



WELLINGTON
SHIRE COUNCIL



Master Plan

Pine Lodge Recreation Reserve

APRIL 2016

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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Introduction

1.1 Introduction

In 2013 the Wellington Shire Council initiated the preparation of the Stratford Pine Lodge 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 also identifies a wide-range of infrastructure priorities, including aspirational projects and goals of the user groups that will require future investigation to ensure feasibility. This strategic approach to facility planning will assist all stakeholders to guide the long term planning and development at the Stratford Pine Lodge Recreation Reserve.

1.2 Demographics

Stratford is located 186 km east of Melbourne, located in the Wellington Shire in Gippsland. According to the 2011 census the Stratford postcode has a population of 3,130 people.

According to the 2011 SEIFA measure of disadvantage Stratford has an index of 1015, which ranks it at number 662 in level of disadvantage among the 1516 suburbs of Victoria. This places Stratford among the most disadvantaged 44% of suburbs 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 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 a high standard of service. Council will determine appropriate user group fees to ensure appropriate 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 a Committee of Management, with Council contributing towards 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 Stratford Pine Lodge Recreation Reserve is listed as a Level 2 – District Facility

3. Stratford Pine Lodge Recreation Reserve Existing Infrastructure Overview



4. Reserve Usage

4.1 Committee of Management

The Stratford Pine Lodge Recreation Reserve (the Reserve) is owned by the Wellington Shire Council. The tennis courts and clubrooms are managed via the Stratford Tennis Club, and the cricket oval is managed via the Stratford Recreation Reserve Committee of Management.

Council provides annual maintenance allocations to both the Stratford Tennis Club and the Stratford Recreation Reserve for the Reserve which are designed to meet the scope of the works involved in maintaining the site and its facilities.

The Stratford Recreation Reserve Committee of Management and the Stratford Tennis Club are responsible for the maintenance and upkeep of the venue.

4.2 Regular User Groups

The main users of the Reserve are outlined below:

- Stratford Tennis Club, approximately 65 club members, as part of the Wellington Tennis Association. In 2015/2016 the club is fielding one senior team and two junior teams in the Wellington Tennis Association. There are two teams playing in the Sale Heyfield Ladies Tennis competition. Night tennis occurs one night per week. In 2014/2015 the club had six junior teams. The club is having discussions with the local school about the Sporting Schools program to help raise interest in tennis.
- Stratford Cricket Club has approximately 70 club members. They field teams in both junior and senior competitions with the Sale Maffra Cricket Association. Pine Lodge is used as a second facility for the Stratford Cricket Club. The club uses the oval at Pine Lodge two or three times a season for practice. The club uses the oval every week for junior and senior cricket competition. The main facility is based at the Stratford Recreation Reserve.

4.3 Alternate Users

The Reserve is not used by any other groups.

4.4 Reserve Events

Stratford Heritage Farm Day run by the Stratford and District Historical Society occurred in 2015.

5. Strengths, Weaknesses, Opportunities, Threats

Strengths	Weaknesses
<ul style="list-style-type: none"> • Well designed and good facility • Tennis club members that are willing to participate/volunteer to assist juniors • Tennis club has a strong financial base • The cricket oval is an adequate size • Parking at the facility meets requirements • Good access to power, water and toilets 	<ul style="list-style-type: none"> • Toilets not visible from cricket playing area • Inadequate shelter/shade for cricket • The facility is approximately two kilometres from the Stratford Recreation Reserve and the town centre • Cricket cannot be viewed from the clubrooms • Inadequate seating at the cricket oval • The existing tennis courts are over 20 years old and require an upgrade. • The existing tennis court lighting does not meet current standards.
Opportunities	Threats
<ul style="list-style-type: none"> • Development of a recreation reserve masterplan provides the strategic framework to guide future decision making and underpin funding proposals • Upgrade of tennis courts to a less hard surface • Good area to provide passive recreational opportunities such as a playground and walking tracks. • Establish other forms of tennis such as Fast4Tennis to attract different members of the community • Provide a lighting upgrade to the tennis courts to enable more night tennis. • Partner with the local school to be part of the Sporting Schools program. 	<ul style="list-style-type: none"> • Dwindling senior tennis membership • Overall trend of people not participating in weekend sport • Older tennis players not playing due to hard surface

6. Infrastructure Priorities

6.1 The Plans

The plans on the following pages illustrate the venue's priority actions and record the recommended works for the Stratford Pine Lodge Recreation Reserve and, where appropriate, the indicative cost associated with such works. The table 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 the 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	Description & Recommended Works	Indicative Cost Estimates	Proposed Funding Stream
6.3.1	Tennis Court Resurface	<p>The existing tennis courts are approaching the end of their lifespan and require resurfacing.</p> <p>All site specific conditions should be assessed prior to undertaking of any construction works and prior to any quotes, tenders or contracts being prepared. It is envisaged that the resurfacing would be plexipave finish.</p> <p>Plexipave can be applied over asphalt or concrete. Plexipave is an acrylic, multi-layer coating system. It is generally applied in three coats, with each contributing a specific quality to the whole. The final product is a durable, richly coloured surface of uniform texture, suitable for both indoor and outdoor venues.</p> <p>Minimum dimensions and run-off areas between the Principal Playing Area (PPA) of a tennis court for club and recreational standard play are; 5.48m from each baseline to fence; 3.05m from sidelines to fence and 3.66m between courts that do not have a fence or other obstruction between them. Existing run-off would have to be reviewed and ensure that future upgrades are compliant with State Sporting Association guidelines as a pre requisite for attracting State Government funding assistance through Sport and Recreation Victoria.</p>	\$100,000	<p>Tennis Australia National Court Rebate Scheme</p> <p>Tennis Australia Facility Loan</p> <p>Sport and Recreation Victoria Community Sports Infrastructure Fund (Minor Facilities)</p> <p>Australian Sports Foundation (Fundraising4Sport)</p>

6.4 Recommended Actions (Medium Priorities)

Priority	Recommended Actions	Description & Recommended Works	Indicative Cost Estimates	Proposed Funding Stream
6.4.1	Installation of shade shelters, seating and storage at the cricket oval	<p>There is no formal provision of shade on the cricket oval. In addition to exploring the need for built structures, tree-planting could also be considered as a viable alternative.</p> <p>There is inadequate seating for players and spectators at the cricket oval. Bench seating would provide sufficient amenity for the current use of the ground, given low usage and low numbers of spectators.</p> <p>Storage is required for player kit bags and club kit bags.</p> <p>Recommendation - as part of the overall scope of works, investigate extensive tree planting at appropriate locations for shade/amenity. A low roofed shed with areas for seating and storage is recommended as well as some bench seats on the west side of the ground.</p> <p>http://www.sunsmart.com.au/communities/local-government).</p>	\$10,000-\$15,000	<p>Wellington Shire Council Quick Response Grants or Community Assistance Grants</p> <p>Department of Health and Human Services Community Shade Grants Program</p> <p>Australian Government Volunteer Grants</p>

6.5 Recommended Actions (Low Priorities)

Priority	Recommended Actions	Description & Recommended Works	Indicative Cost Estimates	Proposed Funding Stream
6.5.1	Upgrade tennis court lighting to current standards	<p>The current lighting at the tennis courts is outdated and does not meet the current standards.</p> <p>Statistics show that night tennis is a major growth area in the sport, therefore a club with good lighting becomes more vibrant with increased use and revenue. Illuminated outdoor courts provide additional available hours for play for those people working during the day who have limited time available to play tennis.</p> <p>The aim of a tennis court lighting installation is to control the brightness of the ball and the background against which it is viewed, so that the ball is visible, regardless of its location and speed.</p> <p>Tennis Australia provides technical information on lighting for tennis courts (http://www.tennis.com.au/wp-content/uploads/2013/02/Lighting-information-sheet-pdf.pdf).</p>	\$60,000 (Four courts only)	<p>Tennis Australia National Court Rebate Scheme</p> <p>Tennis Australia Facility Loan</p> <p>Sport and Recreation Victoria Community Sports Infrastructure Fund (Minor Facilities)</p> <p>Australian Sports Foundation (Fundraising4Sport)</p>

7 Capital Funding

7.1 Funding

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 Health and Human Services (DHHS) Sport and Recreation Victoria.

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:

- 20% - Project Validation
- 40% - Venue Usage, and
- 40% - 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.