



WELLINGTON
SHIRE COUNCIL



Master Plan

Boisdale 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 2010 the Wellington Shire Council initiated the preparation of the Boisdale 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 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 Boisdale Recreation Reserve.

1.2 Demographics

The town of Boisdale is situated within the Wellington Shire municipal borders in Gippsland, Southern Victoria. According to the 2011 census, the town has a population of 480 people.

Boisdale 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 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.

* The Boisdale Recreation Reserve is considered to be a Level 3 – Significant Local Facility.

3. Boisdale Recreation Reserve Existing Infrastructure Overview



Boisdale Recreation Reserve Master Plan

4. Management Structures

4.1 Management

The Boisdale Recreation Reserve is owned by the Local Government through the Wellington Shire Council and zoned for recreational use.

The Reserve is managed by a Committee of Management which is monitored by Council. 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, 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.

- Boisdale-Briagolong Football Netball Club; 200 members
- Boisdale Junior Football Club; 35 members
- Monday Night Euchre Club

4.3 Alternate User Groups

In addition to the Reserve's regular user groups, the venue also plays host to a number of other users whom use the Reserve on an infrequent basis.

- Various local schools and local residents also use the Reserve to participate in physical activity and casual recreation. This includes people walking their pets, playing non-competitive sport, use of the venue for school sports and the school fete in November each year.

5. Strengths, Weaknesses, Opportunities, Threats

Strengths	Weaknesses
<ul style="list-style-type: none"> - Well-planned layout of Reserve, all user groups function well - General set-up enables the smooth flow of users currently at the Reserve - Recently redeveloped and resurfaced netball court is of a particularly high standard. Good lighting and multi-lined to cater for tennis should demand increase - Recently redeveloped home-side change rooms and amenities are of a very high standard for a level 3 Reserve - Adequate oval lighting to cater for night match-practice and training. 	<ul style="list-style-type: none"> - Existing away side change rooms and umpires change and amenities are outdated and malfunctioned. There are no cubical toilets in these rooms and only a single urinal. There is no provision of amenities for female umpires, who have to use the public toilets located at the clubrooms. - Perimeter fencing is inadequate. The fence has old netting which has detached in several areas, wooden posts have rotted and the fence is overgrown in some places. - Kitchen in the clubrooms is outdated and requires renovation. A refit of the existing kitchen is all this is required.
Opportunities	Threats
<ul style="list-style-type: none"> - Redevelop away-side change rooms and umpire rooms - Funding support and grants from local, state and federal authorities available to upgrade facilities - The provision of clearly defined car parking areas will enhance the traffic management for future events that are held at the Reserve - Community events and uses compatible with a good quality sports ground 	<ul style="list-style-type: none"> - Loss of members due to deterioration of facilities - Lack of financial assistance to upgrade deteriorating facilities - Tennis club inactive due to lack of numbers

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 Boisdale Recreation Reserve and, where appropriate, the indicative cost associated with such works. The table on pages 9-11 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	Change Room Redevelopment	<p>Upgrading the Reserve's Away-Side and Umpire change rooms and amenities serves as a high priority for the Boisdale venue. Redevelopment works include:</p> <ul style="list-style-type: none"> - Providing appropriate change room facilities to cater for female users, i.e. netballer and female umpires. - Refitting interior and replace existing outdated and malfunctioned amenities such as showers and toilettes in both the away-side and umpire change rooms. - Power supply upgrade may be required prior to construction 	To Be Determined	Sport and Recreation Victoria; Country Football & Netball Program
6.3.1	Upgrade Perimeter Fencing	Current perimeter fencing around the ground is inadequate and needs replacement. According to the Committee, the fence is damaged and beyond repair, and this project would involve a complete fence replacement.	To Be Determined	Wellington Shire Council Community Assistance Grants

Priority	Recommended Actions	Discussion & Recommended Works	Indicative Cost Estimates	Possible Funding Stream
6.4.3	Power Supply Upgrade	<p>New facilities such as the proposed change rooms or additional lighting may result in electricity demand exceeding supply, therefore work on the mains supply may be required before works for any other project can commence. Possible actions include, upgrading the cabling and metre box as well as installing a transformer.</p> <p><i>These works would need to be completed prior to the action in 6.1.3</i></p>	To be Determined	Sport and 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	Car Park Upgrade	Establish clear vehicle and pedestrian management plans for all user groups at the reserve. At present, majority of car-parking areas are unsealed and undefined. This project would involve designing and constructing designated car parking areas. Action on this is essential to reduce inappropriate environmental runoff and to define vehicular and pedestrian areas. New car parking includes defined boundary-parking around the main oval, and a designated car park behind the clubrooms with disabled-provision.	To be Determined	Sport and Recreation Victoria; Country Football & Netball Program
6.4.2	Lighting Upgrade - Netball Training Court	The old netball court has a single pole for lighting which illuminates approximately half of the court. A second light would improve visibility and therefore the safety of players during night time training sessions.	To be Determined	Wellington Shire Council Community Assistance Grants Scheme

Priority	Recommended Actions	Discussion & Recommended Works	Indicative Cost Estimates	Possible Funding Stream
6.4.3	Lighting Upgrade - Football Oval	The Committee of Management have identified that these lights are inefficient and do not meet the required specifications for night time games and practice matches. Extending the height of the poles and installing a more efficient light globe would increase the visibility for players and spectators. According to the Australian Standard 2560.2.3-2002 for Sports Lighting – Football, a significant-local level reserve requires lighting commensurate for training purposes.	To be Determined	To Be Determined
6.4.4	Resurfacing of Training Court	The old Netball court playing surface is inadequate for competition and has become unsafe for training. Due to large numbers of Netball players training at the same time, junior players are required to train on the old courts. The surface is uneven, rough and cracked; there is no runoff allowance with the edge of the playing court meeting the gravel surrounds. Resurfacing the court and improving the run off would increase participation for multiple users. Funding for a training surface will be difficult to obtain through State funding sources.	To be Determined	Wellington Shire Council Community Assistance Grants Scheme

6.5 Recommended Actions (Low Priorities)

Priority	Recommended Actions	Discussion & Recommended Works	Indicative Cost Estimates	Possible Funding Stream
6.5.1	Netball Court Shelter	Presently, there is a storage shed, however no provision for an undercover shelter for netballers and spectators. Construct a shelter along the western end of the courts to act as a wind break and a shade/shelter for netball users.	Approx \$5,000	Boisdale-Briagolong Football Netball Club
6.5.2	New Electronic Scoreboard	The Reserve has recently installed a new manually operated scoreboard, however the committee has identified the need to consider an electronic scoreboard in the future. Electronic scoreboards can be operated via the timekeeper's designated area and eliminate the human resources required to operate a manual structure. Control is from a robust, ergonomically designed panel, which can be wired or wireless as preferred.	Approx. \$20,000	AFL Victoria Country's Football Infrastructure Program

Priority	Recommended Actions	Discussion & Recommended Works	Indicative Cost Estimates	Possible Funding Stream
6.5.3	New ground maintenance equipment	Maintenance of the grounds is currently performed by the Committee of Management; however both pieces of equipment will require replacement.	To be Determined	To be Determined
6.5.4	Purchase additional property	The Committee has strategically identified the need to expand the size of the reserve. Consideration has been given to the purchase of surrounding property; however the acquisition of any adjacent land must be re-zoned for public recreation use prior to any Reserve development/redevelopment.	To be Determined	Boisdale Recreation Reserve Committee of Management
6.5.5	Tree maintenance	The trees planted along the east side of the facility are causing increasingly high maintenance costs, as leaves regularly fill the gutters of the social rooms. The Committee has flagged the desire to remove the existing trees, and replant new one to a location unoccupied by buildings in order to prevent further costs or risks.	To be Determined	To be Determined

All infrastructure priorities and projects identified in this section have arisen from consultation with the Boisdale Recreation Reserve 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.