



WELLINGTON  
SHIRE COUNCIL



Draft Master Plan

# Yarram Walpole Stadium

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

# Contents

<b>Council’s 2030 Vision .....</b>	<b>1</b>
<b>Introduction.....</b>	<b>3</b>
1.1 Introduction.....	3
1.2 Demographics .....	3
1.3 Study Purpose.....	3
<b>2. Facility Hierarchy Overview .....</b>	<b>4</b>
2.1 – Level 1 Regional Facilities .....	4
2.2 – Level 2 District Facilities .....	4
2.3 – Level 3 Significant Local Facilities .....	4
2.4 – Level 4 Local Facilities.....	4
<b>3. Walpole Stadium Existing Infrastructure Overview.....</b>	<b>5</b>
<b>4. Reserve Usage .....</b>	<b>6</b>
4.1 Committee of Management .....	6
4.2 Regular User Groups.....	6
4.3 Alternate Users.....	6
<b>5. Strengths, Weaknesses, Opportunities, Threats .....</b>	<b>7</b>
Strengths.....	7
Weaknesses.....	7
Opportunities.....	7
Threats.....	7
<b>6. Infrastructure Priorities .....</b>	<b>8</b>
6.1 The Plans .....	8
6.2 Planning Principles .....	8
6.3 Recommended Actions (High Priorities) .....	9
6.4 Recommended Actions (Medium Priorities) .....	10
6.5 Recommended Actions (Low Priorities) .....	11
<b>7 Capital Funding.....</b>	<b>12</b>
7.1 Funding Ratios .....	12
7.2 Project Prioritisation.....	12

# Introduction

## 1.1 Introduction

In 2013 the Wellington Shire Council initiated the preparation of the Yarram Walpole Stadium 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 Walpole Stadium.

## 1.2 Demographics

Yarram is located 170 km east of Melbourne, located in the Wellington Shire in Gippsland. According to the 2011 census Yarram has a population of 1,740 people living in the town.

According to the 2011 SEIFA measure of disadvantage Yarram has an index of 919, which ranks it at number 113 in level of disadvantage among the 1516 suburbs of Victoria. This places Yarram among the most disadvantaged 8% 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 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 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 Walpole Stadium is listed as a Level 2 District Facility**

### 3. Walpole Stadium Existing Infrastructure Overview



## **4. Reserve Usage**

### **4.1 Committee of Management**

The Walpole Stadium (the Stadium) is owned by the State Government through the Department of Education, and is managed via a Committee of Management (Yarram Secondary College). The Stadium is located on the Yarram Secondary School Grounds. Council provides annual maintenance allocations to the Stadium 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. The canteen at the building is operated by a private business. Users are unable to use the kitchen unless arrangements are made with the business operator.

### **4.2 Regular User Groups**

The main users of the Reserve are outlined below:

- Basketball club - 238 Registered Members
- Yarram Mixed Netball – 50 – 60 people involved.
- Yarram Secondary College - Around 200 students use the venue on a weekly basis during physical education classes. Not only is the complex utilised for sports lessons, it is also used for perceptual motor programs, school assemblies, school concerts, excursions and a range of other purposes. The mezzanine space is used for drama classes and the attached canteen is used daily.

### **4.3 Alternate Users**

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.

- Yarram Primary School - After Hours Care – Use the hall for Vacation Care Programs, with up to 16 kids attending each session.

## 5. Strengths, Weaknesses, Opportunities, Threats

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>• Level 2 Reserve on Council's Sporting Infrastructure Facility Hierarchy Schedule</li> <li>• Central in township, therefore accessible for participants</li> <li>• Two courts side by side, makes it a significant open space area inside the stadium</li> <li>• Good storage space</li> <li>• Utilised and supported by the Yarram Secondary College</li> <li>• Well-appointed canteen which can cater for basketball tournaments</li> <li>• Promotes engagement and encouragement of a healthy lifestyle</li> </ul>	<ul style="list-style-type: none"> <li>• Lack of resources and available funding</li> <li>• General ongoing maintenance, (including annual resealing of the surface area) is expensive</li> <li>• Roof leaks and requires regular patching. This is at a large expense each time. Basketball cannot be played on rainy days</li> <li>• Poor lighting</li> <li>• No separation or barrier between courts and players. Balls are not confined to single court space</li> </ul>
Opportunities	Threats
<ul style="list-style-type: none"> <li>• Undertaking of remedial works to improve the complex.</li> <li>• Can be used by multiple sports and multiple user groups</li> <li>• Largest indoor stadium in the region</li> <li>• Regular user groups, such as basketball, from junior, mixed, women's and men's</li> <li>• Size offers potential to run basketball competitions</li> </ul>	<ul style="list-style-type: none"> <li>• Lack of financial assistance to undertake required upgrades/general maintenance.</li> <li>• Leaking roof presents a safety hazard for all users, particularly basketball</li> <li>• The winter months are a peak time of usage for the facility. During heavy rain the stadium cannot be used</li> <li>• Ongoing roof deterioration is likely to result in damage to other infrastructure</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 Stadium 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 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
- Improved amenity so that more casual use is attracted; and
- Improve 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	Roof Replacement	<p>The existing roof is prone to leaking over the playing surface, which becomes dangerous for players when involved in sporting activities. During heavy rain basketball games have to be cancelled as the playing surface becomes too dangerous. The roof has undergone many expensive patching projects, only for another leak to appear in the following season.</p> <p>Replacement would ensure guaranteed all year access to the facility which would encourage engagement at all age levels.</p> <p>A roof replacement could also be linked to project 6.4.1 improved lighting.</p> <p>Discussion will need to occur with the Department of Education and Training before progressing this priority.</p>	To Be Determined	To Be Determined

#### 6.4 Recommended Actions (Medium Priorities)

Priority	Recommended Actions	Description & Recommended Works	Indicative Cost Estimates	Proposed Funding Stream
6.4.1	Improved Lighting	The current lighting at the Stadium is inadequate for night games. Some project scoping is required to determine whether it would be feasible to upgrade the light globes within the current lighting infrastructure or whether new lighting infrastructure needs to be installed. If a complete replacement was required this could be combined with the roof replacement.	To Be Determined	To Be Determined
6.4.2	Barrier and Safety Net Divider	The two courts require the ability to be partitioned to allow for multiple users and multiple games to be played concurrently. A barrier will also improve the safety of players by preventing balls and players crossing from one court to the other. This will also increase the flexibility of use for the stadium. The feasibility of such a separation system will have to be investigated to determine whether this is a viable option. The FIBA guidelines dictate a 2m clearance from any obstruction around the entire playing court. Padding the width of the key is also required behind each backboard.	To Be Determined	Sport and Recreation Victoria Community Sports Infrastructure Fund (Minor Facilities)

### 6.5 Recommended Actions (Low Priorities)

Priority	Recommended Actions	Description & Recommended Works	Indicative Cost Estimates	Proposed Funding Stream
6.5.1	Court Resurfacing	At present, the school reseals the court each year as part of its regular maintenance regime. However, at some stage the stadium's court surface will require a full re-surface, with new line-marking, as the existing lines are not up to current standards.	To Be Determined	To Be Determined
6.5.2	Court Seating	Improved seating at the northern end of the hall, near the entrance. There is currently some seating which isn't adequate for spectator viewing. The majority of the seating is on the opposite side of the hall and is situated to view the far court. Additional seating would provide ideal viewing for both courts in the case of multiple games being played.	To be Determined	To be Determined

All infrastructure priorities and projects identified in Section 6 have arisen from consultation with the Stadium's 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 Health and Human Services.

## 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.