

Implementation plan

3.1 Staging

The Olympic Park Master Plan has been developed to provide actions that are practical and realistic and considers the financial responsibilities and capacity of Council and other key stakeholders.

A staged approach for the development and implementation of key Master Plan actions is recommended. This approach will provide Council with the opportunity to allocate funding across a number of financial years, in line with the proposed sequence of works, and investigate relevant external funding applications to support recommendations.

Priority actions for Olympic Park are provided in the following tables, as well as being visually represented in the above Master Plan. Actions provided in the implementation plan are referenced back to the Master Plan and the design principles on page seven.

Implementation and delivery of proposed facility components will be dependent on the level and timing of available funding, and Council's capacity to fund works outside of annual operational budgets.

Proposed actions have been prioritised into three stages of development, and are based on their relative impact on delivering the desired outcomes.

It should be acknowledged that priorities can change and are based on funding availability. The presentation of new or unknown opportunities or changes in community demands can also alter priorities.

Following formal recognition and adoption of the Final Master Plan, it is recommended that Council ensures the proposed stages of implementation match the available budget for development.

The implementation plan outlines a staged approach for the delivery of recommended actions as follows - Stage 1 (0-5 years), Stage 2 (5-10 years) and Stage 3 (10+ years).

Stage 1 (0-5 years)

Important action that contributes significantly to the development and improvement of community infrastructure at Olympic Park and has realistic and immediate funding opportunities.

Stage 2 (5-10 years)

Action that contributes to meeting overall Master Plan objectives but will require additional planning, design and development to properly inform implementation.

Stage 3 (10+ years)

Action that contributes to the overall improvement of sport and community infrastructure at Olympic Park. These actions will also demand additional planning, design and development work, and require a collaborative approach from a range of stakeholders and funding providers.

Ongoing

To assist Council and stakeholders in the development of funding submissions, capital works planning and general budget development, each action has been supported with an 'opinion of probable cost'.

Opinion of probable costs are estimated calculations based on current market trends, similar project costings and professional experience.

It should be noted that cost estimates exclude preliminaries, site establishment, builder's margin and services provision costs, and are subject to further investigation and in some cases detailed design.

ACTION	STRATEGIC PILLAR	DESIGN PRINCIPLES	COST ESTIMATE & (potential funding provider)
Stage 1: High (0-5 years)			
1.1 Refurbish and expand the Kelly Pavilion incorporating unisex change rooms and amenities and an expanded social space.	Quality	1.2, 1.3, 3.1, 3.2, 3.5	\$1.3m (Council / Club / State Government)
1.2 Install a sub station at the main entrance to the park to provide sufficient electricity to power the lights on the soccer club training pitch and future upgrades to sports field lighting on the north and south ovals. <i>Consider green/renewable energy sources for electricity during design stage.</i>	Quality	2.2, 3.5	\$500,000 (Council / Clubs / Utility Supplier)
1.3 Demolish and replace the existing community playground with a new playground and picnic area closer to the main entrance to the park (adjacent to the Barrbunin Beek building). The design should consider the views of the local community and the site's Olympic heritage.	Quantity	1.1, 1.2, 1.3, 2.1, 2.2, 2.3	\$185,000 (Council)
1.4 Design and install new Gateway Signage (Public Art Work) along the Southern Road boundary and Interpretive Signage throughout the park to recognise the site's Olympic heritage.	Diversity and sustainability	1.4	\$45,000 (Council)
1.5 Develop a new recreational zone that meets the recreational needs of the local community including a half to three quarter size basketball / netball court and hit up wall. Provide designated running loops and exercise stations adjacent to the recreation zone and at the northern pedestrian entrance (Buna Street and Liberty Parade).	Quantity	1.2, 1.3, 2.1, 2.2, 2.3	\$250,000 (Council)

ACTION	STRATEGIC PILLAR	DESIGN PRINCIPLES	COST ESTIMATE & (potential funding provider)
1.6 Review the design of the Wood Street replacement bridge and compliance with principles of Universal Access and DDA. The design of the new bridge should provide better graded lead on paths which are not as steep. <i>Consider a new bridge between Wood Street and Southern Road as recommended within the Northland Urban Renewal Precinct Master Plan.</i>	Accessibility and connection	4.1, 4.2	\$50,000 (Banyule and Darebin Council)
1.7 Upgrade the Darebin Creek Trail to a minimum 3.0m wide concrete surface which is durable and consistent with trails in Darebin and Whittlesea City Councils. <i>Review exiting pathway grades and alignments, and vehicle maintenance tracks to ensure DDA compliance is achieved where possible. Review relevance of informal tracks with Statutory Authorities and consider removing vehicle maintenance tracks as required.</i>	Quantity	1.3, 2.1, 2.2, 2.3, 4.1, 4.2	\$680,000 (Council)
1.8 Upgrade the secondary pathway network to a 2.5m wide asphalt surface where improved connectivity from park entrances to recreational precincts and destination points can be achieved.	Quantity	1.3, 2.1, 2.2, 2.3, 4.1, 4.2	\$240,000 (Council)
1.9 Plan and construct the 'Spiritual Walk' in conjunction with the upgrade of the Darebin Creek Trail, connecting Barrbunin Beek. Extend the 'Spiritual Walk' further north to connect Dougharty Road and include appropriate educational signage.	Quantity	1.2, 1.3, 2.1, 2.3, 4.1, 4.2	\$25,000 (Council)
1.10 Review the current master plan for the Barrbunin Beek building and conduct a feasibility study and concept plan for the development of a future Aboriginal Cultural Hub.	Quantity	1.2, 1.3, 2.2, 2.3, 4.1	\$30,000 (Council / State Government)

ACTION	STRATEGIC PILLAR	DESIGN PRINCIPLES	COST ESTIMATE & (potential funding provider)
1.11 Install surveillance cameras at appropriate locations across the park and develop stronger relationships with Vic Police to ensure more regular and increased police presence at the site is achieved.	Quantity	1.5.3, 1.5.6	\$50,000 (Council / State Government)
1.12 Improve passive surveillance and park security by increasing lighting at appropriate locations. Any new lighting should achieve a balance between improving community safety and protecting the ecological values of Darebin Creek habitats.	Quantity	1.5.3, 1.5.6, 3.8, 3.9	\$250,000 (Council)
1.13 Removal of exotic / senescent trees and replace with native / indigenous trees along the Southern Road boundary fence. Install boundary planting to veil residential properties and fences along the eastern side of Olympic Park.	Diversity and sustainability	1.4, 2.4, 3.8	\$70,000 (Council / Friends of Darebin Creek)
1.14 Provide a suite of consistently styled park furniture in key open space nodes (seats, litter bins, drink fountains, picnic settings). Locate seats along pathways and visual vantage points to provide resting opportunities and views of the creek.	Diversity and sustainability	1.1, 1.3, 2.1	\$90,000 (Council)
1.15 Provide additional revegetation and habitat improvement works between Darebin Creek and Northland Shopping Centre in line with master plan recommendations.	Diversity and sustainability	1.4, 2.4, 3.8	\$300,000 (Council / Friends of Darebin Creek)
1.16 Plan and design appropriate treatments to harvest stormwater from Olympic Park main drain catchment for irrigation of north and south ovals. Opportunities to harvest rainwater for irrigation of the main soccer pitch, stored in underground tanks below the current training pitch is also recommended.	Diversity and sustainability	1.3, 1.4, 3.8, 3.9	\$80,000 (Council)

ACTION	STRATEGIC PILLAR	DESIGN PRINCIPLES	COST ESTIMATE & (potential funding provider)
1.17 Upgrade park entry points with Council approved wayfinding and directional signage to key destination points i.e. Northland Shopping Centre, schools, recreational facilities within the park, other nearby parks and reserves.	Accessibility and connection	1.3, 2.4, 4.1, 4.3	\$130,000 (Council)
1.18 Improve park safety and passive surveillance by pruning large shrubs at pedestrian entry points along Liberty Parade, and investigate appropriate vehicle exclusion fencing to limit motor cycle and unauthorised car entry.	Quantity	2.4, 4.1, 4.3	\$130,000 (Council)
1.19 Design and realign the existing north south access roadway and car parking to improve traffic flow and onsite car parking. Incorporate tree and understory planting to soften the visual impact of the car park and WSUD devices to mitigate pollutants flowing into the Darebin Creek.	Accessibility and connection	1.4, 3.1, 3.2, 4.1, 4.3, 3.9	\$620,000 (Council)
1.20 Undertake detailed design of the proposed roadway and car park behind the existing soccer grandstand, including the proposed entry / exit from Southern Road. Include tree and understory planting, WSUD devices, fence realignment and pedestrian access into the design process. <i>New mounding behind the soccer goals at the Southern Road end, new scoreboard location and ticket entry box should also be included in the design.</i>	Accessibility and connection	1.4, 3.1, 3.2, 3.9, 4.1, 4.3	\$90,000 (Council)
1.21 Undertake detailed design of a new multipurpose sports pavilion to be shared with cricket and soccer and available to other community groups. An accessible public toilet facility should be included in the design to service new and existing community infrastructure.	Quality	1.2, 1.3, 2.2, 3.5, 3.9	\$50,000 (Council / State Government)

ACTION	STRATEGIC PILLAR	DESIGN PRINCIPLES	COST ESTIMATE & (potential funding provider)
1.22 Investigate Water Sensitive Urban Design (WSUD) devices/systems within surrounding residential streets to improve water quality flowing into Darebin Creek. This includes raingardens and vegetated swales associated with streets and on site car parks.	Diversity and sustainability	1.4, 2.4, 3.8, 3.9	\$30,000 (Council)
1.23 Demolition of redundant toilet block in the southern end of Olympic Park.	Quality	1.1, 4.1	\$50,000 (Council)



STAGE 1 WORKS - HIGH (0-5 YEARS)

- Action 1.1:** Refurbish and expand soccer facility.
- Action 1.2:** New electrical substation.
- Action 1.3:** Replacement play space and picnic facilities.
- Action 1.4:** Install gateway signage (public artworks) and interpretive signage throughout park.
- Action 1.5:** New recreation zone comprising of basketball/netball/hit-up wall and exercise stations.
- Action 1.6:** Review the design of the Wood Street replacement bridge for DDA compliance.
Additional pedestrian bridge/link to Northland Shopping Centre in accordance with the Northland Urban Renewal Precinct Master Plan.
- Action 1.7:** Upgraded Darebin Creek Trail to at least 3.0m.
Review pathway grades to ensure DDA compliance.
- Action 1.8:** Secondary asphalt pathways (2.5m Wide).
- Action 1.9:** Construct 'Spiritual Walk'.
- Action 1.10:** Increase foot print of Barrabin Beek.
- Action 1.11:** CCTV in selective areas, including CPTED design principles to assist with surveillance and general park safety.
- Action 1.12:** Improve park security by increasing park safety lights.
- Action 1.13:** Maintain fire break to residential properties and screen with fire retardant species where possible.
Removal of senescent cypresses and replacement with indigenous trees.
- Action 1.14:** Provide suite of consistent style park furniture.
- Action 1.15:** Additional revegetation and habitat improvement works along Darebin Creek.
- Action 1.16:** Treat and harvest stormwater from the Olympic Park Main Drain for irrigation of north and south ovals.
Harvest water for irrigation of main pitch.
- Action 1.17:** Introduce wayfinding signage.
- Action 1.18:** Improve park safety (landscaping, vehicle/motor cycle exclusion fencing).
- Action 1.19:** New consolidated car park with realigned north south access roadway, tree and understorey planting to car park to soften its visual impact, less dominant vehicle exclusion fencing and WSUD devices.
- Action 1.20:** Design of new car park behind grandstand with WSUD devices.
- Action 1.21:** Detailed design of new multipurpose sports pavilion.
- Action 1.22:** Investigate Water Sensitive Urban Design (WSUD) devices within Olympic Park and surrounding streets.
- Action 1.23:** Demolition of redundant toilet block.

ACTION	STRATEGIC PILLAR	DESIGN PRINCIPLES	COST ESTIMATE & (potential funding provider)
Stage 2: Medium (5-10 years)			
2.1 Remove the red porous track around the perimeter of the existing main soccer pitch and relocate the pitch approximately 10m east closer to the permanent grandstand to improve spectator experience. Realign fencing around the main pitch.	Quality	1.1, 3.1, 3.2, 3.3, 3.4	\$300,000 Council / Club)
2.2 Relocate the light poles on the west side of the main soccer pitch to ensure the highest performance and standard of lighting across the playing field.	Quality	3.1, 3.2, 3.3, 3.9	\$120,000 (Council / Club)
2.3 Construct a new community synthetic training pitch (3/4 length) with floodlighting in the south precinct that meets the training needs of the soccer club and is available and accessible by the community outside club times. Location to enable vehicle access between training pitch and main soccer pitch.	Quality	1.2, 2.2, 3.1, 3.2, 3.3, 3.5, 3.9	\$750,000 Council / State Government)
2.4 Construct the new roadway and car park behind the existing soccer grandstand including a new entry / exit from Southern Road and pedestrian access.	Accessibility and connection	1.4, 3.1, 3.2, 3.4, 4.1, 4.3	\$690,000 (Council / Vic Roads)
2.5 Realign the boundary fence along Southern Road to create a more accessible and welcoming pedestrian entry. Simultaneously provide appropriate spectator mounds, new scoreboard and ticket boxes to support the operations of the soccer club.	Quality, Accessibility and connection	3.1, 3.2, 4.1	\$300,000 (Council / Club)

ACTION	STRATEGIC PILLAR	DESIGN PRINCIPLES	COST ESTIMATE & (potential funding provider)
2.6 Provide a pedestrian plaza between the main soccer pavilion and pitch, including landscaping, spectator mounding, terracing and pavement.	Quality	3.2, 4.1	\$270,000 (Council)
2.7 Construct a new multipurpose sports pavilion between the north and south oval to be shared with cricket and soccer and available to other community groups. Including public toilet facilities.	Quality	1.2, 1.3, 2.2, 3.5, 3.9	\$1.5m (Council / State Government)
2.8 Demolish the existing Charles Skerry Pavilion and reinstate the area in preparation for the expansion and upgrade of the south oval.	Quality	1.1	\$60,000 (Council)
2.9 Expand and upgrade the playing area of the south oval to allow for the development of two full size senior soccer pitches, whilst maintaining access for senior cricket. Including fencing. <i>Review the need and demand for a multiuse synthetic surface on the south oval as part of any future review or update to the Olympic Park Master Plan.</i>	Quality	1.2, 1.3, 2.2, 3.2, 3.3, 3.4, 3.6, 3.7, 3.9	\$650,000 (Council / Club / State Government)
2.10 Implement water harvesting treatments for sports field irrigation purposes following the investigation and design of such treatments in Action 1.16.	Diversity and sustainability	1.3, 1.4, 3.3, 3.8, 3.9	TBD (Council / State Government)
2.11 Renew and upgrade existing lighting infrastructure on the north and south ovals to meet minimum lighting levels for club training.	Quality	1.2, 1.3, 3.2, 3.3, 3.8, 3.9	\$300,000 (Council / State Government)

ACTION	STRATEGIC PILLAR	DESIGN PRINCIPLES	COST ESTIMATE & (potential funding provider)
2.12 Relocate and expand the existing cricket nets to a four lane facility and orientate in a north south direction as per Cricket Australia Community Cricket Facility Guidelines.	Quality	1.1, 1.2, 1.3, 3.2, 3.3	\$70,000 (Council)
2.13 Introduce Water Sensitive Urban Design (WSUD) devices/systems to improve water quality flowing into Darebin Creek following the outcome of investigations occurred in Action 1.22	Diversity and sustainability	1.4, 2.4, 3.8, 3.9	TBD (Council)

ACTION	STRATEGIC PILLAR	DESIGN PRINCIPLES	COST ESTIMATE & (potential funding provider)
Stage 3: Low (10+ years)			
3.1 Expand and upgrade the playing area of the north oval to the highest possible standard for community cricket, whilst also providing appropriate provision for junior soccer matches and training. Including fencing. <i>Refer to current facility design guidelines for cricket and soccer developed by Cricket Australia and Football Federation Victoria.</i>	Quality	1.2, 3.2, 3.3, 3.4	\$350,000 (Council)
3.2 Provide a natural play space within the designated recreation zone overlooking the Darebin Creek, inclusive of physical challenges and nature based play activities.	Quantity	2.1, 2.3	\$80,000 (Council / State Government)
3.3 Develop the new Barrbunin Beek building as an Aboriginal Cultural Hub based on the outcomes of feasibility study and concept plans undertaken in Stage 1. <i>The space would ideally include a classroom, dance space, art room, kitchen, garden area and elders space and links to spiritual walk.</i>	Quantity	1.2, 1.3, 2.2, 2.3, 4.1	\$650,000 (Council / State Government)
3.4 Investigate opportunities with the State Government (Department of Human Services) to incrementally acquire properties on the west side of Liberty Parade to improve views and access from residential communities to the east.	Diversity and sustainability	2.4	N/A (Council / State Government)

3.2 Cost Summary

ACTION PRIORITY LEVEL		TOTAL ESTIMATED BUDGET REQUIRED
STAGE 1 (0-5 YEARS) Important action that contributes significantly to improving the usage and / or the functionality of Olympic Park.		\$5.245m
STAGE 2 (5-10 YEARS) Action that contributes to meeting overall Master Plan objectives		\$5.010m
STAGE 3 (10+ YEARS) Action that contributes to overall improvement activities.		\$1.080m
ESTIMATED TOTAL FUNDING REQUIREMENTS		\$11,335,000