

Wareena Park Masterplan

A Multi-Generational Park for All

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Tract



Wareena Park Masterplan - A Multi-Generational Park for All

Developing the Masterplan

The Rural City of Wangaratta is developing a Masterplan to guide future improvements to Wareena Park.

This is the opportunity to make improvements to Wareena Park so it will continue to be a popular neighbourhood park for years to come.

Through the engagement activities held to date we have heard lots of great ideas. The key messages we've heard include:

- The Park is used regularly for sports and recreation activities, however there is opportunity to provide more reasons to visit;
- The experience of visiting the Park could be improved with the addition of seating, play areas, BBQ facilities and more vegetation;
- Wareena Oval and the sports facilities require improvements;
- The Ed Tippet Pavilion is no longer fit for purpose; and
- Access into the site could be improved.

What we have heard

Throughout the engagement processes the following aspects have been included:

- Multipurpose community hub;
- Improved sporting facilities;
- Protection of significant trees and vegetation;
- Areas for children, families and elderly to use;
- More parking and better accessibility;
- Safety and surveillance in the play spaces;
- Inclusion of wayfinding signage and public art;
- Retaining the beautification of the park;
- Continuation of the shared path network and more facilities for bicycles; and
- More elements such as seating, rubbish bins, water bubblers and lighting.



Proposed Masterplan for Wareena Park (For Discussion Purposes Only)

Wareena Park Masterplan - A Multi-Generational Park for All

Our Vision for Wareena Park

Through various engagement activities the community and other stakeholders have told us what they love and also what they want improved at Wareena Park.

We've translated these aspirations, and built on its current strengths as a sports and recreational destination, into a holistic future vision.

A vision captures the 'essence' of the place we are trying to improve. The shared vision for the future Wareena Park summarises the overall look and feel of the place we are working towards delivering, and incorporates community and stakeholder aspirations.

Our vision for Wareena Park is:
"To transform Wareena Park into a multi-generational place for all."

Specifically this vision seeks to;

- Create opportunities for social connections across generations;
- Invite and inspire people of all ages to be physically active;
- Remove the barriers that prevent people visiting and enjoying the park facilities;
- Support the sports clubs and community groups who call Wareena home; and
- Encourage more people to use the park facilities regularly.



Wareena Park Masterplan

*Please note: The wetlands area is out of scope for this Masterplan

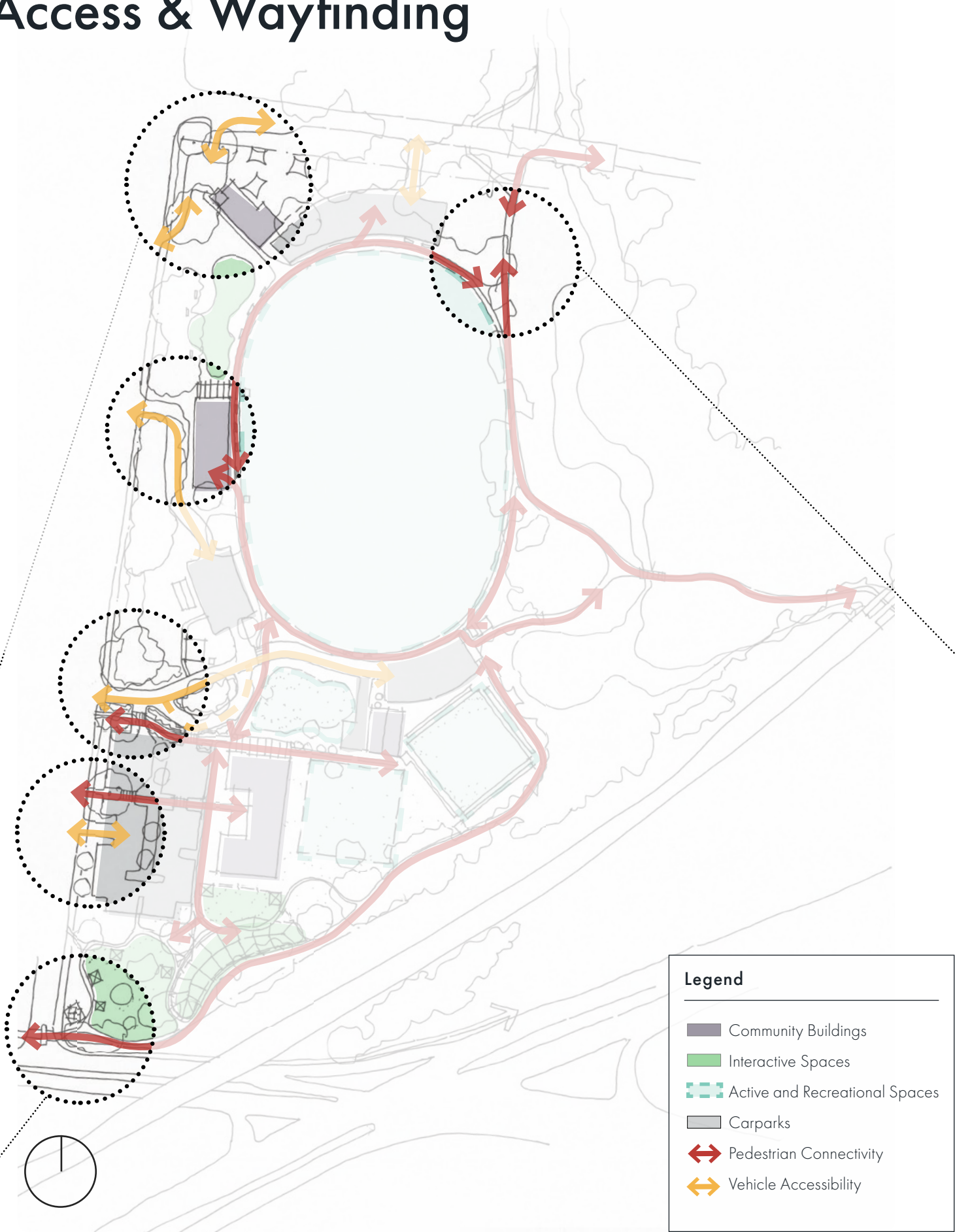
Strategy 1. Improve Access & Wayfinding



Proposed reconfiguration of the vehicular entry & exit to Coronation Kindergarten car park



Continuation of the One Mile Creek shared path to connect to existing & emerging neighbourhoods



Highlight the northbound shared path and its connection to the Health & the Train Station Precincts. On completion of the Docker Street improvements people will be able to comfortably walk from Wareena Park into the CBD

Strategy 1. Improve Access & Wayfinding



A series of landmarks, wayfinding devices or art interventions could be located at key decision points to guide users through the precinct. The key decision points are the south west entrance and the connections to the One Mile Creek Shared Path.



Continue to use wayfinding palette that has been established for the Rural City of Wangaratta. An example being the Bullawah Cultural Trail signage.

There will be a range of sizes incorporated throughout the parklands. These include pedestrian wayfinding and landmark signage. Each size offers a different function to the users of the parkland.

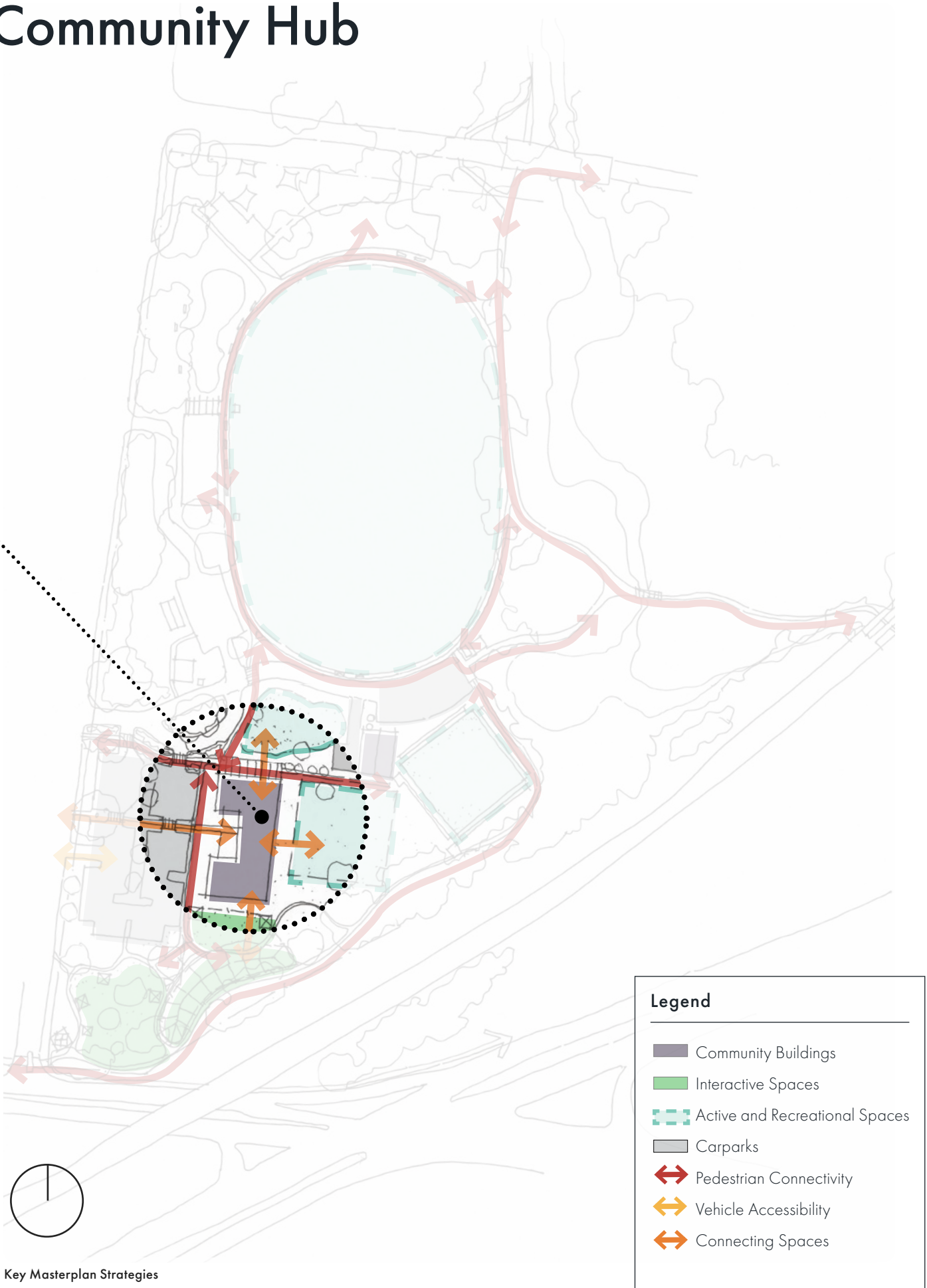
The pedestrian signage located near the wetlands should provide knowledge about, and appreciation of, the wetlands.

Strategy 2. Create a Community Hub



A community hub could be the key attractor located in the southern precinct providing indoor and outdoor facilities for community use.

A community hub is a multi-purpose building that enables a range of activities and services to be delivered for a range of people.



Key Masterplan Strategies

Strategy 3. Improve Sports Infrastructure



A new sports pavilion situated adjacent to Wareena Oval could be the focus of the northern precinct, supported by improvements to the Oval and spectator amenities.

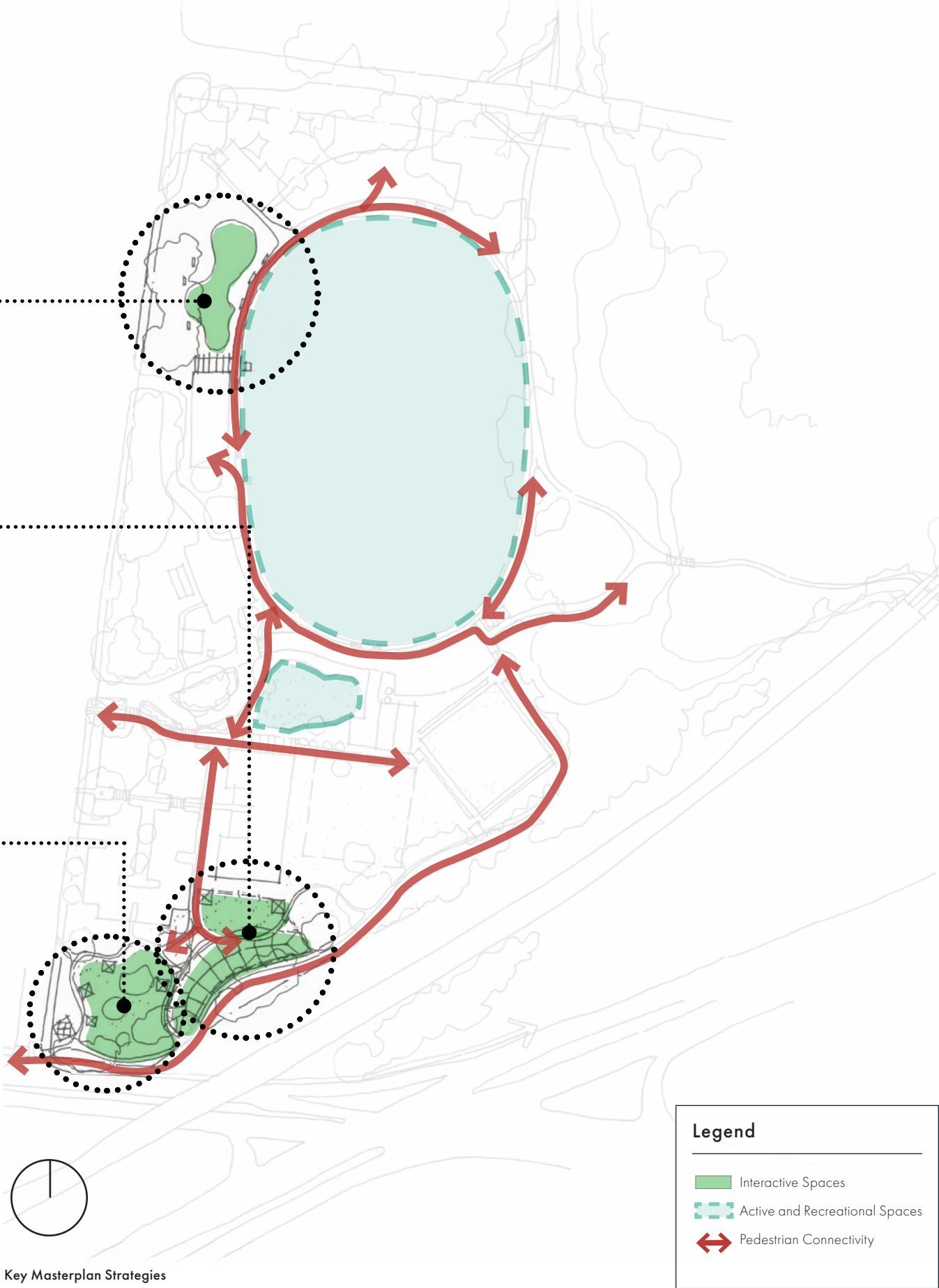


The building design should be site responsive, considering the surrounding residential neighbourhood, natural environment and existing significant trees.

Strategy 4. Provide a Range of Play Spaces that Bring People Together



Creating nature based play spaces that encourage older siblings, parents and grand parents to engage with the activities and environment .



Strategy 5. Connect to the Shared Path Network



Encouraging more walking and cycling activities within the Park, as well as connecting to the wider shared path network.



Key Masterplan Strategies

Legend

↔ Pedestrian Connectivity

✳ Signage/Wayfinding Public Art

Key Masterplan Projects

The following key projects have been identified to deliver these strategies;

- 1 Community Hub Building
- 2 Seniors Exercise Area
- 3 Picnic And Gathering Space
- 4 Nature Based Adventure Play/Recreational Area
- 5 Events Lawn
- 6 Main Carpark Reconfiguration
- 7 Wayfinding/Signage Element
- 8 Wareena Park Oval Improvements
- 9 Dedicated Sports Pavilion
- 10 New Sports Entrance, Drop Off Area & Car Park
- 11 Junior Play & Spectator Viewing Area
- 12 Seating Options
- 13 Coronation Kindergarten Entrance/Exit
- 14 Formalised Car Park
- 15 Cycling Launch Spot
- 16 Fitness Circuits
- 17 Preservation of the Existing Significant Trees

*Please note: The wetlands is out of scope for this masterplan



Key Masterplan Projects

Project 1. The Community Hub

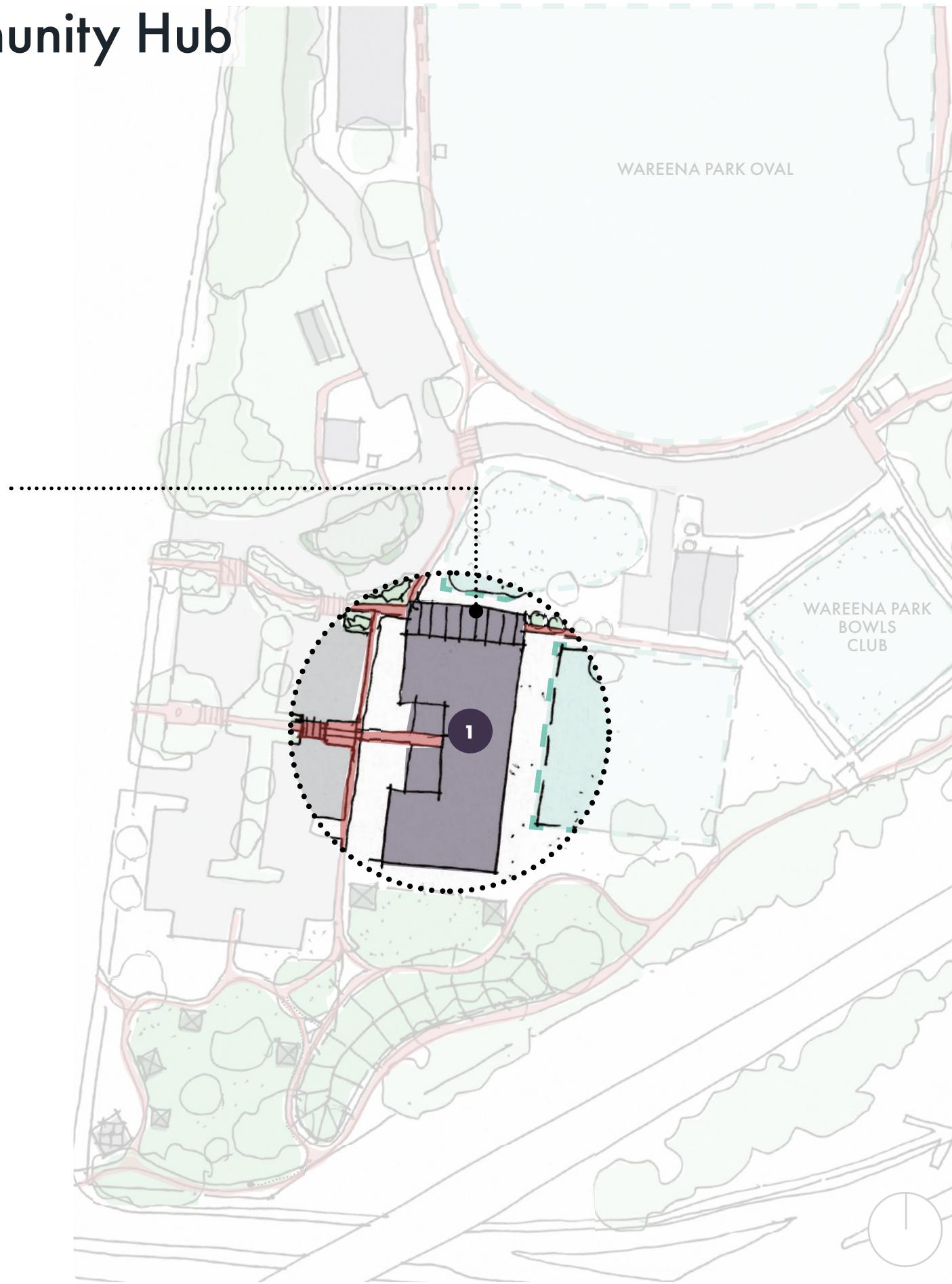
1 EXAMPLE BUILDINGS TO DEMONSTRATE IDEA



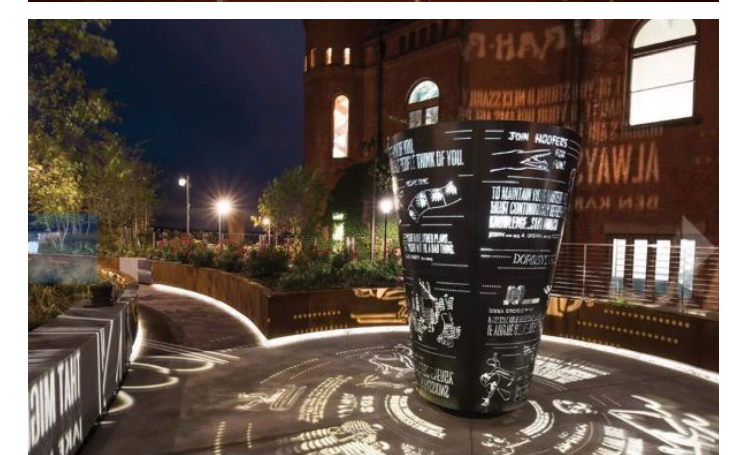
Proposed multi-functional community facility could be located in the heart of the park. This building could provide community groups with a purpose built community hall, storage, office space, kitchen & toilet facilities. Users could access the range of surrounding outdoor facilities and activities.

The building could be located adjacent to the main car park and accessible via the One Mile Creek Path.

To accommodate users in the southern play space, visible toilets with change facilities will be placed on the southern end of the building allowing access for all.



Key Masterplan Projects in the Community & Wellbeing Precinct



Signage and naming of the new building could reference the history of the site, including the pool and Ed Tippett Pavilion.

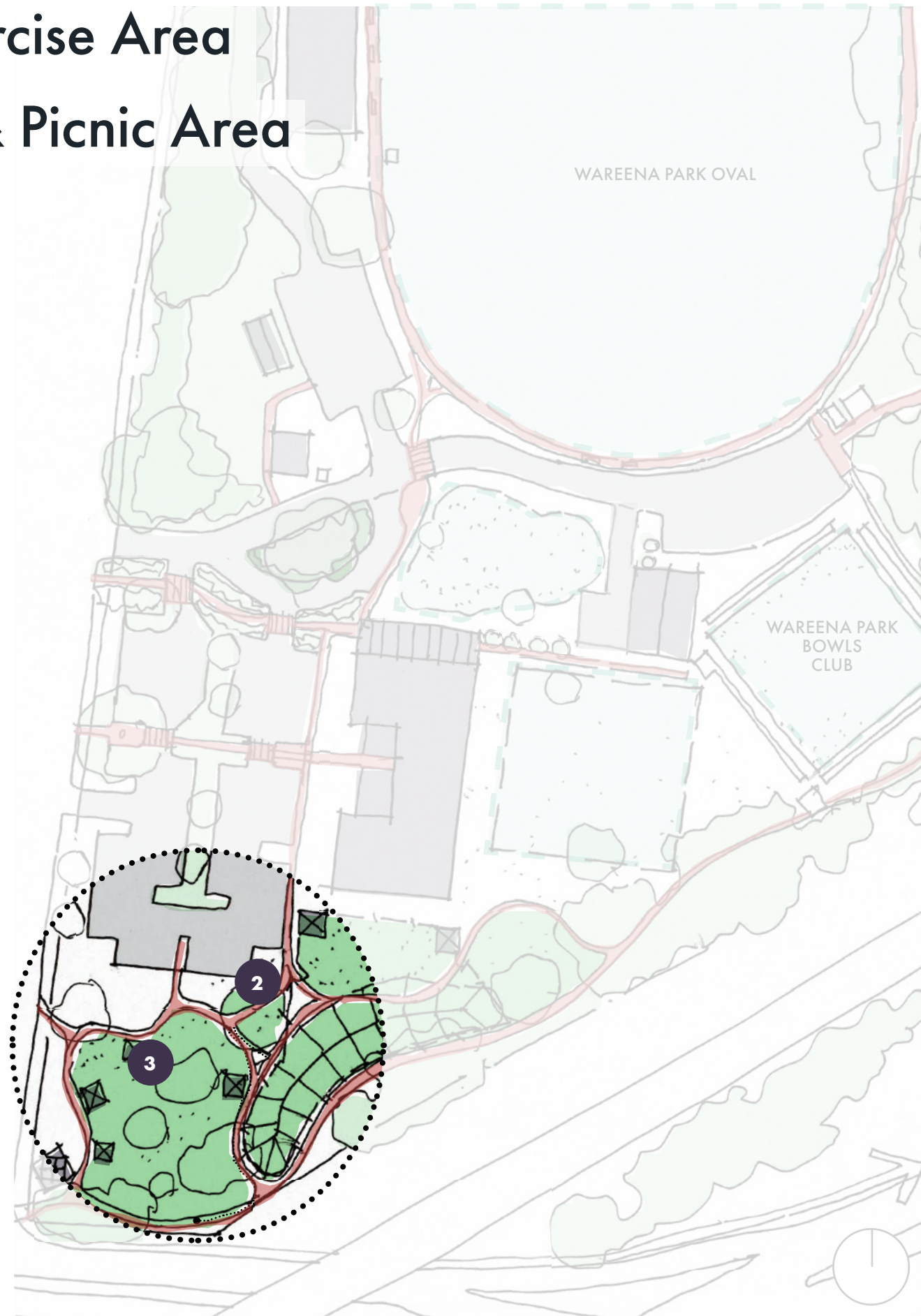
Further, there is opportunity to display events and tourist related information, in a contemporary and dynamic way.

Project 2. Seniors Exercise Area

Project 3. Gathering & Picnic Area



A dedicated seniors exercise area could be located close to the main car park and community building. This area could provide a range of outdoor equipment designed specifically for older people. Exercise equipment could be tailored to help improve strength, movement and mobility.



Key Masterplan Projects in the Community & Wellbeing Precinct



A sheltered picnic area with BBQ facilities could be the central focus in the southern corner of the park. It could be a comfortable place for people to meet and children to play.

In this space there will be seating, lighting, water bubblers, rubbish bins and shade trees. Elements should be provided to ensure children's safety to the carpark and nearby roads. The design of this area should allow parents line of sight to children at all times.

Project 4. Nature Based Adventure Play & Recreational Area



Outdoor areas located around the Community Building could compliment the internal activities. For example the garden could be flexible by providing an integrated sensory, contemplation and play space.



Key Masterplan Projects in the Community & Wellbeing Precinct

Other elements that could be provided are seating, lighting, water bubblers, rubbish bins and shade trees.

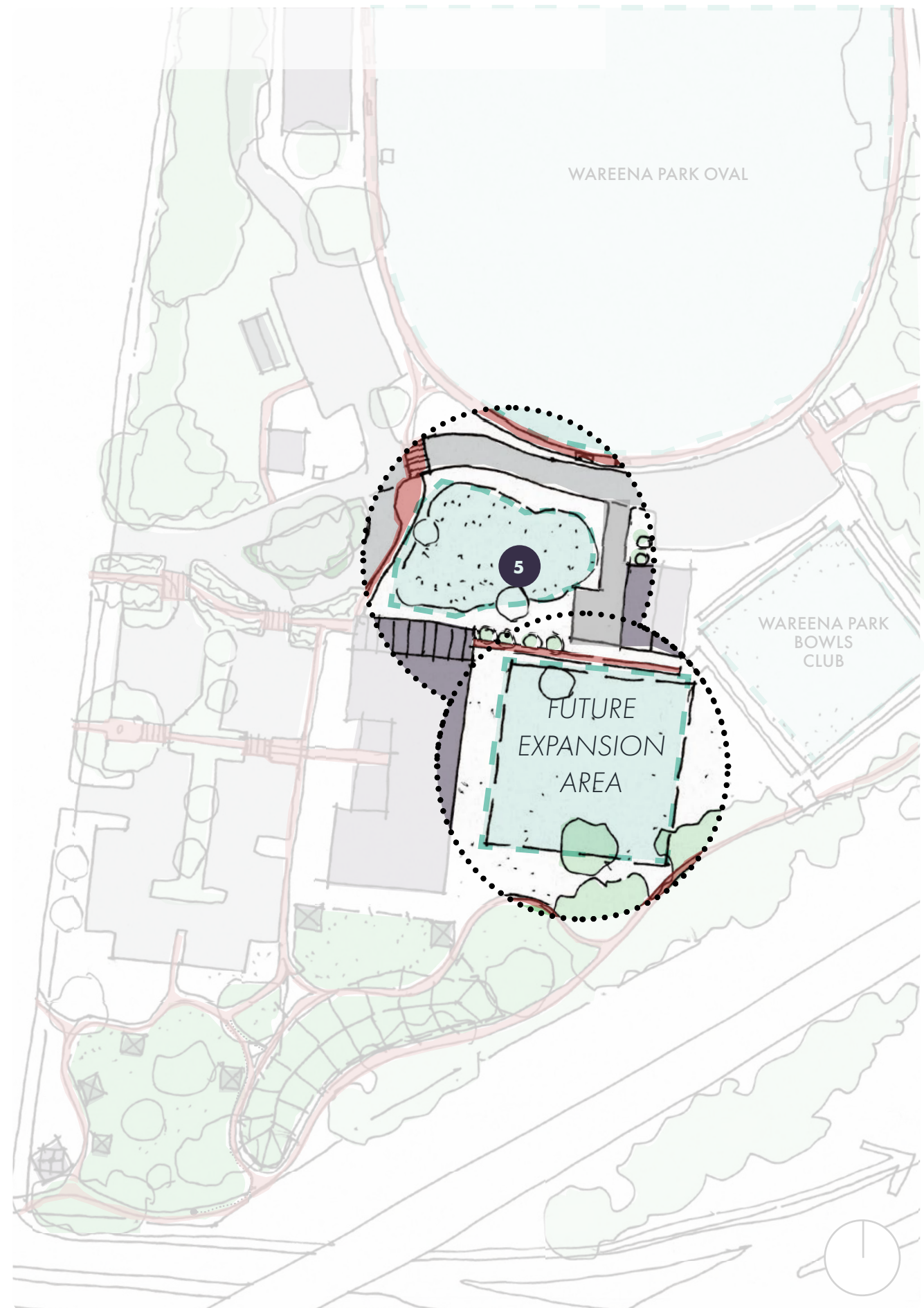


Uplighting to significant trees could also be incorporated.

Project 5. Events Lawn



The outdoor area located to the north of the Community Hub Building is an adaptable outdoor space that provides community groups the opportunity to stage small, temporary events. Day to day it provides an green outlook from the Community Hub Building, encouraging indoor activities to spill outside.



Key Masterplan Projects in the Community & Wellbeing Precinct

Note - An area between the Community Hub and the Bowls Club has been allocated for use in the case where either the Community Hub building or the Bowls Club require future expansion.

Project 6. Main Car Park



CIRCULATION DIAGRAM

The main car park could be reconfigured to gain circulation and parking space and efficiencies, as well as improving pedestrian safety.

Vehicles enter the main car park from Swan Street. There are two internal entrance points to the car park.

Defined pedestrian paths separate people from vehicles.



Key Masterplan Projects in the Community & Wellbeing Precinct



PARKING AREA DIAGRAM

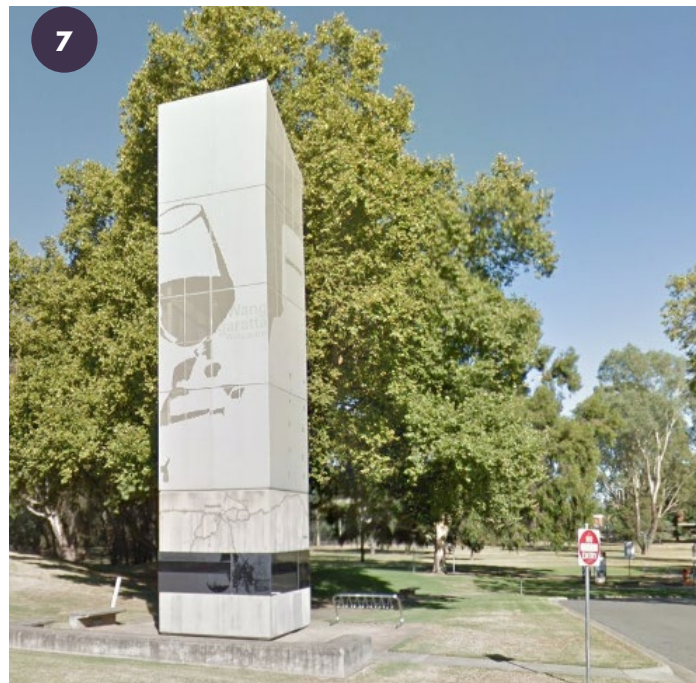
Delineating parking bays with line marking could create approximately 120 defined car spaces. The main car park will be sealed. Installing rain gardens will help treat storm water run off and provide landscape features.

Cars are encouraged to park in the bays located along the front of the Community Hub Building.

Coaches and RV's are restricted to accessing and parking in the bay adjacent to Swan Street (and in close proximity to the RV dump point).

There will be no net loss in car parking across the site.

Project 7. Wayfinding & Signage



A range of signage and wayfinding devices should be provided throughout.

Strategic signage could be situated in the south west corner of the Park to welcome and guide visitors arriving via Tone Road. The scale of the signage should be such that the signage is visible from Tone Road.

Design of the landmark signage should consider and respond to the existing signage in Apex Park - to book end the arrival experience into Wangaratta. It should provide visitor information on both Wareena Park and the wider Wangaratta area.



Key Masterplan Projects in the Community & Wellbeing Precinct



Make it easy for people, especially visitors, to navigate through the park with confidence and in comfort by providing directional signage at clear decision points along pathways. New directional signage should integrate with the existing directional and interpretative signage, particularly around the wetlands area.

In this area a dynamic visitor information sign should be displayed, potentially with QR codes, displaying current information about both the facilities on site and events and activities in and around Wangaratta. In particular, inform visitors about on site recreational opportunities, including local walking and cycling opportunities and toilet and RV facilities.

Project 8. Oval Improvements

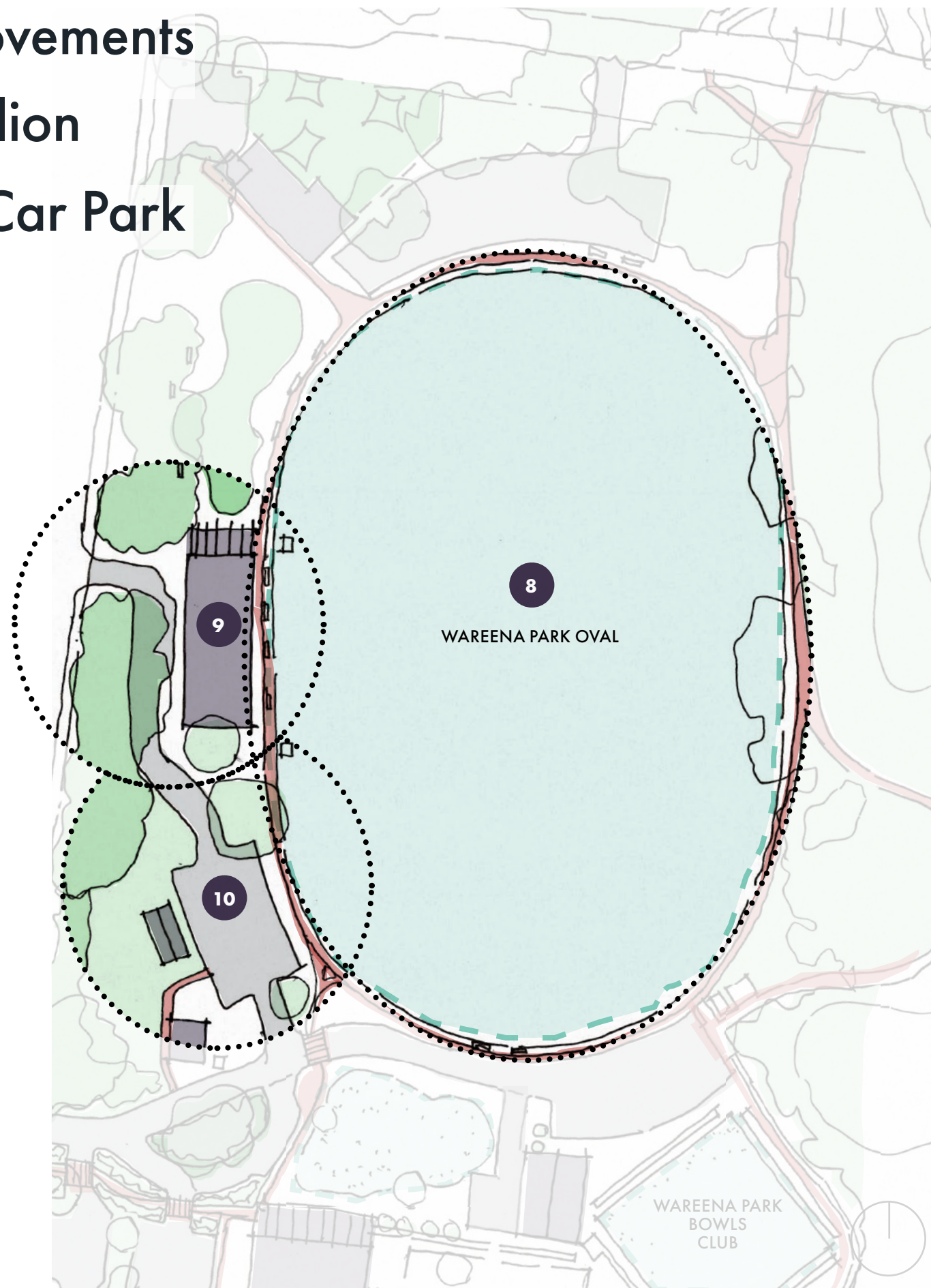
Project 9. Sports Pavilion

Project 10. Pavilion Car Park



A number of improvements to the ancillary infrastructure is recommended to improve the oval surface and condition. This includes new drainage measures, perimeter fencing and interchange and umpires/officials boxes.

More shaded spectator seating should be provided around the oval perimeter as well (project 12).



Key Masterplan Projects in the Sports & Recreation Precinct



EXAMPLE BUILDING TO DEMONSTRATE IDEA



The dedicated sports pavilion would ideally be situated on the western side of the Oval to provide the best access and viewing from the building to the Oval. This would also provide scenic views from the pavilion of Wareena Wetlands.

The design of the building would ensure the scale and forms relates to the surrounding low scale residential neighbourhood. The building should be double fronted to address both Swan Street and Wareena Park Oval. Both frontages should contribute to activating adjoining areas. Back of house areas will require screening.

Key functions include: club rooms to hold meetings, events and information sessions, as well as dedicated storage, canteen, change rooms, toilets and under cover viewing areas.

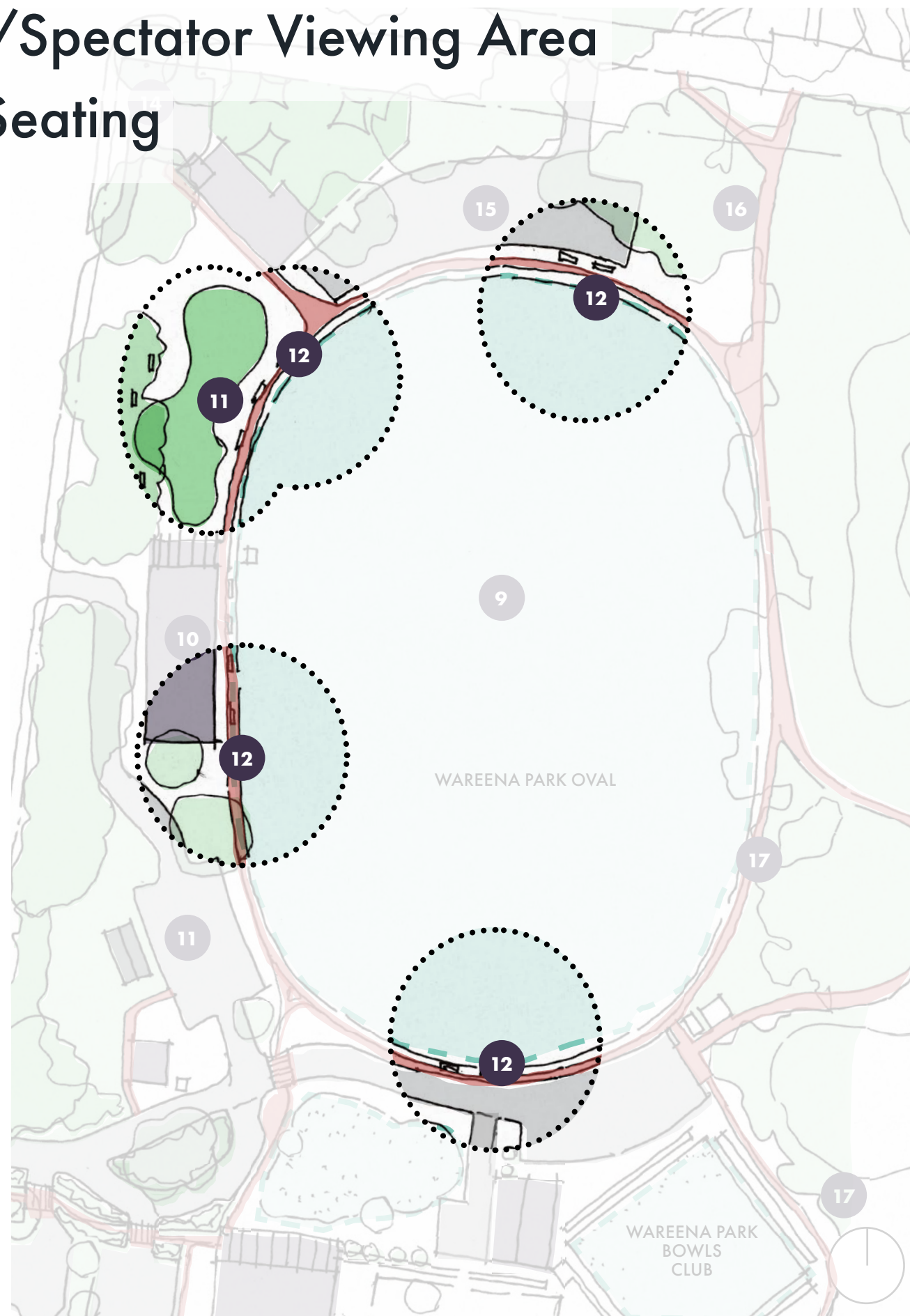
A dedicated pick up and drop off area and car park should be located in close proximity to the pavilion.

Project 11. Junior Play/Spectator Viewing Area

Project 12. Spectator Seating



Located to the north of the Sports Pavilion could be an integrated play and sports viewing area. This would provide younger children with an area to play whilst their siblings are participating in sports on the Oval.



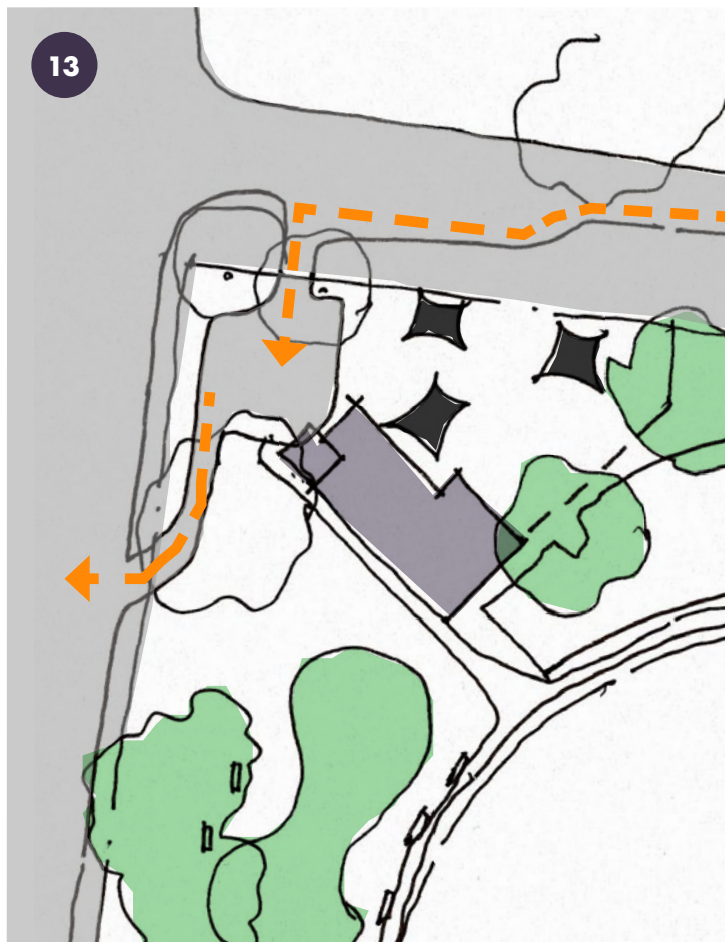
Key Masterplan Projects in the Sports & Recreation Precinct



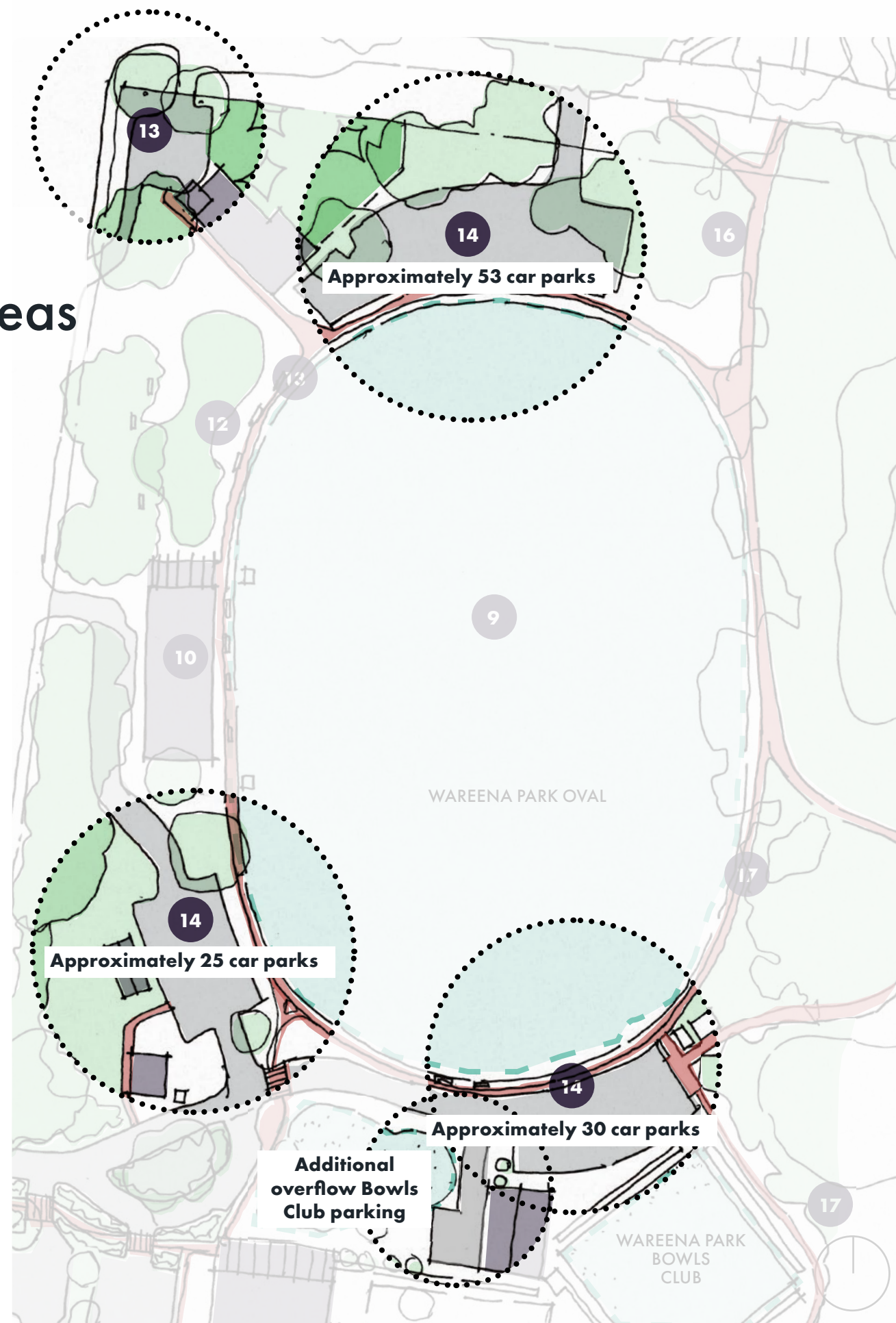
More seating options for spectator should be strategically located around the oval, as well as throughout the precinct, to enjoy the wider recreational facilities.

Project 13. Kindergarten Carpark

Project 14. Improving Secondary Parking Areas



Access to Coronation Kindergarten could be rationalised to one entry and one exit point. A slip lane on Roy Street could be the single point of entry and one single exit point could provide an exit onto Swan Street.



Key Masterplan Projects in the Sports & Recreation Precinct



To improve the secondary parking areas provide clear access points, comfortable vehicular circulation and turn around areas, as well as clear directional signage. Secondary parking areas do not need to be sealed however adequate drainage should be provided so areas function in wet weather. Amenity could be improved by providing shade and separated pedestrian paths.

*Suggested Bowls Club parking arrangement - in the case when the car park in front of the building is full, over flow parking could be provided along the western edge of the Bowls Club building for members of the Bowling Club. Permeable paving is the recommended treatment for the access and area of over flow parking.

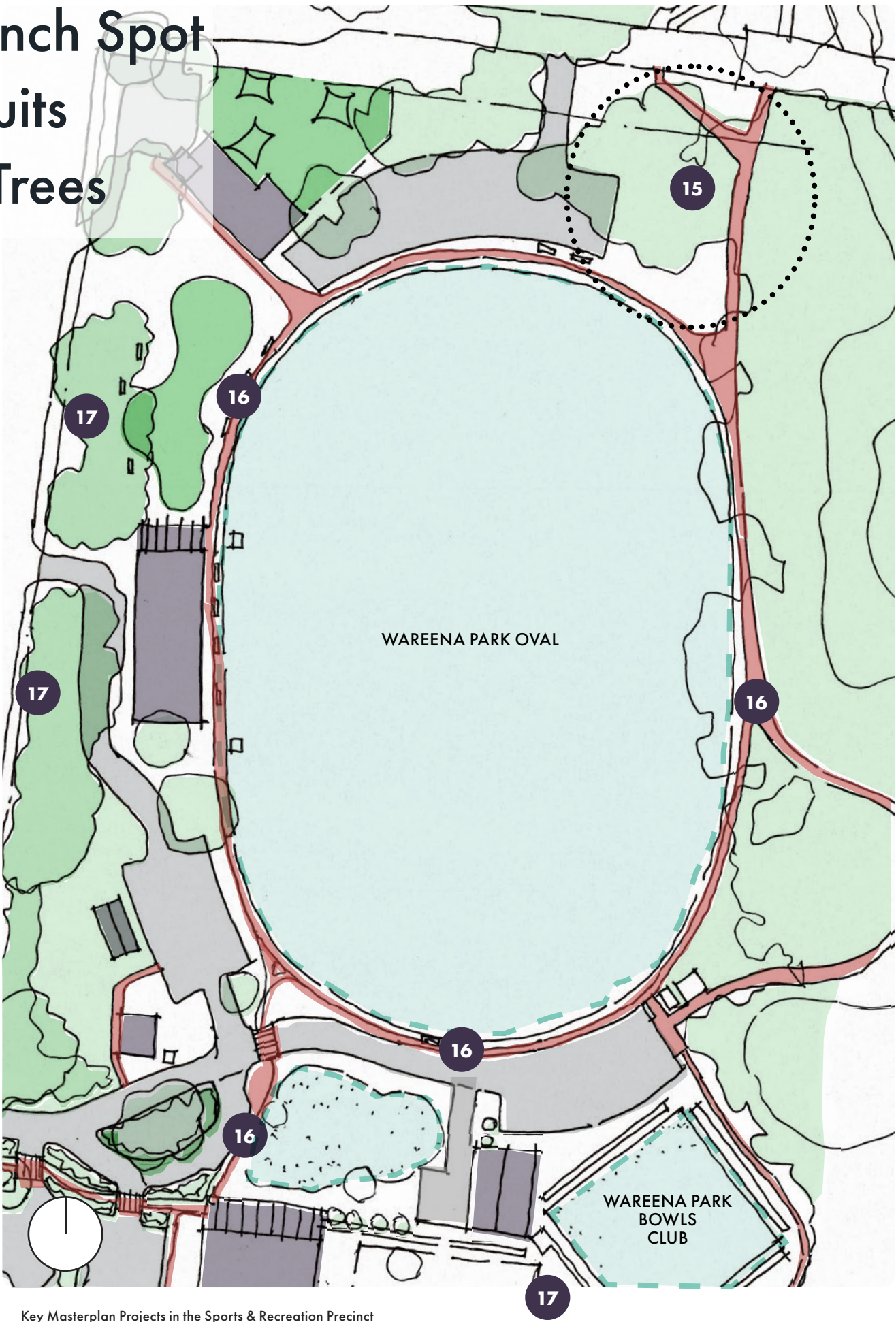
Project 15. Cycling Launch Spot

Project 16. Fitness Circuits

Project 18. Significant Trees



A cycling (or walking) meeting area and launch spot could be created in the north eastern section of the Park. This could be a comfortable spot to meet friends for a walk or ride along One Mile Creek. Its an ideal spot to put a sign displaying how to access Wangaratta’s extensive shared path network. This area is to also include bike storage, either as bike racks or loops.



Key Masterplan Projects in the Sports & Recreation Precinct



Exercise circuits connecting pathways could provide a range of walking/running circuits throughout the Park, and connect into the wider shared path network (500m, 1km & 10+ km off road circuits).



The preservation of the existing significant trees across the site should be part of all ongoing work on the site, including design and maintenance. Where possible trees should be featured, such as feature up-lighting and siting buildings to feature surrounding trees.

Draft Implementation Plan

Wareena Park Masterplan				Potential Partnerships/ Key External Stakeholders	Potential Funding Sources (subject to further investigation)	Estimated Time Frame			
No.	Project	No.	Action		Grants + State Government	Short	Medium	Long	Ongoing
1	Wareena Park Oval Improvements	A01	Undertake a feature site survey	-	-	✓	-	-	-
		A02	Undertake oval infrastructure improvements, in particular, addressing drainage issues, improved irrigation using smart technologies such as WI-FI capable irrigation controllers to remotely monitor and control water flows. Undertake a complete water efficiency audit to investigate longer term water conservation strategies to support more sustainable sports ground management practices (including turf selection and irrigation systems).	Sports clubs located at Wareena Park		-	✓	-	-
		A03	Upgrade the public toilets, improve the condition of the oval viewing areas and providing more spectator seating	-		-	-	✓	-
		A04	Upgrade oval fencing with consideration of spectator views and the site’s heritage	-		-	✓	-	-
2	Community Hub Building	A05	Make decision on the primary function and tenancy of the Community Hub with consideration of the recommendations of the Senior Citizens Feasibility Study	-		✓	-	-	-
		A05	Undertake detailed building planning and design documentation. Key design considerations should include; <ul style="list-style-type: none">• Siting the building so it is clearly visible from Swan Street, easily accessible from the main car park, and is set within the natural environment and existing trees in the southern pocket of Wareena Park,• Orientating the building so the habitable rooms have access to morning and afternoon light and building energy performance is not compromised,• Adopting Environmentally Sustainable Design principles to support the comfort and health of the building occupants, as well as support the financially viability of the building operations over the longer term,• Design the space to be comfortable in all seasons throughout the year,• Connecting the indoors to the outdoors in a fluid way for ease of movement and to enable people feel connected to the outdoor environment,• Providing pathways connecting surrounding bus stops and car parks to the building,• Providing pathways to encourage users to the access the recreational facilities located in Wareena Park,• Ensuring the building is accessible and comfortable for people of all mobility levels, in particular adopting age friendly design principles,• Creating a place that is welcoming, people friendly and supports a social environment,• Creating an integrated and flexible building that will comfortably accommodate a variety of users and be adaptable over time to cater for future growth,• Providing enough storage to enable user groups to easily secure chairs, tables and equipment when not in use• Provide comfortable and functional rooms that meet the needs of various user groups,• Being in accordance with Australian Design Standards and the Rural City of Wangaratta’s Recreation and Open Space Strategy and Local Planning Policies	Consultation with user groups located at Wareena Park including; <ul style="list-style-type: none">• Wareena Park Bowls Club• Merriwa Ladies Probus• Coronation Kindergarten• Wangaratta City Pipe Band• Senior Citizens		✓	-	-	-
		A07	Demolish the swimming pool	-		✓	-	-	-
		A08	Tender for the construction plans and build and deliver the Community Hub Building	-		✓	-	-	-

Draft Implementation Plan

Wareena Park Masterplan				Potential Partnerships/ Key External Stakeholders	Potential Funding Sources (subject to further investigation)	Estimated Time Frame			
No.	Project	No.	Action		Grants + State Government	Short	Medium	Long	Ongoing
3	Dedicated Sports Pavilion	A09	Undertake detailed pavilion planning and design documentation. Key design considerations should include locating the Sports Pavilion on the western side of Wareena Park Oval and; <ul style="list-style-type: none">• Providing a new sports entrance from Swan Street for both people and vehicles,• Providing a drop off and pick up area in close proximity to the Pavilion entrance,• Provision of secure access between surrounding bus stops and a dedicated sports users car park and the building through passive and active safety and security measures such as clear lines of sight and lighting,• Siting the building so it addresses Swan Street and overlooks Wareena Park Oval,• Designing the building with easy access to the oval so both on and off field player’s facilities are easily accessible,• The preservation of existing significant trees,• Consideration of site specific issues such as the potential for flooding,• Adopting Environmentally Sustainable Design principles to support the comfort and health of the building occupants, as well as support the financially viability of the building operations over the longer term,• Designing the space to be comfortable in all seasons throughout the year,• Adopting Universal Design principles so the building comfortably accommodates users of all ages, abilities, genders and cultural backgrounds, in particular, consideration of unisex change rooms and amenities (both player and officials spaces) that cater for all users and abilities. Facilities must be female, family and child friendly and inclusive of the needs of multiple user groups,• Designing a functional brief for the internal layout of the pavilion in conjunction with the key sports clubs located at Wareena Park,• Opportunities for future expansion if required,• Incorporating Australian Design Standards and relevant state sporting association facility guidelines,• Being in accordance with the Rural City of Wangaratta’s Recreation and Open Space Strategy and Local Planning Policies	User groups located at Wareena Park including; <ul style="list-style-type: none">• Imperials Junior Club• Kangaroos Junior Football Club• King Valley Football Club• Wangaratta District Junior Football League• Wangaratta District Cricket Association• Sport North East• Relevant state sporting associations		✓	-	-	-
		A10	Tender for the construction plans and build and deliver the Sports Pavilion Building	-	-	✓	-	-	-
4	Wareena Park Site Improvements	A11	Undertake detailed design documentation to deliver the vision and accommodate all open space components as agreed to with the community during the masterplanning process. The identified key components to be included in the design are; <ul style="list-style-type: none">• Undertake detailed design to reconfigure and deliver a safer and more functional main car-park,• Seniors exercise area located to the south of the Community Hub,• Picnic and gathering space as the key activity in the south west of the site,• Nature based adventure and recreational play integrated into the picnic and gathering space,• Events lawn located to the north of the Community Hub to provide outdoor space for community related events,• Wayfinding and signage at a regional (providing a standalone visitor information centre signage and other tourist related information) and a local scale (directions to the surrounding shared path network/key site facilities)• Junior play and spectator viewing area located adjacent to the new sports pavilion,• Weather proof seating options appropriately located around the perimeter of the oval and at key nodes throughout,• Cycling launch spot located in close proximity to the intersection of the One Mile Creek Shared Path and Roy Street, and the northern car park,• Fitness circuits as identified in the Masterplan,• Upgrading the entrance, exit and circulation to the Coronation Kindergarten	User groups located at Wareena Park including; <ul style="list-style-type: none">• Wareena Park Bowls Club• Merriwa Ladies Probus• Coronation Kindergarten• Wangaratta City Pipe Band• Senior Citizens	-	-	✓	-	-
		A12	<ul style="list-style-type: none">• Deliver the site improvements (as listed above in A11)		-	-	-	✓	-

