



ANZAC PARK WARRACKNABEAL MASTER PLAN

FINAL REPORT
January 2023

About this document

This document is the Master Plan Report for ANZAC Park, Warracknabeal prepared by @leisure Planners.

The additional documents prepared for this project are:

Volume 1: Site Analysis Report. April 2022

Volume 2: Community Survey Findings Report. April 2022

The views expressed in the consultation section of this document are those provided by the Warracknabeal community. They do not necessarily reflect the views held by @leisure or Council.

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Yarriambiack Council and @leisure Planners acknowledge the activities of Yarriambiack Shire Council are being held under the traditional skies and in the waterways and lands of the Wotjobaluk, Jaadwa, Jadawadjali, Wergaia and Jupagulk people, and we pay respect to their Elders past, present and emerging as the custodians of the environment.

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1. Introduction

1.1 Purpose

What is a Master plan?

A master plan is a blueprint for the future development.

A master plan is an agreed direction by the landowner/manager and users about the best way to develop a site or a facility, based on the current demand and condition of facilities and context. It is not intended to be a commitment to fund development projects in the short term.

Recommendations will be progressed as and when funds become available.

Project objectives

The objectives of this project are to:

- Undertake a demographic analysis of the Warracknabeal catchment area and identify existing and future population trends that may impact upon the growth or decline of specific recreation activities, including sustainability of user clubs
- Liaise with local and peak sporting/recreation bodies and industry groups to identify trends that may impact future demand for sporting and recreation facilities at the recreation reserve
- Identify development priorities for the future planning development and/or upgrade of existing and/or new recreation facilities within the recreation reserve in response to identified needs
- Research and identify the short, medium and long terms needs of users occupying the recreation reserve to enable the Council to provide an appropriate range and standard of recreation infrastructure to match current and future needs

- Review and assess the current provision of recreation facilities, programs and services provided at ANZAC Park in terms of community need, usage, gaps in service provision and adequacy,
- Identify environmental considerations in any future developments, with specific focus on water management and renewal energy initiatives
- Consider the possible co-location, relocation or rationalisation of existing recreation facilities at the reserve
- Review the role of Council and the community in the development of recreation infrastructure, i.e. what should be the Council's responsibility and what should be the user groups/Committee of Management responsibility
- Develop a strategic business plan for the reserve Committee of Management
- Develop a Master plan, which links to existing plans and strategies and is responsive to community expectations, as well as being achievable, realistic and attainable within the Councils' budgetary framework.



Figure 1: Entrance to ANZAC Park from Scott Street

1.2 Policy and planning drivers

The table below summarises the documents that influence the development of sports facilities in the Yarriambiack Shire Council and have been reviewed. More details about the documents reviewed can be found in Appendix 1.

Table 1: Key plans and documents that influence the provision of sporting facilities at ANZAC Park

	Plans	Sports guidelines
National	<ul style="list-style-type: none"> • Sport 2030 – National Sports Plan • Sport Australia Corporate Plan 2018-2022 • Australian Sports – The Pathway to Success (2010) • The Future of Australian Sport (2013) • State of Australian Cities Report (2013) 	<ul style="list-style-type: none"> • Community Cricket Facility Guidelines. Cricket Australia 2015 • FINA Swimming Guidelines 2021 • Tennis Infrastructure Planning 2018 • Facilities guidance. Outdoor hockey facilities. International Hockey Federation
State	<ul style="list-style-type: none"> • Active Victorian Strategic Framework For Sport and Recreation 2017-2023 • Victorian Public Health and Wellbeing Plan 2019-2023 • Victoria Infrastructure 2021 • Disability Inclusion Action Plan 2019-2022 • Built Environment Climate Adaption Action Plan 2022-2026 	<ul style="list-style-type: none"> • AFL Preferred Facilities Guidelines (AFL VIC) 2019 • Facilities Manual Netball Victoria • Strategic Facilities Master Plan. Hockey Victoria. 2015
Regional	<ul style="list-style-type: none"> • Wimmera Southern Valley Regional Growth Plan 2014 	
Municipal	<ul style="list-style-type: none"> • Yarriambiack Shire Council Plan 2021-2025 • Yarriambiack Sports and Recreation Strategy 2016-2025 	
Site specific	<ul style="list-style-type: none"> • Anzac Park Warracknabeal. Its History and Development • Grandstand Condition Assessment Westvic Civil Structured Engineering Pty Ltd May 2021 	

1.3 Policy implications

Sport

The sports code requirements for Australian Rules Football, cricket, tennis, netball and hockey peak bodies and those of Sport and Recreation Vic. underpin facility dimensions, support facility standards, and conditions of state government sports funding.

The key sports requirements are set out in Appendix 2.

Additional principles that Sport and Recreation would apply include universal design, all gender (female friendly) and multi-use.

The Yarriambiack Sports and Recreation Strategy 2016-2025 identifies the following priorities for ANZAC Park:

- Increase size of change rooms and accommodate female players and umpires (high)
- Increase access to irrigation water (high)
- Upgrade tennis courts (medium)
- Upgrade netball court (medium)
- Upgrade toilet block (medium)
- Upgrade playgrounds (medium)
- Develop a parcourse (low)
- Upgrade Molly Taylor kiosk (low)

Planning and ownership

Planning matters in relation to the site, and especially approval for works will be guided by the Yarriambiack Planning Scheme.

Planning permits will be required for major works because of the Land Subject to Inundation Overlay placed on ANZAC Park.

DELWP Land and Built Environment would need to review all plans for development and provide Landowner Consent prior to any future works proceeding.

Relevant assessment and consultation relating to Native Title requirements and Traditional Owner rights would need to be undertaken as part of this consent provision and may impose further requirements.

As a Crown land site managed by a DELWP appointed Committee of Management (the Warracknabeal Anzac Memorial Park Inc), Land Manager Consent would also be required from the Committee of Management supporting any future development(s)

Historical

The lead document that will guide the consideration of historical components within the reserve is the publication - ANZAC Park Warracknabeal. Its History and Development. This book should be referred to when any development is undertaken on the reserve.

No buildings on the site are registered as historic buildings, however many structures are considered by residents as locally significant and as such should be treated with respect.

Council Plans

The objectives and actions proposed in this plan are in complete alignment with those articulated in the Wimmera Southern Valley Regional Growth Plan 2014, Yarriambiack Shire Council Plan 2021-2025, and the Warracknabeal Council Action Plan 2021.

The key directions of Council's Plan include:

- Maintain and protect ecological health and rural landscapes

- Supporting liveable community philosophies which involves providing accessible community facilities
- Developing local infrastructure that is well located, flexible and accessible
- Implement consultation processes that are accessible and inclusive
- Master planning for future sport and recreation facilities
- Maintaining a contemporary sports and recreation strategy to ensure appropriate investment of resource

1.4 Context

The town of Warracknabeal

Warracknabeal, a rural town located centrally within the Yarriambiack Shire; is in the northern Wimmera region of north-west Victoria. It is 55 km north of Horsham and is at the intersection of the Borung and Henty Highways (refer following figure).

The original inhabitants of the area around Warracknabeal were the Wotjobaluk tribe of Aboriginal people. The town's name is believed to derive from an Aboriginal expression meaning "place of big gums shading the water hole".¹

The Warracknabeal district was settled as two pastoral runs in 1845, either side of the Yarriambiack Creek, by the brothers Andrew and Robert Scott. The runs were named Werracknabeal or Warracknabeal West and East.²

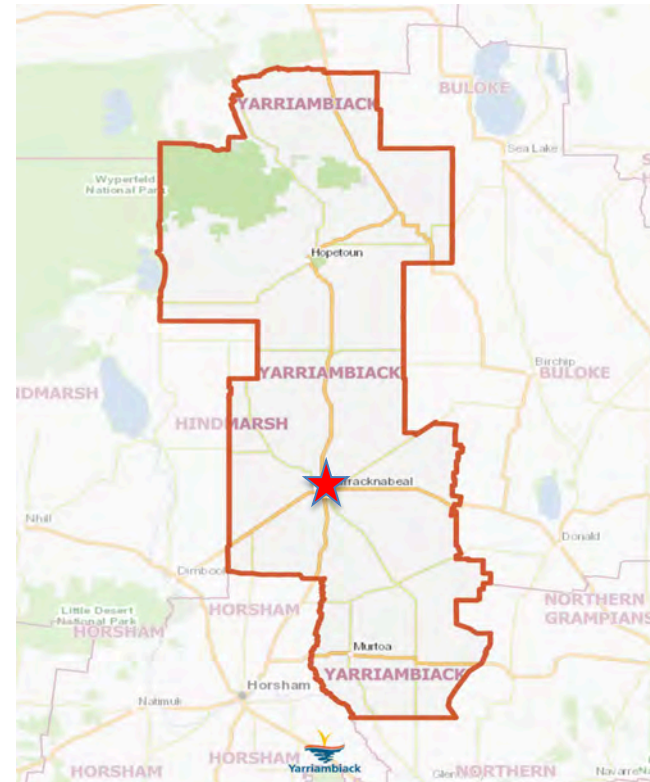


Figure 2: Map of Warracknabeal's location in Yarriambiack Shire Council

¹ Reader's Digest Illustrated Guide to Australian Places, 1993.

² Victorianplaces.com.au/Warracknabeal

Relationship of the reserve to other land uses

ANZAC Park is located on the south side of the Warracknabeal township (see following map) and is the largest community recreation space in Warracknabeal.

It is used by Warracknabeal residents as a sporting precinct, and as a recreational open space to enjoy activities such as walking, jogging, riding bikes and ball games.

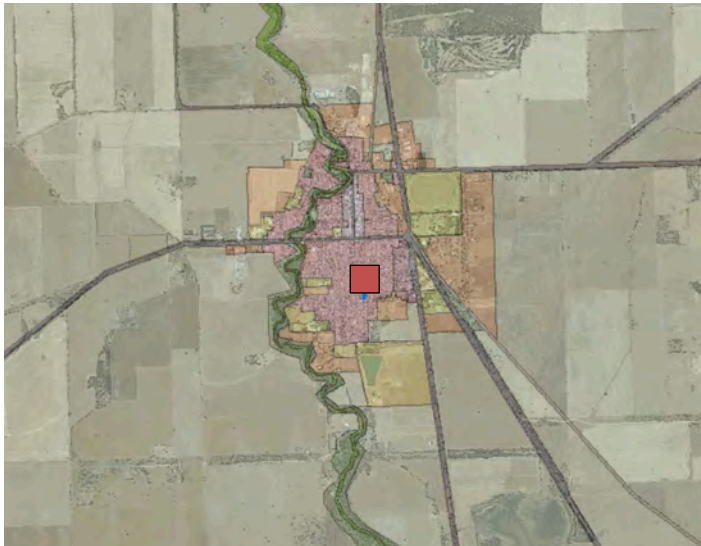


Figure 3: Location of the ANZAC Park in the Warracknabeal township

Image: Obtained from the Pozi Community Mapping Tool (Yarriambiack Shire Council)

The reserve is one of three main outdoor sporting facilities in Warracknabeal; the golf course, the racecourse and ANZAC Park. The town also hosts an indoor sports centre.

The reserve has some significant vegetation in site; is relatively flat and has no major encumbrances. The surrounding land is all residential with good street access around the perimeter and relatively good sightlines into the park. It is surrounded by Arnold Street to the north, Molyneaux Street to the east, Gardiner Street to the south and Scott Street.

The reserve is 600m from the St Mary's Catholic Primary School and around 800m from the Warracknabeal Secondary College and 750m from the town hall. (Refer following figure).

1.5 The site

The following aerial image shows the extent of ANZAC Park.



Figure 4: Aerial view of ANZAC Park

The reserve is made up of one parcel of land that is Crown land which is managed by the ANZAC Park Trustees as the Committee Of Management on behalf of the Department of the Environment, Land, Water and Planning (DELWP).

A small parcel of land where the RSL building is located is a separate but adjoining parcel of land.

Planning scheme zones and overlays

ANZAC Park is zoned Public Park and Recreation in the Yarriambiack Planning Scheme. See the image below from MapShare.



Figure 5: Planning scheme zoning for ANZAC Park

- ANZAC Park has a Land Subject to Inundation Overlay (refer following figure) over the site.
- The provisions of the Land Subject to Inundation Overlay requires a planning permit for a building or to construct or carry out works.



Figure 6: Planning overlay: Land subject to inundation overlay
Image: VicPlan property report

There is a Bushfire Management Overlay (BMO), Environmental Significance Overlay (ESO) and a Heritage Overlay (HO) in the vicinity of ANZAC Park but these do not directly affect the Reserve.

1.6 Facilities

ANZAC Park has a number of facilities including the following:

- AFL/cricket oval – including turf wicket, inground sprinkler system, 4 flood light towers, a scoreboard, coach’s boxes, and seating around fence line. This oval is also used for hockey.
- A velodrome was previously located around the oval and this is still evident in places including the banked corners especially in the northeast, locally known as the “ramp”.
- Cricket practice nets (2), one open access, and one locked
- ANZAC memorial grandstand
- A 50-metre, 8 lane swimming pool, with step entry, two junior water slides, changerooms, pool office and plant room, built in shade, toddler pool and memorial kiosk/entry
- Netball courts, asphalt (2), one is a dedicated court the other is multi-lined with one tennis court, viewing stand, covered (2), flood lighting – 4 towers (dedicated court), and coaches’ box (3)
- Tennis courts, hard court (9). One multi-lined with netball court. 2 with flood lighting, - 4 towers with a single light. Tennis shelter
- Playground with surrounding fence
- Public toilets (3)
- CFA training track
- CFA storage shed
- CFA water storage tanks (2)
- Molly Taylor pavilion building
- RSL Club Building (on a separate parcel but appearing to be within the Reserve)
- Community Centre/club rooms

- Memorials (multiple)
- Permanent tables and chairs
- Vehicle entry gates (3), with associated buildings (2),
- Pedestrian gates (6) including memorial entry on corner of Scott and Arnold St.
- Water tanks – (5)
- Club storage sheds
- Maintenance vehicle shed
- Formal gardens with significant trees, rose gardens and paths etc.,

An aerial view of ANZAC Park and its facilities is provided in the following figure. A detailed site analysis that assessed the issues with each facility was prepared and submitted. See Volume One: Site analysis.



Figure 7: Aerial view of ANZAC Park.
Image: Google Earth

2. Demand for sport and recreation in Warracknabeal

The key demographic factors that influence the demand for sport and recreation activities are population size, age, gender, income, education, cultural background, disability and location of residence and availability of facilities.

2.1 Population and demographic profile

There are an estimated 2,348 residents in Warracknabeal, comprising about 36% of Yarriambiack Shire’s total population. Forecasts³ suggest that the population of Warracknabeal is likely to decrease by 113 residents from between 2021 and 2026 and an additional 225 in 2036⁴ (refer table below).

The table below shows the projected population of Warracknabeal from the last census period until 2036.

Table 2: Projected population decline of Warracknabeal⁵

	2021	2026	2036
Warracknabeal			
Population	2,348	2,235	2,010
Change in population	-	-113	-225

Warracknabeal has aging profile, with the majority (51%) of the residents aged 50 years or above. In a trend that is represented among many regional towns in Victoria, there is a declining proportion of residents aged between 15-25 years. Many of these residents leave for further education or work.

The population decrease over the next 15 years is predicted to be consistent across all the age groups. Therefore, the age division in Warracknabeal will remain similar over the next 15 years.

The figure below illustrates the projected population in 2021 and 2036, by age group.

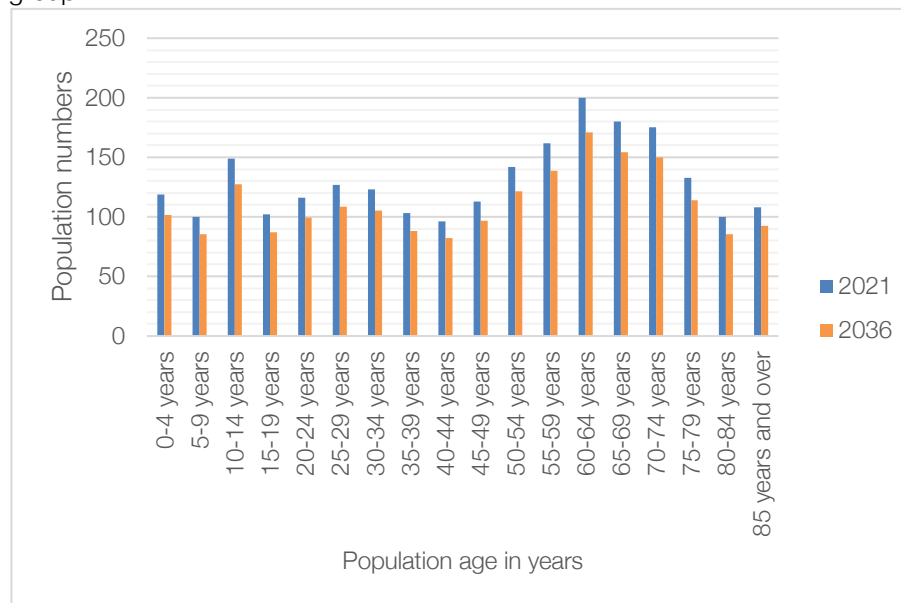





Figure 8: Population distribution of Warracknabeal residents (5 years distribution)

³ Victorian in Future VIF2019_Population_5y_ages_ASGS_2036 e

⁴ Ibid

ABS Quick Stats provides a summary of the Warracknabeal demographic profile as shown below.

	People	2,359
	Male	49.5%
	Female	50.5%
	Median age	50
	Families	598
	Average number of children per family	
	for families with children	1.8
	for all households (a)	0.5
	All private dwellings	1,259
	Average number of people per household	2
	Median weekly household income	\$1,079
	Median monthly mortgage repayments	\$737
	Median weekly rent (b)	\$180
	Average number of motor vehicles per dwelling	1.8

The Warracknabeal population exhibits a very low proportion of people from non-English ancestries, as compared to the Victorian Average, and around 200 indigenous residents. The largest proportion of residents with a non-English speaking ancestry are German (9%). The largest percentage of people born overseas from any one country were from India. Cultural background is not likely

to be a barrier to sports participation in Warracknabeal, and the range of fields sports played is beneficial to support the increases in the number of people born overseas. Where the reserve can provide the wider catchment with more opportunities for females to participate these should be taken.

Compared to the state as a whole Warracknabeal has a high proportion of people who volunteer 23% compared to 13%. Volunteering will continue to be important in supporting sport and recreation activities on the reserve, in growing the base for sports from the school aged population, and to include the care and maintenance of the gardens and trees on the reserve.

In comparison with the Victoria population a high proportion of the population have a long-term health condition (47% have none compared to Victoria 64%). To serve the aging population and those that could benefit from additional physical activities, opportunities on the reserve to swim, walk and play sports socially should be enhanced.

Implications of the demographic profile are that all encouragements that can be, should be made to increase the participation of residents in physical and social activities, including ensuring that people with a disability and more females can access facilities on the reserve and be included in community activities, and for activities when sports is not being played.

Significant benefits can be provided by upgrading access and change facilities to the swimming pool and sports facilities like tennis which are more able to include people with a physical disability.

The overall population is likely to have a declining number of people attracted to team sports due to the aging population and proportion of people with a health condition, however as smaller localities are faced with similar projections the reserve will play a more regional role in being able to deliver team sports.

2.2 Existing and projected use of ANZAC Park

Club usage

Data collected from the clubs and the community survey during our engagement indicates that the ANZAC Park is a popular and well used venue for both clubs and individuals.

In addition to the usage as per the club data below, the reserve is a popular site for individuals to walk, run, ride bikes and socialise. It is difficult to estimate the casual usage of the reserve, but it is expected that usage will continue to grow in line with the trend in growth of non-organised activity across Australia.

Data from AusPlay shown in the graph below shows how non-sport physical activities have grown significantly from 2001 to 2020.⁶

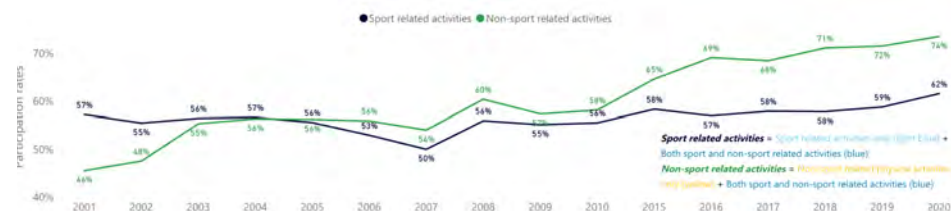
Although ANZAC Park is predominately a sports reserve, it has an important secondary open space function as a social/family recreation area. It can accommodate a significant amount of unorganised physical and social activity. This is due to its relatively large size, central and prominent location within the town, flat topography and the existing facilities that attract people to the reserve. The reserve is the only sports precinct in Warracknabeal and has a good range of facilities for different age groups. It does not however cater well for people with a disability.

For this reason, additional attractions and improvements should be made to ANZAC Park to benefit a broader range of the community.

A higher and increasing proportion of women and older persons are participating in non-organised physical activities and sports.

The following graphs shows the growth in sport related activities and non-sport related activities from 2001 to 2020 from data gathered by ERASS and AusPlay surveys.

Figure 9: The growth in sport related activities and non-sport related activities from 2001 to 2020 from data gathered by ERASS and AusPlay surveys



The following table outlines the current number of teams and likely number of participants for the clubs based at the reserve.

In excess of 16 teams consider ANZAC Park as 'home.' Almost all clubs have suggested that the demand for team participation is steady or on the rise.

The football, netball, cricket and hockey clubs use the ANZAC Park as their main social and training base but may use other local grounds for overflow training in the off season.

⁶ Participation Trends In Australia. app.powerbi.com

The table below shows the number of sport teams based at ANZAC Park and the estimated participation.

Table 3: The number of sport teams based at ANZAC Park and the estimated participation

Club	Current no. teams/members	Estimated participants	Participation trend
St Mary's Cricket Club	1 senior B Grade team (Plus juniors from region in junior program shared with Brim)	15	Steady
Warrack Eagles – Football	2 senior teams 3 junior teams (U12, U14, U17) + Auskick	50 100	Maintaining teams. Some growth
Warrack Eagles - Netball	3 senior teams 3 junior teams (U13, U15, U17) Net Set Go	30 45	
Warracknabeal Swimming Club	1 team	20	Growth
Warracknabeal Hockey	2 Senior teams 2 Junior teams	22 approx. 22 approx	
ANZAC Park Tennis Club	Juniors Hot Shots Seniors	33 30-40 15	Juniors growing
Warracknabeal Fire Brigade	Seniors Juniors (11-17 yrs._	8-12 21 approx	Declining

The number of estimated participants based on club data has been compared with AusPlay data⁷ for 2021 and 2036 in the table below. The data shows that Australian Rules Football participation in Warracknabeal is 150, this is slightly above the State organised participation rate of 122 in 2022; even with the

⁷ AusPlay is a national population survey of adults aged 15 or over and children 0-14 about their participation in sport and physical activity. Each year, 20,000 adults aged 15 or over complete the survey. Apart from providing information about their own participation, parents/guardians of children under the age of 15 are asked about the physical activities undertaken by one of their children.

population decline, Australian Rules Football is projected to have slightly higher participation rates in 2036.

The current participation rate for cricket is well below the state average for Warracknabeal, this low rate of participation is projected to continue until 2036. However, St Mary's Cricket club had a successful season in the 2021/2022 season winning the B Grade competition in the Wimmera Mallee Cricket League which could assist the club in rebuilding their membership base. The Club is active promoting to juniors offering Wednesday training and Saturday morning games.

Netball participation of 75 in 2022 is well above the State organised participation, this high rate of participation is projected to continue until 2036.

The number of Warracknabeal residents that participate in swimming (20) at Warracknabeal is well below the State average (103). The participation rate for swimming is projected to decrease over the next 15 years, this is in line with the population decrease projected for the town. Until last season the VICSWIM Summer Kidz swimming program averaged 56 participants per season.

Hockey in Warracknabeal has a very high participation rate (44 players), compared to the State organised participation rate of 23. The high rate of participation of hockey in Warracknabeal is projected to continue until 2036.

The tennis courts at Warracknabeal are used for junior coaching, competition tennis, regional tournaments and casual tennis, however, have the potential for greater use as they are not shared with netball (with the exception of one court), they include lighting and have nets in place permanently. A greater proportion of tennis players now play social tennis, rather than in a club, and there are no other social, free access courts in Warracknabeal. The tennis courts at ANZAC Park are cracked and are in poor condition, the redevelopment and a structured

maintenance program could assist with retaining grassroots players participating in the strong hot shots program.

The table below shows the number of current participants per sport at ANZAC Reserve against the State organised participation.*

Table 4: The number of current participants per sport at ANZAC Park shown against potential player based on the State organised participation*

Activity	ANZAC Park club membership 2022	Projected participation		
		Based on State organised* 2021	Club Memberships 2036	Based on State organised* 2036
Australian Rules Football	150	122	128	111
Cricket (outdoor)	15	80	13	68
Netball	75	34	64	31
Swimming	20	302	17	259
Hockey	44	24	38	21
Tennis	80	119	69	102

*Projected participation based on state organised participation is activity formally organised by a club, association, school or other type of organisation.



Figure 10: Grandstand at ANZAC Reserve oval

ANZAC Park potential competing facilities

The table below shows the potential competing facilities with those at ANZAC Park. ANZAC Park has been developed to cater for a number of clubs across winter and summer sports in the one location and therefore are able to share support facilities. There are no other facilities within Warracknabeal or nearby that compete with or could be easily upgraded to compete with the existing facilities at ANZAC Park.

Table 5: ANZAC Park and potential competing facilities

Facility	Potential competing facility	Comment
Oval	Warracknabeal Secondary College	Oval with synthetic cricket wicket. No flood lighting or public change facilities
	Warracknabeal Showyards Reserve	Large oval with no associated amenities for public sport
	Brim 21km north of Warracknabeal	Football club merged with Warracknabeal in 2001. Oval continues to be used for football
Netball Courts	Brim – 2 courts	Upgraded 2020. Multilined for tennis
Tennis Courts	Brim – 3 courts	Upgraded 2020. Multilined for netball. Serves local community
Swimming Pool	Jeparit 31km west of Warracknabeal Beulah 36km north of Warracknabeal	Pools in neighbouring towns outside of typical catchment of 15km
Fire Brigade Training Track	No other facility in Warracknabeal	

3. Consultation summary

3.1 User views

Methods of engagement

Feedback from the stakeholders and the community was sought in several ways including telephone interviews, a community survey and an on-site meeting.

- Telephone interviews of Clubs and user groups were conducted to ascertain the nature of their facilities and services
- Yarriambiack Shires Have Your Say page provided an invitation to complete an online survey
- A communications strategy to promote visitations to the Have Your Say page was implemented with social media advertising used to promote the engagement and the survey
- The survey was available from 8 March 2022 to the 30 March 2022
- A walkover with representatives from the sports groups, Trustees, Council and peak bodies was held on March 4, 2022
- Individual submissions were also accepted.

The table following illustrates the number of respondents by consultation method.

Table 6: The table below shows the range of engagement and number of people contacted as part of the study.

Engagement method	Contacts	Completed/ submitted
Inception meeting	1	1
Telephone calls/interviews	24	14
Community surveys	131	131
Emails sent	15	6
Submissions received	0	0
On site visits/meetings	NA	2

Some 17 individuals representing a range of clubs, groups and organisations were interviewed about ANZAC Park plus a further 4 peak body organisations. For a full list of those interviewed see Appendix 4.

The consultation was designed to gain insight into how the clubs and user groups use of ANZAC Park, what they like about the venue, what they would like improved and to understand their future needs and aspirations for the site.

A community survey was available for individuals and club members to provide their thoughts and ideas for ANZAC Park. The summary of the findings follow.

3.2 Stakeholder interview summary

Interviews were conducted by telephone with representatives of user groups of the reserve. Following is a summary of comments from key questions:

Are there any gaps in what is available within the reserve to meet the needs of community sport?

- Extension of the community centre - community centre - 25 years old
- Changerooms don't meet the needs of football or current standards
- Need to bring together the pool changerooms/kiosk and the footy club building into one
- Pool change rooms are poor
- Amalgamate tennis, netball and swimming change rooms
- Tennis facilities are poor and could be improved. Tennis court surfaces are cracked and in poor condition
- Community centre social room works ok - The kitchen may be a little small
- Would love to have a soccer/hockey field as there is starting to be a demand for soccer
- Long jumps run ups need improving
- Disability access in the pool area is poor
- Netball changerooms are in the wrong place - Ideally take netball changeroom down and build one
- Netball - one court is not good enough

Grandstand (Playgroup usage)

- Dust/dirt comes in through weatherboards
- Rain sometimes comes in depending on angle
- Some boards removed for white ant inspection not returned, some skirting damaged by white ants not replaced

- Mice an ongoing issue
- No indoor toilet for children or staff
- The public toilet blocks are needing improvement especially in the north of the oval
- Swimming pool rooms are terrible. New change rooms for netball can't move despite the fact that it blocks the view. May be worth looking at a function room upstairs if possible

What works well within the reserve?

- Sports and groups seem to work well together
- Volunteer input to maintenance of oval
- Water tanks to drought proof the oval - have dams outside the town and pipe water into the ground for the oval
- Oval surfaces are good
- Everyone can use the community centre which is great
- The park trustees do a great job
- Gardens look good and the oval looks good
- The pool is great apart from the change rooms
- The facility is central to everything

What could be improved within the reserve?

- Resurfacing of the carparks and delineating
- Would like to have hockey/soccer fields - potential to reduce tennis courts to fit in soccer/hockey field
- Molly Taylor kiosk - 100 years old and hardly gets used and is in a very poor condition. Family members don't mind if it was removed. Not heritage listed
- Biggest concern is the changerooms for the pool

- Pool pump house will need upgrade in future
- The single netball court is near the end of the life
- Tennis courts are all poor
- Could establish two netball-tennis courts which will support the tennis club
- Shade - maybe off the community centre
- The visitors changerooms are probably the most needed project as they are too small for use currently
- Space in our storeroom could be used with maybe access from indoor and outdoor available
- Toilets under Grandstand
- An outdoor fenced play space connected to playgroup facility
- Car parking for those using Molly Taylor and under Grandstand
- Molly Taylor building in poor condition
- Would love to see a pump track. Skate park is heavily used but not an ideal location for younger children

Other items raised by individual clubs included:

- Disability car parking
- Delineating parking and vehicle movements to ensure safety
- Playground should be closer to near tennis/netball
- Need toilets on the north side of the ground

3.3 Summary of findings from the community survey

Some 131 surveys were completed by community members, with 72% stating that they used ANZAC Park once a week or more.

The most common reasons for visiting the park were:

- Watching football (52%)
- Using the swimming pool (47%)
- Watching netball (40%)
- Walking or running (33%).

Facilities with the greatest community benefit to be provided or improved were:

- Swimming pool change rooms
- Netball courts - access and quality
- Community Centre upgrade
- Tennis court surfaces

The key opportunities to rationalise, relocate or reduce maintenance cost were identified by respondents. These opportunities included the following:

- Sharing changerooms between netball, tennis, and the pool
- Sharing courts between netball and tennis ensuring that they can be adequately lit
- Provide one location where spectators can view football netball and tennis
- Provide better and consolidated parking areas in association with each of the facilities, i.e., near Molly Taylor kiosk, near the oval for winter footy viewing, and near the tennis courts etc.

For a detailed review of the community engagement see Volume 2: Community Survey Findings Report. April 2022.

3.4 Key trends

The following diagram illustrates key relevant trends relating to parks and sports

Key Park and Sport Trends: Accessibility, quality, diversity, informality, equity, safety and sustainability



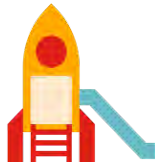
- Dependence and 20 min neighbourhoods
Distance or lack of walkability mean some communities may be totally dependent on a space to meet everyday play sport and recreation needs



- Increasing demand and understanding of importance of green space and sport and development on sites with no natural environment features – green and communal spaces



- **Access to nature for restorative values, play, diversity, shade, sustainability and perception of quality**
- **Climate emergency:** renewable energy, permeable and high albedo surfaces, recycle water



- **Data collection** – People/vehicle counters to measure casual use of parks. Analysis of social media data to capture user thoughts and behavior



- **Less club sport, more social and individual sports** access for community and social sports and programs important
- **Increasing demand for off road circuit trails** for dog walking, running walking and wheeling responding to more people working from home, increase pet ownership and need for exercise



- **Wheels**
Increased demand for bike facilities, wheeled toys and mobility devices



- **The whole family needs to play together: all genders, ages and abilities** included in sports, recreation and play



- **Female participation** – growth in sports such as AFL, soccer and cricket
- **Higher service and provision standards** to drive equity, ensure parks and sports facilities are safe, fit for purpose, and for asset management and budgeting.
- **Increasing standards for support facilities,** playing field size and female friendly facilities



- **Inclusion and universal design**
All play spaces, paths and facilities can be made inclusive of people with a disability not just regional, or “destination spaces,” or special separate spaces



- **Technology:** Wi-Fi to connect to wearable tracking devices, live stream sport, operate irrigation systems, and monitor moisture content of playing fields
- **Increasingly manicured design** promoted by developers in new development areas mean local parks have to consciously provide less structured environments with which to engage
- **Wellbeing:** Physical activity, social connection and environmental lenses are needed in design.

3.5 Implications of demand

The data gathered from user groups, peak bodies and the community engagement show there is strong demand for local sports facilities as well as other activities.

Although the population of Warracknabeal is aging, there is high participation in sport at all age levels and this is likely to continue.

The Wimmera Southern Mallee region (includes Yarriambiack Shire) has the highest membership rates (% of total population) for netball in regional Victoria. The membership rate is 4.2% compared to the Victorian Rural and Regional average of 3.2%.⁸

Participation in AFL is high in Yarriambiack Shire compared to the state average. Results from the Yarriambiack Sport and Recreation Strategy community survey showed 21% of those over 15 years participated in AFL at least once a year compared to 5% of Victorian participants.⁹

Data from Cricket Victoria is older but suggests similar high participation levels with a player to population penetration rate in the Western Country region (includes Yarriambiack Shire) almost double that of Cricket Victoria's Country Region average (3.19% compared with 1.88%) and the second highest female participant base across the State, including Metro Regions (333 total, 109 additional players between 2014/15 and 2016/17).¹⁰

The Warracknabeal clubs conduct introductory programs including Hot Shots, Net Set Go, AusKick, and junior cricket programs to introduce juniors to sports and help establish a base for the existing clubs.

Existing facilities will require ongoing improvements and upgrades to cater for regular and growing usage. While demand for new nonsporting activities at the Reserve will also grow.

Expanded walking paths, social facilities, play equipment is likely to be well utilised.

⁸ Netball Victoria Statewide Facilities Strategy

⁹ Yarriambiack Sport and Recreation Strategy. 2016-2025

¹⁰ Cricket Victoria Infrastructure Strategy 2018-2028

4. Risk issues, asset condition and maintenance

Although they do not own or manage all local reserves, Yarriambiack Shire provide funding for them. Some \$57,000 was allocated to ANZAC Park in 2021/22. The Trustees engage a grounds keeper who is employed 2 days a week and focuses mainly on turf management within the reserve. Maintenance and small projects are carried out by individual clubs and the Trustees

The Trustees and user groups have met a number of times preparing for this Master Plan. They identified items that will reduce risk for users and improve the overall safety and enjoyment of those using the reserve. Following is a summary of issues identified.

Grandstand

- Has suffered from white ant damage and poor drainage. A structural report recently completed. See Table 10 below for summary of report and recommendations.
- Electrical wiring recently updated
- No internal toilet for Playgroup

Community Centre/change rooms

- Good condition although dated and considered 'tired' looking. Built 25 years ago for \$500,000
- Requires kitchen upgrade to meet current standards for food preparation and storage
- Power supply upgrade required to meet future demands
- Larger changerooms for both the visitors team and the home team are required incorporating individual shower spaces to conform to current

guidelines for female friendly facilities and accessibility. Additional toilets, and umpires' rooms for male and female umpires.

Swimming pool

- Change rooms don't meet current standards with wheelchair access not possible in toilets
- Plant room assessment recommended
- Aquatic Facility Safety Assessment by Royal Life Saving Society Australia is recommended

Netball courts

- Court run offs do not meet current requirements

Netball change rooms

- Not easily accessible for with several level changes leading to rooms

Oval

- Generally, in good condition however South African Couch became established in drought years affecting uniformity of ground surface
- Seeding of oval costs approximately \$10,000 each year

Molly Taylor Pavilion

- Most recently used as a venue for dancing classes 3 nights a week. Significant work required to upgrade building – estimated cost suggested by Working Group was \$600,000

Playground

- The Australian Standards for playgrounds was updated in 2021

Tennis courts

- The existing courts have numerous cracks that are progressively worsening
- Club was unable to host a Wimmera regional junior tournament in 2020/21 due to our below standard court surface

Cricket nets

- Practice nets in good condition. Drainage a concern
- Shade for spectators is limited

Public toilets

- Do not meet current standards for accessibility

Fire Brigade training area

- Assets in good condition. Brigade does own maintenance with some assistance from grounds keeper

Parking

- Concerns raised with parking on 'ramp' northeast side of oval and cars rolling into spectators
- Clearly marked disabled parking required for viewing oval.

Gardens/trees assessment

- Arborist assessment of trees recommended



Figure 11: Men showers and cubicles. Warracknabeal Swimming Pool

5. Master plan

5.1 Vision

To reflect its history as an important regional sports ground, but function as a central hub for community sport and recreation in Warracknabeal.
 To maintain in balance: facilities that serve people from a broad range of age groups and abilities, for unorganised and club competition sport and recreation, and natural elements that provide shelter and shade, restorative values and habitat and high-quality landscape amenity.
 To consider environmental sustainability in relation to building and ground management, playing and traffic surfaces and asset development.

5.2 Objectives for change

Table 7: Objectives for change for each facility component

Netball
<p>Objective:</p> <ul style="list-style-type: none"> To provide 2, upgraded netball courts, with lighting, side by side running n/s with support facilities close by. Retain view of the oval for netball spectators Provide better support facilities with views of the courts. <ul style="list-style-type: none"> Can share one or more courts with tennis Retain view of the oval for spectators Views of the netball court from the CC Retain the change facility (required by Council grant), upgrade/repurpose in conjunction with the new build) and make accessible and to code Viewing from shelter/support facilities preferred from the north.

Tennis

<p>Objective:</p> <ul style="list-style-type: none"> To provide 4 upgraded tennis courts, with lighting as a priority retaining space for 2 additional courts to be upgraded at a later date. Provide courts side by side running n/s with support facilities close by (preferred on the north) Retain view of the oval through netball Provide better support facilities with views of the courts; Shared change rooms with and a shelter on the north. <ul style="list-style-type: none"> Can share one or more courts with netball (as long as four dedicated tennis) Views of the courts from the CC.
--

Grandstand

<p>Objective:</p> <ul style="list-style-type: none"> Retain grandstand due to heritage significance and for spectator viewing storage and to provide a long-term base for the RSL Address issues raised by engineers and continue to provide viewing to oval on north side of ground Retrofit the area under the grandstand for RSL memorability and meeting as well as storage for reserve users. <ul style="list-style-type: none"> Utilise under grandstand for storage, change/accessible viewing of the oval Upgrade the undercroft to house RSL if and when they would like to vacate current location Assist to playgroup to relocate as the space is not suitable or compliant, no toilets and no play space provided. Also, the use is not dependent on a sports location.

Trees

Objectives:

- Retain as many trees as possible on the reserve surrounding the sports facilities for shade and amenity value.
- Protect the stand of trees in the southwest and east and manage with a clear root protection zone extending out beyond the canopy.
- Trim trees in preference to removing them for example those in the east
- Extend the tree planting around the reserve to provide a consistent row of street trees around the site, limbed up if necessary to encourage views in.
- Continue to plant street trees around all surrounding streets.
- Remove the grass underneath the trees in the southwest and mulch to help survival of the trees or plant low native shrubs or ground cover with sensory qualities.
- Ensure new courts have root barriers to limit invasion by tree roots.
- Continue to replant specimen trees if they are lost, which are appropriate to the botanical garden and ANZAC theme - provide good canopy, amenity and play value.

Molly Taylor Pavilion

Objective:

- To record the history of this building before replacing it with an accessible spectator shelter on the north of the oval and storage behind.
- Whilst the pavilion has local significance it appears the condition of the building does not allow for it to be repaired cost effectively.
- Relocation or removal will require acknowledgment and documentation to live on elsewhere on reserve.

Playground

Objective:

- To upgrade the playground to enhance play value and encourage intergenerational play, for people of all ages and abilities. Expand the fenced area so allows for play and interaction of family members.
- Retain viewing of the oval from the play space.
- Retain location on the reserve edge of the reserve so is prominent and seen as a community play space.
- Ensure any potential conflict with vehicles is removed.
- Provide a fence but ensure adequate space inside for parents/care givers and play.
- Ensure it is close to other facilities - such as the CC, netball, tennis and green space.

Community centre (CC)

Objective:

- To provide functional community centre for all clubs on the reserve, community and other sports activities that has views to the oval and behind.
- Provide more functional layout for meetings, administration, food and beverage and social activities.
- Provide new compliant all gender and ability and family friendly toilet change facilities and storage for clubs in a separate but proximate building to the CC.
- Provide viewing of the oval between the buildings for users of the netball courts.
- Minimise the footprint of this facility to ensure views are maximised across the ground.
- Note community views are that viewing the oval should be from the north - as would typically be the case.
- Provide a wide veranda on the building in front, oval side and encourage viewing to the rear of the green space.

Storage

Objectives:

- Minimise the number of separate storage facilities on the site.
- Provide adequate storage for all activities and ensure storage is managed efficiently within each pavilion/sports area.
- Provide a new storage space under the Grandstand and in conjunction with the adjacent proposed shelter.

Swimming pool

Objective:

- Replace the functionally obsolete change rooms to provide fit for purpose, all gender and all ability facilities backing on to those for netball and tennis.
- Provide hoisted access into the pool from the new building.
- Remove and replace existing change rooms.
- Upgrade kiosk/entry and provide a first aid room.
- Demolish the kiosk entry building but retain all signage etc.
- Relocate the entry and car park to the south of the reserve minimise the distance to drive through the reserve and potential conflicts with other users.
- Consider sharing the new change room with netball and tennis (but with separate areas for each (for security and safety).
- Note internal details and design by swimming pool committee.
- Aquatic Facility Safety Assessment by Royal Life Saving Society Australia is recommended
- Complete plant room assessment.

RSL

Objectives:

- Retain all memorabilia and the RSL function on the reserve and space for ANZAC day services.

RSL

- Relocate the RSL function into smaller suitable premises - such as under grandstand and remove the RSL building in the long-term or at the end of its function life.
- If and when the RSL building is removed, replace with a small car park and reduce the space taken up by vehicles in the visits around the reserve.

Green social space and BBQ

Objectives:

- Retain a large area of green space west of the netball courts that can be used for sports development drills as well as community events and some training and play activities.
- Upgrade the levels, drainage, and turf in this area for these uses.
- Assumes that athletics will be accommodated off-site at the school.
- Acknowledge the previous site for the dam, and that this area floods.
- Could continue to accommodate small scale hockey activity i.e. surface is flat and can kept mown appropriately.
- Ensure any development to the space acknowledges the water pipes connecting the tanks, beneath.
- Remove the existing BBQ area. This function can be provided in a non-permanent space.

Car spaces

Objectives:

- Confine the areas for parking and vehicle movement to specific areas servicing each of the main facilities on the reserve, and several areas directly overlooking the oval and provide direct vehicle access to each.
- Minimise the area and upgrade areas of asphalt on the reserve to improve safety, permeability and improve aesthetics.

Car spaces

- Provide dedicated parking for oval and cricket users in select areas around the ground
- Provide a car park outside the oval space to service the pool from the south if practical and so it does not restrict space for upgraded courts. This may require relocation of two tanks further east
- Re grade the “ramp” on the northeast side of the oval and re-landscape for public viewing
- Retain three entries to the reserve
- Restrict vehicles to defined areas and a car park on the west
- Plant areas not required for vehicle access.

5.3 Preferred master plan concept - option 10

5.4 Community centre concept

LEGEND

1. CRICKET NETS x2

- Adequate number for current use
- Reconfigure cricket nets approximately 20 degrees and redevelop
- Allow for additional 3rd net in long term
- Address drainage around nets

2. SPECTATOR VIEWING

- Grass and regrade northeast bank and install spectator shade
- Shelter included in change room and Community Centre development

3. OVAL

- Install goal net at west end. Explore the possibility to upgrade oval lighting to 150 lux to suit night matches

4. MOLLY TAYLOR BUILDING

- Replace it with an accessible spectator shelter on the north of the oval and storage behind

5. GRANDSTAND

- Seek funding to renovate and improve structural integrity
- Redevelop undercroft
- If playgroup relocate allow for meeting space and storage and future location for the RSL

6. PARKING

- Council to investigate lined parking bays surrounding the ANZAC Park Precinct

7. GARDENS & TREES

- Install irrigation system into small garden beds, mulch and control vehicle movement
- Protect the trees on the reserve and surrounding the sports facilities
- Mulch around the trees on the west
- Extend the street tree planting around the reserve to provide a consistent row of trees
- Ensure new courts have root barriers to limit invasion by tree roots

8. HOCKEY

- Remain on oval
- Share new change rooms
- May use upgraded green space for drills etc.,

9. CHANGE ROOMS

- New change rooms to meet minimum standards of AFL Victoria guidelines to be used football, hockey and cricket

10. COMMUNITY CENTRE

- Upgrade to provide more functional layout for meetings, administration, food and beverage and social activities
- Provide a wide veranda on the building in front, oval side and allow viewing to south for netball, tennis and green space
- Integrate existing netball change rooms and make accessible

11. BBQ

- Remove BBQ structure

12. GREEN SPACE

- Upgrade for drainage and use as events space
- Improve space for long jumps, and athletics field events or hockey if not developed at schools

13. TENNIS

- Provide 4 upgraded tennis courts (two to be line-marked with netball), with lighting on each court.
- Retain space for an additional 2-4 standalone tennis courts to be upgraded in the future if funding and demand permits
- Remove existing shelter

14. NETBALL, TENNIS, SWIMMING POOL CHANGE ROOMS

- Demolish the existing swimming pool changeroom
- Design and construct a new netball / tennis changeroom pavilion onto the swimming pool changerooms
- Design and construct new swimming pool changerooms with netball / tennis changerooms (but with separate areas for security and safety). Include upgraded kiosk, entry, storage, and first aid room.

15. NETBALL COURTS

- Redevelop 2 side by side netball courts, line-marked for tennis including lighting and player shelters on both courts
- Construct a new tennis/netball pavilion backing on the swimming change rooms, to replace existing

16. NETBALL CHANGE ROOMS

- Integrate into Community Centre redevelopment and make accessible, including any viewing area

17. SWIMMING POOL

- Design new change room with netball and tennis amenities (but with separate areas for each for security and safety). Include upgraded kiosk, entry, storage and first aid room
- Relocate water tanks to accommodate car park if required
- Demolish existing kiosk entry and relocate historic signage etc.
- Complete pool plant assessment

18. TOILET BLOCKS x3

- Remove existing behind Molly Taylor Pavilion once grandstand is upgraded
- Replace blocks at Scott St. and Molyneux St. entries

19. STORAGE

- Provide a new storage space under the Grandstand and in conjunction with the adjacent proposed shelter
- Relocate 2 storage sheds from pool fence line

20. CFA TRAINING TRACK

- No change

21. SCOREBOARD

- Remove - club has purchased an electronic scoreboard which can also be operated by a generator if required

22. RSL BUILDING

- Retain

23. ANZAC PARK MAINTENANCE SHED

- No change

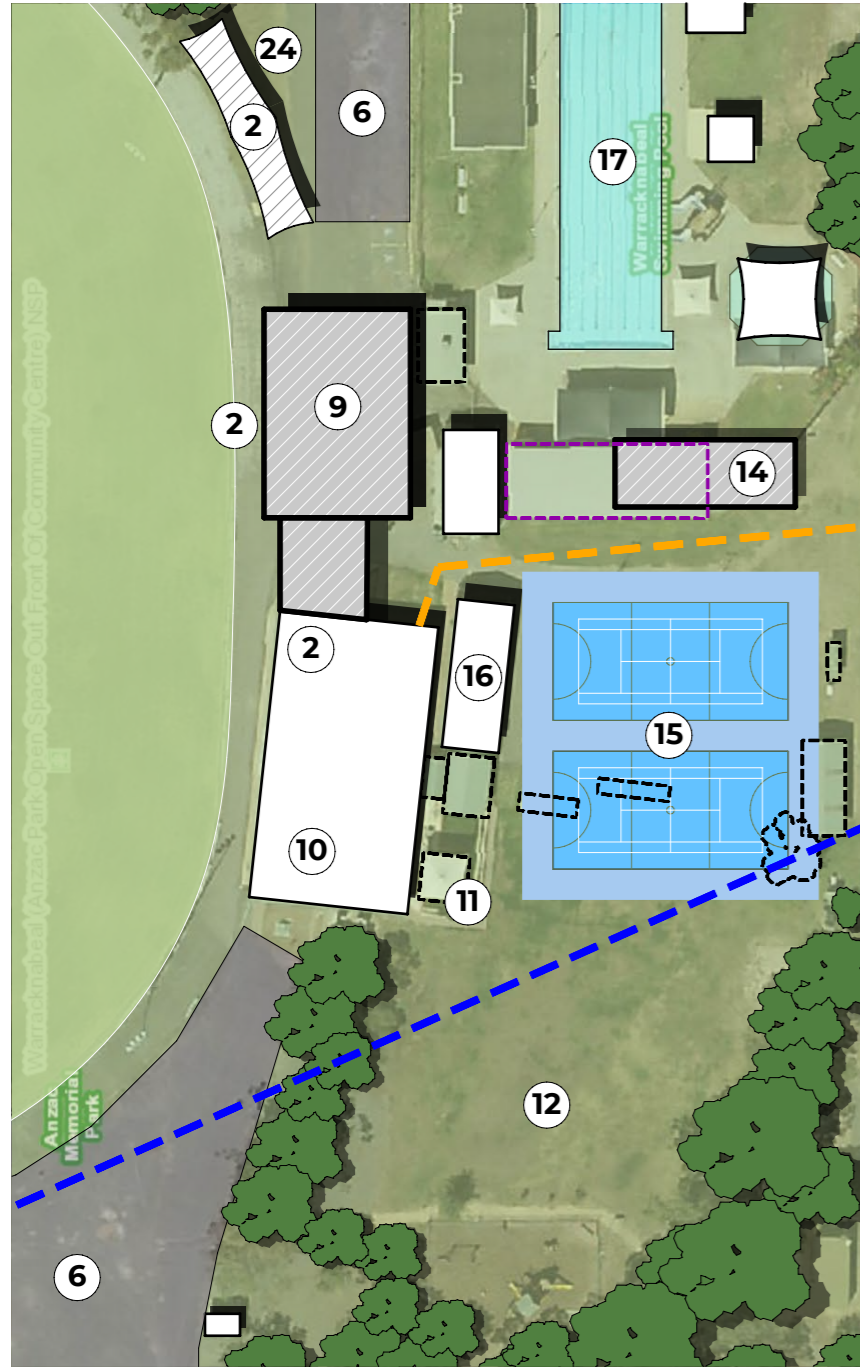
24. REFRESHMENT AREA

- Develop a refreshment, family, shaded and grassed area

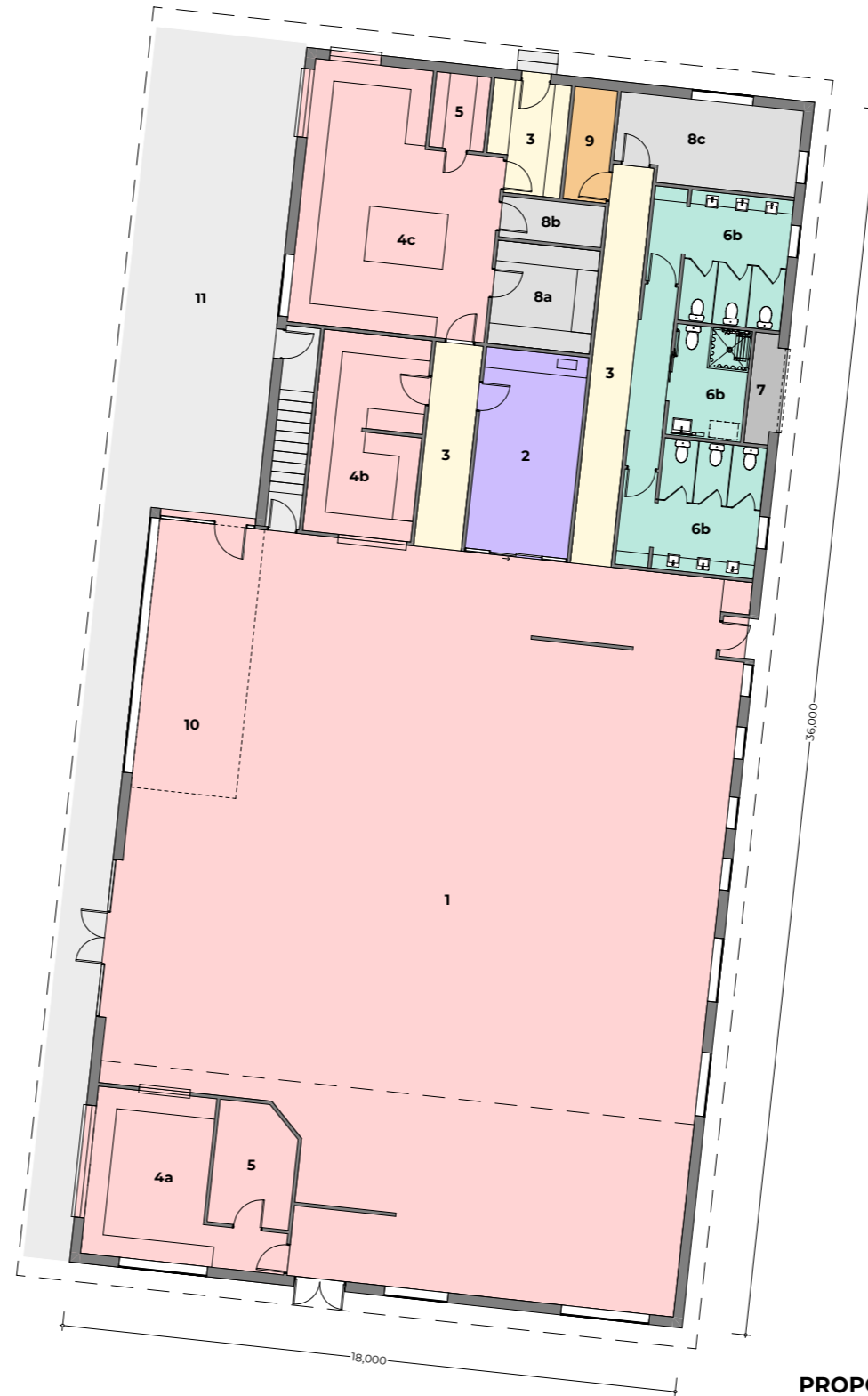


KEY

- | | | |
|------------------------------|----------------------------------|---|
| Existing trees | Existing water supply | New shade structure |
| Existing trees to be removed | Existing sewer line (indicative) | Building to be relocated |
| New planting | Existing sportsfield lighting | New storage shed location |
| New car park/road | Existing building | New cricket net |
| Pedestrian Crossing | Existing building to be removed | Potential future additional 2-court upgrade |
| New walking trail/footpath | New building | |



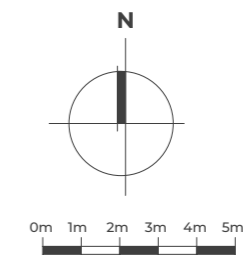
PROPOSED COMMUNITY CENTRE REDEVELOPMENT - SITE PLAN
Scale 1:500 @ A1 :: 1:1000 @ A3



PROPOSED COMMUNITY CENTRE REDEVELOPMENT - FLOOR PLAN
Scale 1:100 @ A1 :: 1:200 @ A3

ANZAC PARK RESERVE
PROPOSED COMMUNITY CENTRE
SCHEDULE OF ACCOMMODATION

NO.	NAME	LOCAL STANDARD	
		AREA / m ² min.	AREA / m ² actual.
1	Main function room	—	352
2	Meeting Room	—	20
3	Circulation total	—	30
4a	Bar (incl. chiller)	—	33
4b	Small servery	—	10
4c	Main kitchen (incl. coolroom)	—	48
5	Coolroom / chiller	—	—
6a	Toilets - Male & Female	—	33
6b	Toilets - Accessible & Family Room	—	8
7	Services	—	3
8a	Store 1	—	9
8b	Store 2	—	4
8c	Store 3	—	15
9	Cleaner	—	5
Total Building Area			approx. 600
10	Overhead timekeeper	—	24
11	Covered viewing	—	100



6. Implementation Plan

The following table shows recommendations and priority for key areas at the reserve. (Short term, (1-2 years), medium term (2-5 years) and long term (5-10 years).

Table 8: Recommendations for key areas at ANZAC Park

Recommendations		Priority
1. Netball		
a	To provide 2, upgraded netball courts with lighting and better support facilities with views of the courts.	Medium term
2. Tennis		
a	Provide 4 upgraded tennis courts, with lighting as a priority retaining space for 2 additional courts to be upgraded at a later date.	Short term
b	Develop shared change rooms with netball, small social space and a shelter on the north.	Medium term
c	Remove tennis shelter once shared change rooms are developed	Medium term
3. Community centre		
a	Upgrade to provide more functional layout for meetings, administration, food and beverage and social activities. Provide a wide veranda on the building in front, oval side and allow viewing to south for netball, tennis and green space. Integrate existing netball change rooms and make accessible.	Medium term
4. New change rooms		
a	New change rooms to meet minimum standards of AFL Victoria guidelines to be used football, hockey and cricket.	Short term
5. Swimming pool		
a	Design new change room with netball and tennis amenities (but with separate areas for each (for security and safety). Include upgraded kiosk, entry, storage and first aid room. Demolish existing change rooms.	Medium term

Recommendations		Priority
b	Demolish existing kiosk entry and relocate historic signage.	Medium term
c	Provide hoisted access into the pool from the new building.	Short term
d	Complete an assessment of the plant room.	Short term
6. Grandstand		
a	Seek funding to address issues raised by engineers and continue to provide viewing to oval on north side of ground.	Short term
b	Retrofit the area under the grandstand for RSL memorability and meeting in long term as well as storage for reserve users and provide accessible viewing of the oval.	Long term
c	Assist playgroup to relocate as the space is not suitable or compliant or redevelop under croft with toilets if no alternative.	Medium term
7. Cricket		
a	Reconfigure cricket nets approximately 20 degrees in current location, redevelop and address drainage around nets. Allow for additional 3 rd net.	Long term
8. Oval		
a	Install goal net at west end.	Medium term
b	Includes shade structures and seating x 2. Develop family grassed area on east boundary of oval with shade structure	Long term
c	Remove old scoreboard. Club has purchased an electronic scoreboard.	Short term
d	Explore possibility to upgrade oval lighting to 150 lux to suit night matches	Medium term
9. Gardens and trees		
a	Install irrigation system into small existing garden beds and any new garden beds and trees, mulch and control vehicle movement.	Medium term
b	Retain and maintain as many trees as possible on the reserve surrounding the sports facilities.	Long term
c	Extend the tree planting around the reserve to provide a consistent row of street trees around the site. Use locally sourced native species.	Long term

Recommendations		Priority
d	Ensure new courts have root barriers to limit invasion by tree roots.	Medium term
e	Plant areas not required for vehicle access.	Long term
10. Molly Taylor Pavilion		
a	Replace it with an accessible spectator shelter on the north of the oval and storage behind.	Long term
11. Playground		
a	Upgrade the playground to enhance play value and encourage intergenerational play, for people of all ages and abilities.	Long term
12. Parking and vehicle access		
a	Provide dedicated parking for oval inside Scott St. and Arnold St. entry.	Long term
b	Provide a car park to service the pool from the south in Gardiner St. Relocate water tanks to accommodate car park if required	Medium term
c	Re grade the “ramp” on the northeast side of the oval and re-landscape for public viewing.	Long term
d	Councill to investigate lined parking bays surrounding the ANZAC Park precinct	Medium term
13. Storage		
a	Provide a new storage space under the Grandstand and in conjunction with the adjacent proposed shelter.	Long term
b	Relocate 2 storage sheds north of pool fence line.	Long term
14. Green space and BBQ		
a	Upgrade the levels, drainage for sports development drills as well as community events. Improve space for long jumps, and athletics field events if not developed at schools.	Medium term
b	Remove BBQ structure.	Long term
15. Toilet blocks		

Recommendations		Priority
a	Remove existing behind Molly Taylor once grandstand is upgraded, Replace block at Scott St and Molyneaux St entries.	Medium term
16. RSL		
a	Maintain RSL in current location, however if smaller or alternative location is required in future consider the grandstand under croft as an option.	Long term
17. General		
a	Complete a drainage plan for the whole reserve prior to any construction commencing. Including investigation into existing drainage/plumbing system to see if there are any blockages/broken pipes etc within the current system, as well as identify any required upgrades to reduce water logging and damage to the facilities (ie. the grandstand).	Short term

7. Cost Plan

Following is summary and detailed indicative cost plan for the above Implementation Plan provided by Turner and Townsend Quantity Surveyors.

Summary

Indicative Cost Plan

@Leisure
ANZAC Park, Warracknabeal

making the **difference**

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Indicative Cost Plan

ANZAC Park, Warracknabeal

Item	Description	Quantity	Unit	Rate	Total (AUD)
1	ANZAC Park, Warracknabeal				
2	Indicative Cost Plan				
3	25 January 2023				
4					
5	Notes / Exclusions				0
6					
7	Priority Items				
8	Short Term				3,159,000
9	Medium Term				7,015,000
10	Long Term				2,573,000
11					
12	Construction Cost				12,747,000
13					
14	Design Contingency	10.0	%		1,275,000
15	Cost Escalation - allow 12 months	5.0	%		702,000
16	Construction Contingency	10.0	%		1,473,000
17	Total Construction Cost				3,450,000
18					
19	Consultants Fees	10.0	%		345,000
20	Council Internal Costs	2.0	%		69,000
21	FF&E to new buildings				115,000
22	Authority Approval Fees	1.5	%		58,000
23	Total Project Cost				16,784,000

Detail

Indicative Cost Plan

@Leisure
ANZAC Park, Warracknabeal

making the **difference**

@Leisure ANZAC Park, Warracknabeal	Indicative Cost Plan
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Item	Description	Quantity	Unit	Rate	Total (AUD)
	Notes / Exclusions - Elemental Summary				
5.1	Document used				
5.2	Masterplan concept by 106Architects dated 12 September 2022		Note		
5.3	Briefing notes from @Leisure Planners		Note		
5.4	Exclusions				
5.5	GST		Note		
5.6	Cost Escalation beyond allowance		Note		
5.7	Adverse soil conditions including rock excavation, soft spots, contaminated soil		Note		
5.8	Staging Costs		Note		
5.9	Piling or Bored pier Foundations to building structures		Note		
5.10	Asbestos or other hazardous materials removal		Note		
5.11	Land, legal, marketing and finance costs		Note		
5.12	Public Art		Note		
5.13	Works to existing buildings not noted on masterplan		Note		
5.14	Loose furniture and fittings (FF&E) to existing buildings and externally		Note		
5.15	Active IT and AV equipment		Note		
5.16	Items noted as Excluded in the detail of the cost plan		Note		
	Total - Notes / Exclusions				0

@Leisure

Indicative Cost Plan

ANZAC Park, Warracknabeal

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Short Term - Elemental Summary				
8.1	Exterior and Landscape				
8.2	<u>Tennis (14)</u>				
8.3	Provide upgraded tennis court lighting (350 lux club competition)	4	item	25,000	100,000
8.4	Provide 4 upgraded tennis courts	4	item	120,000	480,000
8.5	Retaining space for 2 additional courts to be upgraded: Provision for future services build		Note		Excluded
8.6	Provide hoisted access into the 50m pool from the new building (allowed for 30sqm canopy)	1	PROV SUM	60,000.00	60,000
8.7					
8.8	New Build				
8.9	<u>Change Rooms (9)</u>				
8.10	New change rooms to meet minimum standards of AFL Victoria guidelines to be used football, hockey and cricket; Change room 1 and 2	1	allow		1,766,800
8.11					
8.12	Interior / Refurbishment				
8.13	<u>Grandstand (5)</u>				
8.14	Grandstand issues raised by engineers (Refer to WCSE Report)	1	PROV SUM	250,000	250,000
8.15					
8.16	Services				
8.17	<u>Swimming Pool (17)</u>				
8.18	Complete an assessment of the pool plant room	1	allow		5,000
8.19					
8.20	<u>Green Space (13)</u>				
8.21	Complete a drainage plan for the whole reserve prior to any construction	1	item		20,000
8.22	Upgrade drainage to reduce water logging and damage	1	Prov Sum		60,000
8.23					
8.24	<u>Scoreboard (21)</u>				
8.25	Remove old scoreboard	1	item	5,000.00	5,000
8.26					
8.27	Preliminaries (15%)	1	item		412,200

@Leisure					Indicative Cost Plan
ANZAC Park, Warracknabeal					
	Total - Short Term				3,159,000

@Leisure

Indicative Cost Plan

ANZAC Park, Warracknabeal

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Short Term				
	New change rooms to meet minimum standards of AFL Victoria guidelines to be used football, hockey and cricket; Change room 1 and 2				
8.10.1	Social room - Included Community Centre		Note		
8.10.2	Timekeeping	10	m2	3,000.00	30,000
8.10.3	Office	20	m2	3,000.00	60,000
8.10.4	First aid	15	m2	3,000.00	45,000
8.10.5	Kitchen / Kiosk - Included Community Centre	20	Note		
8.10.6	Storage	20	m2	2,500.00	50,000
8.10.7	Third Umpire / Match officials	10	m2	3,600.00	36,000
8.10.8	Umpire	40	m2	3,600.00	144,000
8.10.9	Utility	5	m2	2,500.00	12,500
8.10.10	Acc WC	7	m2	5,000.00	35,000
8.10.11	Female / Male WC	34	m2	4,000.00	136,000
8.10.12	Change room 1 + 2	140	m2	3,000.00	420,000
8.10.13	Amenity room 1 + 2	58	m2	3,600.00	208,800
8.10.14	Doctors room 1 + 2	20	m2	3,600.00	72,000
8.10.15	Massage room 1 + 2	30	m2	3,000.00	90,000
8.10.16	Gymnasium	30	m2	3,000.00	90,000
8.10.17	External covered area	75	m2	2,000.00	150,000
8.10.18	Corridors	75	m2	2,500.00	187,500
	Total - New change rooms to meet minimum standards of AFL Victoria guidelines to be used football, hockey and cricket; Change room 1 and 2				1,766,800
	Total - Short Term				3,159,000

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Indicative Cost Plan

ANZAC Park, Warracknabeal

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Medium Term - Elemental Summary				
9.1	New Building				
9.2	<u>Grandstand (5)</u>				
9.3	Allow to redevelop undercroft for playgroup	297	m2	1,000.00	297,000
9.4					
9.5	<u>Swimming Pool (17)</u>				
9.6	Design new swimming pool change rooms combined with netball and tennis	1	item		1,615,100
9.7	Remove existing tennis shelter	1	item	9,700.00	9,700
9.8	Demolish existing pool change rooms	1	item	40,000.00	40,000
9.9	Separate netball/tennis from pool (for security and safety) 1.5m mesh fence	1	allow	75,260	75,260
9.10					
9.11	Maintain and Refurbishment/Improve or Relocate				
9.12	<u>Oval (3)</u>				
9.13	Upgrade oval lighting to 150 lux to suit night matches	1	allow	275,000.00	275,000
9.14	Install goal net at west end of oval	1	allow		55,000
9.15					
9.16	<u>Gardens & Trees (7)</u>				
9.17	Install irrigation system into garden beds, mulch and control vehicle movement: Allow for 6 garden beds 10m x 20m	1	item	78,000	78,000
9.18	New root barriers for new courts	1	item	5,200.00	5,200
9.19					
9.20	<u>Community Centre (10)</u>				
9.21	Upgrade Community Centre	1	item		1,829,700
9.22	Provide a wide verandah on the building in front	1	allow	270,000.00	270,000
9.23					
9.24	<u>Green Space (13)</u>				
9.25	Upgrade the levels and drainage to existing sports development drill space and use as events space	1	PROV SUM	155,000	155,000
9.26	Improve space for long jumps, and athletics field events				Included above
9.27					
9.28	<u>Netball (15.a)</u>				
9.29	Provide upgraded netball court with lighting (200 lux) and better support facilities with views of the courts	2	no	302,350	604,700

@Leisure ANZAC Park, Warracknabeal		Indicative Cost Plan			
9.30					
9.31	Landscaping and External Services				
9.32	<u>Parking (6)</u>				
9.33	Provide a car park to service the pool from the south in Gardiner St	1	item	360,000	360,000
9.34	Relocate water tanks to accommodate car park if required	1	allow		10,000
9.35	Council to investigate lined parking bays surrounding the ANZAC Park precinct	1	note		Excluded
9.36					
9.37	Demolition and Removal				
9.38	<u>Swimming Pool (17)</u>				
9.39	Demolish existing kiosk entry	1	allow	15,000.00	15,000
9.40					
9.41	<u>Toilet Blocks x3 (18)</u>				
9.42	Remove existing toilet behind Molly Taylor	1	item	15,000	15,000
9.43	Replace block at Scott St and Molyneaux St entries	2	no	195,000	390,000
9.44					
9.45	Preliminaries (15%)	1	item		915,340
	Total - Medium Term				7,015,000

@Leisure **Indicative Cost Plan**
ANZAC Park, Warracknabeal

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Medium Term				
	Design new swimming pool change rooms combined with netball and tennis				
9.6.1	Player change rooms	50	m2	3,000.00	150,000
9.6.2	Player amenities	40	m2	3,600.00	144,000
9.6.3	Umpire change room and amenities	12	m2	3,600.00	43,200
9.6.4	Umpires duty room	25	m2	3,000.00	75,000
9.6.5	First aid	20	m2	3,000.00	60,000
9.6.6	Canteen / kiosk / kitchen	30	m2	4,000.00	120,000
9.6.7	- allow for kitchen / kiosk equipment	1	allow	75,000.00	75,000
9.6.8	Admin	25	m2	3,000.00	75,000
9.6.9	Tournament office	20	m2	3,000.00	60,000
9.6.10	Multipurpose / social / function room	100	m2	3,300.00	330,000
9.6.11	Storage	40	m2	2,500.00	100,000
9.6.12	Public toilets	12	m2	4,000.00	48,000
9.6.13	Accessible toilet / family change	8	m2	5,000.00	40,000
9.6.14	Grossing - allow 10%	38	m2	3,000.00	114,900
9.6.15					
9.6.16	Allow for roof overhang / surrounding hardstand	1	allow	180,000.00	180,000
	Total - Design new swimming pool change rooms combined with netball and tennis				1,615,100
	Upgrade Community Centre				
9.21.1	Main function room	382	m2	2,000.00	764,000
9.21.2	Meeting room	20	m2	1,200.00	24,000
9.21.3	Circulation	30	m2	750.00	22,500
9.21.4	Bar	33	m2	4,000.00	132,000
9.21.5	Small servery	10	m2	4,000.00	40,000
9.21.6	Main kitchen	48	m2	4,000.00	192,000
9.21.7	Allow for kitchen equipment	1	allow	150,000.00	150,000
9.21.8	Toilets (M&F)	33	m2	3,000.00	99,000
9.21.9	Toilets (Acc&Family)	8	m2	3,600.00	28,800
9.21.10	Services	3	m2	1,000.00	3,000

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Indicative Cost Plan

ANZAC Park, Warracknabeal

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Medium Term				
9.21.11	Store 1	9	m2	750.00	6,750
9.21.12	Store 2	4	m2	750.00	3,000
9.21.13	Store 3	15	m2	750.00	11,250
9.21.14	Cleaner	5	m2	2,000.00	10,000
9.21.15	Rate inclusive of demolition		note		
9.21.16					
9.21.17	Overhead timekeeper	24	m2	3,600.00	86,400
9.21.18	Overhead viewing	100	m2	2,500.00	250,000
9.21.19	Access to existing	1	item	7,000.00	7,000
	Total - Upgrade Community Centre				1,829,700
	Total - Medium Term				7,015,000

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Indicative Cost Plan

ANZAC Park, Warracknabeal

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Long Term - Elemental Summary				
10.1	Landscaping and External Works				
10.2	<u>Cricket Nets (1)</u>				
10.3	Redevelop cricket nets including add 3rd net	1	allow	75,000.00	75,000
10.4	Allow for new drainage around nets	1	allow		27,500
10.5					
10.6	<u>Spectator Seating (2)</u>				
10.7	Shade structures and seating	2	sum	290,000	580,000
10.8	Re grade the "ramp" on the northeast side of the oval and re-landscape for public viewing (allow for approx 60x15m)	1	allow	178,000.00	178,000
10.9					
10.10	<u>Parking (6)</u>				
10.11	Dedicated parking for oval inside Scott St. and Arnold St. entry	1	sum	610,000	610,000
10.12	New 2 way driveway and manual boom gate to Scott St. entry	1	allow		20,000
10.13					
10.14	<u>Gardens & Trees (7)</u>				
10.15	Plant areas not required for vehicle access - extent not identified - Provisional Sum allowed		PROV SUM		150,000
10.16					
10.17	<u>Playground (12)</u>				
10.18	Upgrade the playground to enhance play value and encourage intergenerational play, for people of all ages and abilities	1	PROV SUM	92,000.00	92,000
10.19					
10.20	Retain as many trees as possible on the reserve surrounding the sports facilities	1	note		
10.21	Extend the tree planting around the reserve to provide a consistent row of street trees around the site (approx. 180m)	1	allow	34,200.00	34,200
10.22					
10.23	New Build				
10.24	<u>Storage (19)</u>				
10.25	New storage to replace Molly Taylor Pavilion	1	allow		345,160
10.26	Relocate 2 storage sheds north of pool fence line	1	allow	63,000.00	63,000
10.27					
10.28	Refurbishment				

@Leisure ANZAC Park, Warracknabeal		Indicative Cost Plan			
10.29	<u>Grandstand (5)</u>				
10.30	Retrofit the area under the grandstand for reserve users and provide accessible viewing of the oval.				Included in Playgroup retrofit
10.31					
10.32	Demolition				
10.33	<u>Molly Taylor Building (4)</u>				
10.34	Demolish Molly Taylor Pavilion and storage behind	1	allow	55,000.00	55,000
10.35					
10.36	<u>BBQ (11)</u>				
10.37	Remove BBQ structure	1	allow	7,000.00	7,000
10.38					
10.39	Preliminaries (15%)	1	item		336,140
	Total - Long Term				2,573,000

@Leisure ANZAC Park, Warracknabeal	Indicative Cost Plan
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Item	Description	Quantity	Unit	Rate	Total (AUD)
	Long Term				
	New storage to replace Molly Taylor Pavilion				
10.25.1	New Storage shed	173	m2	2,000.00	345,160
10.25.2	Spectator shelter - included in separate cost		Note		
	Total - New storage to replace Molly Taylor Pavilion				345,160
	Total - Long Term				2,573,000

8. Appendices

Appendix 1. Background document review

Appendix 2. Facility requirements from peak bodies

Appendix 3. Stakeholders consulted

Appendix 4. Stakeholder interviews

Appendix 5. ANZAC Park club bookings

Appendix 6. Development options

Appendix 7. DELWP Feedback from Draft Report

Appendix 1 - Background document review

The following plans and strategies have been reviewed and considered as part of the Master Plan

Wimmera Southern Mallee Regional Growth Plan 2014

This plan provides a regional approach to land use planning in the Wimmera Southern Mallee. It covers the municipalities of Hindmarsh, Horsham, Northern Grampians, West Wimmera and Yarriambiack and identifies opportunities for encouraging and accommodating growth and managing change over the next 30 years. There are nine principles and key directions that have been identified to support this plan. These are presented in the table below.

Table 9: Principles and Key Directions for the Wimmera Southern Mallee Regional Growth Plan 2014

Principle	Key Directions
1. Growth should be encouraged throughout the region to create a network of integrated and prosperous settlements	<ul style="list-style-type: none"> • Make opportunities for population and economic growth available throughout the Wimmera Southern Mallee • Support a highly connected network of settlements based on communities of interest
2. Key centres should be a focus to manage population change and access to services	<ul style="list-style-type: none"> • Focus urban development and community facilities in existing settlements • Plan for Horsham and the region's district towns to act as focal points for development and provide facilities to smaller neighbouring communities
3. Ecological health and rural landscapes should be enhanced	<ul style="list-style-type: none"> • Protect regionally significant environmental assets • Encourage greater connectivity between areas of medium to high natural value • Identify and protect the region's significant landscapes
4. Key agricultural resources should be protected, productivity maintained, and the development of industry supported	<ul style="list-style-type: none"> • Protect land and environmental resources which make a significant contribution to the region's agricultural productivity • Encourage diversification of agricultural production which takes advantage of natural and infrastructure assets • Support local industries, activities and infrastructure which complement and enhance the region's agricultural sector
5. The region's assets should be used to facilitate the diversification of the economy and build a resilient community	<ul style="list-style-type: none"> • Encourage diversification of the regional economy through building on the region's assets, particularly agriculture, energy, mining and tourism • Provide commercial, retail and industrial opportunities within each community of interest
6. Planning should support adaptation to changes in climate	<ul style="list-style-type: none"> • Plan for the potential economic and social impacts of climate change • Manage the risks associated with natural hazards
7. The development of distinct settlements should be supported to create healthy, attractive and liveable communities	<ul style="list-style-type: none"> • Support liveable communities through the development of a range of housing, quality urban design and access to community facilities • Protect those valued characteristics of towns which make them unique and liveable
8. Opportunities for growth should be identified to facilitate appropriate local development	<ul style="list-style-type: none"> • Promote a positive and adaptable approach to planning for the Wimmera Southern Mallee

Principle	Key Directions
9. Infrastructure required to support growth should be identified	<ul style="list-style-type: none">• Support servicing infrastructure that facilitates urban growth, environmental resilience and economic development• Encourage social infrastructure that is well located, flexible and accessible• Integrate planning for freight and passenger transport with the land use directions of this plan

Yarriambiack Shire Council Plan 2021-2025

The Yarriambiack Shire Council Plan outlines the priorities and goals for the Yarriambiack Shire Council between 2021 and 2025. The plan includes four strategic objectives, each with a number of actions and directions shared between the key stakeholders.

These goals include:

1. A vibrant and diversified economy
2. A healthy and inclusive community
3. A robust and thriving environment
4. A council, who serves its community

The objectives within the plan that relates to ANZAC Park include:

- Master planning for future sport and recreation facilities
- Maintaining a contemporary sport and recreation strategy to ensure appropriate investment of resource
- Having opportunities for passive recreation such as accessible walking tracks
- Make sure consultation is accessible including outside business hours
- Increasing access to heat reducing treatments such as shade
- Working with stakeholders to strengthen weed and pest management to preserve high ecological value native vegetation.

Yarriambiack Sport and Recreation Strategy 2016-2025

The strategy sets out five key priority areas.

1. Participation
2. Facilities
3. Club development
4. Support from Yarriambiack Shire
5. Collaboration with key stakeholders

Priority developments ANZAC Park from a facility audit for Warracknabeal included:

- Develop change rooms for female players and umpires (High priority)

It was noted that a funding application had been submitted to Country Football and Netball Program in 2015 for \$100K to construct a new netball and female umpire change room incorporating showers, toilets and wash basins (total project value: \$151K).

- Increase the size of change rooms for football/cricket players. (Medium priority)

It was noted that the existing change rooms are too small. Estimated to cost \$400K. Female and umpire change facilities are the first priority.

- Increase access to irrigation water (High priority)

It was noted that an application has been submitted to the State Government for an additional non-potable water irrigation supply for Anzac Park – which is the construction of a 5ML dam in the southeast corner at the Wheatlands Museum site, with pumping infrastructure to transfer the water to Anzac Park. The application requests a grant of \$54,100 for a total project cost of \$81,176.

Priorities for ANZAC Park, as determined by the community (196 responses) from listening posts were:

- Extend size of change rooms
- Upgrade netball court
- Upgrade toilet block
- Develop a parcourse

Yarriambiack Shire assists with the preparation of funding applications on behalf of sports clubs and committees of management for facility upgrades, but generally does not provide funds towards such works, unless the works are for non-club based infrastructure such as cycling/walking trails and skate parks. Council provides an annual contribution to sports facilities to assist with maintenance costs.

Up to \$500 is provided by Council for community-based organisations through its 'Community Group Financial Assistance Scheme.'

In 2021/22 Council provided \$57,173 to Warracknabeal for recreation reserve funding. The funding is based on the model proposed in the Recreation Strategy.

The Strategy provides a guide for each town in the Shire for the minimum level of facility development.

Warracknabeal was classified as a large town (1000+) and recommended to have the following facilities that may apply to ANZAC Park:

- **Sports oval and change facilities** - Yes – developed to a reasonably high level.
- **Netball court and change facilities** - Yes – several outdoor netball courts and a minimum of one indoor netball court.
- **Tennis court** - Yes. A regional tennis facility comprising of a bank of courts and several tennis courts suitable for social use or practice.
- **Bowling green** - Yes – one to two facilities with synthetic surfaces

- **Croquet green** - Yes – one croquet green
- **Multi-purpose playing field**, e.g. hockey Yes – a minimum of one multi-purpose playing facility, but could be provided by a school. Needs a reasonably good playing surface.
- **Community centres/halls** Yes – several community centres/halls
- **Park with BBQ, public toilet and picnic facilities** Yes – several parks to be provided, but evenly spaced throughout the town Should have an accessible toilet
- **Playground with open space for ball games** Yes – several playgrounds to be provided, but evenly spaced throughout the town. One playground should be developed to a municipal level.
- **Walking/cycling tracks** Footpaths to be provided on at least one side of each street in town. Several off road walking/cycling tracks to be provided and linked to one another. In areas of high use, the track should be sealed. Consideration given to a bicycle skills development area.
- **Swimming pool** Yes – one 50m pool with toddler pool and water slides should be provided in a central location.
- **Skate parks/BMX** Yes – one skate park to be provided in a central location. One BMX facility if demand warrants.

Warracknabeal Community Action Plan, 2021

The Community Action Plan was drafted to detail how the vision and ideas articulated by the community could be achieved.

We can use our Action Plan to:

- Enable all community members to have a voice
- Organise project plans
- Display community planning
- Promote individual projects for prospective funding
- Connect with stakeholders; and
- Inform Local Government of proposed projects.

What is important to us:

- Providing opportunities and supporting a sense of belonging and connectedness in our friendly community.
- Supporting opportunities for employment, businesses, and tourism
- Ensuring people have access to appropriate services
- Identifying and responding to the aspirations of our community
- Providing a variety of sporting, recreation, and leisure activities for all our residents.
- Enhancing our environmental sustainability so we can make a difference and create a sustainable future for generations to come.

Some 28 priority projects are listed in the Plan including ANZAC Park.

The key actions are:

- Master plan development
- New shared amenities
- Redeveloped pool kiosk
- Pump track.

Grandstand Condition Assessment Westvic Civil Structural Engineering Pty Ltd May 2021

From the site inspection there was evidence of a number of issues:

- There is evidence of historical and recent termite damage
- There is evidence of wood rot
- There is evidence of drainage issues and water ponding impacting on timbers
- There are some timbers in poor condition or not connected to uprights.

From visual inspection there is rectification works that must be done:

- Confirmation of extent of the termite damage throughout the structure inclusive within the floor of the seating area.

As outlined above, where timbers have lost >25% of its cross section replace with treated timbers. For walling treated MGP10 installed to current industry practice is OK.

For flooring or roof structural timbers treated F17 hardwood timbers with matching cross sections to be used. Continue to monitor and treat termites.

Where the timbers are subject to prolonged periods of moisture or are in direct contact with the ground use H5 timbers.

Review the condition of the balustrade timbers and reconnect to the main upright as outlined above.

- Review the condition of the balustrade timbers and reconnect to the main upright as outlined above.
- Replacement of the eastern stair stringer. Rectification works to be completed through a maintenance program.
- Replacement of non-structural timbers that have >25% of its cross section lost.
- Drainage rectification works.

Table 10: Summary of Grandstand issues and recommendations

Issue Identified	Recommendation
There is evidence of historical and recent termite damage	<ul style="list-style-type: none"> Where damage has occurred replace timber members that have had more than 25% of their cross-section effected by termites. Implement a program to treat/manage this termite issue.
The cupboards under the front landing have termite damage	<ul style="list-style-type: none"> Continue to monitor these areas for termite activity and wood rot. Consider replacing termite damaged timbers. Review the landing joists and bearers, replace as necessary. Consider removal of cupboards–this may not be an option due to heritage considerations.
There is evidence of wood rot. This was found generally within the stairs and landing to the grandstand.	<ul style="list-style-type: none"> Replace timber members that have had more than 25% of their cross-section effected by wood rot. Monitor the replaced timbers as there are areas of the grandstand that receive little sunlight and appear to remain damp for extended periods of time throughout the winter.
	<ul style="list-style-type: none"> Consider replacing with steel members.
There is evidence of drainage issues. There is erosion which is directing water under the grandstand. There is also evidence of water ponding at the base of both staircases.	<ul style="list-style-type: none"> Regrade and compact the loose gravel/crushed rock area. Grade the area away from the base of the grandstand with a minimum of 50mm over the first 1m. This may involve adding in drainage pipes to Arnold Street.

Issue Identified	Recommendation
The landing across the front of the grandstand has drainage issues; the gutter is holding water and it appears that the outlet is not operating as intended.	<ul style="list-style-type: none"> Review drainage down pipes and gutter to ensure it is clear of obstructions. Consideration to an alternative balustrade that is free draining through this area.
The grandstand seating area has floorboards that show deterioration and coming loose. I.e. first 2 steps as this is subject to the majority of weather damage.	<ul style="list-style-type: none"> Where floorboards are coming loose, remove and inspect for termite activity/damage and wood rot. Replace timber members that have had more than 25% of their cross-section effected. If it is found that > 10% of the framing members under the grandstand or if any of the main timber portals have lost >25% of their cross section than further advice must be sought as soon as possible.
The landing balustrade on the western end has come away from the upright.	<ul style="list-style-type: none"> Strip back cladding and confirm condition of the existing timbers. If these timbers have lost >25% of their cross section to termite activity or wood rot replace with new timbers and refix to upright.
The eastern end of the landing has dropped and the final upright is leaning away from the grandstand.	<ul style="list-style-type: none"> Review the connections inside the cupboard under the landing. If the connection is still in placer review the drainage of the area, this must include the drainage of the oval directly opposite this section. If possible gain access to the subfloor in this region and confirm there is no water egress under the subfloor.

Appendix 2 – Facility requirements from peak bodies

The following guidelines and peak body requirements have been considered as part of the Master Plan.

Facility requirements for cricket

Table 11: Community Cricket Facility Guidelines

Pitch size	Required field size	Run out:	Associated structures to the field	Lighting Lux.	Club room / spectators / social	Toilet Change rooms	Gradient/ /Orientation	Car parking / access
<p>Synthetic pitch - The dimensions of a synthetic cricket pitch should be in the range of 25.0m to 28.0m long and 2.4m to 2.8m wide</p> <p>The dimensions of a turf pitch are 20.12m long (from stump to stump), plus a minimum of 1.22m behind the stumps to accommodate the return crease and bowler approach area. The width of a turf pitch is 3.05m wide.</p>	<p>Open Age (Community Club)</p> <p>Minimum 50m Recommended 60m from centre of pitch</p>	<p>Where multiple playing fields are provided within the one playing area, a minimum 2m buffer between boundaries is recommended</p>	<p>Ground fencing</p> <p>For a Club (home) or Club (satellite) cricket ground a cyclone mesh wire fence at either 900mm, 1050mm or 1200mm around the playing field is desirable.</p> <p>A minimum 60m² space is recommended for a Club (home) turf cricket pitch ground and 80m² for a Premier/Regional level facility. A 30m² curator storage facility is desirable at a Club (satellite) ground, if it's a turf pitch venue.</p> <p>Ensure the scoreboard is placed in a location that provides optimal visibility for spectators and players and if electronic (LED) consider the impacts of afternoon sun glare on its readability.</p>	<p>International, national – Centre square Av 750 lux. Outfield 500 lux.</p> <p>Regional, local - Centre square, Av 500 lux. Outfield 300 lux.</p> <p>Training - Centre square Av 300 lux. Outfield 200 lux.</p>	<p>Social community or multipurpose room</p> <p>Premier/Regional 150sqm Club - home 100-150sqm Club – satellite 80sqm Kitchen and kiosk incl. store Premier/Regional 33sqm Club - home 23-33sqm Club – satellite 20sqm Admin – all levels - 15sqm</p>	<p>Change rooms Premier/Regional</p> <p>30-45sqm x 2 Club - home 20-30sqm x 2 Club – satellite 20-30sqm x 2 Amenities 25sqm x 2 Club - home 20-25sqm x 2 Club – satellite 15-20sqm x 2 Umpires Room inc. shower toilet All levels – 15sqm</p>	<p>Ideally, cricket playing fields should fall in all directions from the centre pitch area, but failing this, they should have a single-phase slope of 1% in any convenient direction.</p> <p>The slope of a turf pitch should not exceed 1% and follow the slope pattern of the oval.</p> <p>It is recommended that cricket grounds and pitches are orientated in a north-south direction to minimise the effect of a setting sun on players, with a suggested optimum orientation of 10-15 degrees east of north.</p> <p>Cricket training nets should have a north-south orientation, or a maximum of 30 degrees east or west of north</p>	<p>Change rooms Premier/Regional</p> <p>50 spaces minimum</p> <p>Club - home</p> <p>40 spaces minimum</p> <p>Club – satellite</p> <p>30 spaces minimum</p>

Source: Community Cricket Facilities Guidelines. Guidance Note 9. Support Infrastructure. September 2015

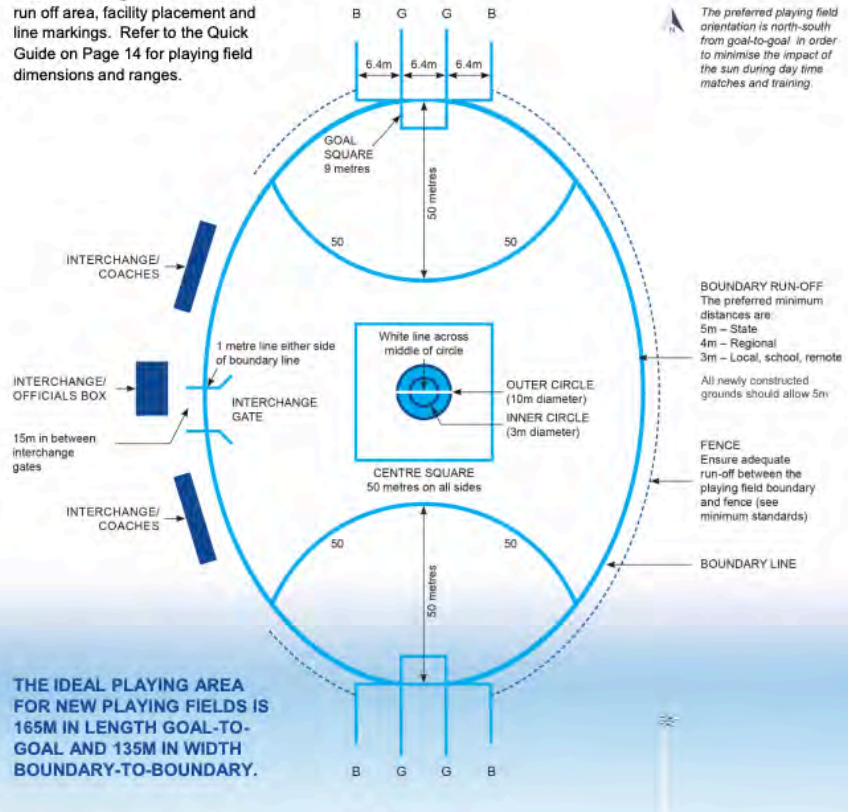
2 Facility requirements for Australian rules football fields

Table 12: Australian Rules Football Field Guidelines (Local facility)

Field size and orientation	Natural turf	Run out	Associated structures to the field	Lighting Lux	Clubrooms	Change rooms toilets	Carparking access
<p>Senior: 165m x 135m (boundary line to boundary line). This is preferred however fields can vary in size</p> <p>Junior: Under 8 80m x 60m Under 9/10 100m x 80m</p> <p>Playing fields should ideally be developed with north-south orientation with goal to goal to avoid players having to look into the sun</p> <p>Fencing: desirable but not essential</p> <p>If used 900mm high with chain link in-fill or smaller to allow run-off.</p>	<p>Natural turf playing fields should incorporate sub-surface draining and irrigation</p> <p>The playing field must have an even turf cover and level surface with no obvious depression or holes</p> <p>All grounds should be deemed "fit for play" following an oval inspection undertaken by both teams (home and away) and officials prior to any games being played</p>	<p>Run-out: The preferred minimum distance is 3m for local field</p> <p>Fence: Ensure adequate runoff between playing field and fence</p>	<p>Coaches box (x2) – forms part of interchange bench</p> <p>Interchange benches (x2) – 4.8m long x 1.2m wide (seat 8 people)</p> <p>Goal post: Two posts with 6.4m gap at ground level (measured by the closest point of contact between the two posts) 10m out of ground</p> <p>Point post: Two posts with 6.4m gap either side of the goal post. Posts are 2/3 the size of the goal posts 6.5m out of ground</p> <p>Padding: From ground to 2.5m, 35mm high density foam covered on canvas or painted</p> <p>Interchange/umpires Officials box: 1.8m long x 1.2m wide (seat 3 people)</p> <p>Playing field marking: required</p> <p>Behind goal netting: No standard but recommended</p> <p>Scoreboard: required</p>	<p>Recommended Metal Halide or Light-emitting diode (LED)</p> <p>Club competition and match practice 100 LUX</p>	<p>Player change rooms: 2 x 45m² – 55m²</p> <p>Doctors room: 10m² (optional)</p> <p>Massage/strapping room: Local level – can be performed within a change room with appropriate screening to cater for more flexible usage options</p> <p>External covered viewing: 50m²</p> <p>Kitchen kiosk: 20m²</p> <p>First aid/medical room: 15m² (optional)</p> <p>Public toilets: Male 10m² Female 10m² Accessible 5m² (or can be gender neutral to size specified)</p> <p>Storage: 20m²</p> <p>Social community room: 100m²</p> <p>Timekeeping scorers' box: 10m²</p> <p>Umpires room (including toilet and shower) 20m² – 25m²</p> <p>Utility cleaners room: 5m²+</p>	<p>Player amenities (shower/toilet) 25m² x 2</p> <p>Toilets/showers: Lockable cubicle showers preferred. Local level - Three showers with three pan toilets Change rooms Two separate change rooms (one home and one away) with bench seating provided around the room. Local level – clothing hooks/hooks above bench seating Umpires room: Gender neutral. Private change areas, area to congregate. Two showers within a lockable toilet, one hand basin, bench seating with clothes hooks</p>	<p>No specific standards (80-120 desired)</p>

Figure 12: Australian Rules Football field markings and dimensions

This illustration outlines the recommended ground dimensions, run off area, facility placement and line markings. Refer to the Quick Guide on Page 14 for playing field dimensions and ranges.



3 Facility requirements for Netball

Table 13: Netball Facility Guidelines (Summary) - Netball Facility Hierarchy and Standards (Local Level)

STANDARD REQUIREMENTS		COURT AREAS		SUPPORTING INFRASTRUCTURE & AMENITIES	
ITEM	LOCAL	ITEM	LOCAL	ITEM	LOCAL
Number of courts	1-3 courts	Team bench	2 team benches per court to accommodate min. of 10 people each. Recommend 6m length bench or tiered seating with 2 x 3m length benches, plus space for a wheelchair/standing area required (0.915m width min.)	Player change rooms	Min 2 rooms, min 20m ² each room The 20m ² floor area is a minimum size and based on 14 players using a room at the one time.
Activities	<ul style="list-style-type: none"> Modified games and programs Junior participation and skill development Training and Competition Community use Regional Victorian Netball League 	Team shelter (outdoor only)	For outdoor courts only: 2 shelters per court Prefer 4.5m length x 2m depth (assumes tiered seating and includes space for a wheelchair/standing area min. 0.915m width x 1.525m* depth area).	First aid room	1 room, min 10m ²
Court specifications	Compliant courts	Officials bench	1 bench per court to accommodate min. of 2 people. Recommend min. 1.2m length bench plus 0.915m for a wheelchair/standing area.	Umpires changerooms and amenities	Min 3 unisex rooms. Min 2 changerooms: min 5m ² each (1WC, 1HB in each) Min 1 changeroom: min 5m ² each (1 shower)
Surface type	Acrylic, asphalt (outdoor), sprung timber (indoor)	Officials shelter (outdoor only)	For outdoor courts only: 1 shelter per court Prefer min. 2.5m length x 1.6m depth (includes space for seating plus a wheelchair/standing area min. 0.915m width x 1.525m* depth area).	Umpire duty room	1 room, min 10m ²
Multi-lined	Yes	Player amenities	Min 2 areas, min 14m ² each area Unisex facility – min 1 shower, 2WCs and 2HBs in each area	Public toilets in pavilion/stadium	Guide: 2 rooms, min 12m ² each room Min 2WCs, 2HBs in each room
Goal posts	3.05m height 60mm-100mm diameter NetSetGO adjusted to 2.4m height			Accessible toilet/shower/baby change area	1 area – unisex, min 8m ² 1WC, 1HB, 1 shower, 1 baby change table
Goal post padding	3m high to full length and diameter of post. 2.4m length for NetSetGO			Spectator shelter (outdoor courts only)	Min 20m ² per court
Lights	Indoor Lux: 300 training, 500 competition Outdoor Lux: 100 training, 200 competition			Spectator seating	Bench seating or suitable spaces to accommodate approx. 30 – 50 people per court.
Fencing around courts	If required				

PAVILION & CAR PARKING

ITEM	LOCAL
Administration office	Min 1 office, min 12m ²
Tournament office	-
Canteen/kiosk/kitchen	Min 1 area, min 14m ²
Multipurpose/social/function room	Min 25m ² Kitchenette/bar
Storage	Indoor and/or outdoor – min 20m ²
Media room	-
Car parking	Type and number of spaces to be determined by a traffic/parking assessment. Pick up/drop off point provided within the car parking area. Bus facilities required. Accessible parking spaces to be provided.

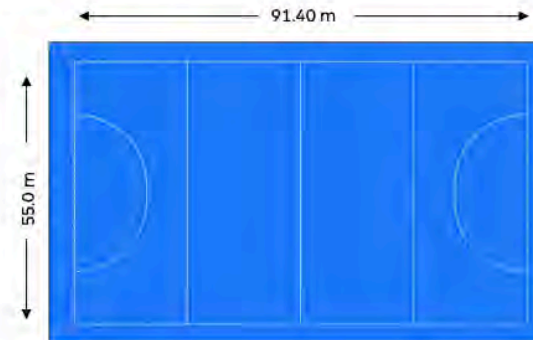
4 Facility requirements for Hockey

Figure 13: Hockey field and court dimensions

A hockey field or HOCKEY5s court comprises two parts, the field of play which is the area within the side and end lines (or boards for HOCKEY5s), and the run-offs which ensure players can stop safely when running off the field during play.

Field sizes – 11 a-side hockey

The field of play for 11 a-side hockey is specified in the rules of hockey as follows:



The FIH has established preferred and minimum run-offs. It is recommended the preferred run-offs are used whenever possible and they are mandatory for FIH Category 1 fields.

Depending on the category of field, the run-offs may be surfaced entirely with hockey turf or have a combination of hockey turf and some form of paving on the outer run-off. Further details are given in Part 2 of the FIH Hockey Turf and Field Standards (available at www.fih/ch/gp).

		Inner run-off (hockey turf)	Outer run-off (hockey turf or paving)	Total
Ends	Recommended	3.0 m	2.0 m	5.0m
	Minimum	2.0 m	1.0 m	3.0 m
Sides	Recommended	2.0 m	1.0 m	3.0 m
	Minimum	1.0 m	1.0 m	2.0 m

5 Facility requirements for Tennis

Court and enclosure dimensions

Orientation

Courts should be orientated so that the sun inconvenience players as little as possible. The best orientation will depend on the time of day and time of year that play will most likely to take place with the north South orientation preferred.

Dimensions

The dimensions of a tennis court defined in the International Tennis Federation's Rules of tennis are expressed in imperial units (feet and inches) in Australia equivalent dimensions are expected in Metric Units. All dimensions are measured to outside of lines.

Characteristics

Outdoor tennis courts have a built-in slope to facilitate drainage the design gradient depends on how the storm water is to be drained. The design gradient of the court is generally between 1% and 0.5%, the degree of the gradient is influenced by whether the tennis courts base is permeable (vertical flow of water) or impermeable (surface runoff). The gradient may vary; for example due to material type, the number of courts.

Playing lines

The width of all lines on the tennis court shall be a minimum of 2.5 cm and a maximum of five cm except the baseline, which maybe 10 m, and the centre service line and centre mark which shall be 5 cm.

Playing area

For international standard tournaments the overall area required is defined dependent in the event. A guide to minimum court area requirements (single courts) can be found in the following table:

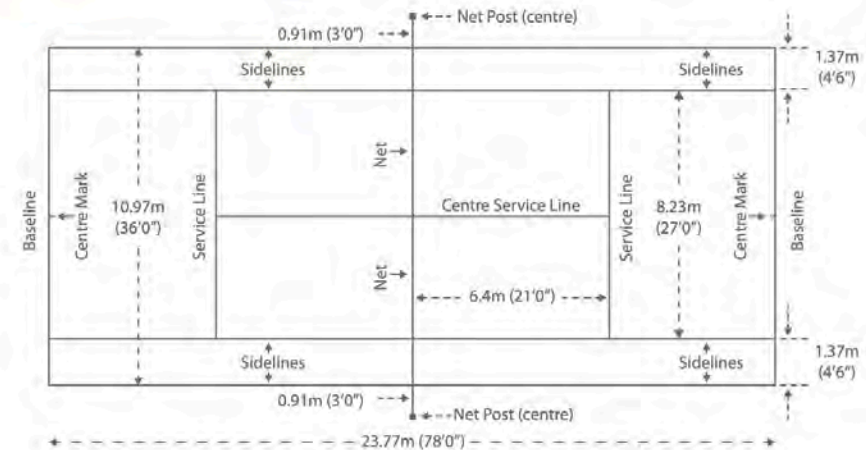
Table 14: Tennis court dimensions

Court dimensions	Club/recreation	ITF (e.g. Pro Tor, Davis/Fed cup, Zonal ties)*
Total area	34.77 m x17.07 m	3.6 m x 18.3 m
Run off at back of court	5.48 m	6.4 m
Run off at side of court to fence	3.05 m	3.66 m
Minimum distance between two courts (unfenced)	3.66 m	5.48 m
Recommended distance between two courts (unfenced)	4.27 m	N/A

*Note: Other considerations apply

Playing Lines

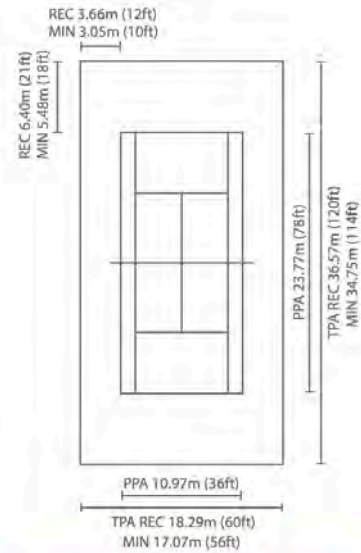
The plan and dimensions of a tennis court's lines are (not to scale). All measurements are to the outside of the lines.



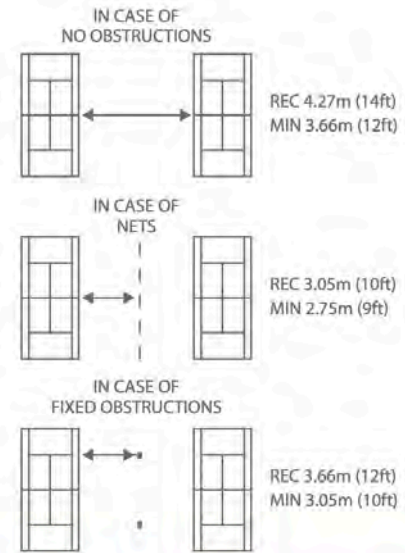
Dimension guide

For both recreational and club play (not to scale).

As a guide, the suggested recommended minimum and recommended dimensions for tennis courts are:



Principle Playing Area (PPA) and Inter-court Spacing



Total Playing Area (TPA)

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Functional area	Estimated floor area in m ²		
	Clubhouse A: 2 to 4 court venue	Clubhouse B: 4 to 8 court venue	Clubhouse C: 8 to 12+ court venue
Main / central entry point	n/a	12m ² - 15m ²	15m ² - 25m ² (+)
Main clubhouse / social space	60m ²	120m ²	120m ² - 180m ² (+)
Facilities (male, female, ambulant, accessible and change rooms)	40m ²	50m ² - 55m ²	50m ² - 60m ² (+)
Kitchen / kiosk / café space	12m ²		
Restraining area	n/a	Integrated Spaces 25m ² - 50m ²	Integrated Spaces 25m ² - 60m ² (+)
Tennis / tournament office / venue management space	n/a		
Multi-purpose / meeting space	n/a	Meeting Room 12m ² -15m ²	120m ² (Divisible into 2 x 60m ² rooms)
Verandah and spectator seating	60m ²	100m ² -120m ²	180m ² - 200m ² (+)
Gymnasium / off-court training space	n/a	n/a	20m ² - 60m ²
Commercial tenancy space	n/a	n/a	50m ² -150m ² (+)
Main clubhouse store room	8m ²	12m ² - 15m ²	15m ² - 25m ² (+)
Equipment store room	6m ²	8m ² - 12m ²	12m ² - 15m ²

* N/A refers to areas that are not applicable or not necessarily required at this level of facility.

* Square metre (m²) sizes have been calculated using the following concept design models and to scale clubhouse designs. They have been calculated based on estimated user numbers, application of relevant standards (e.g. DDA, BCA) and from review of a range of industry design projects.

Area schedule Guidelines from Tennis Infrastructure Planning. Tennis Australia 2018.

Appendix 3 - Stakeholders consulted

Stakeholder Consultation

Table 15: Stakeholders consulted as part of this plan

Name of organisation / group	Position	Status of interview (meeting, phone or face to face)	Name of organisation / group	Position	Status of interview (meeting, phone or face to face)
ANZAC Park Trustees	Secretary	Completed	Warracknabeal Action Group	President	Completed
ANZAC Park Trustees	Treasurer	Completed	Department of Environment, Land, Water and Planning	Acting Program Manager	Completed
ANZAC Park Trustees	Representative	Completed	Netball Victoria	Northern Region Manager	Completed
St Marys Cricket Club	President	Completed	Tennis Victoria	Club Development Officer - Country Central West	Completed
Warrack Eagles Football Netball Club	President	Completed	AFL Victoria	Region Manager	Completed
Warracknabeal Fire Brigade	Captain	Completed	Cricket Victoria	Cricket Manager Western Country & Central Highlands	Completed
Warracknabeal Shire Council (Playgroup)	Early Years Engagement Officer	Completed			
RSL	Secretary	Completed			
Swimming Club	Secretary	Completed			
Special Development School	Principle	Completed			
Warracknabeal Primary School	PE Coordinator	Completed			
Warracknabeal Secondary College	Reception	Completed			
ANZAC Park Tennis Club	Representative	Completed			
St Marys Primary School	Teacher/School Council member	Completed			

Appendix 4 - Stakeholder interviews

Following is a summary of the responses to the telephone interview questions asked of the stakeholders including the current participation levels and membership trends of the groups.

1. Do the facilities meet your needs?

St Marys Cricket Club –

- Cricket net carpet needs replacing. Located some distance from community rooms.
- Storage room is ok.
- Turf centre wicket have been good last 2 seasons with less football played.
- More shade at front of community rooms.
- Change rooms are adequate for cricket.

Warrack Eagles Football Netball Club

- Good oval surface
- Second netball court required

ANZAC Park Tennis Club

- Still have two courts under lights - have 8 marked tennis courts marked plus the additional space not marked that is closer to the netball court. Would like to keep 8 courts. Have a small storeroom.
- Afternoon tennis used to have afternoon team in the community centre (pre-COVID). Socialisation is done now after the game. Tend to do this outside and have own chairs to use after games.

Playgroup

- Space meets needs but could do with some love.

Swimming Club

- The pool to the east of the community building has been improved over time as has the shade around the pool. The biggest concern is the toilet block and canteen area. Need a first aid room, canteen, disability changerooms - toilets. Are happy to consider how these might be built into a combined building to meet the needs of a variety of groups.

Fire Brigade

- Very happy with the current facility at the reserve - the track is used for comp junior and senior - 2-3 times per week in summer.
- Facilities are maintained by the fire brigade. The sport is changing - not sure what the future is as teams at competitions are diminishing.

2. Any constraints at the site for your sport/activity?

St Marys Cricket Club

- Amount of volunteer hours required maintaining turf wicket. Training nets could be improved.
- If they had another team, there would be more pressure as they would need to prepare a pitch for every week.

Playgroup

- Dust/dirt comes in through weatherboards - might just needs some fill put between boards and lick of paint.
- Rain sometimes comes in depending on angle.
- Some boards removed for white ant inspection not returned, some skirting damaged by white ants not replaced.
- Mice an ongoing issue.
- WE WOULD LOVE AN INDOOR TOILET!

3. Are there any gaps in what is available within the reserve to meet the needs of community sport?

St Marys Cricket Club

- No.

Warrack Eagles Football Netball Club

- New structure - sports club would be good. Would need sub committees.
- Swimming pool changerooms, netball changerooms are in the wrong place- need another netball court with lights.
- Tennis courts are poor. Think that they have too many tennis courts.
- Ideally take netball changeroom down and build one.

ANZAC Park Tennis Club

- Courts 1-6 (flood money) late 2011/2012. 1-3 are overlayed on concrete. 4-6 are on top of asphalt. The condition of the courts is the main issue. Cracks are very bad. Water sits in pools on the courts.
- Would be happy to get upgrades done in stages if required. Would be happy with multi lines so netball can get.

Warracknabeal Action Group

- Netball - one court is not good enough - swimming pool rooms are terrible. Amalgamate tennis, netball and swimming change rooms will be good.
- New change rooms for netball can't move despite the fact that it blocks the view. May be worth looking at a function room upstairs if possible.

4. What could be improved within the reserve?

St Marys Cricket Club

Warrack Eagles Football

- The visitors changerooms are probably the most needed project as they are too small for use currently. Hoping to extend. Football change is the biggest issue.
- Trying to put an outside bar to get spectators away from the building and umpires exiting and entering changerooms. Would be further around near the next light tower SE corner.
- Good lights on the towers - an upgrade is needed but not a priority - good for training but not for games - maybe work towards one day but not a priority.
- Oval is good and doesn't need to be touched.

Playgroup

- Space in our storeroom could be used with maybe access from indoor and outdoor available.
- If building new toilets a little closer to Grandstand would be great. The toilets we use currently were ladies. The men's toilets that have been removed were closer to our building.
- An outdoor fenced play space connected to facility would also be amazing.
- Car parking for us and dance mums accessing. Dancing is held in building next door.
- Dreaming big a water interaction area/play space would be amazing with our 40+ summer days.

Swimming Club

- Molly Taylor building - dance group were looking to go elsewhere due to the condition of the building. The building that holds the pool machinery area needs some improvement.

5. Toilets- Are there any issues related to toilet facilities within the reserve?

St Marys Cricket Club

- Use the toilets in the changerooms. They work for cricket.

Warrack Eagles Football

- Eastern side toilets get used regularly - need updating. Community centre open on game day - west end toilets - very old need updating.
- May only need a small toilet on the north for players and supporters. xx

ANZAC Park Tennis Club

- Use the community centre toilets for senior tennis - juniors use the public toilets to reduce the cleaning time and cost to the tennis club. A long way from the tennis court.
- If there was a combined swim change/toilets, they might meet the needs of tennis.

Playgroup

- We use a dated toilet block approx. 50 metres away. Challenging when you have multiple kids and particularly when toilet training with often minimal advanced warning from children.

Swimming Club

- Around the park - the toilet blocks are needing improvement especially in the north of the oval.

Fire Brigade

- Northern toilets are now Male plus female. Really need to renew all three toilet facilities in the precinct. Definitely always need one in the north of the site.

6. Parking and entry points- Are there any issues related to parking of vehicle movements within the reserve?

Warrack Eagles Football

- Everyone uses both gates on training days. Netball players warm up on tennis courts as there are not enough netball courts.

ANZAC Park Tennis Club

- Feel that the playground should be closer to near tennis/netball.
- Mostly park on Scott St or just inside the ground. Could park on Gairdner St and have an entrance there if internal parking is reduced.

Warracknabeal Action Group

- If parking is reduced for larger events, there would be more room for other things.

7. What are the priorities for the reserve?

Warrack Eagles Football Netball Club

- fencing around the oval may need improving.
- seating around the ground.
- Social rooms could be upstairs and the current social rooms could be utilised for changerooms/toilets for swim, football, netball and tennis.

ANZAC Park Tennis Club

- Court surface/fencing/lights.
- Store shed meets their needs but could share with others if improved.
- Netball courts need at least 2 courts.
- Swim pool toilets/changerooms.

Fire Brigade

- Really need to renew all three toilet facilities in the precinct. Definitely always need one in the north of the site.

Trustees Interview

1. Gaps to meet community sport

The main projects required within the reserve are the extension of the community centre. The community centre is 25 years old- but didn't put enough rooms for the changerooms to meet the needs of football. Need to also bring together the pool changerooms/kiosk and the footy club building together into one building. Is there a chance that Tennis facilities could also be improved and connected somehow?

Community social room works ok. Can have two functions on at the same time. The kitchen may be a little small.

Would love to have a soccer/hockey field as there is starting to be a demand for soccer. Could go behind community centre and lose some tennis courts and perhaps move playground.

Long jumps run ups need improving. The footy club change or so are poor. Need to meet the current standards. Maybe community change rooms at the front and a combined pool building. Disability access in the pool area.

2. What works well

All sports and groups have separate committees - Seem to work well together. Alan is the secretary of the community centre committee. 9 trustees. Farmers look after the oval (fert/spray etc.). Have water tanks to drought proof the oval - have dams outside the town and pipe water into the ground for the oval. Now spend only 2k per year. Used to spend 20k.

3. What could be improved

Would like to have hockey/soccer fields - potential to reduce tennis courts to fit in soccer/hockey field. Junior tennis is coming back so need to keep some courts

for that. Molly Taylor Kiosk - 100 years old - hardly gets used and is in a very poor condition. Family members don't mind if it was removed. Not heritage listed. Family would like to see a plaque or something in the name of Molly if it is removed.

The pool can't change location - lots of work to do in the future re pump house and other equipment but the biggest concern is the changerooms for the pool. The oval is in good now - nearly drought proofed. The single netball court is near the end of the life. Tennis courts are all poor. 3 courts are concrete - thinks that the cracks may be due to a sink hole that appeared a little while ago. May have caused the cracking. Asphalt courts could do with a resurface but don't need a rebuild. Could establish two netball - tennis courts which will support the tennis club with the need for courts for juniors as well as help the netball club with their court needs.

4. Parking, entries and vehicle movements

Football days (locked up) - The only one open is the Scott St side. Still like to park around the ground. Looking at some disability parks into the ground. No parking on the hill now. Would maybe flatten the hill a bit to allow parking more on that side. They don't park cars there now due to the slope and the poor condition of the bitumen. If flattened, could get 12 or more additional cars up against the ground.

Parking works well around the ground but doesn't work that well near the community centre. Need to be aware that there may be a rule come in soon that does not allow parking inside the ground for big events (big events include footy games).

5. Issues with sports ground surface

Ground is good - no issues- reseed the oval every year \$7-8 grand per year. Would like their own seeder. Area behind the community centre and the tennis courts used to have two dams and they supplied water to the park but was filled in with car bodies etc and is now subsiding. School runs high school sports in the grass area and it is in poor condition. Topdressing is not going to help in the long term.

Parking works well around the ground but doesn't work that well near the community centre. Need to be aware that there may be a rule come in soon that does not allow parking inside the ground for big events (big events include footy games).

6. Reserve Maintenance

Have a paid curator two days per week - works at the golf club 3 days per week. Does the wicket and the lines etc. Does rubbish, mowing etc. Have friends of the park who continue to do a lot of volunteer work. Would prefer more time for paid maintenance but can't afford. Have a long-term plan to bring back the native gardens with help from the special school. Already a lot of hours are put into the gardens and other maintenance by volunteers. They are trying hard to identify the next generation of volunteers who may even be the next generation of trustees. Those that have recently retired from sport are the target.

7. Priorities

Short - football changerooms area.

Medium - alteration of the swimming pool complex combine netball, tennis and kiosk

Pool

Footy change rooms.

Tennis/netball courts.

RSL Interview

The RSL building sits within the boundary of the reserve but is separated by a fence and rented separately from DWELP.

- The RSL have an unwritten arrangement with the Trustees that it uses and can let out the Molly Taylor building. Also has done some minor maintenance in the past. Would have to spend a lot of money to get Molly Taylor up to scratch. It is unsafe. Kitchen is poor. RSL would like to see it restored but understand that it may not be a priority and can also see it be removed. The RSL have an interest in the grandstand - (memorial grandstand) and the memorial gates but do not manage either. Work mostly to lobby the trustees and the shire to ensure the interests of the RSL are considered. The life of the RSL may be in doubt. Members are getting old and it might not have a future.

8. Warracknabeal Primary School

- The Warracknabeal Primary School mainly uses the oval, grass area and sandpit just north of the tennis courts, the Community Centre and the swimming pool, including the surrounding area and change rooms.
- The school and the West Wimmera Sports use the sand pit and grass area for athletics - the long jump and the triple jump. It has become quite difficult over the past few years to run the events as the grass area is very uneven and is becoming unsafe and the run up is uphill. At the moment this is our only option and the Park trustees do not allow mounds of sand to be placed onto the oval. We would like to see this area improved or another area suitable for 4 run ups and jumps.
- The other main area of concern is the lack of suitable facilities at the pool area and even the Community Centre for disabled persons, especially the

toilets and changerooms, mainly being wheelchair access into the toilets and a suitable place to get changed.

- We are keen to remain users of the Anzac Park area and are looking forward to upgrades that will make the facility even better to use.

9. Warracknabeal Secondary College

- The secondary college use the precinct for interschool aths events and about 10-15 times per year. Use PE for larger events on the oval and use the netball court for year 9 netball. Would like to have another court for netball. Use the goal posts for things like AFL 9's and use the oval for t ball also.
- Would love to have some external power points for recorders table. Do long and triple jump - the run ups are poor. The sand pit is in a good space but the run ups is poor. Need to be central and away from the hill. Would like an additional netball court- happy if it was dual tennis/netball. Footy changerooms are shocking. Resurfacing of the carparks and delineating.

Submission - resident

My Background/connection and interest in the park.

Lived in Warracknabeal all my life. Grew up opposite the park

Fond memories of my Grandfather Roy Mills who was curator for many years.

I am the Early Years Engagement Officer with the Yarriambiack Shire and work closely with our local Playgroup.

I have children 12, 15, 17 that have spent a lot of time at the Park.

Playgroup, Netball, Football, Tennis, Pool, and general interest in grounds as a passive recreation space and tourist stop point are my key interests.

I would also love to see a pump track. Our Skate park is heavily used, not always ideal location for younger children with teenage language and antics. I think the central location would be great.

Would love a sound shell too!

Great memories of the one that used to be there as a great space to hang and explore.

It was in front of the tennis courts - probably near the current sand jumping pit, actually improving pit area would be great too as it is used for long and triple jump for all school and district sports.

The undulating run up area over the swamp is not ideal – Primary Teacher is the other hat I wear).

But back to the point of email...

We bring trucks in to create a makeshift stage for our annual Christmas celebrations etc.

Some kind of performance area – perhaps incorporating toilets and change area would be amazing and I feel well utilised.

The town has recently formed an events committee too, they could be worth talking too.

Consultation prior to Master plan commencement

A Working Group made up of key stakeholders of the reserve first met in April 2021. Subsequent meetings followed in June 2021 and October 2021.

The following table summarises the issues and opportunities raised by each group.

Table 16: Issues and Opportunities from each sporting group

Club	Issue	Opportunity	Comment
Cricket Club	<ul style="list-style-type: none"> • More care parking around the ground. (Elderly) • During the football & netball season alcoholic drinks are purchased at the football/cricket sheds/change rooms. I think this needs to be moved away from the sheds to another area. • Some shade near the cricket nets, during the summer months • Some additional shade and seating in front of community centre • Cricket nets not ideal facing west • Kitchen & Bar need to be extended • Function area extended 	<ul style="list-style-type: none"> • St Mary's CC have monies to replace the 2 x synthetic practice wickets • A grant to fix up the drainage problem on the practice wickets. 	<ul style="list-style-type: none"> • Turf pitch needs to be retained and maintained
Community Centre	<ul style="list-style-type: none"> • Kitchen and bar need to be extended • Function area extended 		
Fire Brigade	<ul style="list-style-type: none"> • Upgrade of toilets 		<ul style="list-style-type: none"> • If you were to place a netball court alongside of the CFA track would that stop traffic from entering the pool? we use that area for fire trucks to park and general spectator viewing
Football/Netball Club	<ul style="list-style-type: none"> • The Community Centre is not big enough – upgrade or extend • The Away Club changing room is embarrassingly small and inadequate for visiting teams • The communal showers for the footballers are inappropriate for the current era • The shared kitchen and canteen area is not large enough to fully cater for the needs of hosting a football match adequately 	<ul style="list-style-type: none"> • Relocate the 4 big water tanks, then use this area for the minis/soccer oval to run in an east-west direction. Then the hockey surface /tennis courts could be in the south-west corner running north- south. By doing this, we might fit 2 netball courts directly south of the community centre. i.e., a new one on the west side of the existing court 	

Club	Issue	Opportunity	Comment
	<ul style="list-style-type: none"> The L-shaped design of the main room in the Community Centre makes it hard for speakers to address large gatherings It would be great to have an extra netball court and another small football ground (for junior football) to allow more grades of football and netball to play and train at the same time Upgraded lighting on the oval would be a good thing to allow hosting night games of football and to help with training which is mostly done after daylight hours The grandstand is an iconic feature of the town and needs to be preserved for future generations. It is still very useful on wintery days at the football.” would we be able to access extra water at a reasonable price for an extra oval? We might need to secure a long-term arrangement to achieve a plan like this Move the bar away from the community centre Reseeding oval – cost \$10,000 Upgrade oval lighting 	<ul style="list-style-type: none"> plenty of room available for a small oval, new netball courts and new tennis courts in the south and west areas of the park 	
Playgroup – Operate from under Grandstand	<ul style="list-style-type: none"> Indoor toilet A toddler playground that is enclosed A carpark area our side of oval for not only playgroup but dance family usage Possibility of use of another building which better met toilet/outdoor play needs Water park 	<ul style="list-style-type: none"> RSL building may be suitable as it was previously a Kindergarten. 	
Hockey Club	<ul style="list-style-type: none"> Accessible change rooms and toilets Lights 	<ul style="list-style-type: none"> Turf would be great, but what is the long-term viability of this. i.e., Tennis courts on the field to make it a multipurpose pitch, possibility of other sport? 	<ul style="list-style-type: none"> Orientation for fields and spectator viewing areas (weather, safety, car parking)" Usually only 3 home games per year, maybe more if we have turf
Dancing group – Molly Taylor Building	<ul style="list-style-type: none"> The state of the hall is deteriorating, particularly the ceiling, with the floor not far behind 	<ul style="list-style-type: none"> Will the Molly Taylor be upgraded? Then it could be hired out more to create some revenue 	<ul style="list-style-type: none"> We would require an appropriate dance floor (e.g., hardwood) to support tapping. A mirrored wall would be great

Club	Issue	Opportunity	Comment
		<ul style="list-style-type: none"> could dancing use alternate venue e.g., Town Hall (couldn't tap on floor) 	
RSL			<ul style="list-style-type: none"> Not our asset (on crown land DELWP responsibility) but would like to see the Molly Taylor Hall fully restored to a point where it can be offered for use by the community Would like to see existing Buildings and memorials – maintained Grandstand, memorial gates, memorials, swimming pool
Swimming pool	<ul style="list-style-type: none"> Our toilet and change room facilities are in dire need of upgrade. They do not accommodate disabled people, are old and outdated, have no roof or protection from the weather The kiosk is difficult to move about in and disabled toilet is not suitable for wheelchair access 	<ul style="list-style-type: none"> New, modernized toilet and changeroom facility. Ideally, this could be used for the netball in Winter too if there was access from the court side 	<ul style="list-style-type: none"> If tennis courts moved, club room could be on the end of the new pool building Netball may be able to utilize
Tennis club	<ul style="list-style-type: none"> The tennis courts are in desperate need of upgrade, the existing courts have numerous and worsening cracks After rain drainage is poor We were unable to host a Wimmera regional junior tournament this summer due to our below standard court surface Currently 2 courts have lights - we are unable to host any night matches for senior tennis in the Dimboola District Tennis Association as this requires 4 courts with lights. Increased shaded areas and seating for spectators would be welcomed, and a new storage area. 	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Some concerns/questions regarding the possibility of tennis courts on hockey field What is the cost of upkeep and who's responsibility would this be? Would the general public be able to use this facility on weekends etc as we imagine it would need to be locked? Would tennis club be able to access the courts in hockey season? How many tennis courts and orientation of courts? Where would the nets be stored? The tennis courts and netball courts could be on a shared surface. Could the hockey field run along Scott Street where the existing playground is?

Club	Issue	Opportunity	Comment
Shared spaces	<ul style="list-style-type: none"> The asphalt around the oval needs work in places Fencing around ANZAC Park needs either replacing or a paint job. The hill between the Molly Taylor and cricket nets needs repair so it could be used Footpaths - Decent footpaths around the external of the park, more aesthetically pleasing. Toilet blocks - High priority, visitors always coming in, they are infrequently maintained. Large sign directing to nearest public toilets but still frequently used. Incorporate a sound shell for large events Power supply upgrade 	<ul style="list-style-type: none"> Hill – car parking at top with barrier. Tiered for better viewing on ‘event’ days Water tanks, sheds and storage can be relocated 	<ul style="list-style-type: none"> Parking around oval should it be retained Would car access still be allowed? Or just disability and emergency services? OHS generally moving to no vehicles in grounds

Appendix 5 - ANZAC Park sports club bookings

Table 17: Bookings for ANZAC Park

Asset booked	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Australian Football League		Winter; Warrack Eagles – Football		Winter; Warrack Eagles – Football	Winter; Auskick	Winter; Warrack Eagles – Football	Winter; Warrack Eagles – Football
Cricket		Summer; St Mary’s Cricket Club		Summer; St Mary’s Cricket Club		Summer; St Mary’s Cricket Club	
Hockey	Winter; Warracknabeal Hockey		Winter Warracknabeal Hockey			Winter; Warracknabeal Hockey On rotation	
Netball		Winter; Warrack Eagles - Netball		Winter; Warrack Eagles - Netball		Winter; Warrack Eagles - Netball	
Tennis			All year; ANZAC Park Tennis Club Coach	All year ANZAC Park Tennis Club Hotshots	All year ANZAC Park Tennis Club Coach	All year; ANZAC Park Tennis Club Coach	
Swimming	Open November to March each season						

Appendix 6 - Development options

Anzac Park, Warracknabeal - Objective for change Development Options



Netball	Option 1	Option 2	Option 3	Option 4	Option 5
<p>Objective: To provide 2, upgraded netball courts, with lighting, side by side running n/s with support facilities close by</p> <ul style="list-style-type: none"> • Retain view of the oval for netball spectators • Provide better support facilities with views of the courts 	Develop 2 netball courts (side by side) at east end of existing tennis courts and return existing court to open grass area. Including lighting on both	Upgrade existing court and develop one as a multilined court at east end of tennis courts. Including lights on multilined court	Upgrade existing court and develop a second netball court at east end of tennis courts. Including lights on new court	Develop 2 netball courts (side by side) at east end existing tennis courts. Return existing court to open grass area. Include lighting on both	Develop a second court immediately west of existing court. Including lights on second court
<ul style="list-style-type: none"> • Can share one or more courts with tennis • Retain view of the oval for spectators • Views of the netball court from the CC • Retain change (required by Council grant) upgrade (repurpose) and make accessible • Viewing from shelter/ support facilities preferred from the north. 	Or if football change and spectators go to the north - then upgrade the CC to include change rooms. Offers extended open grass area	Similar to existing 2 court layout - with change in existing or CC if football move the north	Similar to existing 2 court layout but second court is dedicated to netball - with change in existing or CC if football move the north	If football change and spectators go the the north - then upgrade the CC to include change rooms. Offers extended open grass area	Disadvantaged by the possible soil conditions west of existing court and restriction of other green space for community activities/ sport training
Netball (cont'd)	Option 6	Option 7	Option 8	Option 9	
See above	Redevelop existing netball court in same location	Upgrade existing court and develop one as a multilined court immediately east of existing one in line with tennis courts. Include lights on multilined court	Relocate existing court and develop a second netball, multilined court at west side of reserve. Including lights on new court.	Upgrade existing court and develop one as a multilined court immediately south of existing one in line with tennis courts. Include lights on multilined court	
See above	Objective of second netball court not met				

Tennis	Option 1	Option 2	Option 3	Option 4	Option 5
<p>Objective:</p> <ul style="list-style-type: none"> To provide 4 upgraded tennis courts, with lighting as a priority retaining space for 2 additional courts to be upgraded at a later date. Provide courts side by side running n/s with support facilities close by (preferred on the north) Retain view of the oval through netball Provide better support facilities with views of the courts; Shared change rooms with and a shelter on the north. 	<p>Develop 2 netball courts (side by side) at east end of existing tennis courts and return existing court to open grass area. Including lighting on both</p>	<p>Upgrade existing court and develop one as a multilined court at east end of tennis courts. Including lights on multilined court</p>	<p>Upgrade existing court and develop a second netball court at east end of tennis courts. Including lights on new court</p>	<p>Develop 2 netball courts (side by side) at east end existing tennis courts. Return existing court to open grass area. Include lighting on both</p>	<p>Develop a second court immediately west of existing court. Including lights on second court</p>
<ul style="list-style-type: none"> Can share one or more courts with with netball (as long as four dedicated tennis) Views of the courts from the CC.. 	<p>Or if football change and spectators go to the north - then upgrade the CC to include change rooms. Offers extended open grass area</p>	<p>Similar to existing 2 court layout - with change in existing or CC if football move the north</p>	<p>Similar to existing 2 court layout but second court is dedicated to netball - with change in existing or CC if football move the north</p>	<p>If football change and spectators go the the north - then upgrade the CC to include change rooms. Offers extended open grass area</p>	<p>Disadvantaged by the possible soil conditions west of existing court and restriction of other green space for community activities/ sport training</p>
Tennis (cont'd)	Option 6	Option 7	Option 8	Option 9	
<p>See above</p>	<p>Upgrade all eight existing courts. Including lighting on 4</p>	<p>Upgrade 5 courts plus one multilined to be shared with netball. Lights on multilined court and 3 others. New tennis/netball change room</p>	<p>Construct 5 new courts together with netball on west side of reserve plus one multilined. New tennis/netball change room</p>	<p>Upgrade 5 courts plus one multilined to be shared with netball. Lights on multilined court and 3 others. New tennis/netball change rooms</p>	
<p>See above</p>	<p>Requires relocation of tanks. Meets tournament requirements</p>	<p>May restrict large tournaments</p>	<p>Allows car parking to the south of pool and new grass area with sound shell</p>	<p>May restrict large tournaments</p>	

Grandstand	Option 1	Option 2	Option 3	Option 4	Option 5
<p>Objective:</p> <ul style="list-style-type: none"> Retain grandstand due to heritage significance and for spectator viewing storage and to provide a long-term base for the RSL Address issues raised by engineers and continue to provide viewing to oval on north side of ground Retrofit the area under the grandstand for RSL memorability and meeting as well as storage for reserve users. 	<p>Redevelop Grandstand and upgrade undercroft for Playgroup including internal toilets</p>	<p>Redevelop the grand stand to accommodate RSL, Away change rooms and significant storage and viewing. Seek alternative location for playgroup out of Anzac Park</p>	<p>Redevelop the grand stand with major extension beside for all football and cricket change and community/social activities etc</p>	<p>Redevelop Grandstand and upgrade undercroft for Playgroup including internal toilets</p>	<p>Redevelop Grandstand and upgrade undercroft for Playgroup including internal toilets</p>
<ul style="list-style-type: none"> Utilise under grandstand for storage, change / accessible viewing of the oval Upgrade the under croft to house RSL if and when they would like to vacate current location Assist to playgroup to relocate as the space is not suitable or compliant, no toilets and no play space provided. Also, the use is not dependent on a sports location. 	<p>By upgrading the grandstand for a current function it may attract funding that protects this historic building. Just the protection of the building is not likely to be funded and it will continue to deteriorate.</p>	<p>The RSL was originally located under the stand. Memorabilia could be protected and the existing RSL building removed to expand reserve opportunities. By relocating change to the north, the CC could be retrofitted as netball change and function / meeting space</p>	<p>Could include Molly Taylor - with covered area between or remove Molly Taylor if not required.</p>	<p>The playgroup is not dependant on a sports reserve and the stand does not provide a light filled building with an outdoor play area - would be best provided elsewhere.</p>	<p>The playgroup is not dependant on a sports reserve and the stand does not provide a light filled building with an outdoor play area - would be best provided elsewhere</p>
Grandstand (cont'd)	Option 6	Option 7	Option 8	Option 9	
<p>See above</p>	<p>Redevelop Grandstand and upgrade undercroft for Playgroup including internal toilets. If playgroup relocate, include meeting space and storage</p>	<p>Redevelop Grandstand and upgrade undercroft for Playgroup including internal toilets. If playgroup relocate, include meeting space and storage</p>	<p>Redevelop Grandstand and upgrade undercroft for Playgroup including internal toilets. If playgroup relocate, include meeting space and storage</p>	<p>Redevelop Grandstand and upgrade undercroft for Playgroup including internal toilets. If playgroup relocate, include meeting space and storage</p>	
	<p>By upgrading the grandstand for a current function it may attract funding that protects this historic building. Just the protection of the building is not likely to be funded and it will continue to deteriorate.</p>	<p>By upgrading the grandstand for a current function it may attract funding that protects this historic building. Just the protection of the building is not likely to be funded and it will continue to deteriorate.</p>	<p>By upgrading the grandstand for a current function it may attract funding that protects this historic building. Just the protection of the building is not likely to be funded and it will continue to deteriorate.</p>	<p>By upgrading the grandstand for a current function it may attract funding that protects this historic building. Just the protection of the building is not likely to be funded and it will continue to deteriorate.</p>	

Community Centre (CC)	Option 1	Option 2	Option 3	Option 4	Option 5
<p>Objective:</p> <ul style="list-style-type: none"> • To provide functional community centre for all clubs on the reserve, community and other sports activities that has views to the oval and behind • Provide more functional layout for meetings, administration, food and beverage and social activities • Provide new compliant all gender and ability and family friendly toilet change facilities and storage for clubs in a separate but proximate building to the CC • Provide viewing of the oval between the buildings for users of the netball courts. 	<p>Upgrade and extend west to improve functionality, compliant toilets, larger change rooms x 2 (home and away), and external shade. Remove netball change rooms.</p>	<p>Upgrade to improve functionality, compliant toilets, home change rooms and external shade Incorporate existing netball change rooms.</p>	<p>Upgrade to accommodate playgroup and netball (but not football that would go the north side of oval).</p>	<p>Upgrade and extend east to improve functionality, compliant toilets, larger change rooms x 2 (home and away), and external shade. Remove netball change rooms.</p>	<p>Upgrade and extend to improve functionality, compliant toilets, larger change rooms x 2 (home and away), and external shade.</p>
<ul style="list-style-type: none"> • Minimise the footprint of this facility to ensure views are maximised across the ground • Note community views are that viewing the oval should be from the north- as would typically be the case • Provide a wide veranda on the building in front, oval side and encourage viewing to the rear of the green space. 	<p>Allows better connection between netball and oval</p>			<p>An extension to the community centre with more functional spaces and extra change rooms would create more of separation of tennis and netball from the oval . The focus on this area may mean less flexible space for swimming, netball, tennis etc., and no funds to fix the historic grandstand</p>	<p>Constructed slightly west of current location would allow better connection between netball and oval.</p>
Community Centre (CC) (Cont'd)	Option 6	Option 7	Option 8	Option 9	
	<p>Upgrade and extend west to improve functionality, compliant toilets. and external shade. Integrate netball change rooms. New larger change rooms x 2 (home and away) in new building.</p>	<p>Upgrade and extend to include larger unisex change facilities, social space, kitchen, meeting room. Integrate netball change rooms</p>	<p>Upgrade and extend west to improve functionality, compliant toilets, refitted with kitchen, bar and social space. Integrate netball change rooms. New separate football, hockey change</p>	<p>Upgrade to improve functionality, compliant toilets, refitted with kitchen, bar and social space. Integrate netball change rooms. Build separate change rooms.</p>	
		<p>An extension to the community centre with more functional spaces and extra change rooms would create more of separation of tennis and netball from the oval. The focus on this area may mean less flexible space for swimming, netball, tennis etc.</p>			

Swimming Pool	Option 1	Option 2	Option 3	Option 4
<p>Objective:</p> <ul style="list-style-type: none"> • Replace the functionally obsolete change rooms to provide fit for purpose, all gender and all ability facilities backing on to those for netball and tennis • Provide hoisted access into the pool from the new building • Remove and replace existing change rooms • Upgrade kiosk/ entry and provide a first aid room • Demolish the kiosk entry building but retain all signage etc. • Relocate the entry and car park to the south of the reserve minimise the distance to drive through the Reserve and potential conflicts with other users. 	<p>New entry/kiosk and change rooms constructed with entry off Gardiner St. Relocate tanks under ground between netball and pool</p>	<p>New entry/kiosk and change rooms constructed with entry off Gardiner St. Relocate tanks under ground in green space</p>	<p>New entry/kiosk and change rooms constructed in similar location</p>	<p>New entry/kiosk and change rooms constructed with entry off Gardiner St. Relocate tanks under ground between netball and pool</p>
<ul style="list-style-type: none"> • Consider sharing the new change room with netball and tennis (but with separate areas for each (for security and safety) • Note internal details and design by swimming pool committee • Complete plant room assessment. 	<p>Remove existing change rooms</p>	<p>Remove existing change rooms</p>	<p>Retains similar configuration to current layout</p>	<p>Remove existing change rooms</p>
Swimming Pool (cont'd)	Option 6	Option 7	Option 8	Option 9
<p>See above</p>	<p>New entry/kiosk and change rooms constructed with entry off Gardiner St. Relocate tanks. Change rooms for pool, netball and tennis under one roof, with no internal connection to pool change from netball/tennis</p>	<p>New change rooms, pool entry/kiosk, first aid, meeting room and pump room at east end of facility</p>	<p>New entry/kiosk, first aid, meeting room and change rooms constructed in same location with entry off Gardiner St</p>	<p>New change rooms, pool entry/kiosk, first aid, meeting room and pump room at east end of facility</p>
	<p>Maximises space by combining functions</p>	<p>Requires funding for pool plant upgrade at same time. Remove existing change rooms.</p>	<p>Retains similar configuration to current layout</p>	<p>Requires funding for pool plant upgrade at same time. Remove existing change rooms.</p>

Playground	Option 1	Option 2	Option 3	Option 4
<p>Objective:</p> <ul style="list-style-type: none"> To upgrade the playground to enhance play value and encourage intergenerational play, for people of all ages and abilities. Expand the fenced area so allows for play and interaction of family members Retain viewing of the oval from the play space Retain location on the reserve edge of the reserve so is prominent and seen as a community play space. 	Relocate between pool and netball court once pool change rooms are relocated to allow viewing through to the oval	Relocate between pool and netball court once pool change rooms are relocated to allow viewing through to the oval	Leave in current location, remove the tight fencing and fence the traffic area off from the south of reserve	Leave in current location. Provide additional secure outdoor play space for playgroup next to grandstand
<ul style="list-style-type: none"> Ensure any potential conflict with vehicles is removed Provide a fence but ensure adequate space inside for parents/ care givers and play Ensure it is close to other facilities- such as the CC, netball, tennis and green space. 				
Playground (cont'd)	Option 6	Option 7	Option 8	Option 9
See above	Relocate closer to tennis	Relocate closer to netball and community rooms	Relocate closer to community rooms	Relocate closer to netball and community rooms
	No connection to oval	No connection to oval	No connection to oval	No connection to oval

Trees

Objectives

- Retain as many trees as possible on the reserve surrounding the sports facilities for shade and amenity value
 - Protect the stand of trees in the southwest and east and manage with a clear root protection zone extending out beyond the canopy
 - Trim trees in preference to removing them for example those in the east
 - Extend the tree planting around the reserve to provide a consistent row of street trees around the site, limbed up if necessary to encourage views in
 - Continue to plant street trees around all surrounding streets.
- Remove the grass underneath the trees and mulch to help survival of the trees or plant low native shrubs or ground cover with sensory qualities
 - Ensure new courts have root barriers to limit invasion by tree roots
 - Continue to replant specimen trees when they are lost, which are appropriate to the botanical garden and ANZAC theme - provide good canopy, amenity and play value.

Molly Taylor Pavilion

Objective:

- To record the history of this building before replacing it with an accessible spectator shelter on the north of the oval and storage behind
- Whilst the pavilion has local significance it appears the condition of the building does not allow for it to be repaired cost effectively
 - Relocation or removal will require acknowledgment and documentation to live on elsewhere on reserve.

Storage

Objectives:

- Minimise the number of separate storage facilities on the site
 - Provide adequate storage for all activities and ensure storage is managed efficiently within each pavilion/sports area.
- Provide a new storage space under the Grandstand and in conjunction with the adjacent proposed shelter.

RSL

Objective

- Retain all memorabilia and the RSL function on the reserve, and space for ANZAC day services
 - Relocate the RSL function into smaller suitable premises - such as under grandstand and remove the RSL building in the long-term or at the end of its function life.
- If and when the RSL building is removed replace with a small car park and reduce the space taken up by vehicles in the visits around the reserve.

Green social space and BBQ

Objective:

Retain a large area of green space west of the netball courts that can be used for sports development drills as well as community events and some training and play activities. Upgrade the levels, drainage, and turf in this area for these uses.

- Assumes that athletics will be accommodated off-site at the school
- Acknowledge the previous site for the dam, and that this area floods
- Could continue to accommodate small scale hockey activity i.e. surface is flat and can be kept mown appropriately
- Ensure any development to the space acknowledges the water pipes connecting the tanks, beneath
- Remove the existing BBQ area. This function can be provided in a non-permanent space.

Car spaces

Objectives:

- Confine the areas for parking and vehicle movement to specific areas servicing each of the main facilities on the Reserve, and several areas directly overlooking the oval and provide direct vehicle access to each
- Minimise the area and upgrade areas of asphalt on the reserve to improve safety, permeability and improve aesthetics.

- Provide dedicated parking for oval and cricket users in select areas around the ground
- Provide a car park outside the oval space to service the pool from the south if practical and so it does not restrict space for upgraded courts. This may require relocation of two tanks further east
- Re grade the "ramp" on the northeast side of the oval and re-landscape for public viewing
- Retain three entries to the reserve
- Restrict vehicles to defined areas and a car park on the west
- Plant areas not required for vehicle access.

Cricket nets x 2
Adequate number for current use. Redevelop in current location. Address drainage around nets

Oval
Remove old scoreboard. Install goal net at west end. Regrade and resurface oval surrounds in north east. Include shade structures and seating

Molly Taylor Pavilion
Assess building condition and cost of repair before making decision on future

Grandstand
Seek funding to renovate and improve structural integrity. Redevelop undercroft with toilets for playgroup if no alternative for playgroup outside Anzac Park. If playgroup relocate allow for meeting space and storage

Parking
Formalise parking inside Scott St entry and behind Molly Taylor building. New car park off Gardiner St for pool users. Remove steep bank to aid viewing, better space around the nets and allow seasonal car parking over looking footy - if desirable

Gardens
Install irrigation system into small garden beds, mulch and control vehicle movement



Storage
Relocate existing storage shed. Integrate into new build

Toilet Blocks
Remove existing behind Molly Taylor once grandstand is upgraded, Replace block at Scott St and Molyneaux St entries

Swimming Pool
New entry/kiosk, first aid, change rooms. Relocate water tanks. Complete pool plant assessment.

Netball
Redevelop 2 courts at east end of tennis. Include lights on both. Convert existing to green space. Develop tennis/netball pavilion to replace existing

Netball change rooms
Integrate into Community Centre redevelopment

Tennis
Redevelop 6 courts - including 4 with lights. Remove existing shelter. Add small pavilion to share with netball

Hockey
Remain on oval. Share new change rooms. May use upgraded green space for drills etc.,

Change rooms
New change rooms to meet needs of football and hockey integrated into existing community building

Community Centre
Upgrade and extend to west to improve functionality, compliant toilets, larger change rooms x 2, and external shade.

Playground
Relocate to between netball and swimming pool to allow easier supervision for oval and netball spectators

Green space
Upgrade for drainage and use as events space. Improve space for long jumps, and athletics field events if not developed at schools.

Cricket nets x 2
Adequate number for current use. Redevelop in current location. Orientate more north-south would be beneficial

Oval
Upgrade lighting, to host night football and scoreboard. Install goal net at west end. Regrade and resurface oval surrounds

Molly Taylor Pavilion
Assess building condition and cost of repair before making decision on future

Grandstand
Seek funding to renovate and improve structural integrity. Redevelop undercroft to accommodate RSL, 'away' change rooms and significant storage and viewing. Seek alternative location for playgroup out of Anzac Park

Parking
Formalise parking inside Scott St entry and behind Molly Taylor building. New car park off Gardiner St for pool users. Remove steep bank to aid viewing, off Arnold Street better space around the nets and allow seasonal car parking over looking footy - if desirable. Possible extension to parking if RSL is relocated.

Gardens
Install irrigation system, mulch and control vehicle movement



Hockey
Remain on oval. Share new change rooms. May use upgraded green space for drills etc.,

Change rooms
New 'home' change rooms to meet needs of football and hockey integrated into existing community building

Community Centre
Upgrade to improve functionality, compliant toilets, external shade and playgroup. Incorporate existing netball change rooms

Playground
Relocate to between netball and swimming pool to allow easier supervision for oval and netball spectators

Storage
Relocate existing storage shed. Integrate into new build

Toilet Blocks
Remove existing behind Molly Taylor once grandstand is upgraded, Replace block at Scott St and Molyneux St entries

Swimming Pool
New entry/kiosk, first aid, change rooms relocate water tanks underground in green space, or under parking provide parking off Gardiner Street .Complete pool plant assessment

Netball
Redevelop existing court and add 1 at least to tennis courts multilined with lights

Netball/Tennis
New change/toilet/kitchenette

Netball change rooms
Consider integrating into community room redevelopment

Tennis
Redevelop 7 courts, plus 1 multilined court including lights for 4. Replace existing shelter elsewhere.

Green space
Upgrade drainage, level and use as events space. Improve space for long jumps, and athletics field events if not developed at schools

Cricket nets x 2
Adequate number for current use. Redevelop in current location. Orientate more north-south would be beneficial

Oval
Upgrade lighting, to host night football and scoreboard. Install goal net at west end. Regrade and resurface oval surrounds

Molly Taylor Pavilion
Assess building condition and cost of repair before making decision on future

Grandstand
Seek funding to renovate and improve structural integrity. Redevelop the grandstand with major extension beside for all footy, hockey and cricket change etc. Relocate playgroup to community rooms

Parking
Formalise parking inside Scott St entry, behind Molly Taylor building and adjacent to pool on north. Remove steep bank to aid viewing, better space around the nets and allow seasonal car parking over looking footy - if desirable

Gardens
Install irrigation system, mulch and control vehicle movement



Hockey
Remain on oval. Share new change rooms. May use upgraded green space for drills etc.,

Change rooms
Not required in this location

Community Centre
Redevelop to improve functionality, compliant toilets and external shade
Incorporate existing netball facility change rooms

Netball change rooms
Consider integrating into community room

Playground
Remain in current location

Storage
Relocate existing storage shed.

Toilet Blocks
Remove existing behind Molly Taylor once grandstand is upgraded, Replace block at Scott St and Molyneaux St entries

Swimming Pool
New entry/kiosk, first aid, change rooms in similar location
Complete pool plant assessment.

Netball
Upgrade 1 court at east end of tennis. 1 multilined for tennis. Include lights on both.
Upgrade existing court.
Develop small tennis/netball pavilion

Tennis
Redevelop 6? courts - 1 lined for netball including lights, 3 other tennis court with lights.
Remove existing shelter. Small pavilion

Green space
Upgrade for drainage and use as events space. Improve space for long jumps, and athletics field events if not developed at schools.

Cricket nets x 2
Adequate number for current use. Redevelop in current location. Orientate more north-south would be beneficial

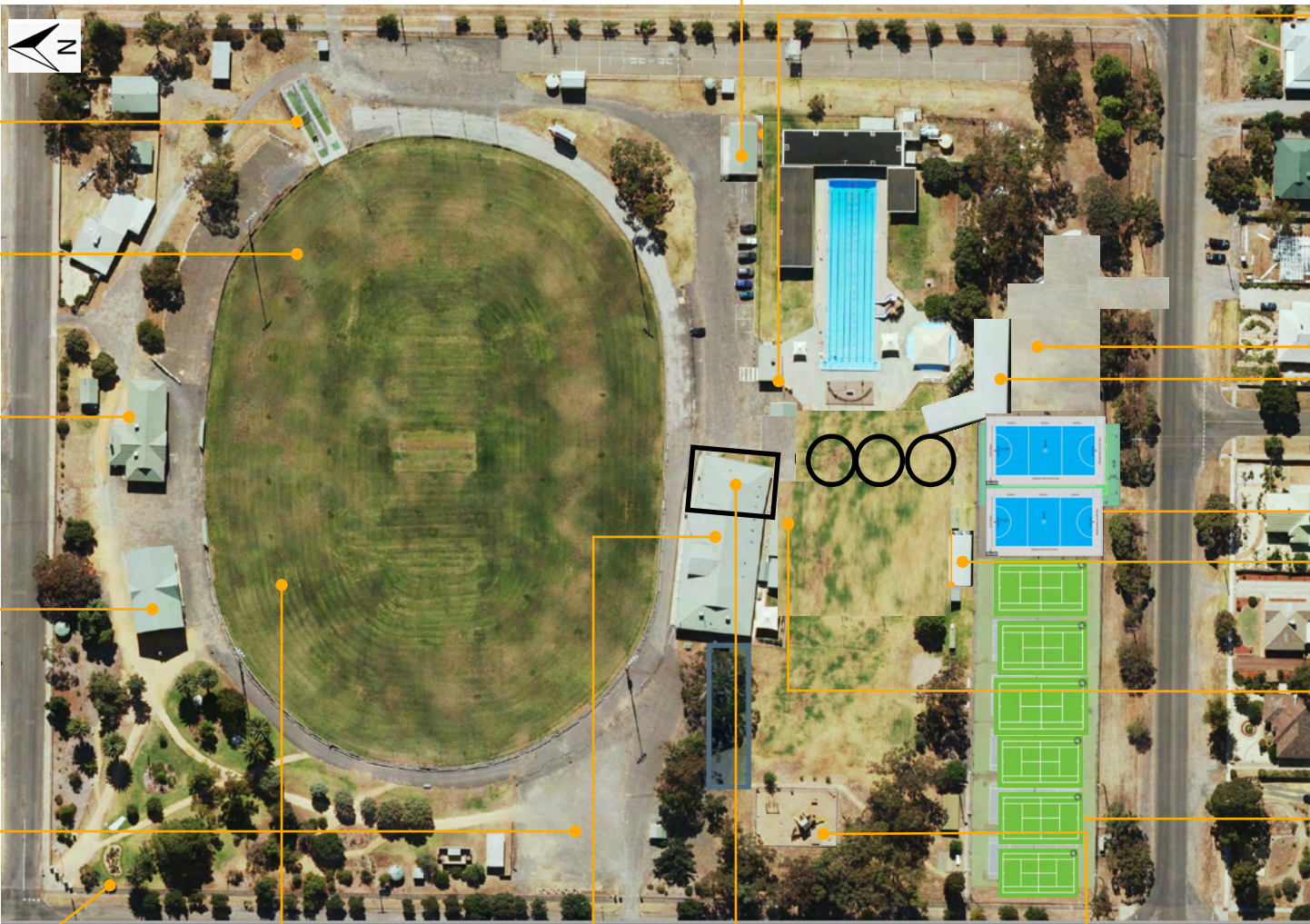
Oval
Upgrade lighting, to host night football and scoreboard. Install goal net at west end. Regrade and resurface oval surrounds

Molly Taylor Pavilion
Assess building condition and cost of repair before making decision on future

Grandstand
Seek funding to renovate and improve structural integrity. Redevelop undercroft with toilets for playgroup if no alternative for playgroup outside Anzac Park

Parking
Formalise parking inside Scott St entry and behind Molly Taylor building. New car park off Gardiner St for pool users. Remove steep bank to aid viewing, better space around the nets and allow seasonal car parking over looking footy - if desirable

Gardens
Install irrigation system, mulch and control vehicle movement



Hockey
Remain on oval. Share new change rooms. May use upgraded green space for drills etc.,

Change rooms
New change rooms for football and hockey integrated into existing community building. Ensure that the building addresses the rear green space

Community Centre
Upgrade and extend to improve functionality, compliant toilets, larger change rooms x 2, and external shade.

Playground
Leave in current location. Provide additional outdoor space for playgroup next to grandstand

Storage
Relocate existing storage shed. Integrate into new build

Toilet Blocks
Remove existing behind Molly Taylor once grandstand is upgraded, Replace block at Scott St and Molyneaux St entries

Swimming Pool
New entry/kiosk, first aid, change rooms. Relocate water tanks underground in green space, parking Complete pool plant

Netball
Redevelop 2 courts at east end of tennis. Include lights on both. Convert existing to green space. Develop small tennis/netball pavilion

Netball change rooms
Remove after Community room upgrade

Tennis
Redevelop 6 courts - including 4 with lights. Remove existing shelter. Add small pavilion to share with netball

Green space
Upgrade for drainage and use as events space. Improve space for long jumps, and athletics field events if not developed at schools.

Cricket nets x 2
 Adequate number for current use. Redevelop in current location. Orientate more north-south would be beneficial

Oval
 Upgrade lighting, to host night football and scoreboard. Install goal net at west end. Regrade and resurface oval surrounds

Molly Taylor Pavilion
 Assess building condition and cost of repair before making decision on future

Grandstand
 Seek funding to renovate and improve structural integrity. Redevelop undercroft with toilets for playgroup if no alternative for playgroup outside Anzac Park

Parking
 Formalise parking inside Scott St entry and behind Molly Taylor building. New car park off Gardiner St for pool users. Remove steep bank to aid viewing, better space around the nets and allow seasonal car parking over looking footy - if desirable

Gardens
 Install irrigation system, mulch and control vehicle movement



Hockey
 Remain on oval. Share new change rooms. May use upgraded green space for drills etc.,

Change rooms
 Remove and redevelop to meet needs of football, hockey and netball

Community Centre
 Remove and redevelop with compliant toilets, larger change rooms x 2, and external shade. Allow viewing for both netball and oval

Playground
 Leave in current location. Provide additional outdoor space for playgroup next to grandstand

Storage
 Relocate existing storage shed. Integrate into new build

Toilet Blocks
 Remove existing behind Molly Taylor once grandstand is upgraded, Replace block at Scott St and Molyneaux St entries

Swimming Pool
 New entry/kiosk, first aid, change rooms, relocate water tanks, parking Complete pool plant assessment.

Netball
 Redevelop 2 courts next to each other. Include lights on both. Develop small tennis/netball pavilion

Netball change rooms
 Remove and include in new development

Tennis
 Redevelop 8 courts - 4 with lights. Remove existing shelter. Develop small tennis/netball pavilion

Green space
 Upgrade for drainage and use as events space. Improve space for long jumps, and athletics field events if not developed at schools.

Cricket nets x 2
Adequate number for current use. Redevelop in current location. Address drainage around nets

Spectator viewing
Grass north east bank and install spectator shade

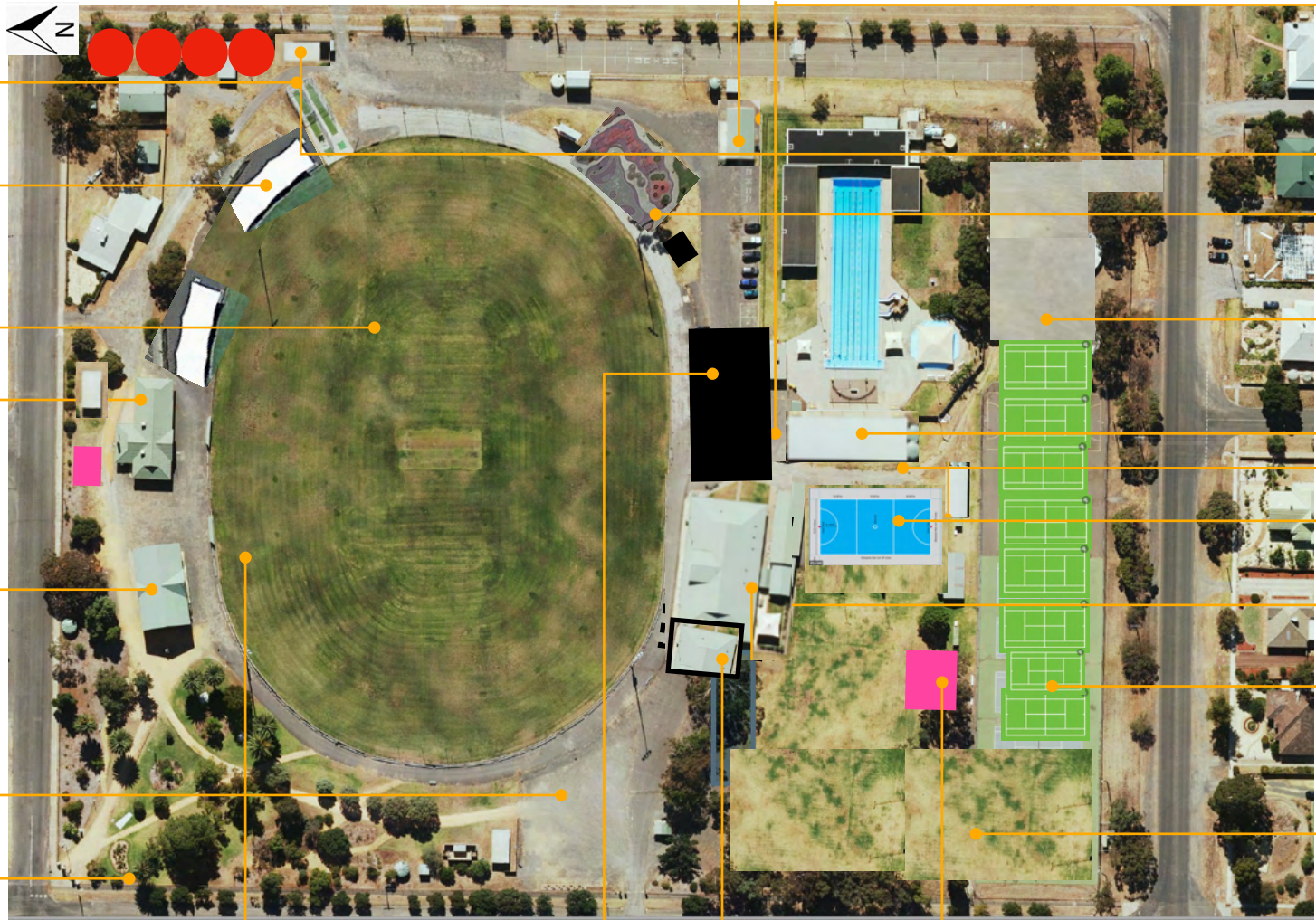
Oval
Remove old scoreboard. Install goal net at west end. Regrade and resurface oval surrounds on north west

Molly Taylor Pavilion
Assess building condition and cost of repair before making decision on future

Grandstand
Seek funding to renovate and improve structural integrity. Redevelop undercroft with toilets for playgroup if no alternative for playgroup outside Anzac Park or include meeting space and storage if they move.

Parking
Formalise parking inside Scott St entry and behind Molly Taylor building. New car park off Gardiner St for pool users. Remove steep bank to aid viewing, better space around the nets and allow seasonal car parking over looking footy - if desirable

Gardens
Install irrigation system into small garden beds, mulch and control vehicle movement



Storage
Relocate existing storage shed. Integrate into new build

Toilet Blocks
Replace block at Scott St and Molyneaux St entries and behind Molly Taylor

Pump track and BBQ

Swimming Pool
New change rooms shared with netball and tennis
New pool entry/kiosk, first aid.
Relocate water tanks. Parking off Gardiner St

Netball
Redevelop existing court
Include lights.

Netball change rooms
No change

Tennis
Redevelop 8 courts - 4 with lights. Remove existing shelter.

Green space
Upgrade for drainage and use as events space, junior football, hockey and soccer. Approx. 85m x 35m. North - south

Hockey
Remain on oval. Share new change rooms. May use upgraded green space for drills etc.,

Change rooms
New building to meet needs of football, hockey and netball

Community Centre
Extend to west with new kitchen facilities, and redevelop internally

Playground
Move closer tennis courts. Provide additional outdoor space for playgroup behind Molly Taylor

Cricket nets x 2
Adequate number for current use. Redevelop in current location. Address drainage around nets

Spectator viewing
Grass north east bank and install spectator shade

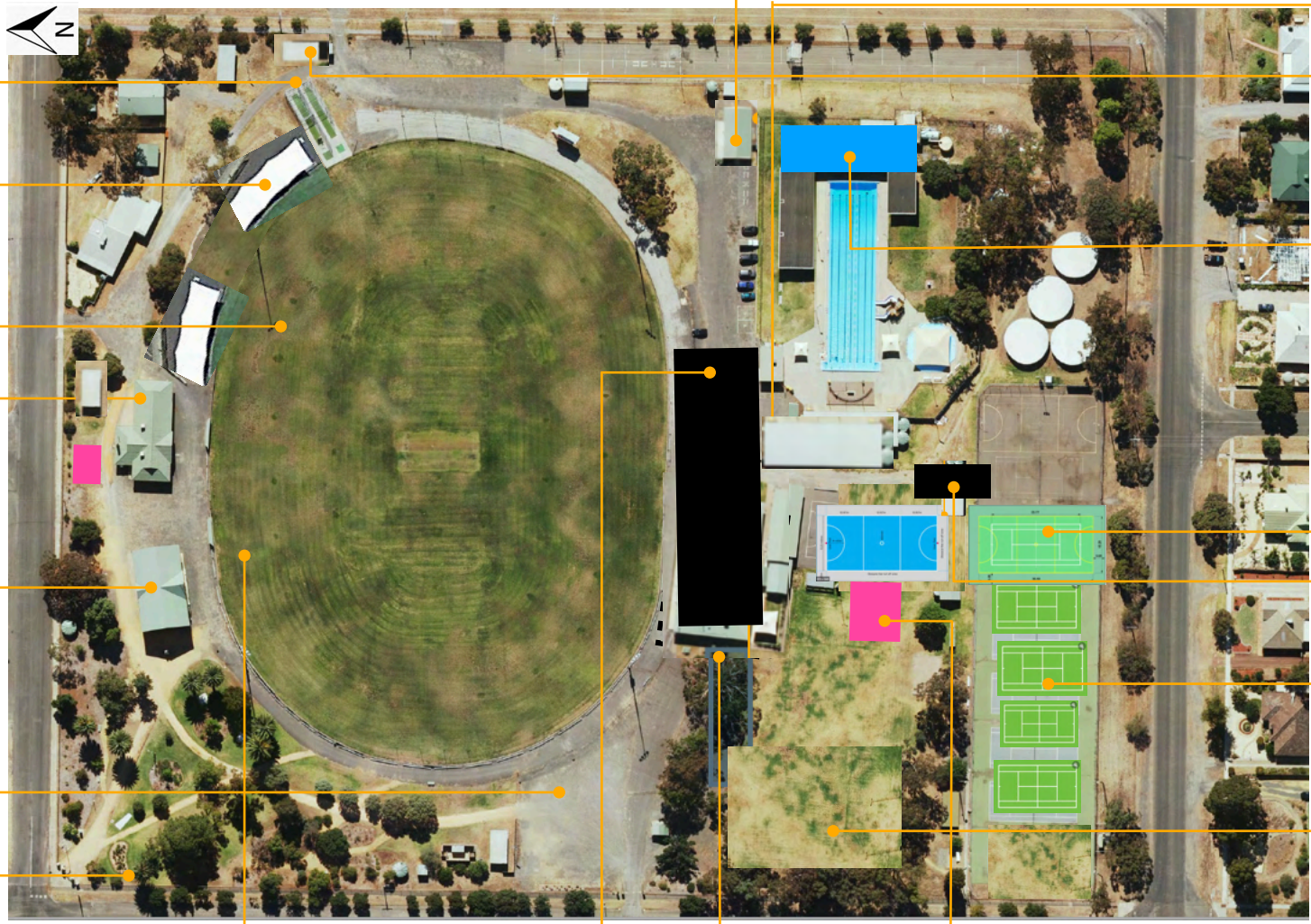
Oval
Remove old scoreboard. Install goal net at west end. Regrade and resurface oval surrounds on north west

Molly Taylor Pavilion
Assess building condition and cost of repair before making decision on future

Grandstand
Seek funding to renovate and improve structural integrity. Redevelop undercroft with toilets for playgroup if no alternative for playgroup outside Anzac Park or include meeting space and storage if they move.

Parking
Formalise parking inside Scott St entry and behind Molly Taylor building. Remove steep bank to aid viewing, better space around the nets and allow seasonal car parking over looking footy - if desirable

Gardens
Install irrigation system into small garden beds, mulch and control vehicle movement



Hockey
Remain on oval. Share new change rooms. May use upgraded green space for drills etc.,

Change rooms
New building to meet needs of football, hockey and netball

Community Centre/ Change rooms
Redevelop and extend to include larger unisex change facilities, social space, kitchen, meeting room

Playground
Move closer tennis courts. Provide additional outdoor space for playgroup behind Molly Taylor

Storage
Relocate existing storage shed. Integrate into new build

Toilet Blocks
Replace block at Scott St and Molyneaux St entries and behind Molly Taylor

Swimming Pool
New change rooms, pool entry/kiosk, first aid, meeting room and pump room

Netball
Redevelop existing court Include lights. Second netball court marked for tennis

Netball change rooms
New change rooms for tennis and netball

Tennis
Redevelop 4 courts - with lights. Plus one shared with netball

Green space
Upgrade for drainage and use as events space

Cricket nets x 2
Adequate number for current use. Redevelop in current location. Address drainage around nets

Spectator viewing
Grass north east bank and install spectator shade

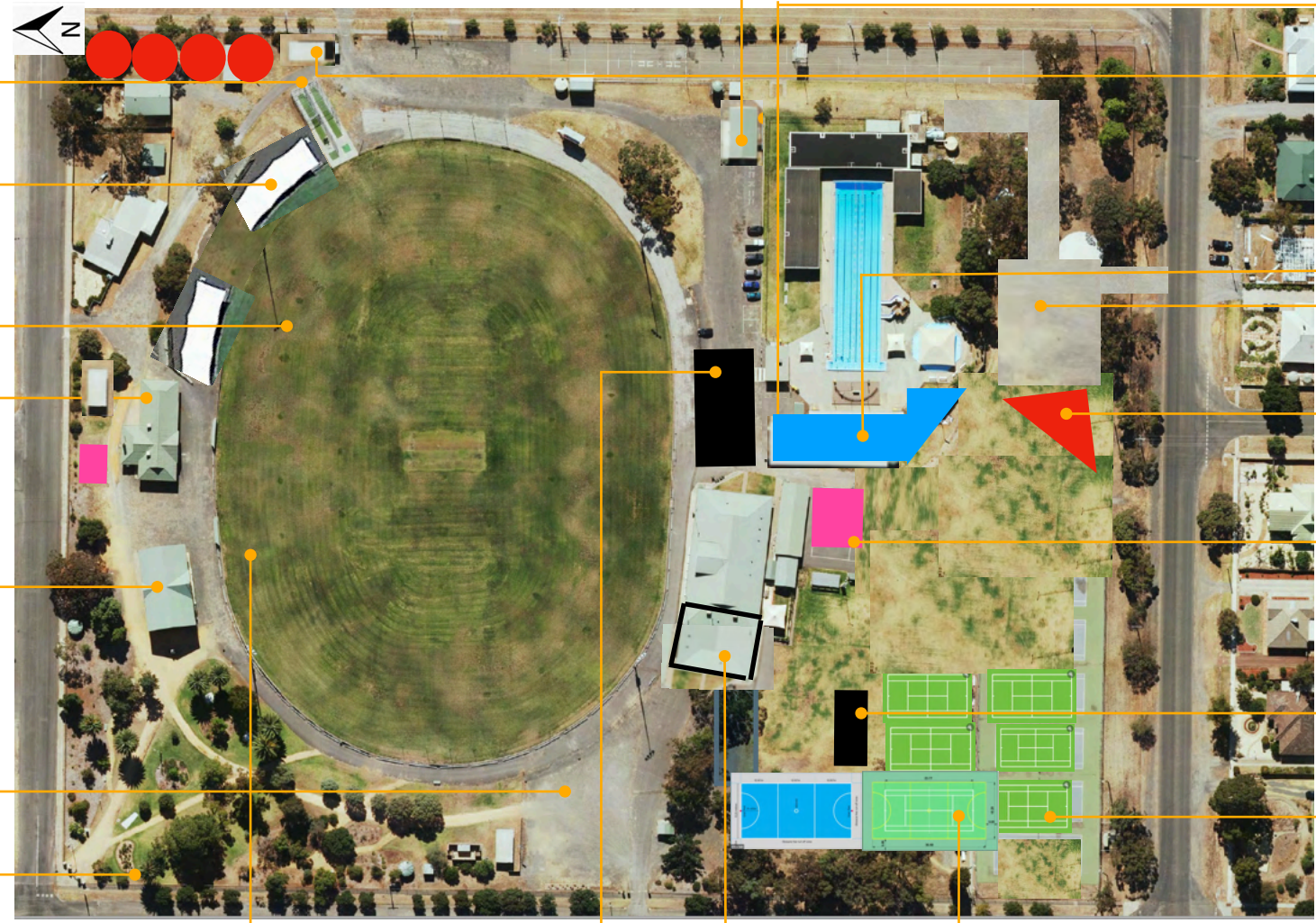
Oval
Remove old scoreboard. Install goal net at west end. Regrade and resurface oval surrounds on north west

Molly Taylor Pavilion
Assess building condition and cost of repair before making decision on future

Grandstand
Seek funding to renovate and improve structural integrity. Redevelop undercroft with toilets for playgroup if no alternative for playgroup outside Anzac Park or include meeting space and storage if they move.

Parking
Formalise parking inside Scott St entry and behind Molly Taylor building. Remove steep bank to aid viewing, better space around the nets and allow seasonal car parking over looking footy - if desirable

Gardens
Install irrigation system into small garden beds, mulch and control vehicle movement



Storage
Relocate existing storage shed. Integrate into new build

Toilet Blocks
Replace block at Scott St and Molyneaux St entries and behind Molly Taylor

Swimming Pool
New change rooms, pool entry/kiosk, first aid, and meeting room. New parking off Gardiner St with access to pool plant

Green space
Upgrade for drainage and use as events space. include sound shell facing west

Playground
Move closer community rooms.. Provide additional outdoor space for playgroup behind Molly Taylor

Netball change rooms
New change rooms for tennis and netball

Tennis
Redevelop 5 courts - with lights. Plus one shared with netball

Hockey
Remain on oval. Share new change rooms. May use upgraded green space for drills etc.,

Change rooms
New building to meet needs of football, hockey and netball

Community Centre/ Change rooms
Redevelop and extend to include larger kitchen complaint accessible toilets, meeting space, social facilities. Integrate existing netball change

Netball
Relocate existing court. Include lights. Second netball court marked for tennis

Cricket nets x 2
Adequate number for current use. Redevelop in current location. Address drainage around nets

Spectator viewing
Grass north east bank and install spectator shade

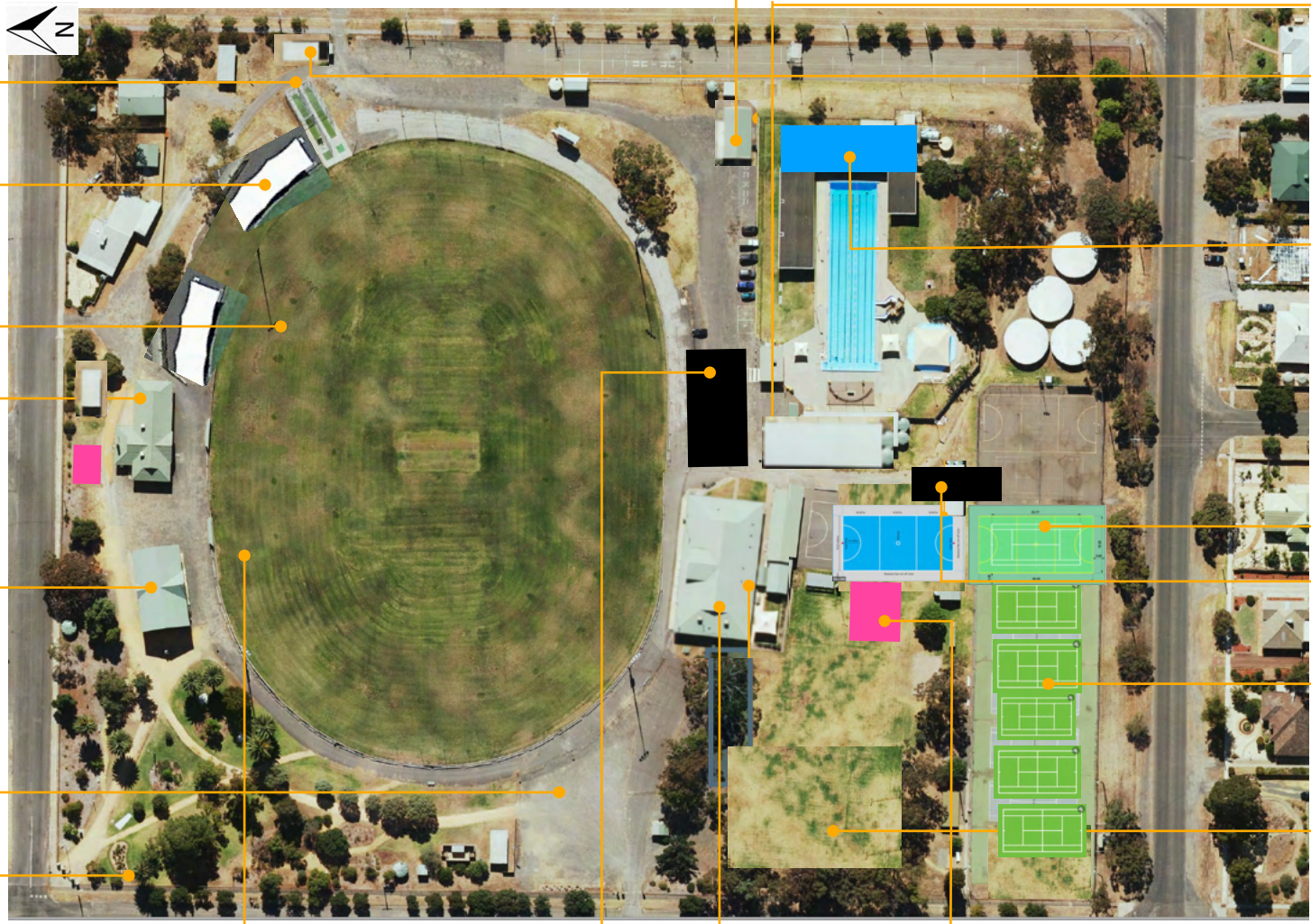
Oval
Remove old scoreboard. Install goal net at west end. Regrade and resurface oval surrounds on north west

Molly Taylor Pavilion
Assess building condition and cost of repair before making decision on future

Grandstand
Seek funding to renovate and improve structural integrity. Redevelop undercroft with toilets for playgroup if no alternative for playgroup outside Anzac Park or include meeting space and storage if they move.

Parking
Formalise parking inside Scott St entry and behind Molly Taylor building. Remove steep bank to aid viewing, better space around the nets and allow seasonal car parking over looking footy - if desirable

Gardens
Install irrigation system into small garden beds, mulch and control vehicle movement



Storage
Relocate existing storage shed. Integrate into new build

Toilet Blocks
Replace block at Scott St and Molyneaux St entries and behind Molly Taylor

Swimming Pool
New change rooms, pool entry/kiosk, first aid, meeting room and pump room

Netball
Redevelop existing court Include lights. Second netball court marked for tennis

Netball change rooms
New change rooms for tennis and netball

Tennis
Redevelop 5 courts - with lights. Plus one shared with netball

Green space
Upgrade for drainage and use as events space

Hockey
Remain on oval. Share new change rooms. May use upgraded green space for drills etc.,

Change rooms
New building to meet needs of football, hockey and netball

Community Centre
Redevelop to include complaint accessible toilets, meeting space, kitchen and social facilities

Playground
Move closer tennis courts. Provide additional outdoor space for playgroup behind Molly Taylor

Appendix 7 – DELWP Feedback from Draft Report

Thank you for the opportunity to provide comment on the draft masterplan for ANZAC Memorial Park Warracknabeal Reserve (0200974). Its always good to see the future potential of Crown sites such as these.

Overall, DELWP Land and Built Environment are supportive of the draft masterplan development, and of the works proposed within it. However, we are able to provide the following comments in relation to the draft:

- The plan includes increased irrigation to small gardens only. We would suggest including irrigation to all new garden beds and trees into the future to assist survival (the park appears to have 5x water tanks).
- The entire park is covered by the Inundation Overlay. It appears the whole park can and does become inundated with water and there is significant wood rot and termite damage to infrastructure as a result, mainly the grandstand. There is a proposal at the end of the life of the RSL building to relocate their space to underneath the grandstand. As such, significant drainage issues need to be addressed prior to any upgrades/construction at this location. We would suggest that a drainage plan for the whole park may be required prior to any construction works occurring. This should include an investigation into the existing drainage/plumbing system to see if there are any blockages/broken pipes etc within the current system, as well as identify any required upgrades to reduce water logging and damage to the facilities (ie. the grandstand). There may also be capacity to capture the water when inundated for future use (i.e., in-ground tanks).
- It is stated that there is significant vegetation on site, but no significant overlay on the park (Appendix 1 pg. 37). This vegetation is likely regionally significant vegetation and, as stated within the draft, should be maintained as part of the local landscape etc.
- We are pleased with councils perspective on the health and life of trees including; maintaining root protection zones beyond the canopies, trying to retain as much vegetation as possible, the trimming of tress as a preference

to removal, the planting of extra trees around the border of the park, and obtaining arborist reports for the site. However:

- o We would suggest that any revegetation/planting works to occur be undertaken with locally sourced native species.
- o Page 29, Master Plan Option 10 suggests the removal of approx. 7 trees to be able to construct 2 x new tennis/netball courts. It appears only one of these trees is located in the space needed for construction. Are these trees tagged for removal due to another reason?

I note that at this stage Council is seeking DELWPs review and feedback on the draft masterplan, and that this plan is a 10-year strategic plan for ANZAC Memorial Park Warracknabeal Reserve with no physical works or development(s) planned/proposed at this stage. I note also that you are aware of the requirements for Landowner Consent and funding.

- DELWP Land and Built Environment would need to review all plans for development and provide Landowner Consent prior to any future works proceeding.
- Relevant assessment and consultation relating to Native Title requirements and Traditional Owner rights would need to be undertaken as part of this consent provision and may impose further requirements.
- As a Crown land site managed by a DELWP appointed Committee of Management (the Warracknabeal Anzac Memorial Park Inc), Land Manager Consent would also be required from the CoM supporting any future development(s)
- Along with detailed plans relating to any proposed development or construction, DELWP Land and Built Environment would also require a list of species proposed to be planted in order to provide consent, noting the above that any revegetation/planting works to occur should be undertaken with locally sourced native species.
- It is noted that minimal tenures are currently in place authorising the use of the site by third party users (i.e. netball clubs/tennis clubs). It would be

recommended that any such tenures required be developed in anticipation of any future development(s) to ensure that the appropriate arrangements are in place for reserve users. The proceeds from any such tenures can assist the CoM in the management and maintenance of the reserve. DELWP Land and Built Environment can assist the CoM with the development of any required tenures.

I hope these comments can be of assistance, and I wish Council the best with their vision for the reserve in future.