



WELLINGTON
SHIRE COUNCIL



Master Plan

Maffra Lawn Tennis

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

Table of Contents

1. Introduction	4
1.1 Introduction.....	4
1.2 Demographics.....	4
1.3 Study Purpose.....	4
2. Facility Hierarchy Overview	5
2.1 Level 1 Regional Facilities	5
2.2 Level 2 District Facilities	5
2.3 Level 3 Significant Local Facilities	5
2.4 Level 4 Local Facilities.....	5
3. Maffra Lawn Tennis Recreation Reserve Existing Infrastructure Overview	6
4. Reserve Usage	7
4.1 Committee of Management	7
4.2 Regular User Groups.....	7
5. Strengths, Weaknesses, Opportunities, Threats Analysis	8
6. Infrastructure Priorities	9
6.1 The Plans.....	9
6.2 Planning Principles.....	9
6.3 Recommended Actions (High Priorities)	10
6.4 Recommended Actions (Medium Priorities)	11
6.5 Recommended Actions (Low Priorities)	12
7. Capital Funding	13
7.1 Funding Ratios	13
7.2 Project Prioritization.....	13

1 Introduction

1.1 Introduction

In 2011 the Wellington Shire Council initiated the preparation of the Maffra Lawn Tennis 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

Maffra is located 220km east of Melbourne, located in the Shire of Wellington in Gippsland. According to the 2011 census has a population of 5,122 people living in the town, which has a SEIFA Disadvantage Index of 973, which ranks it number 172 in level of disadvantage among the 644 substantially populated postcode areas of Victoria – placing it among the most disadvantaged 27% 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 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 Maffra Lawn Tennis Recreation Reserve is listed as a Level 2 – District significance venue.

3. Maffra Lawn Tennis Recreation Reserve Existing Infrastructure Overview



4

Reserve Usage

4.1 Committee of Management

The Maffra Lawn Tennis Recreation Reserve is owned by the Local Government through the Wellington Shire Council, and is managed via a Committee of Management.

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 Maffra Lawn Tennis Club has approximately 165 members who participate in a range of regular events such as pennant competition, social tennis and coaching sessions throughout the year.

Each year the club hosts their annual Maffra Lawn Easter Tournament. The annual event generally attracts in excess of 200 players from across the state, providing a large economic boost for the town with accommodation booked out for the entire weekend.



5

Strengths, Weaknesses, Opportunities, Threats

<u>Strengths</u>	<u>Weaknesses</u>
<ul style="list-style-type: none"> - Well planned centre, the general set-up allows for a smooth flow of users at the centre on match and competition days. - The Reserve has significant capacity to host major events such as the Maffra Lawn Tennis Club's Easter Tournament - which is renowned as the facility's major annual event/attraction. - Sufficient lighting exists to cater for night match-practice & training on the synthetic courts. 	<ul style="list-style-type: none"> - Existing perimeter and courtside fencing is rusting and unstable. - Synthetic courts are slippery and overdue for a re-surface. - Solar heating from neighbouring swimming pool leaks and causes damage to the male and female change-rooms. These are situated on top of the main clubhouse and are required to stay there as part of the lease agreement with Council.
<u>Opportunities</u>	<u>Threats</u>
<ul style="list-style-type: none"> - Development of masterplan provides strategic context for prioritised works and infrastructure developments. - Space available serves as a potential location of two new grass courts. - Redevelop/replace the old swimming club rooms to better utilise space available. - Funding from local, state and federal authorities available to upgrade facilities. 	<ul style="list-style-type: none"> - The deteriorating synthetic playing surfaces may result in an injury to a player/coach which as a consequence may deter people from playing at the court and affect the clubs reputation/ability to hold major events. - Single user facility, could inhibit funding applications to attract State Funding. - Lack of sufficient funding prevents the committee from replacing aged equipment and deteriorating facilities.

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 Maffra Lawn Tennis 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	Description & Recommended Works	Indicative Cost Estimates	Proposed Funding Stream
6.3.1	Upgrade Perimeter and Central and Courtside Fencing	The existing fencing has rusting through the poles and is close to collapse. A new, higher fence would assist in security after hours, and prevent interruptions during matches due to lost balls and players invading other court and surrounding areas. In conjunction with the fencing upgrade new nets should be purchased to replace the existing ones on all courts. The current nets could then be kept and serve as backup.	\$61,600	Wellington Shire Council Community Assistance Grants Scheme
6.3.2	Installation of an automated watering system for the grass courts	The current setup requires hoses to be moved around the grass courts regularly by maintenance staff to ensure all areas of the playing surface are being watered sufficiently and evenly. A new automatic system would reduce the hours required for manual labour and also benefit the club by providing an efficient, reliable and cost effective system. The automated watering would also improve the quality of the playing surface, with grass receiving a consistent and programmed water application throughout the year. Scope of works involves installing a 10 station irrigation system for the grass courts, with Hunter controlled valves and sprinklers and 15mm low voltage wire.	\$44,280	Sport & Recreation Victoria Sustainable Sports Grounds Program

6.4 Recommended Actions (Medium Priorities)

Priority	Recommended Actions	Description & Recommended Works	Indicative Cost Estimates	Proposed Funding Stream
6.4.1	Upgrade existing toilets, showers and amenities	<p>The current toilets and showers are outdated and in need of an upgrade. With no dual flush systems or modern fitted shower heads, water conservation is not as high as desired.</p> <p>Installing new toilets with the capacity to use recycled water for the flush and fitting new shower heads should alleviate this concern. Investigate and implement a means to prevent leakage from the swimming pool's solar water system penetrating the ceiling of the male and female change-rooms. Repair ceiling and tile work to ensure a tight water seal</p>	TBD	Sport & Recreation Victoria Community Facilities Funding Program
6.4.2	Resurface Synthetic Courts	<p>The resurfacing of the synthetic courts should serve as one of the highest priorities. The courts have not been re-maintained since their initial transformation 16 years ago. It is advisable that every 10 years synthetic courts surfaces are re-laid to ensure that the surface does not become slippery do to the 'pile' becoming too low. In doing so it will:</p> <ul style="list-style-type: none"> - Ensure adequate safety standards are upheld by providing a up-to-date, well maintained synthetic court groups <p>Provide a higher quality of game play and continue to meet the needs of the various user groups for social, competition and training based purposes.</p>	TBD	Sport & Recreation Victoria Community Facilities Funding Program

6.4.3	Grandstand Replacement	Existing grandstand is unsafe and needs to be replaced. The tiers are too high apart without safety mechanism, therefore posing a potential safety risk. Look to replace existing tiered seating with a safer alternative.	TBD	TBD
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6.5 Recommended Actions (Low Priorities)

Priority	Recommended Actions	Description & Recommended Works	Indicative Cost Estimates	Proposed Funding Stream
6.4.1	Restructure of grass playing surfaces	The addition of two extra grass courts would increase the number of simultaneous matches held at any given time. In order to achieve this specialised turf need to be laid alongside the fence-line of the newly acquired land alongside the dividing fence-line between the pool complex and tennis centre. The current net positions would then need to be shifted approximately 2 metres in an eastbound direction to allow the addition of the extra courts. With the conclusion of these works the purchase of new nets to accommodate the extra court space would be essential.	TBD	Sport & Recreation Victoria Community Sustainable Sports Grounds Program
6.5.1	Replacement of old Swimming Club Room	Demolish old Swimming Club Rooms and replace with a multipurpose shed. Shed dimensions are to be determined.	TBD	TBD

All infrastructure priorities and projects identified in this section have arisen from comprehensive consultation with the Maffra Lawn Tennis Club's 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.