



WELLINGTON
SHIRE COUNCIL



Master Plan

Alberton-West Recreation Reserve

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 Alberton-West 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 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

The Alberton West Recreation Reserve is located 4km west of Alberton, which according to the 2011 census has a population of 260 people living in the area.

The area has a SEIFA Disadvantage Index of 962, which ranks it number 133 in level of disadvantage among the 644 substantially populated postcode areas of Victoria – placing it among the most disadvantaged 21% 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.

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

* Alberton West Recreation Reserve is considered to be a Level 3 – Significant Local Reserve.

3. Alberton West Recreation Reserve Existing Infrastructure Overview



4. Management Structures

4.1 Management

The Alberton West Recreation Reserve is owned by the State Government through the Department of Sustainability and Environment and zoned for recreational use.

The Reserve is managed by a Committee of Management which is monitored through the Department of Sustainability and Environment. This committee is incorporated and covered by separate public liability insurance, and is thereby ultimately responsible for the maintenance and upkeep of the venue.

The Wellington Shire 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.

4.2 Regular User Groups

The main users of the Reserve are outlined below, along with 2011 membership numbers.

- Allies Football Club, 100 participants, as part of the Alberton Football Netball League
- Allies Netball Club, 30 Senior and 45 junior participants, as part of the Alberton Football Netball League
- Devon North Cricket Club
- Alberton West CFA Fire Brigade is based at the Reserve and utilise its facilities.

4.3 Alternate User Groups

In addition to the Reserve's regular user groups, the venue also plays host to a several other users who utilise the Reserve's facilities on an infrequent basis.

- Alberton Cricket Association
- The clubrooms are also used to service club meetings and functions
- Various School groups (i.e. Yarram Secondary College) use the Reserve for sport and recreation purposes.
- The Gippsland Campdraft Association and Southern Riders use the Reserve on a semi-regular basis.

5.

Strengths, Weaknesses, Opportunities, Threats

<u>Strengths</u>	<u>Weaknesses</u>
<ul style="list-style-type: none"> - Strong support from respective club volunteers in terms of ground maintenance, upkeep and mowing. - The Reserve's Committee of Management has demonstrated its capacity to undertake and complete major capital upgrades works –i.e. excellent social facilities which were developed with little input from State and/or Local Government. - Standard of social facilities attracts broader use from both internal and external user groups for functions and social events. - Excellent playing surface on the oval. - New electronic scoreboard enhances the Reserve's set of sporting infrastructure. 	<ul style="list-style-type: none"> - Existing Netball court has insufficient run-off and cracking within the playing surface which causes implications for netballers. - Oval lighting is over 40 years old and the Committee finds it difficult to locate replacement parts and globes. - Lack of sufficient storage space for seasonal equipment - Umpires rooms are too small for the number of regular users. No female change for umpires. - Lack of suitable undercover spectator seating/standing room for onlookers. - No male disabled toilets, and septic requires upgrading. - Netballers don't have direct access to medical room.
<u>Opportunities</u>	<u>Threats</u>
<ul style="list-style-type: none"> - Development of masterplan provides strategic context for prioritised works and infrastructure developments. - Funding from local, state and federal authorities available as an avenue of funding to upgrade facilities. - Clubrooms are exceptional standard, and are available for hire and provide catering as well. - The Reserve has capacity to be a Fire Refuge point for the Alberton-West region. The existing bore on the Reserve is used by the CFA and supplies the oval with water as well. - The Reserve can cater for a large number of people i.e. camping. (Paddocks are used by groups for camping occasionally). - Develop facilities to one level/standard 	<ul style="list-style-type: none"> - The Reserve is located in a remote location, and therefore attracting new members could be somewhat difficult. - Potential loss of members due to deteriorating facilities (i.e.-netball court). - Lack of sufficient funding prevents the committee from replacing/redeveloping aged deteriorating facilities (i.e. netball court in need of repair). - Lack of accessible facilities (male toilets) prevents universal access to the Reserve and associated facilities. This could also serve as a potential barrier to participation and/or involvement.

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 Alberton West 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	Discussion & Recommended Works	Indicative Cost Estimates	Possible Funding Stream
6.3.1	Netball Court Development	<p>Investigate two options with regards to improving the netball court at the Alberton West Recreation Reserve.</p> <p>Option 1 – New netball court to the east</p> <p>Option 2 – Redevelop existing netball court</p> <p>The existing court was recognised as part of Netball Victoria's 2008 Audit as being unsafe in the following areas:</p> <ul style="list-style-type: none"> - The court has an acrylic surface with cracking in areas and surface imperfections such as water pooling causing the court to become slippery. Previous cracks have been patched up creating an uneven playing surface and increasing risk of player injuries. - There is no surface or perimeter drainage around the courts which may have contributed to ground moisture and thereby resulted in the cracking mentioned above. - Run-off does not meet requirements, and the playing surface runs off to grass which provides a hazard for run-off and for umpires. - The court is currently located next to the road and is un-fenced, creating a hazard for spectators and players. <p>Project scope will depend on feedback provided from Sport and Recreation Victoria, as works will be reliant upon attracting funding from SRV programs.</p>	\$80,000-\$140,000	Sport & Recreation Victoria Country Football & Netball Program

6.4 Recommended Actions (Medium Priorities)

Priority	Recommended Actions	Discussion & Recommended Works	Indicative Cost Estimates	Possible Funding Stream
6.4.1	Oval Lighting Upgrade	Existing lighting is considered by the Reserve's Committee of Management to be a major problem, as current lighting infrastructure is over 40 years old, and finding replacement parts/globes is difficult for such outdated equipment. Lux levels have not been measured; however visual inspection suggests that lighting is approaching the end of its useful life. The Allies Football Club has 100 registered players, who utilise the oval for training, match practice and competition games as part of the Alberton Football League – district level.	To Be Determined	Sport & Recreation Victoria Country Football & Netball Program
6.4.2	Public Toilet Redevelopment (Disabled Access)	Outside toilet block requires upgrade, with disabled access required to the male block. The toilet block also requires coverage/roofing outside the men's. The scope of this project should also look to incorporate the inclusion of the septic system upgrade. Full scope of works would need to be established.	To be Determined	To Be Determined
6.4.3	Construct Second Access to Medical (for netballers)	The Reserve has one access point to medical facilities (via football change rooms), thus providing a shortfall for female participants. The scope of this project involves constructing an additional access point to the medical room.	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	Oval Drainage	The football oval requires the development of suitable underground drainage to alleviate water pooling and bogginess after sustained use and excess rainfall. Further planning and investigation is required.	To Be Determined	Sport & Recreation Victoria, CFFP - Minors.
6.5.2	Storage Shed	There is a current lack of adequate storage rooms for all users groups. The users have a strong desire to construct a purpose-built storage shed on the Reserve to assist with the storage of seasonal equipment and mowers.	To Be Determined	Wellington Shire Council Community Assistance Grants (Facilities)
6.5.	Redevelop the main entrance and develop new traffic management plan	Establish clear vehicle and pedestrian management plans for all user groups on the reserve to limit the amount of vehicular-pedestrian interaction at the venue. Look to incorporate a second entrance/exit point to enable the Reserve to be an adequate fire refuge point during emergencies.	To Be Determined	Wellington Shire Council Community Assistance Grants (Facilities)

All infrastructure priorities and projects identified in this section have arisen from comprehensive consultation with the clubs and tenant users of the Alberton West Recreation Reserve.

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.