



WELLINGTON
SHIRE COUNCIL



Master Plan

Gormandale Recreation Reserve

Council's 2030 Vision

In 2008 the Wellington Shire Council was involved in producing a community vision, Wellington 2030, which guides the development of the Shire. A web site and background paper were produced which highlighted the challenges that Wellington faced into the future.

People were invited to respond via a survey attached to the background paper. Over 1,000 responses were received. Surveys were returned from a wide variety of age groups and locations across Wellington. Public meetings were held across the Shire in addition to workshops within schools and forums for stakeholders in the environment, infrastructure, community and economic spheres.

Based on feedback received and through close community consultation, Council developed a written document entitled 'Wellington's 2030 Strategic Vision' - supporting nine themes reflecting the main areas of interest that the community identified through the consultation process. These themes include; Natural Environment, Economy, Transport and Roads, Population, Development, Wellbeing and Safety, Culture, Liveability and Council.

The development of sporting infrastructure throughout Wellington will give consideration to the following aspects as identified in the 2030 plan:

- Market Wellington as a quality lifestyle and tourism destination
- Support communities to attain a sustainable level of local infrastructure reflecting the needs of communities
- Support community initiatives that promote participation and working together
- Work in partnerships to promote and facilitate healthy lifestyles
- Develop our network of walking and cycling paths
- Improve the quality and accessibility of our open space and community facilities
- Develop our sport and recreation infrastructure

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1 Introduction

1.1 Introduction

In 2010 the Wellington Shire Council initiated the preparation of the Gormandale Recreation Reserve Master Plan. This master plan is designed to address the need for facility improvements, and identifies the key infrastructure priorities for the Reserve. The master plan identifies a wide-range of infrastructure priorities, including aspirational projects and goals of the user groups that will require future investigation to ensure that these projects are feasible. This strategic approach to facility planning will assist all stakeholders to guide the long term planning and development at the Reserve.

1.2 Demographics

The Gormandale Recreation Reserve is located in the town of Gormandale, which is situated within the Wellington Shire municipal borders in Gippsland, Southern Victoria. According to 2011 census data, Gormandale is home to around 443 people, with a SEIFA Disadvantage Index rating of 1014. This ranks the town at 341st in level of disadvantage among the 644 substantially populated postcode areas of Victoria – placing it among the most disadvantaged 47% of postcode areas in the state.

1.3 Study Purpose

This report presents the Wellington Shire Council's master development and management plans for the Reserve, and therefore will be used to guide decision making and strategic development for the period 2010 – 2020. The master development and management plans will provide a number of benefits, including -

- Complete facility management/development plans for the next 10 years, in line with Council's policy framework and Recreation facility management & development.
- Establishing a set of recommended actions and infrastructure priorities, based on identifying where resources should be allocated in order to improve the Reserve's facilities.
- Reflecting the current and future community needs and which provide a long term integrated direction and strategy for the Reserves to guide all decision making processes by the committee of management.
- Providing a guide for growth in participation and increased involvement by the wider community
- Providing a clear and useful resource for venue managers seeking potential partnering arrangements and funding sources such as Council and corporate sponsors.

2 Facility Hierarchy Overview

The concept of facility hierarchy is based on the acknowledgment that there needs to be a level of strategic compromise between infrastructure demand and supply within Wellington. All sport and recreation facilities throughout the Shire have been categorised accordingly based upon a mix of the following components:

- Capacity and quality of the facility's infrastructure
- Surrounding population levels
- Level of primary use of the facility

There are four levels within the facility hierarchy schedule, these are outlined below.

2.1 – Level 1 Regional Facilities

Level 1 facilities are of a Regional significance and capable of hosting state and/or national events. These facilities will be professionally managed, with Council contributing to all maintenance costs to ensure high standard of service. Council will determine appropriate user group fees to ensure sufficient cost recuperation.

2.2 – Level 2 District Facilities

Level 2 facilities are of important district or shire significance. These facilities may be managed directly by council or by committee of management, with Council contributing to all maintenance costs to ensure an appropriate standard of service. Council will determine appropriate user group fees to ensure sufficient cost recuperation.

2.3 – Level 3 Significant Local Facilities

Level 3 facilities are local venues that have multiple users which compete in district or regional competitions. These facilities are managed via a committee of management with Council contributing the maintenance costs

2.4 – Level 4 Local Facilities

Level 4 facilities provide for casual recreation and lower level or junior competition with limited number of user groups and usage. These facilities are locally managed via a committee of management, with cost of management and maintenance responsibility of the local management, funded by way of local managers charging fees to users.

* The Gormandale Recreation Reserve is considered to be a Level 3 – Significant Local Reserve.

3. Gormandale Recreation Reserve Existing Infrastructure Overview



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Reserve Usage

4.1 Committee of Management

The Gormandale Recreation Reserve is managed by a Committee of Management which is monitored through the Department of Sustainability and Environment. The Committee is covered by separate public liability insurance, and is thereby ultimately responsible for the maintenance and upkeep of the venue. The Wellington Shire Council provides annual maintenance allocations to the Reserve which are designed to meet the scope of the works involved in maintaining the site and its facilities.

4.2 Regular User Groups

The main users of the Reserve are outlined below, along with 2011 membership numbers.

- Gormandale Football Club, 84 members, as part of the North Gippsland Football Netball League
- Gormandale Netball Club, 52 members, as part of the North Gippsland Football Netball League
- Gormandale Tennis Club, 20 members. The Tennis Club no longer utilise the courts at the Recreation Reserve, however the club maintains a link with the Reserve in the event the courts are required in the future due to excess demand.

4.3 Alternate Users

In addition to the Reserve's regular user groups, the venue also plays host to a several other users who utilise the Reserve's facilities on an infrequent basis.

- A local dance group consisting of 10-15 local children use the main pavilion on a regular basis – demonstrating a broader community use of the facilities at the Reserve.
- The community house uses the venue monthly to conduct community counter meals of a method of local fundraising.
- The Gormandale Primary School also run one of their major fundraising activities/raffles at the community counter meals, this provides the parents club with around \$200 per month which goes towards purchasing equipment for children's learning (i.e. readers etc.)
- Various school groups and local residents also use the Reserve to participate in physical activity and casual recreation.
- Ongoing use through the Active After School Program and AFL Auskick Program.

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Strengths, Weaknesses, Opportunities, Threats

Strengths	Weaknesses
<ul style="list-style-type: none"> - Strong committee, with a committed group of volunteers capable of undertaking and completing major redevelopment projects. - Recent redeveloped umpire and netballer change rooms are of high standard. - Recent development of Netball/tennis court. - Adequate undercover spectator viewing-area exists to cater for onlookers - General set-up enables the smooth flow of users at the Reserve. - Access to a second ground for junior competition and training purposes. 	<ul style="list-style-type: none"> - Lighting around the playing oval is poor and doesn't light up all areas of the ground - Reserve is lacking a clear vehicle and pedestrian traffic management plan. At present, car-parking areas are unsealed and undefined, and entrance is off an 80km zoning. - The introduction of the new toilet blocks requires people coming from the netball courts to cross the main entrance in order to reach the public amenities.
Opportunities	Threats
<ul style="list-style-type: none"> - Funding support and grants from local, state and federal authorities available to upgrade facilities. - Community events and uses compatible with a good quality sports ground - Excellent area to provide active/non-active recreational programs and activities such as a playground, BBQ and walking tracks. 	<ul style="list-style-type: none"> - Loss of members due to deteriorating facilities - Reserve's playing surface has a single user – potential negative impact on funding opportunities for the playing surface. - Lack of funding resources to upgrade outdated and malfunctioned equipment - Losing members to Traralgon-based clubs with better facilities and equipment

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Infrastructure Priorities

6.1 The Plans

The charts and plans on the following pages illustrate the venue's priority actions and record the recommended works for the Gormandale Recreation Reserve and, where appropriate, the indicative cost associated with such works. The table on page 9 presents strategic, long term masterplans to guide the future development of the Reserve and the allocation of Council and other funding resources. The detailed design and positioning of many of these items will require consultations with external agencies, user groups and Council and, in some instances, approval from external agencies or Council. In other instances, the extent of works undertaken will be determined by the budgets available and as such, staged initiatives may need to be investigated. The masterplans are not designed to include operational and minor maintenance issues which are part of the annual or day-to-day responsibilities of the Committees of Management. These include items such as internal air conditioning and lighting, building maintenance, painting etc. Council provides the Reserve's Committee of Management with annual operational subsidies which are designed to address minor maintenance issues and assist with the general upkeep of facilities.

6.2 Planning Principles

The **key principles** which have been used to guide the development of the master plans are:

- Retention of existing amenities and enhancement of existing uses
- Improved participation/usage
- Improved accessibility
- Improved safety and traffic management
- Improved environmental management and sustainability, and
- Improved amenity so that more casual use is attracted
- Upgraded or provide disability access to all buildings and structures, in accordance with the Disability Discrimination Act (1992).

6.3 Recommended Actions (High Priorities)

Priority	Recommended Actions	Commentary & Recommended Works	Indicative Cost Estimates	Possible Funding Stream
6.3.1	Resurface Existing Netball Court	<p>Redevelop existing netball court to enable access to a netball court compliant with State Sporting Association regulation.</p> <p>According to Netball Victoria's Facility Audit conducted in 2008, the existing court at the Reserve have insufficient run-off, water pooling in some areas of the court, an uneven surface, and the asphalt surface has experienced significant cracking which serves as a trip hazard and warrants an upgrade. Potential redevelopment of road-side court.</p> <p>This project should multiline for both netball & tennis to promote multi-use.</p>	\$73,638 (Completed)	Sport & Recreation Victoria Country Football & Netball Program
6.3.2	Upgrade Existing Switchboard	The existing power supply to the ground is proving to be insufficient. This would require major works in having to bring heavier lines from the main roadside power lines. The Reserve still uses the original switchboard and with all of the add-on's over the years, electrical problems are arising. As a result, the current switchboard requires a complete upgrade.	To Be Determined	Sport & Recreation Victoria CFPP - Minors

6.4 Recommended Actions (Medium Priorities)

Priority	Recommended Actions	Commentary & Recommended Works	Indicative Cost Estimates	Possible Funding Stream
6.4.1	Redevelop Change Rooms' amenities	Existing toilets, showers and public amenities in the old/Away change rooms are outdated and require an upgrade. This redevelopment would look to refit and re-tile interior, install new shower heads and install new amenities.	To Be Determined	Sport & Rec Victoria CFFP – Minors.
6.4.2	Resurface Oval	The club have flagged a desire to resurface the sports oval using drought tolerant grasses to alleviate playing surface inconsistencies. The existing surface has a 65-70% Kentucky Bluegrass Coverage, and couch.	To Be Determined	Sport & Rec Victoria – CFFP Minors.
6.4.3	Improve Water Management Practices; Water Harvesting & Drainage	Option 1 - Install a 0.5ML dam to collect run-off from the Reserve for watering the field. As part of this project, also look to install an underground sprinkler system with sensors to provide a programmed water supply for the playing surface. Option 2 – Previous bore used to water playing surface malfunctioned some time ago – the pump collapsed into bore and could not be retrieved. Therefore an option exists to re-install a bore if the stormwater dam is not a viable option to take advantage of existing water rite. This option would also involve installation of an auto watering system.	To Be Determined	Sport & Recreation Victoria Community Facilities Funding Program

6.4 Recommended Actions (Medium Priorities - Continued)

Priority	Recommended Actions	Commentary & Recommended Works	Indicative Cost Estimates	Possible Funding Stream
6.4.4	Improve Water Management Practices – Continued	As part of the water harvesting project, also look to improve existing drainage – which would involve connecting all the existing open drains at the east end of the oval into a pit, and connecting the pit to the existing storm water drain to control drainage and enhance water harvesting.	To Be Determined	Sport & Recreation Victoria
6.4.5	Redevelop/ Relocate Entrance	The Reserve's existing entrance is situated off an 80km zoning, and the Committee consider the entrance to be unsafe. As part of the Reserve's traffic management plan, investigate re-scoping/re-locating existing entrance to a different location to minimise risk. This project would involve comprehensive consultation with all stakeholders to ensure that the best outcome is achieved at the Reserve. Detailed designs would be required before articulating total project cost.	To Be Determined	To Be Determined
6.4.6	Kitchen Upgrade / Redevelopment	The existing kitchen and servery requires upgrading. Project involves replacing existing bench tops with stainless steel laminate, re-paint interior, install and connect industrial dishwasher and upgrade the existing ventilation and fanning system which is currently in poor condition. The Servery also requires the bench tops to be replaced, and a more hygienic glass storage designated area.	To Be Determined	Wellington Shire Council Community Assistance Grants

6.5 Recommended Actions (Low Priorities)

Priority	Recommended Actions	Commentary & Recommended Works	Indicative Cost Estimates	Possible Funding Stream
6.5.1	Car Parking Embankment Viewing Area	The committee has a strong desire to develop a raised embankment around the ground to align with perimeter fence-car parking to improve spectator's overall viewing experience. Additional planning would be required.	To Be Determined	To Be Determined
6.5.2	Upgrade Perimeter Fencing	At present, existing perimeter fencing fails to provide suitable crowd control – therefore limiting the Reserve's capacity to regular host finals matches as part of the North Gippsland Football Netball League.	To Be Determined	Wellington Shire Council Comm. Assistance Grants
6.5.3	Lighting Redevelopment	Current lighting is inadequate and fails to light up all areas of the playing surface. The FNC wants to install 4 new poles, with sufficient lights to achieve Victorian Country Football League's (VCFL) match practice requirements.	To Be Determined	Sport & Rec Victoria's Country Football & Netball Program
6.5.4	New Electronic Scoreboard	Replace out-dated manual operated scoreboard with a new electronic scoreboard that can be operated via the timekeeper's designated area. Control is from a robust, ergonomically designed panels, these can be wired or wireless as preferred.	\$30,000	Sport & Rec Victoria Country Football & Netball Program

All infrastructure priorities and projects identified in this section have arisen from comprehensive consultation with the clubs and tenant users of the Gormandale Recreation Reserve.

7 Capital Funding

7.1 Funding Ratios

Council is committed to the development of sporting infrastructure and endeavours to improve the planning and support for proposed developments at a community level. Funding is a critical component of all infrastructure planning and development. Funding is normally a combination of the following:

Venue / User Group Funding – Venue/User Groups are normally required to contribute to project funding. Contribution rates can vary depending on project and conditions of grant/s being sourced.

Other Government (i.e. Federal, State) – The primary source of support funding for Sporting Infrastructure Development is from the Department of Planning and Community Development (DPCD).

The following funding mix is proposed for DPCD or other government funded projects:

- 20% Venue/User Groups
- 40% Council
- 40% other government or funding sources

Projects that attract no state government funding would attract a 60% Council and 40% Venue/User Groups funding ratio. These local contributions would not be relevant to the venue or user group's level of income.

7.2 Project Prioritisation

The Scoring Assessment Matrix is a quantified assessment tool which has been developed to assess and rate individual infrastructure priorities to determine a project's overall ranking within Council's Sporting Infrastructure Capital Program.

This process has been developed to enable Council to rate a specific project with consideration given to a variety of factors and variables, such as:

- Project Validation
- Venue Usage, and
- Planning Principles used to support the project (i.e. master plan)

The Scoring Assessment Matrix enables projects of a similar nature to be objectively compared with one another, thus forming the basis of Council's Sporting Infrastructure Capital Program. Used in an effective and consistent manner, the S.A.M process will benefit both Council and facility users/managers in the management of sporting infrastructure through the objective and consistent prioritisation of sport infrastructure.

