



WELLINGTON  
SHIRE COUNCIL



# Longford Recreation Reserve

# 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 Longford 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 Longford Recreation Reserve.

## 1.2 Demographics

The town of Longford is situated within the Wellington Shire municipal borders in Gippsland, Southern Victoria. The town a pastoral and agricultural township located 189 kilometres east of Melbourne.

According to 2011 census data, Longford is home to around 1,333 people, with the major employment industries for residents being oil and gas extraction, Hospitals, and Education. The town has a 2011 SEIFA Index of 1046, which ranks it at number 1022 in level of disadvantage among the 1516 suburbs of Victoria – placing it among the least disadvantaged 32% of 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 Longford Recreation Reserve is listed as a Level 3 – Significant Local Facility.

### 3. Longford Recreation Reserve Existing Infrastructure Overview



## **4. Reserve Usage**

### **4.1 Committee of Management**

The Longford Recreation Reserve is owned by the State Government through the Department of Environment and Primary Industries (DEPI), 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 main users of the Reserve are outlined below:

- Longford Tennis Club - Twilight Tennis during weeknights and Competition Tennis on Saturday's. 30 junior members and 78 senior members. Ladies tennis is played on Saturdays and during the evening on Mondays.
- Stradbroke Cricket Club
- Longford Pre-School
- Sale Vintage Tractor Club

### **4.3 Alternate Users**

In addition to the reserve's regular user groups, the Reserve is also used by a number of other users.

- Longford Crafters – Fortnightly Get together
- Sale Vintage Tractor Club
- Longford Primary School
- Longford Playgroup

### **4.4 Reserve Events**

- Sale Vintage Tractor Club holds the annual Longford Vintage Tractor Pull

## 5. Strengths, Weaknesses, Opportunities, Threats

| Strengths  | Weaknesses   |
|--|--|
| <ul style="list-style-type: none"> <li>• The committee and tenant user groups work well together to provide the best possible complex for a variety of users.</li> <li>• Central location to town.</li> <li>• Committee is proactive in maintaining and improving existing facilities.</li> <li>• Modern tennis court lighting to cater for both competition and community use.</li> <li>• Tennis Club has a high number of users for both recreation and competition.</li> </ul>  | <ul style="list-style-type: none"> <li>• There is no clearly defined or designated car parking areas around the smaller ovals</li> <li>• Traffic management for entering and exiting the reserve needs improvement</li> <li>• Inadequate public toilet facilities and amenities</li> <li>• Lack of directional signage on the highway</li> <li>• There is no access to electricity at the eastern end of the facility</li> <li>• Cricketers do not have access to suitable change room facilities</li> </ul> |
| Opportunities  | Threats  |
| <ul style="list-style-type: none"> <li>• Development of a recreation reserve masterplan provides the strategic framework to guide future decision making and underpin funding proposals.</li> <li>• Promotion of facilities and services to create greater awareness of the range of services conducted at the reserve</li> <li>• Access to Bore Water for irrigation and fire prevention.</li> <li>• Available space to cater for future growth and development</li> <li>• Funding from local, state and federal authorities available to upgrade facilities</li> </ul> | <ul style="list-style-type: none"> <li>• Lack of disabled public amenities prevents universal access to the facilities.</li> <li>• This could also serve as a potential barrier to participation and/or involvement.</li> <li>• Poor pedestrian access from south of Longford Loch Sport Rd</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 Longford 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    | Vehicle and Pedestrian Access Improvements | <p>Pedestrian access for students of the Longford Primary School and residents south of Longford Loch Sport Rd who access the reserve can be improved to increase safety through the inclusion of a pedestrian crossing and/or widening of central traffic island. Additional consultation with Vicroads would be required before progressing.</p> <p>The rear access and car park at the reserve is unsealed and there are no designated car parking spaces. The road linking the two car parks has deteriorated over time. Local advice suggests that the rear car park is often used as a short cut and 'burn-outs' due to the surface being gravel. The committee desires to gravel road to be sealed.</p> | \$73,260                  | To Be Determined                            |
| 6.3.2    | Clubroom Redevelopment                     | The proposal is to redevelop the existing club rooms to better utilise space. In doing so, this is designed to improve storage solutions and provide appropriate change room facilities while ensuring the facility meets current universal design standards. The project would include investigating appropriate heating/cooling solutions as required. The committee has developed concept designs and obtained a quote.   | \$13,000                  | Community Assistance Grants for Facilities. |

#### 6.4 Recommended Actions (Medium Priorities)

| Priority | Recommended Actions                     | Description & Recommended Works   | Indicative Cost Estimates               | Proposed Funding Stream                     |
|----------|---|---|---|---|
| 6.4.1    | Additional Tennis Court / Multi-Purpose | <p>The Longford Recreation Reserve tennis courts receive a high level of use by both the tennis club members and casual users from the local community and surrounding region. According to the Longford Tennis Club, an additional tennis court would enable greater programming of the courts and cater for increased participation.</p> <p>To provide broader community benefit, any redevelopment should consider additional uses for the space, such as the inclusion of basketball and netball rings for local participation.</p> <p>Long term, the Club desires the development of 2 additional tennis courts, however further investigation from Council would be required pending the outcome of any Sale Tennis Club redevelopment.</p> | \$75,000 – \$130,000 (Fencing \$19,000) | Tennis Victoria and local contributions     |
| 6.4.2    | Public Toilets / Amenities              | <p>The Longford Recreation Reserve is used by the public for BBQ's, casual use and traffic passing through Longford. There is a strong desire for the public amenities to be upgraded so they are accessible for the whole community.</p> <p>The project should also include access to drinking taps.</p>   | To Be Determined                        | Community Assistance Grants for Facilities. |
| 6.4.3    | Electricity for Eastern Facilities      | There is currently no electricity to the buildings on the eastern side of the oval. This would involve connecting these buildings to the existing electricity service.  | \$140,000                               | To Be Determined                            |
| 6.4.4    | Bore Irrigation                         | Install a bore for improved irrigation resulting in a more consistent playing surface. This will also assist in fire prevention during the summer months.   | To Be Determined                        | To Be Determined                            |

## 6.5 Recommended Actions (Low Priorities)

| Priority | Recommended Actions                         | Description & Recommended Works   | Indicative Cost Estimates | Proposed Funding Stream                     |
|----------|---|---|---------------------------|---|
| 6.5.1    | Playground Redevelopment and BBQ Seating    | The playground is in need of some refurbishment. The project could also consider the installation of shade sails over the playground. The BBQ facilities are utilised by both user groups of the reserve and casual users in the community. There is a need for permanent seating in this area. | To Be Determined          | Community Assistance Grants for Facilities. |
| 6.5.2    | Lawnmower Replacement                       | The cricket club's ride on lawn mower is aged and requires replacement. There is a need to purchase a suitable tractor/mower to manage the playing surface and surrounding areas.   | To Be Determined          | Community Assistance Grants for Projects.   |
| 6.5.3    | Landscaping                                 | There are some trees on the reserve nearing their expected lifespan. These trees need to be reviewed and an appropriate tree removal / replanting plan needs to be set in place. Consultation with Council's Natural Environment and Parks unit would be required before actioning.             | To Be Determined          | Committee of Management                     |
| 6.5.4    | Internal/External Signage and Communication | Committee of Management to Investigate road side signage directing to the Longford Recreation Reserve, and the installation of a noticeboard for user groups.   | To Be Determined          | Committee of Management                     |
| 6.5.5    | Hall Heating                                | There is currently no heating in the hall facility with users required to bring their own portable heating systems.   | To Be Determined          | Community Assistance Grants Facilities      |

All infrastructure priorities and projects identified in this section have arisen from comprehensive consultation with the Longford Recreation Reserve's Committee of Management and 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 Transport, Planning and Local Infrastructure (DTPLI).

The following funding mix is proposed for DPTLI 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:

- 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.