



WELLINGTON
SHIRE COUNCIL



Master Plan

Cameron Sporting Complex

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 2012 the Wellington Shire Council initiated the preparation of the Cameron Sporting Complex 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 Cameron Sporting Complex.

1.2 Demographics

The Cameron Sporting Complex is located in Maffra, 220km east of Melbourne. According to the 2011 census the town has a population of 5,112. Maffra also has a SEIFA Disadvantage Index of 973, which ranks it top 27% of disadvantaged areas in Victoria.

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 Reserve 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 all maintenance costs to ensure an appropriate standard of service.

2.3 – Level 3 Significant Local Facilities

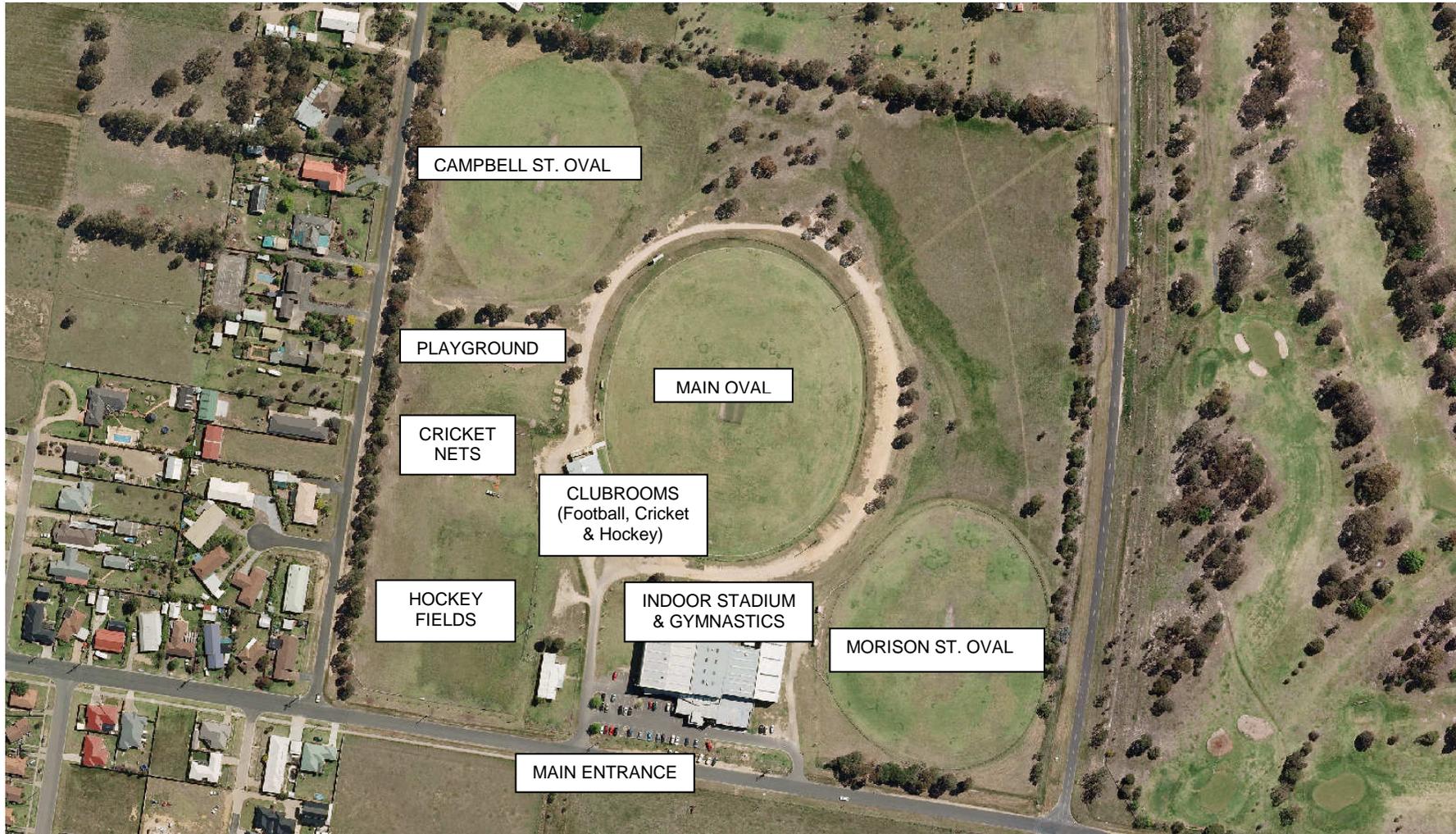
Level 3 facilities are local venues that have multiple users which compete in district or regional competitions. These facilities are managed via a Committee of Management with Council contributing towards ongoing maintenance costs.

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 the cost of management and maintenance the responsibility of the local management, funded by way of local managers charging fees to users.

* The Cameron Sporting Complex is considered to be a Level 2 – District Facility.

3. Cameron Sporting Complex Existing Infrastructure Overview



4. Management Structures

4.1 Management

The Cameron Sporting Complex (the reserve) is owned by Wellington Shire Council and zoned for recreational use.

The reserve is managed by a Section 86 Committee of Management, which is monitored through the Wellington Shire Council. The committee is responsible for the regular maintenance and upkeep of the venue.

The Wellington Shire Council provides annual maintenance allocations which are designed to subsidise the scope of the works involved in maintaining the site and its facilities.

4.2 Regular User Groups

The Cameron Sporting Complex is a multi-purpose facility and is used by a diverse range of user groups. The reserve is used for hockey, junior football, and cricket, and, in the indoor centre, basketball, gymnastics and netball.

The main users of the reserve are outlined below -

- Maffra Amateur Basketball Association
- Maffra Cricket Club; 140 members
- Maffra Junior Football Club; 200 members
- Maffra Gymnastics Club; 290 members
- Maffra Hockey Club; 90 members across 6 teams

4.3 Alternate User Groups

- There is considerable local use of the playground and of the informal sections of the reserve for walking, casual physical activity and passive recreation opportunities.
- State level competitions for sports such as Basketball and Gymnastics are held at the reserve.
- Various local school groups use the indoor stadium and gymnastics centre.

5. Strengths, Weaknesses, Opportunities, Threats

<u>Strengths</u>	<u>Weaknesses</u>
<ul style="list-style-type: none"> - Cameron Sporting Complex is a Level 2 Reserve, with capacity to host regional and state-level indoor sporting events. - Maffra Gymnastics is considered to be the regional centre for gymnastics in Gippsland. - The committee and tenant user groups work together to maintain the facility for users. - Clubs and tenant users are proactive in maintaining and improving their facilities. - New clubrooms adjacent the cricket/junior football ovals are of exceptional standard. These are intended to service multiple user groups. - Excellent playing surface on the main oval, with one of the best turf surfaces in Gippsland. 	<ul style="list-style-type: none"> - Uneven surfaces can make it difficult for people with disabilities to access all areas. - No provision of shelter for officials, scorers and spectators on the two smaller ovals. These ovals also lack supporting infrastructure i.e. scoreboards. - The existing mowing contract takes up a substantial portion of the Reserve's annual operating budget – leaving little funds to maintain other areas of the complex. - Inadequate toilet facilities and amenities. - Pot holes exist in some areas of the roads throughout the Reserve. There is also a lack of clearly defined or designated carparking areas around the smaller ovals. - No water harvesting at the Reserve.
<u>Opportunities</u>	<u>Threats</u>
<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. - Funding from local, state and federal authorities available to upgrade facilities. - Clubrooms and facilities are of an exceptional standard, and are available for hire and provide catering as well. - Continuing to attract significant events. The Reserve has a proven capacity to cater for a large number of people - i.e. state level events for basketball and gymnastics to showcase the complex and promote the Maffra township. 	<ul style="list-style-type: none"> - Lack of disabled public amenities prevents universal access to the facilities. This is a potential barrier to participation and/or involvement. - Rising costs associated with the ongoing operational maintenance activities. These include mowing and watering of the outdoor turf sports fields and surrounds. - Water from Gippsland Water's treatment facilities (used to irrigate the outdoor sports fields and surrounds) - is not guaranteed in times of drought.

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 Cameron Sporting Complex 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 an annual operational subsidy which is 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	Development of a plan for irrigation options for the playing fields.	<p>At present, the sports grounds are watered using reclaimed water from Gippsland Water's sewerage treatment plant. An in ground sprinkler system is used for the main oval, and the smaller grounds are watered by above ground sprinklers.</p> <p>During the warmer months the recycled water can be affected by blue green algae, which can present turf-management challenges for the committee.</p> <p>Council, in conjunction with the Committee of Management, is required to further develop a scope of works that will consider all options to ensure the best outcome is achieved at the Reserve.</p>	To Be Determined	Sport and Rec Victoria: Community Facilities Funding Program
6.3.2	Gymnastics Extension	<p>The Maffra Gymnastics Club has become a major regional provider using facilities originally developed for basketball. With the increased membership and participation numbers, the Club feels that additional program and management spaces are required. According to the Club's proposal, the project would involve extending the gymnastics facilities by moving the rear wall, raising the roof height, and adding staff and office spaces. All management spaces would be designed with a view of multi-use, to share with other user groups. The scope would also look to include increased provision for storage at the east-end of the common area. This priority requires further investigation to determine the project's scope and feasibility.</p>	To Be Determined	Sport and Rec Victoria Community Facilities Funding Program

Priority	Recommended Actions	Discussion & Recommended Works	Indicative Cost Estimates	Possible Funding Stream
6.3.3	Refurbish Stadium Change rooms	The existing change rooms, showers and toilet facilities, and other supporting amenities in the Cameron Sporting Complex stadium are adequate servicing the needs of stadium users, however consideration should be given to refurbishing the stadium change interior in the short-medium term. Additional planning is required.	To Be Determined	Sport and Rec Victoria Community Facilities Funding Program
6.3.4	Develop a third Multipurpose Sports Court to the West of the existing Indoor Stadium.	There is a strong desire from current stadium users to have a third sports-court developed to meet existing demand. Detailed attention must be given to the timetabling and scheduling of the existing courts to ensure that equity of use is being achieved before investigating the need for a third court. A full feasibility and funding study for the additional court should also be carried out, which includes a market assessment and a supply and demand analysis which takes into consideration the new 4 court stadium at the Gippsland Regional Sports Complex.	To be Determined	Sport and Recreation Victoria Community Facilities Funding Program

6.4 Recommended Actions (Medium Priorities)

Priority	Recommended Actions	Discussion & Recommended Works	Indicative Cost Estimates	Possible Funding Stream
6.4.1	Spectator Shelters	Existing shelters on the Campbell Street and Morison Street Ovals are limited in terms of space and capacity. These ovals are used predominately for junior competition, and consideration should be given to upgrading the existing shelters to ensure that sufficient room is available for the coach, players on the bench, team manager, time keeper, scorers and other officials. The objective of this project is to provide adequate weather-protected, spectator viewing areas around the playing fields.	To be Determined	Wellington Shire Council Community Assistance Grants Scheme
6.4.2	Upgrade Toilet Facilities Adjacent Morison St Oval	The Morrison St Oval toilet block, located at the rear of the stadium requires upgrading. This could be integrated into the stadium to provide a wider service to users and streamline maintenance. In the short term, the Committee of Management could undertake a basic refurbishment of the existing amenities.	To be Determined	Wellington Shire Council Community Assistance Grants

6.4 Recommended Actions (Medium Priorities - Continued)

Priority	Recommended Actions	Discussion & Recommended Works	Indicative Cost Estimates	Possible Funding Stream
6.4.3	Hockey Field Lighting Upgrade	<p>The current provision of lighting for the hockey fields is one pole with two lights, situated behind the east-end of the two fields. According to the club, this is not adequate. The Australian Standard for ball-training, junior and minor-grade competition is 250 lux, however only 30 lux is required for physical training. Assessment of current luminaries would need to be undertaken to determine appropriate scope of works, this will involve manual lux readings being carried out.</p> <p>This priority would need to be considered along with recommendations emanating from the Gippsland Regional Sports Complex Stage 2 feasibility study, to be undertaken in 2013/14.</p>	To Be Determined	To Be Determined
6.4.4	Passive Open Space Development	Investigate options for the development of passive open space including walking tracks, playgrounds improvement, park furniture, tree planting for shade and amenity and landscaping to improve biodiversity values.	To Be Determined	To Be Determined

6.5 Recommended Actions (Low Priorities)

Priority	Recommended Actions	Discussion & Recommended Works	Indicative Cost Estimates	Possible Funding Stream
6.5.1	Upgrade Roads	Upgrade/seal roads throughout the Reserve, and designate car parking around the smaller grounds. Most car parking areas at the Reserve are unsealed and undefined. Action is required to define appropriate traffic management areas.	To Be Determined	Community Facilities Funding Program
6.5.2	Upgrade Seating Provision Around Smaller Ovals	The current provision of seating around the two smaller ovals does not cater for parents and spectators. Therefore, basic seating provision should be constructed around both the Campbell Street and Morison Street ovals to meet present needs.	To Be Determined	Wellington Shire Council Community Assistance Grants
6.5.3	Junior Oval Development	This project involves converting the existing open space on the North-east corner of the Reserve into a fourth oval, designed to cater for junior sporting participation.	To Be Determined	Wellington Shire Council Community Assistance Grants

All infrastructure priorities and projects identified in this section have arisen from consultation with the Cameron Sporting Complex'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 Transport, Planning and Local Infrastructure (DTPLI).

The following funding mix is proposed for DTPLI 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.