



WELLINGTON
SHIRE COUNCIL



Master Plan

Briagolong 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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1. Introduction

1.1 Introduction

In 2011 the Wellington Shire Council initiated the preparation of the Briagolong 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 Briagolong Recreation Reserve.

1.2 Demographics

Briagolong is located 246km east of Melbourne, located in the Shire of Wellington in Gippsland. According to the 2011 census has a population of 1075 people living in the town.

According to the 2011 SEIFA measure of disadvantage Briagolong has an index of 1001, which ranks it at number 537 in level of disadvantage among the 1516 suburbs of Victoria. This places Briagolong among the most disadvantaged 36% 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 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 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 Briagolong Recreation Reserve is listed as a Level 3 – Significant Local Facility.

3. Briagolong Recreation Reserve Existing Infrastructure Overview



Briagolong Recreation Reserve Master Plan

4. Reserve Usage

4.1 Committee of Management

The Briagolong Recreation Reserve is owned by the State Government through the Department of Sustainability and Environment, 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:

- Boisdale-Briagolong Cricket Club; the club is comprised of around 80 members.
- Briagolong Junior Football Club; the club is comprised of around 60 juniors as part of the Sale & District Junior Football Association, and 15 Auskick participants.
- Briagolong Pony Club; there are 58 riding members who receive instruction in all disciplines such as show jumping, cross country riding and camping trips. Many riders represent the club at zone level, and some represent at the state-level.
- Briagolong Tennis Club; the club has around 70 playing and non-playing members, as part of the Wellington Tennis Association. The club uses the four tennis courts located at the Briagolong Recreation Reserve, all year round.
- Sale and District Junior Football Association – regular season and finals matches.
- Gippsland Cricket League and Marist Cricket matches are played at the Reserve.

4.3 Alternate Users

In addition to the Reserve's regular user groups, the Reserve is also used by a number of other users. Various local and district residents use the BMX track that is located on the south end of the reserve in amongst the red gum forest. And the clubrooms are used for various local functions and events throughout the year.

The Reserve connects the community to the iconic Briagolong Forest Redgum Reserve. The Redgum forest is used by the community for recreational walking and sightseeing. The Reserve is often used as a central point for people walking and a car park for those that drive to see the Redgum's.

4.4 Reserve Events

- The Pony Club hosts an annual Pony Gymkhana at the Reserve. The event takes full advantage of the entire reserve using both ovals and the pony club's paddock as part of its course. The event generally attracts in excess of 200 riders, and serves as a great tourism incentive for both the town of Briagolong, and the Wellington Shire.
- The Cricket Club hosts an annual outdoor movie night for the entire town during summer. This event enhances social and community participation.
- The Great Victorian Bike Ride has held an overnight stay in Briagolong in both 2002 and 2012. This event has provided a large economic benefit to the community, accommodating over 3500 riders. The reserve was the primary venue for this event.
- The Briagolong Recreation Reserve is used as a DSE staging area for emergency service vehicles, volunteers and staff during Emergency Events. This included accommodation of people using the reserve and its facilities during the 2006 bushfires.

5.

Strengths, Weaknesses, Opportunities, Threats

<u>Strengths</u>	<u>Weaknesses</u>
<ul style="list-style-type: none"> - Well-planned layout of Reserve enabling integrated and shared club-facilities - The Reserve is multi-used and services a diverse range of user groups – i.e. cricket, junior football, tennis, pony club, BMX. - General set-up enables the smooth flow of users currently at the Reserve. - The Reserve has two playing surfaces, enhancing participation opportunities. One turf wicket, one synthetic pitch. - Reserve is well maintained by the Committee of Management. - Reserve is used as a CFA staging area. 	<ul style="list-style-type: none"> - Existing entrance is narrow and a single-lane entrance/exist, causing problems when events are held at the reserve. - Playing surface is uneven and patchy in areas, and oval lighting is inadequate - Reserve lacks a clear vehicle and pedestrian traffic management plan. - A lack of resources and funding serve as a weakness, and prevents the Reserve's Committee of Management from replacing aged equipment and upgrading deteriorating facilities.
<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 to upgrade facilities. - The clubrooms are hired by other clubs, community groups and families for events. - Develop resources for young members of the Briagolong community, such as a skate park and playground. 	<ul style="list-style-type: none"> - Lack of sufficient funding prevents the Committee of Management from replacing aged equipment and deteriorating facilities. - Loss of members due to deterioration of facilities. - Existing entrance could be considered a safety issue/threat. - No other significant threats.

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 Briagolong 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 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	Upgrade Reserve Entrance	<p>The existing entrance is only a single lane gate, wide enough to cater for one vehicle at a time. This creates traffic flow issues for vehicles entering and exiting the Reserve. This often results in traffic congestion at the gate, and could pose safety concerns for vehicles entering and exiting the Reserve.</p> <p>Resurfacing the entrance would also reduce the amount of dust around the clubrooms and tennis courts.</p>	To Be Determined (TBD)	Sport and Rec Victoria Community Facilities Funding Program – Minors
6.3.2	Tennis Court Resurfacing	<p>The existing asphalt courts are deteriorating and there is little traction on the courts. Cracking in the playing surface is evident in some areas. This project would involve resurfacing the court including;</p> <ul style="list-style-type: none"> - Resurfacing 2 of the four courts with sand filled artificial grass (SFAG) - Resurface 2 courts with core strengthened additional concrete and cover with a flexi-pave playing surface (Tennis Victoria approved) <p>The resurfacing of these courts will also include fencing as part of the project. The Briagolong Tennis Club has developed a business plan for these works.</p>	To Be Determined (TBD)	Sport and Rec Victoria Community Facility Funding Program - Minors

Priority	Recommended Actions	Description & Recommended Works	Indicative Cost Estimates	Proposed Funding Stream
6.3.3	Clubrooms Redevelopment	<p>The existing Briagolong Recreation Reserve clubrooms are used for functions and club-related activities. Community groups also hire out the room for functions and events on a semi-regular basis. The meeting space is multi-used as both the social facility, and also the change rooms for cricket and junior football. There is a male and female toilet on either end of the facility, but can only be accessed by walking through the home and away change rooms. This presents barriers to equitable use on match days/competition. There are also no accessible amenities at the reserve.</p> <p>The scope of this project would include redeveloping the existing clubrooms and amenities, and a minor extension. The design would provide improved access to toilets and public amenities, with a particular focus on umpires and female participants/ spectators. Further planning on layout and design is required, and the Reserve's Committee of Management would be well-engaged during this process.</p>	TBD	Sport and Recreation Victoria – Community Facilities Funding Program - Minors

6.4 Recommended Actions (Medium Priorities)

Priority	Recommended Actions	Description & Recommended Works	Indicative Cost Estimates	Proposed Funding Stream
6.4.1	Resurface Main Oval and install a Automatic Irrigation System	The existing surface is uneven in some areas and requires levelling. There is 80-90% grass coverage on main oval, with mixed grass species. This project would involve resurfacing the pitch with one grass type and achieving full coverage of the oval. The current maintenance involves mowing the oval approximately once per week, sprayed once per year, and fertilised once to twice per year. During the resurfacing Install an automatic underground irrigation system with water sensors. This would provide the playing surface with a programmed water provision, and reduce time and manual labour from volunteers.	TBD	Sport and Rec Victoria Country Football and Netball Program
6.4.2	Develop Area In-front of the Rotunda	Resurface grass area and sow lawn in area around rotunda. Project scope could also include the provision of seating and a shade structure to enhance comfort for spectators, officials (i.e. scorers) and general volunteers at the Reserve.	TBD	Wellington Shire Council Community Assistance Grants - Facilities
6.4.3	Develop Car Park Outside Pavilion	The committee has identified a safety issue with the current car park. At present, car parking at the Reserve is unclear and undefined. There is no designated car park, and this has the potential to cause safety issues. Scoping of this project would also include upgrading Lighting behind the pavilion.	TBD	Wellington Shire Council Community Assistance Grants

6.5 Recommended Actions (Low Priorities)

Priority	Recommended Actions	Description & Recommended Works	Indicative Cost Estimates	Proposed Funding Stream
6.5.1	Development of a Walking Track around Reserve with Fitness Points	This project is designed to promote casual physical activity/recreation at the Briagolong Recreation Reserve for community users, and involves developing a walking track around the venue. Development of a walking track will reduce the need for community members to walk on the roads. The scope of this project would also include installation of various fitness activity points around the track.	TBD	Wellington Shire Council Community Assistance Grants – Facilities
6.5.2	Playground Development	Develop a secure playground or play area for children at the Reserve. This should be considered in close proximity to the Tennis Courts and/or clubrooms.	TBD	Wellington Shire Council Community Assistance Grants – Facilities
6.5.3	Investigate the potential for a Skate Park Development	The committee would like to investigate the advantages of developing a skate park at the Reserve for younger members of the Briagolong community to access. Special consideration would need to be given to its location and distance from the main entrance and main road.	TBD	Wellington Shire Council Community Assistance Grants – Facilities

Priority	Recommended Actions	Description & Recommended Works	Indicative Cost Estimates	Proposed Funding Stream
6.5.4	Improve Oval Lighting (Main Oval)	At present, lighting on the main oval is insufficient and only lights up 50% of the playing surface. The lighting upgrade would bring the average lux ratings in line with the AFL interpretation of the Australian Standard (AS 2560.2.3-2002 Sports Lighting - All Football Codes) for local standard Australian Rules football training and match practice. Existing lux testing would be required before proceeding.	TBD	Sport and Rec Victoria; Country Football and Netball Program
6.5.6	Main Oval Fencing Upgrade	Construct fencing which stop cars from driving onto the playing surface of the oval, especially when the oval is in use. According to the AFL Preferred Facility Guidelines, fencing of Local ovals is desirable although not essential. Adequate gates/access for maintenance vehicles, players and officials is required.	TBD	Wellington Shire Council Community Assistance Grants
6.5.7	New Indoor Multipurpose Shed and Cricket Training Nets	The Committee of management has identified that the current cricket nets are in need of replacement. The Committee would prefer the new nets to be located indoors adjacent to the main oval in an area close to the existing score board. There is a desire from the Cricket Club to develop indoor cricket training nets that could also be multi-used by other groups. Further planning would be required.	TBD	TBD

Priority	Recommended Actions	Description & Recommended Works	Indicative Cost Estimates	Proposed Funding Stream
6.5.8	BMX Track Upgrade	The current BMX track has fallen into a state of disrepair over recent years, and a full upgrade of the track would be required to cater for local use.	TBD	Wellington Shire Community Assistance Grants
6.5.9	Sight Screen Installation	Install sight screens on the Reserves Main Oval at either end of the cricket pitch. There are currently no sight screens on the reserve. This could include the installation of permanent sight screens or the purchase of portable sight screens	TBD	User Group

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.