed
		Subsequently investigate relocation of toilets and change rooms	not costed
Play space	Long-term	Install small, nature-based play features (if appropriate in final landscape design)	20,000
Anderson St parking	Long-term	Formalise vehicle access and parking in area immediately north of Leisure Centre	250,000

