



WELLINGTON  
SHIRE COUNCIL



Master Plan

# Cowwarr 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 2013 the Wellington Shire Council initiated the preparation of the Cowwarr Recreation Reserve Master Plan to guide the long term planning and development of sporting infrastructure at the venue.

The master plans are designed to identify key infrastructure priorities for Wellington Shire Council. The master plans also allow Council to identify the infrastructure projects that would potentially be funded by either Council and/or the State Government.

## 1.2 Demographics

The town of Cowwarr is situated within the Wellington Shire municipal borders in Gippsland, Southern Victoria. According to the 2011 census, the town has a population of 376 people.

Cowwarr has a SEIFA Disadvantage Index of 1037, which ranks it number 441 in level of disadvantage among the 644 substantially populated postcode areas of Victoria – placing it among the most disadvantaged 31% 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 towards all maintenance costs to ensure an appropriate standard of service.

### 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 towards ongoing 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 Cowwarr Recreation Reserve is considered to be a Level 3 – Significant Local Facility.

### 3. Cowwarr Recreation Reserve Existing Infrastructure Overview



Cowwarr Recreation Reserve Master Plan

# 4. Management Structures

## 4.1 Management

The Cowwarr Recreation Reserve is owned by the Local Government through the Wellington Shire Council and zoned for recreational use.

The Reserve is managed by a Committee of Management which is monitored by Council. 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, and the Committee of Management is responsible for the maintenance and upkeep of the venue.

## 4.2 Regular User Groups

The main users of the Reserve are outlined below.

- Cowwarr Football Netball Club; 350 members as part of the North Gippsland Football Netball League (NGFNL).
- Cowwarr Tennis Club; 30 members
- Toongabbie Junior Tennis Club

## 4.3 Alternate User Groups

In addition to the Reserve's regular user groups, the venue also plays host to a number of other users whom use the Reserve on an infrequent basis.

- Various local schools and local residents also use the Reserve to participate in physical activity and casual recreation. This includes people walking their pets, playing non-competitive sport, use of the venue for school sports.
- Cowwarr Cutters Cup: Each year the Cowwarr Recreation Reserve hosts the Cowwarr Cutters Cup, a mowers racing day. The event attracts rare vintage cars and trucks, stationary engines and various memorabilia from all over the district and other parts of Victoria. The event generally attracts a crowd in excess of 1,000 people attending the festival and serves as a great tourism incentive for both the township of Cowwarr and the Wellington Shire.
- Community Use compatible with the existing facilities – i.e. Zumba Classes
- Grey Nomads Travelling Group

## 5. Strengths, Weaknesses, Opportunities, Threats

<b><u>Strengths</u></b>	<b><u>Weaknesses</u></b>
<ul style="list-style-type: none"> <li>- Reserve is situated central in the Cowwarr township, good location</li> <li>- Well-planned layout of Reserve enabling integrated/shared club facilities</li> <li>- General set-up enables the smooth flow of users currently at the Reserve</li> <li>- Recently redeveloped and resurfaced netball court is of a particularly high standard</li> <li>- Adequate oval lighting to cater for night match-practice and training</li> </ul>	<ul style="list-style-type: none"> <li>- Existing amenities are outdated. Currently the home side and visiting sides share a single shower block and toilets.</li> <li>- No provision for Netball and female umpires change and amenities</li> <li>- Current lighting systems are costly to run and have poor environmental out come</li> <li>- The old scoreboard is required to be manually operated at all times</li> <li>- A lack of resources and funding serve as a weakness and prevent the Reserve from replacing aged equipment and deteriorating facilities</li> </ul>
<b><u>Opportunities</u></b>	<b><u>Threats</u></b>
<ul style="list-style-type: none"> <li>- Extend pavilion to provide suitable umpire change rooms, netball change rooms, separate showers, amenities and additional storage area</li> <li>- Multi-line the netball court to provide a good surface playing area for the tennis club</li> <li>- Funding support and grants from local, state and federal authorities available to upgrade facilities</li> <li>- Community events and uses compatible with a good quality sports ground</li> <li>- Lower input costs for lighting and reduce the communities carbon footprint</li> </ul>	<ul style="list-style-type: none"> <li>- Loss of members due to deterioration of facilities</li> <li>- Lack of financial assistance to upgrade deteriorating facilities</li> <li>- Tennis club inactive due to lack of numbers</li> </ul>

# 6 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 Cowwarr Recreation Reserve and, where appropriate, the indicative cost associated with such works. The table on pages 9-11 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	Discussion & Recommended Works	Indicative Cost Estimates	Possible Funding Stream
6.3.1	Clubroom Extension and Redevelopment	<p>Existing toilets, showers and public amenities in the change rooms are outdated and malfunctioned and require an upgrade. Redevelopment works required include:</p> <ul style="list-style-type: none"> <li>- Install new hot water system</li> <li>- Install insulation in the clubrooms</li> <li>- Renovate existing home-side change room and amenities, install flush shower bases with floor falling to outlet with tile finish</li> <li>- Remove existing non-load bearing stud walls, extend home-side change rooms, construct new partition wall with direct access to the trainer's room</li> <li>- Extend veranda and construct new away-side change rooms, installing new showers and amenities.</li> <li>- Install universal design amenities</li> <li>- Provide amenities for female participants including netballers and female umpires/officials.</li> </ul> <p>The Committee of Management has had proposed floor-plans developed in 2009, however these would need to be reviewed and updated where applicable.</p>	To be determined	Country Football & Netball Program (Sport & Recreation Victoria)

#### 6.4 Recommended Actions (Medium Priorities)

Priority	Recommended Actions	Discussion & Recommended Works	Indicative Cost Estimates	Possible Funding Stream
6.4.1	Resurface Existing Tennis Court	<p>The Committee has identified the need to resurface the existing synthetic tennis courts on the Reserve. At present, the precinct has four tennis courts (two synthetic and two asphalt surfaces), which are used for social participation and also by the Toongabbie Junior Tennis Club. The Cowwarr Tennis Club has been in recession since 2003, and does not have sufficient numbers at this point in time.</p> <p>The main issues identified with the current court condition includes insufficient run-off space, significant cracking within the playing surface and water pooling on some areas of the courts. The committee's preference is to resurface the two synthetic courts and provide lighting and fencing as required, however further investigation around level of usage, and service standard will be required.</p>	To Be Determined	To Be Determined
6.4.2	Reserve Lighting	<p>With the innervations of LED lighting the replacement of current lights at the oval and other Reserve facilities with LED lighting will improve the ability of all users to reap the benefits of lower cost lighting and a better outcome for the environment.</p>	To Be Determined	Committee of Management and User Groups

### 6.5 Recommended Actions (Low Priorities)

Priority	Recommended Actions	Discussion & Recommended Works	Indicative Cost Estimates	Possible Funding Stream
6.5.1	Perimeter Fencing	The Reserve's Committee of Management have flagged that the existing perimeter fencing requires major repair or replacement. The existing fencing is failing in some areas, and as such, fails to provide suitable crowd control – thus limiting the Club's capacity to attract finals matches as part of the North Gippsland Football League.	To Be Determined	Wellington Shire Council Community Assistance Grants
6.5.2	New Electronic Scoreboard	Project involves replacing the existing 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.	To be Determined	Country Football & Netball Program (Sport & Recreation Victoria)
6.5.3	New Stormwater Tank	Install a storm-water tank to harvest rainwater, reducing the use of potable water for the Reserve. The Committee believes that the storm-water tank will be a step forward for the Reserve in becoming a sustainable sports and recreation ground.	To Be Determined	Wellington Shire Council Community Assistance Grants

All infrastructure priorities identified within this document have arisen from consultation with the Cowwarr Recreation Reserve Committee of Management.

# 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.