

# NORTH PARK MASTER PLAN, 2022-32 SUMMARY REPORT



NOVEMBER 2022

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# THE PROJECT

The North Park Master Plan has reviewed the current and potential future uses of the reserve. The Master Plan includes recommendations that will inform Northern Grampians Shire Council's future planning and investment priorities for optimising the use of the reserve and creating "a vibrant community hub which provides physical, social, economic, and environmental benefits to the Stawell community".

This plan has:

- Identified opportunities to optimise active and passive recreation use, and to link and complement those opportunities offered at Central Park and Cato Park.
- Identified existing and future capability of reserve infrastructure and considered design options that ensure sustainable recreation provision in the future.
- Developed a plan to support investment at North Park so the reserve infrastructure is integrated and well-connected.

The project has involved the following stages:



Figure 1: Project Stages



## Strategic Relationships

The *North Park Master Plan* responds to the *Northern Grampians Shire Council Plan* objectives:

- Enhancing lifestyles and community, through providing sport and recreation opportunities in Northern Grampians
- Boosting economic growth
- Providing sustainable infrastructure.

North Grampian's Shire's other strategies, including the *Stawell Structure Plan*, the *Open Space Strategy* and *Activate 20-2030 Strategy*, prioritise the planned improvements of the North Park and Stawell Sports and Aquatic Centre community precinct.

Figure 2 shows the strategic relationships with the North Park Master Plan.

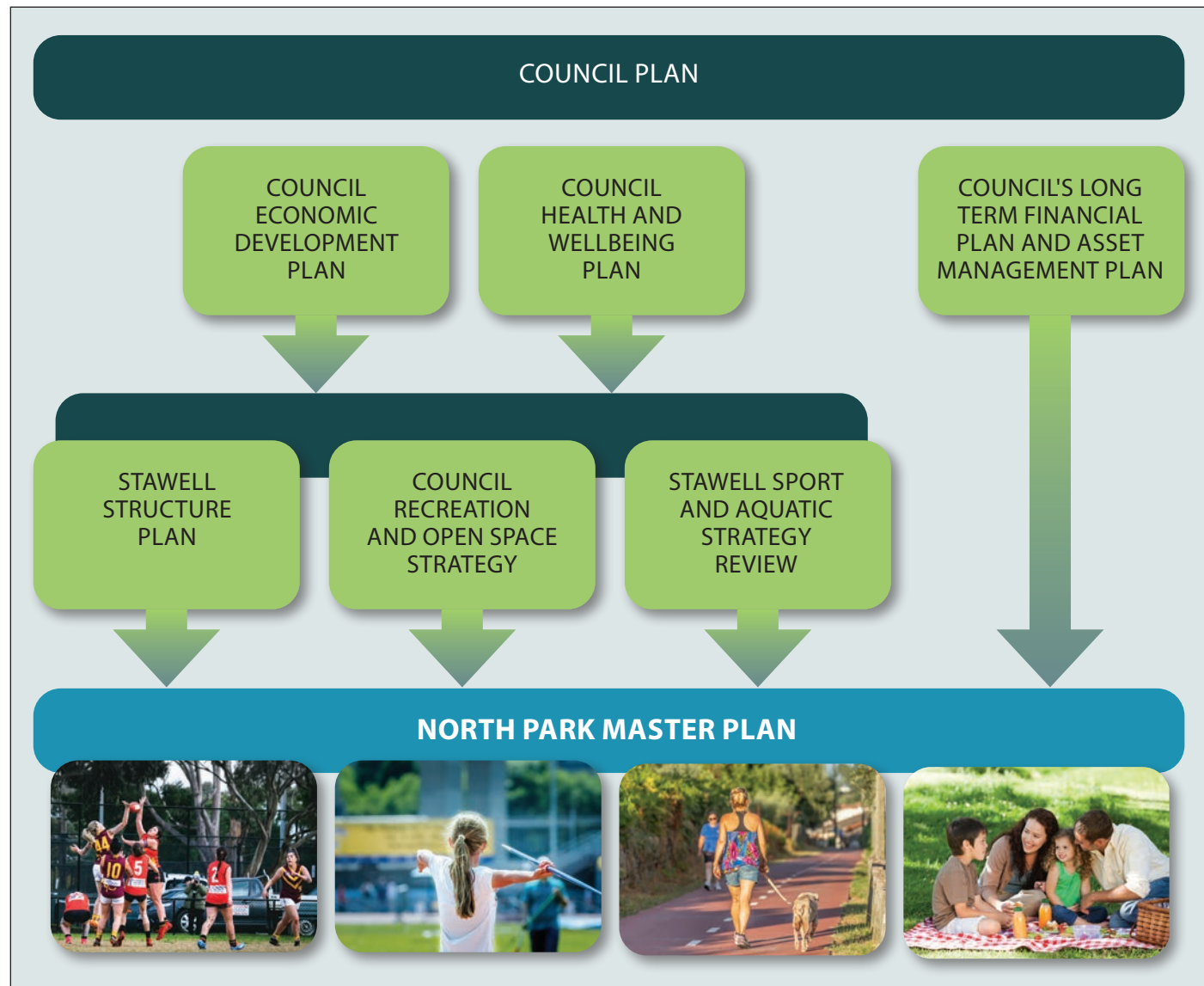


Figure 2: Strategy Relationships with the North Park Master Plan

# THE SITE

North Park is a Crown Land reserve on Barengi Gadjin Land situated in Lamont Street, Stawell, adjacent the Stawell Sports and Aquatic Centre and within a residential area.

The park is zoned Public Park Recreation Zone (PPRZ) and is identified as a key community facility destination and sports precinct within the Stawell Structure Plan.

North Park supports a diverse mix of organised sports activities and social sport and recreation activities. The reserve features an open parkland with meandering trail, a community garden and dog park area, sport and recreation facilities including sports oval for football and cricket, three netball courts, a soccer field and six lane athletic track, a 12-court tennis facility and fire brigade training track.



Figure 3: Aerial image of the North Park site

The *Stawell Structure Plan* supports the improvement of North Park and proposes key cycling and walking routes from the reserve to the town centre, Stawell station and other key open space areas.

In 2011, Council prepared the *North Park Multi-Purpose Precinct Development Plan*. The plan recommended the development of North Park as “a vibrant community hub which provides physical, social, economic, and environmental benefits to the Stawell community”. The plan has helped inform the planning, investment, and improvements at North Park over the last ten years.

Key achievements include:

- A new multi-purpose pavilion
- Renewal of the synthetic athletics track
- New netball courts
- New community garden
- New dog park
- AFL football lighting upgrade
- Main sports oval resurfacing
- Cricket net upgrade
- Provide new flood mitigation ponds.

Funding has been approved in 2022 to deliver:

- Soccer field lighting
- New skate park.

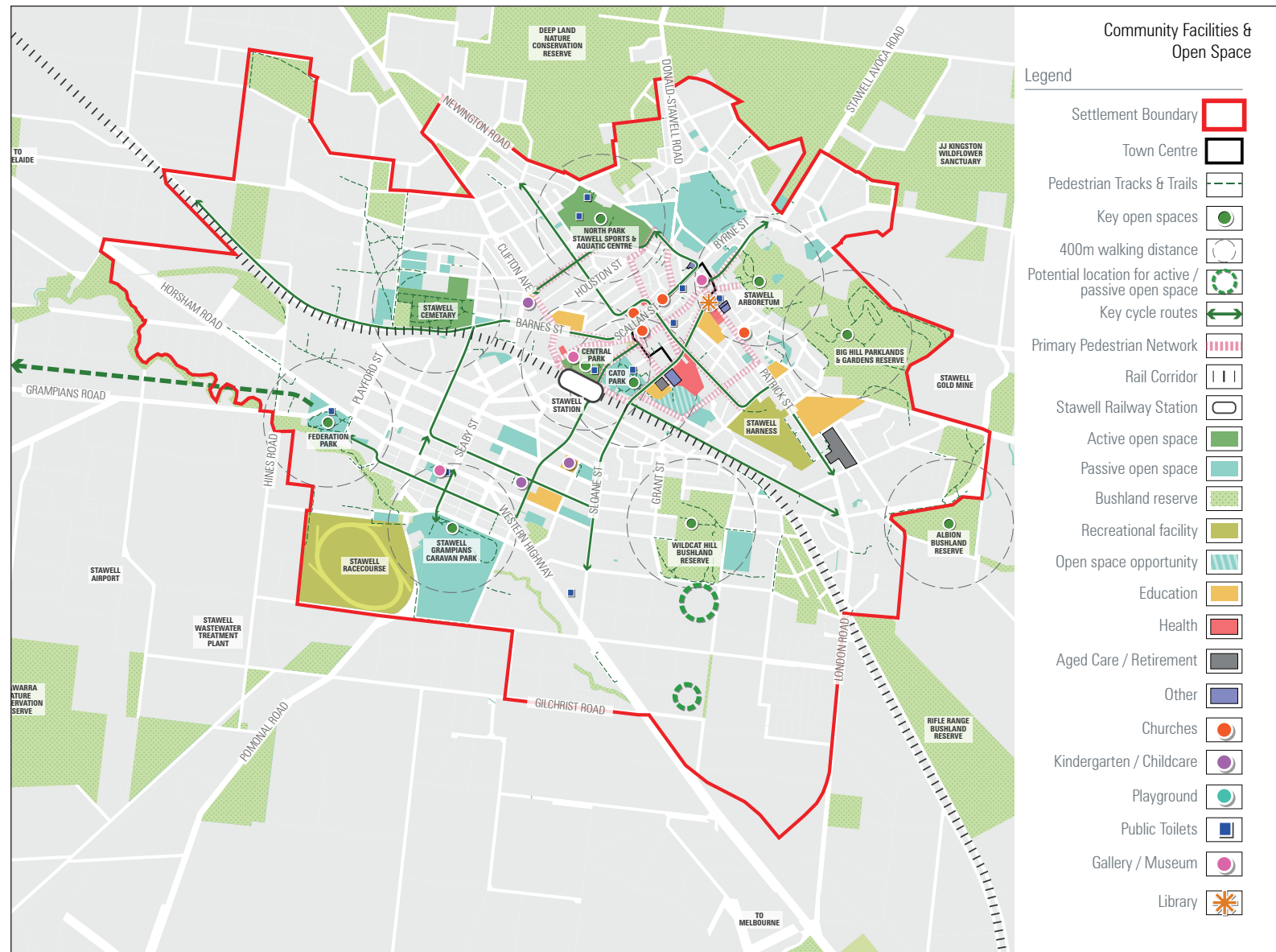


Figure 4: Stawell Structure Plan



# WHY DO WE NEED A MASTER PLAN?

The project identified the following key challenges and opportunities:

 <p>LACK OF CONNECTIVITY AND SOCIAL AND RECREATION PLAY OPPORTUNITIES</p>	 <p>ORGANISED SPORT PARTICIPATION DEMAND WILL BE MAINTAINED AND SOCIAL RECREATION PARTICIPATION IS GROWING</p>	 <p>INCREASING DEMAND FOR ACCESSIBLE AND AFFORDABLE PARTICIPATION OPPORTUNITIES</p>	 <p>PARK DESIGN WILL NEED TO RESPOND TO CHANGING PARTICIPATION TRENDS AND LEISURE PATTERNS</p>	 <p>USERS SEEK RESERVE IMPROVEMENTS AND EQUITABLE AND AFFORDABLE ACCESS TO FACILITIES</p>
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**North Park has renewed or planned improvement to organised sports assets but lacks connectivity and social recreation play opportunities**

Council has implemented several major projects at North Park including the new multi-purpose pavilion, renewal of the synthetic athletics track, new netball courts, tennis lighting upgrade, a community garden and dog park. A new skate park and soccer field lighting is programmed for 2022. These improvements respond to the key infrastructure renewal challenges and have diversified the social sport and recreation opportunities at the reserve.

The reserve has been developed in a siloed way and this Master Plan is an opportunity to connect the activity areas in a way that welcomes the community and encourages exercising, social gathering, recreation, and play activities. This includes the provision of a play space, an extended pathway network, improved landscaping and way finding signage to entrances, and more shade trees.

Other suggested improvements by key user groups include a new scoreboard and upgrade of tennis courts one and two.

**Organised sport participation demand will be maintained whilst active recreation participation is growing**

North Park provides for nine sport and recreation groups with a total membership of 1,565 participants. All sport and recreation groups have maintained or increased membership introducing new format and programs and with a particular focus on junior participation.

North Park is used regularly by local schools as part of the Black Ranges primary and secondary school cluster for a range of sports including athletics, football, cross country running, cricket, football (soccer) and netball. Improving shade is a key improvement to support school use.

Participation is expected to be maintained with population forecasted to remain stable over the next 10-15 years and almost half the population (46.81%) is within the 'active years' age groups, between 5-49 years.

State and national trends shows that there will be a continued increase in the demand for informal, social and passive recreation opportunities, such as walking, cycling and informal gym and fitness.



### **There is a demand for accessible and affordable sport and active recreation participation opportunities**

Northern Grampians has an ageing community. This means there will be a demand for accessible and social recreation and therapy-based activities.

Northern Grampians also has a high level of disadvantage which means sport and recreation participation opportunities will need to be provided in an affordable and accessible way.

### **To maintain the social, environmental, and economic benefits North Park brings to Stawell, the park's design will need to respond to changing participation trends and leisure patterns**

North Park provides several sport and recreation facilities and services that offer physical and mental health, social, environmental, and economic benefits to Stawell. To continue to provide these benefits and optimise the use by the community, North Park will need to be designed in a way that can adapt to changing participation trends, leisure patterns and community expectations.

Northern Grampians Shire is responding to these changing trends in a number of ways. These include:

- Providing diverse sport and recreation places and spaces that are flexible and multi-use spaces.
- Create 'community hubs' for sport and active recreation that facilitate higher utilisation and viability.
- Plan and fund the 'whole-of-life' cost of facilities to maintain a high-quality level of standard.
- Facility designs that provide for key user's specific needs and respond to universal design and female friendly principles.
- Creating welcoming environments that integrate with urban planning in public spaces, provide walking and cycling paths, provides complementary sport and active recreation facilities and program, and provides access nature and open spaces.
- User fees is a concern and the development of a consistent policy is required across the major sports reserves that form part of this master planning process.

### **Key user groups seek improvements to the reserve and equitable and affordable access to facilities**

The community engagement process involved two stages:

- The first stage involved surveys, interviews and workshops with user groups, peak sporting bodies, schools, and Council's service departments.
- The second stage involved a public exhibition of the Draft Master Plan and engagement with key stakeholders.

Key user groups welcomed the recent improvements to North Park over the last ten years and proposed facility upgrades that would improve the safety and capacity of the sporting groups to increase participation and programming. Key improvements included new lights for the soccer field, the renewal of netball and tennis courts, improved storage for athletics and soccer, a new scoreboard and playground.

Key user groups are concerned about access and usage of the multi-purpose pavilion. They would like to gain access without being impeded by other user groups. A management model that ensures equitable access for all users of the North Park site is required.

Access to facilities, agreements and affordable fees and charges is also a concern for tenant clubs, particularly following the disruption and impact of COVID-19 restrictions over the last two years (2020 and 2021). This necessitates the need for the development of a consistent fees and charges policy across major sports reserves as part of the Master Plan process.

Other operational issues identified by user groups include the treatment of waste is insufficient and the difficulty in using Council's online booking system.

Residents supported the proposed fence at the steep slope to residential properties on Ellen Street to the southern end of the reserve. However, they were concerned that the estimated cost of \$5,000 did not support the scope of fencing required to provide safe pedestrian access and reduce anti-social behaviour.

Additional community suggestions included regular drainage maintenance, particularly around the fence area with large pepper corn trees and beautification of areas around the "wetlands" and dam area. Council is responding to the drainage maintenance concerns outside the master planning process.

# WHAT ARE THE KEY USER GROUP NEEDS?

The table identifies the key user group needs, opportunities and outlines how the master plan will address these needs with reference to the relevant facility guidelines.

Club	Needs	Opportunities	Masterplan Outcome Addressing Needs	Guidelines Reference
CFA Brigades	<ul style="list-style-type: none"> <li>Maintain 60m marshal track and a main 220m track to host competitions.</li> <li>Access to club rooms.</li> <li>Ongoing maintenance of facility.</li> <li>Chain across track to stop current vehicle access.</li> <li>Access to first aid, change, toilets required to service CFA track.</li> </ul>	<ul style="list-style-type: none"> <li>Ability to host local and state championships (demonstrations).</li> <li>Ability to conduct training / briefings.</li> </ul>	<ul style="list-style-type: none"> <li>Access to CFA training track.</li> <li>Access to new multipurpose for changeroom and event requirements</li> <li>Access to existing SAC clubrooms for social and training requirements</li> <li>Partnering in maintenance program.</li> <li>Install a chain across track to control vehicle access.</li> <li>Investigate feasibility in partnership with CFA a small shed/building with accessible toilet and shelter to service track.</li> </ul>	<ul style="list-style-type: none"> <li>CFA VFVB State Firefighting Championship Rules CFA VFVB State Firefighting require a 60m marshal track and 220m main track to host events.</li> </ul>
Grampians Cricket Association (and member clubs Swifts/Great Western and Youth Club who use the facility also)	<ul style="list-style-type: none"> <li>Maintain access to sports oval for training and competition.</li> <li>Access to change rooms and public toilets weekly for the times they compete.</li> <li>Ongoing maintenance of facility.</li> <li>Some safety improvements around the cricket nets.</li> </ul>	<ul style="list-style-type: none"> <li>Ability to host local and representative cricket matches.</li> <li>Host female cricket training and competition.</li> </ul>	<ul style="list-style-type: none"> <li>Access to main sports oval.</li> <li>Access to new multipurpose pavilion.</li> <li>Partnered maintenance program.</li> </ul>	<ul style="list-style-type: none"> <li>Cricket Victoria Community Cricket Facility Guidelines.</li> </ul>
Grampians Giants All Abilities Football Club	<ul style="list-style-type: none"> <li>Maintain access to sports oval for program.</li> <li>Access to change rooms and public toilets weekly for the times they compete.</li> <li>Accessibility around entire facility.</li> <li>Ongoing maintenance of facility.</li> </ul>	<ul style="list-style-type: none"> <li>Maintain and increase participation by people with a disability.</li> <li>Ability to host exhibition matches.</li> </ul>	<ul style="list-style-type: none"> <li>Access to main sports oval.</li> <li>Access to new multipurpose pavilion.</li> <li>Partnered maintenance program.</li> </ul>	<ul style="list-style-type: none"> <li>AFL Victoria Preferred Facility Guidelines.</li> </ul>

Club	Needs	Opportunities	Masterplan Outcome Addressing Needs	Guidelines Reference
Stawell Amateur Athletics Club	<ul style="list-style-type: none"> <li>Update facility to a modern standard.</li> <li>Memorabilia display.</li> <li>Ongoing maintenance of facility.</li> <li>More storage.</li> <li>Improved access to clubrooms.</li> </ul>	<ul style="list-style-type: none"> <li>Increased membership, supporters, and sponsors.</li> <li>Usage of lights for night athletics events.</li> </ul>	<ul style="list-style-type: none"> <li>Retain existing SAC clubrooms to support competition room requirements.</li> <li>Explore storage needs and options</li> <li>Access to new multipurpose pavilion.</li> </ul>	<ul style="list-style-type: none"> <li>IAAF Athletics Track and Field Facilities Manual.</li> </ul>
Stawell Interchurch Netball Association	<ul style="list-style-type: none"> <li>Access to new netball courts.</li> <li>Access to the change rooms and public toilets weekly for the times they compete.</li> <li>Ongoing maintenance of facility.</li> <li>Power connection to netball courts.</li> <li>Scorer's table/bench at netball courts.</li> </ul>	<ul style="list-style-type: none"> <li>Competition two teams per year for both juniors and seniors.</li> <li>Ability to host rock-up netball competition.</li> </ul>	<ul style="list-style-type: none"> <li>Access to new multipurpose pavilion.</li> <li>Partnered maintenance program.</li> <li>Install power connection to netball courts.</li> <li>Provide scorer's table/bench at netball courts.</li> </ul>	<ul style="list-style-type: none"> <li>Netball Victoria Facilities Manual.</li> </ul>
Stawell Little Athletics Club	<ul style="list-style-type: none"> <li>New competition room close to athletics track.</li> <li>Provision of seating and shade to support community and school use and spectators.</li> <li>Six (6) lanes are adequate for local events.</li> <li>Ongoing maintenance of facility.</li> <li>Power connection to athletics storage shed.</li> <li>Removable throwing cages around current discuss/shotput throwing pit.</li> <li>Upgrading throwing pits.</li> </ul>	<ul style="list-style-type: none"> <li>Ability to host weekly Little Athletics events.</li> <li>Ability to host community and school athletics events.</li> <li>Western Victoria would benefit from having a regional athletics facility with 8 lane synthetic track that could host regional championship events.</li> </ul>	<ul style="list-style-type: none"> <li>Access to athletics track and field.</li> <li>Access to new multipurpose pavilion.</li> <li>Retain existing SAC clubrooms to support competition room requirements</li> <li>New undercover seating.</li> <li>Partnered maintenance program.</li> <li>A feasibility study into the scope and location of a regional athletics facility in Western Victoria is recommended.</li> <li>Install power connection to athletics storage shed.</li> <li>Provide removable throwing cages around current discuss/shotput throwing pit.</li> <li>Upgrade throwing pits.</li> </ul>	<ul style="list-style-type: none"> <li>Athletics Victoria guidelines.</li> </ul>
Stawell Mountaineers Rugby League Club	<ul style="list-style-type: none"> <li>Access to facility including ground and changing rooms.</li> <li>More storage.</li> <li>Safer access from current changerooms to playing surface</li> </ul>	<ul style="list-style-type: none"> <li>New club and team within Stawell. Growth potential.</li> </ul>	<ul style="list-style-type: none"> <li>Provide access to a change rooms.</li> <li>Explore storage needs and options.</li> <li>Provide safe pedestrian access from athletics infield (soccer/rugby) to new multipurpose pavilion.</li> </ul>	<ul style="list-style-type: none"> <li>NRL Preferred Facility Guidelines.</li> </ul>

Club	Needs	Opportunities	Masterplan Outcome Addressing Needs	Guidelines Reference
Stawell Pioneers Soccer Club	<ul style="list-style-type: none"> <li>• Lighting of soccer field.</li> <li>• Improved playing surface.</li> <li>• Improved access from multipurpose pavilion to athletics track / soccer field.</li> <li>• Provision of seating and shade to support community and school use and spectators.</li> <li>• No permanent coaches box.</li> <li>• Access to formal parking with appropriate lighting.</li> <li>• Access to change rooms and social facilities when needed such as pre-season training and any practice matches.</li> <li>• Provision of storage facility.</li> <li>• Additional storage within new multipurpose pavilion for food/drink purposes.</li> </ul>	<ul style="list-style-type: none"> <li>• Lighting upgrade to competition level (100 LUX) to host training and night matches.</li> <li>• Ability to increase the number of games that can be played on one day.</li> <li>• Membership increases due to more flexible timings of games and training, and quality facilities.</li> </ul>	<ul style="list-style-type: none"> <li>• Access to soccer field.</li> <li>• Access to new multipurpose pavilion.</li> <li>• Access to existing SAC clubrooms.</li> <li>• New lighting to competition standard (100 LUX) in 2023. Project funded from a State Government grant.</li> <li>• Plan for long term upgrade of playing surface.</li> <li>• New undercover seating.</li> <li>• Formalised carparking.</li> <li>• Partnered maintenance program.</li> <li>• Explore future provision of change rooms, first aid, administration and storage for users of the athletics track/ infield and fire track as part of the future renewal of the SAC building.</li> </ul>	<ul style="list-style-type: none"> <li>• Football Victoria Facility Guidelines.</li> </ul>
Stawell Swifts FNC	<ul style="list-style-type: none"> <li>• Maintain access to sports oval for training and competition.</li> <li>• Access to new netball courts.</li> <li>• Access to change rooms and social facilities when needed such as pre-season training and any practice matches.</li> <li>• Scoreboard requires renewal.</li> <li>• Upgrade lighting.</li> <li>• Access to formal parking with appropriate lighting.</li> <li>• Ongoing maintenance of facility.</li> <li>• Power connection to netball courts.</li> <li>• Scorer's table/bench at netball courts.</li> </ul>	<ul style="list-style-type: none"> <li>• Lighting upgrade to competition level (100 LUX) to host training and night matches.</li> <li>• Opportunity to increase sponsorship and member engagement.</li> </ul>	<ul style="list-style-type: none"> <li>• Access to main sports oval.</li> <li>• Access to new Multipurpose pavilion.</li> <li>• Provision of a new electronic scoreboard.</li> <li>• Lighting upgrade to competition level (100 LUX) when renewed.</li> <li>• Formalised carparking.</li> <li>• Partnered maintenance program.</li> <li>• Install power connection to netball courts.</li> <li>• Provide scorer's table/bench at netball courts.</li> </ul>	<ul style="list-style-type: none"> <li>• AFL Victoria Preferred Facility Guidelines.</li> <li>• Netball Victoria Facilities Manual.</li> </ul>

Club	Needs	Opportunities	Masterplan Outcome Addressing Needs	Guidelines Reference
Stawell Tennis Club	<ul style="list-style-type: none"> <li>Compliant court runoffs.</li> <li>Resurface of courts.</li> <li>Upgrade to LED lighting.</li> <li>Online court booking.</li> <li>Ongoing maintenance of facility.</li> <li>More storage.</li> <li>A playground built within the tennis club facility.</li> </ul>	<ul style="list-style-type: none"> <li>Improve court surface.</li> <li>Reduce electricity use and cost.</li> <li>Open-up facility for greater community use.</li> <li>Tennis Victoria Audit recommendations for the club will shape some of the implementation plan going forward.</li> </ul>	<ul style="list-style-type: none"> <li>Access to tennis facility.</li> <li>Resurface priority courts 1 and 2 and lighting upgrade to community level (250LUX) in short term.</li> <li>Plan for long term resurfacing of remaining courts over next 5-10 years.</li> <li>Explore storage needs and options.</li> <li>Provide a small publically accessible playground within tennis club facility.</li> </ul>	<ul style="list-style-type: none"> <li>Tennis Australia Infrastructure Planning Guidelines.</li> </ul>
Stawell Warriors FNC	<ul style="list-style-type: none"> <li>Maintain access to sports oval for training and competition.</li> <li>Pre-season tryouts.</li> <li>Good Friday match (every two years).</li> <li>Access to change rooms and facilities when needed such as pre-season training and any practice matches.</li> <li>Women's AFL football team access to facilities and lighting for trainings and practice matches.</li> <li>Ongoing maintenance of facility.</li> </ul>	<ul style="list-style-type: none"> <li>If required, access to new netball courts for training and competition, if they cannot access Central Park for any reason.</li> </ul>	<ul style="list-style-type: none"> <li>Access to main sports oval.</li> <li>Access to new multipurpose pavilion.</li> <li>Partnered maintenance program.</li> </ul>	<ul style="list-style-type: none"> <li>AFL Victoria Preferred Facility Guidelines.</li> <li>Netball Victoria Facilities Manual.</li> </ul>

# WHAT IS PROPOSED?

The following key directions are recommended for North Park. An implementation plan has been prepared to guide the development of the Master Plan.

The delivery of funded projects identified in the short term (0 to 3 years) with proposed improvements programmed in the medium-term (4 to 7 years) to long-term (8 to 10 years).

A preliminary cost plan has been prepared by Quantity Surveyors Currie and Brown to help inform Northern Grampian Shire's long term financial planning. The total estimated project is approximately \$2 million (includes demolition costs, preliminaries, contingencies, authority approvals and fees). Detailed design and cost plans are recommended to confirm the project costs of recommendations at the time of delivery.

## Implementation Plan

Plan Reference	Recommendation	Estimated Cost	Priority
<b>Community Sport Infrastructure Upgrades</b>			
1	New netball facility including three courts and shelter (recently completed).	NA	NA
	Install power connection to netball courts.	\$20,000	Short
	Provide scorer's table/bench at netball courts.	\$5,000	Short
2	New 100 LUX competition standard lighting to the football (soccer) infield of the athletics track (funded, delivery in 2022).	NA	Short
3	Resurface tennis courts and upgrade lighting with LED fittings. Stage development with courts 1 and 2 a short-term priority.	\$200,000	Short
	Remaining courts to be staged in long-term.	\$230,000	Long
5	Provide increased storage at the tennis facility.	\$25,000	Short
	Provide a publicly accessible small playground within tennis club facility.	\$50,000	Long
28	Explore storage solutions for athletics, soccer, rugby and CFA brigade in short term.	\$25,000	Short
30	Install a chain across CFA track to control vehicle access.	\$2,500	Short
7	Redevelop the Stawell Aquatic and Leisure Centre, in line with Council's decision that is informed by the feasibility study.	NA	Medium
9	Improve the grassed surface within the athletics field by reprofiling with warm season grasses, irrigation and drainage.	\$100,000	Medium
	Install power connection to athletics storage shed.	\$20,000	Medium
	Provide removable throwing cages around current discuss/shotput throwing pit.	\$5,000	Medium
	Upgrade throwing pits.	\$10,000	Long

Plan Reference	Recommendation	Estimated Cost	Priority
<b>Community Sport Infrastructure Upgrades</b>			
29	In partnership with the CFA, investigate feasibility of a small shed/building with accessible toilet and shelter to service CFA track.	NA	Medium
4	Provide spectator seating on the straight for the athletics track.	\$25,000	Long
6	Monitor facility needs for athletics, soccer, rugby and CFA brigade soccer pitch users as they change over time. Explore future provision of change rooms, first aid, administration for users as part of the future renewal of the SAC building.	NA	Long
8	Participate in any future feasibility study into the need for a regional athletics track. The study should consider other athletics tracks in the Wimmera Region and which location and site is best to support regional athletics events.	NA	Long
<b>Active Recreation Opportunities</b>			
10	New community garden and dog park area (recently completed).	NA	NA
11	New skate park (funded, delivery in 2023).	NA	Short
12	New play space with half-court basketball court for children and young people that is graduated with accessible, and nature play opportunities. Incorporate the three existing Ash trees in the play space/open space area.	\$168,500	Medium
13	Build on the existing pathway into a fitness track that connects activity areas and encourages walking, running and riding.	\$127,990	Medium
<b>Open Space Recreation Opportunities</b>			
15	Demolish the former football pavilion. Replace with open space, new play space and a gravel car park area along the oval boundary line for spectator viewing. The open space precinct will include an increase in shade to support spectating and school use at the organised sports facilities and along the pathway network to create places for refuge from the sun and encourage informal play, walking and social gathering.	\$66,045	Short
14	Create a picnic spot with a shelter and picnic tables on the low berm/rim associated with several Gum trees west of the athletics field.	\$94,000	Long
31	Beautification works for areas around the wetlands and dam area.	\$50,000	Long
<b>Traffic Management and Landscaping Improvements</b>			
16	Provide Water Sensitive Urban Design and rain garden solutions to manage stormwater generated from the car park north of the tennis club. Stormwater can be diverted to the existing retarding basin or the drainage swale.	\$110,155	Short
18	Prepare and implement detailed designs for area 18 to establish a pedestrian priority zone during sporting events. This may include bollards and surface treatments to control traffic and increase safe access and connection between the Pavilion and the Soccer field.	\$20,000	Short
19	Provide car parking around the new netball facility. Close off public access gate near fire track and make managed access only.	\$300,000	Short
24	Provide a gravel car park area along boundary line south of oval for spectator viewing. Install bollards to prevent cars from parking under the large Yellow Gum trees to the Lamont Street edge to stop compaction of soil at the root zone of trees.	\$20,000	Short

Plan Reference	Recommendation	Estimated Cost	Priority
<b>Traffic management and Landscaping Improvements</b>			
25	Construct a fence to the steep slope to residential properties on Ellen Street to the southern end of the reserve which is subject to erosion that is dangerous for pedestrian access and attracts anti-social behaviour.	\$20,000	Short
22	Improve the entrances to the reserve. This could include changing the treatment of fencing, increasing planting and upgrading signage.	\$20,000	Medium
23	Provide wayfinding and interpretive signage at entrances and along trail network.	\$36,300	Medium
17	Construct timber screening and planting to the depot area west of the tennis courts.	\$20,000	Long
20	Improve the connection (site lines, functional link) between North Park and the Stawell Sport and Aquatic Centre as part of the future development of the aquatic centre. This should include improvements to pathway, landscaping and fence treatment.	\$85,000	Long
21	Improve the presentation to the front of the Aquatic Centre with new paving and seating.	\$63,500	Long
<b>Governance and Occupancy Arrangements</b>			
26	Establish an agreed management model for the management of the multipurpose pavilion to ensure equitable access by all user groups.	NA	Short
27	Establish a fees and charges model for the access and use of playing areas and pavilion.	NA	Short
28	Investigate venue booking platforms to facilitate maximum participation and utilisation of North Park facilities.	NA	Medium
29	Establish a North Park specific sub-committee in the Stawell Recreation Advisory Group	NA	Short



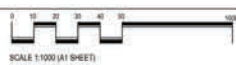


### LEGEND

- Existing athletics track and infield
- Existing oval with lighting upgrade and grass resurface
- Existing netball courts
- Proposed picnic shelter
- Proposed picnic table
- Proposed seating
- Building / Infrastructure as noted
- Existing tennis court with lighting upgrade and fence construction
- Existing gravel pedestrian path to be upgraded
- Existing car park
- Existing group of trees to be retained
- Existing CFA training track
- Proposed gravel pedestrian path

- Proposed playspace area
- Proposed asphalt infill to join the CFA training track
- Proposed gravel pedestrian zone and overflow car parking

## L1 - KEY DIRECTIONS PLAN NORTH PARK MASTER PLAN, STAWELL



Title: North Park Master Plan - Key Directions Plan  
Client: Northern Grampians Shire Council



**MICHAEL SMITH AND ASSOCIATES**  
Landscape Architecture and Urban Design

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**NORTH PARK MASTER PLAN  
PROPOSED PLAYSPACE**

# WARRANTIES AND DISCLAIMERS

The information contained in this report is provided in good faith. While Otium Planning Group has applied their own experience to the task, they have relied upon information supplied to them by other persons and organisations.

We have not conducted an audit of the information provided by others but have accepted it in good faith. Some of the information may have been provided 'commercial in confidence' and as such these venues or sources of information are not specifically identified. Readers should be aware that the preparation of this report may have necessitated projections of the future that are inherently uncertain and that our opinion is based on the underlying representations, assumptions and projections detailed in this report.

There will be differences between projected and actual results because events and circumstances frequently do not occur as expected and those differences may be material. We do not express an opinion as to whether actual results will approximate projected results, nor can we confirm, underwrite or guarantee the achievability of the projections as it is not possible to substantiate assumptions which are based on future events.

Accordingly, neither Otium Planning Group, nor any member or employee of Otium Planning Group, undertakes responsibility arising in any way whatsoever to any persons other than client in respect of this report, for any errors or omissions herein, arising through negligence or otherwise however caused.



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