



WELLINGTON
SHIRE COUNCIL



Master Plan

Avon Indoor Recreation Centre

Council's 2030 Vision

In 2008 the Wellington Shire Council was involved in producing a vision to guide the development of the Wellington Shire 2010-2030. 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 2012 the Wellington Shire Council initiated the preparation of the Avon Indoor Recreation Centre 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 Centre.

1.2 Demographics

The town of Stratford is situated on the Avon River, situated 232 kilometres east of Melbourne on the Princes Highway, in the Shire of Wellington. According to 2011 census data, Stratford is home to around 2,615 people, with a SEIFA Index of 992. This ranks the town at 248th in level of disadvantage among the 644 substantially populated postcode areas in Victoria – placing it among the most disadvantaged 39% of areas within Victoria.

1.3 Study Purpose

This report presents the Wellington Shire Council's master development and management plans for the Avon Indoor Recreation Centre, 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 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 Avon Indoor Recreation Centre is listed as a Level 2 – District significance venue.

3. Avon Indoor Recreation Centre Overview



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Reserve Usage

4.1 Committee of Management

The Avon Indoor Recreation Centre was developed as a joint project between Avon Shire Council (Wellington Shire Council) and Stratford Primary School in 1987.

The centre is owned by the Minister of Education (Department of Education), with responsibility for the management, operations and control of the centre delegated to the Committee of Management.

4.2 Regular User Groups

The main users of the Avon Indoor Recreation Centre include –

- Stratford Basketball Association
- Stratford Primary School – around 100 students use the venue on the weekly basis during physical education classes.

In addition to these regular user groups, the centre is also available for hire. This enables the centre to service community meetings and private functions as required.

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Strengths Weaknesses Opportunities Threats

Strengths	Weaknesses
<ul style="list-style-type: none"> - Level 2 Reserve on Council's Sporting Infrastructure Facility Hierarchy Schedule. - Central in township, and therefore is accessible for participants. - Located in close proximity to the school (i.e. regular user group). - Significant open space area inside the stadium to cater for school activities. - Availability to regular user groups. - Clearly defined car parking and effective traffic management setup. 	<ul style="list-style-type: none"> - The centre is underutilised and has a lack of regular user groups using the centre. - Lack of resources and available funding. - Lack of available storage space to store equipment. - Heating inside the centre is inadequate. - General cleaning and ongoing maintenance of the centre is expensive. - The high cost of electricity usage is a prohibitive factor in the facility's activities.
Opportunities	Threats
<ul style="list-style-type: none"> - Funding support and grants from local, state and federal authorities available to upgrade facilities. - Identifying opportunities for increased usage. - Infrastructure and space available to cater for additional user groups. - Expressions of interest from external groups to use the centre (i.e. Roller derby). 	<ul style="list-style-type: none"> - Lack of local financial assistance to undertake required upgrades. - Increasing cost associated with maintaining the centre. - Lack of regular user groups makes the viability of the centre somewhat difficult. - Moderate participation rates (basketball)- at both junior and senior levels. - No other significant threats.

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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 Avon Indoor Recreation Centre and, where appropriate, the indicative cost associated with such works. The table on page 9 presents strategic, long term master plans 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 master plans 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	Re-coat Stadium Floor	<p>The Avon Indoor Recreation Centre has a hardwood stadium floor. Hardwood flooring is coated with several layers of a protective sealant to increase the life and protect the hardwood. It is recommended by technical specialists that the flooring be screened (lightly and very finely buffed or sanded) and re-coated with a protective sealant each year to maximise the surface quality.</p> <p>General maintenance; since dirt granules from the bottom of shoes will work like a fine abrasive, it will begin to wear away the flooring with each step. For the ideal maintenance, a sports hardwood floor should be cleaned on a daily basis.</p> <p>To protect and maintain your gym floor even more, dry mopping between each activity is also highly recommended.</p>	To Be Determined	To Be Determined
6.3.2	Outside Amenity	<p>The appearance of the facility is uninviting for prospective users. The Committee of Management have flagged a desire to improved the surrounding gardens, erect signage and paint the front door, making the complex more inviting for new users.</p>	To Be Determined	To Be Determined

6.4 Recommended Actions (Medium Priorities)

Priority	Recommended Actions	Discussion & Recommended Works	Indicative Cost Estimates	Possible Funding Stream
6.4.1	Heating Upgrade	<p>The current heating system inside the facility is inadequate, and could be a barrier to attracting additional use.</p> <p>This project involves investigating the scope required to install a new heating system for the centre.</p>	To Be Determined	To Be Determined
6.4.2	Toilet and Amenities Upgrade	<p>Refurbish and refit the existing toilets and amenities inside the Avon Indoor Recreation Centre. Existing amenities are aged and malfunctioning, and warrant an upgrade in the short-to-medium term. Further investigation around the project scope and indicative cost estimates would be required before progressing.</p>	To Be Determined	To Be Determined
6.4.3	Internal Painting	To improve the general interior appearance of the centre.	To Be Determined	To Be Determined

6.5 Recommended Actions (Low Priorities)

Priority	Recommended Actions	Commentary & Recommended Works	Indicative Cost Estimates	Possible Funding Stream
6.5.1	Recarpet Interior	Upgrade the carpet in the main foyer and meeting room. Existing carpet is worn and at the end of its useful life.	To Be Determined	To Be Determined
6.5.2	Hands-free Tap in the Kitchen	Installation of a hands-free tap in the kitchen.	To Be Determined	To Be Determined

All infrastructure priorities and projects identified in this section have arisen from consultation with the Avon Indoor Recreation Centre's Committee of Management, and representatives from the tenant user groups.

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.