



WELLINGTON  
SHIRE COUNCIL



Master Plan

# Baldwin Recreation Reserve

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

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# Introduction

## 1.1 Introduction

In 2015 the Wellington Shire Council initiated the preparation of the Baldwin 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 Baldwin Recreation Reserve.

## 1.2 Demographics

Baldwin Recreation Reserve is located in the heart of Sale, 215km east of Melbourne – in the Wellington Shire, Gippsland. According to the 2011 census, the town has a population of 13,186 people.

Sale has a SEIFA Disadvantage Index of 973, which ranks it number 174 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 and 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 Baldwin Recreation Reserve is listed as a Level 2 – District Level Reserve**

### 3. Baldwin Recreation Reserve Existing Infrastructure Overview



## **4. Reserve Usage**

### **4.1 Committee of Management**

The Baldwin Recreation Reserve is owned by the Wellington Shire Council and the playing fields are directly managed by Council's Park Services.

### **4.2 Regular User Groups**

The Baldwin Recreation Reserve is used predominantly for soccer, reflecting its main user of the Reserve as the Sale United Football Club. Sale United Football Club compete in the Gippsland Soccer League and has approximately 260 members.

The club runs both winter and summer competitions for men's, females and juniors. It also runs an extensive schools program in term four each year, with over 400 school children participating.

In 2015, the club fielded the following teams:

Mini roos – 20-40 participants, Under 9 x 2, Under 11 x 3, Under 12 x 2, Under 13 x 1, Under 14 x 2, Under 16 x 2, Senior men's, Reserves men's and 2<sup>nd</sup> division men's. There are females participating in some of the junior teams with the under 13's a female only team.

In previous years, the club has fielded more female teams including senior women's teams.

### **4.3 Reserve Events**

The Sale United Football Club hosts the Jamie Kendall Cup in February each year. This is a pre-season competition with clubs welcome from all over Australia. In 2015 teams from Australian Capital Territory and Victoria competed.

## 5. Strengths, Weaknesses, Opportunities, Threats

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>• Single use reserve allows freedom of programming</li> <li>• Committee is well functioning and proactive.</li> <li>• High quality playing surface that is directly managed by Council.</li> <li>• Adequate storage space for equipment.</li> <li>• The only soccer club in the district.</li> <li>• The club has two full size grounds and one smaller ground.</li> <li>• Good working relationship with the shire's maintenance staff</li> </ul>	<ul style="list-style-type: none"> <li>• Poor lighting quality to hold night time training sessions or competition.</li> <li>• No female friendly change room facilities</li> <li>• Main field goals are deteriorating and need replacing/ upgrading</li> <li>• Inadequate parking facilities</li> <li>• Fencing not around the whole reserve so prone to vandalism.</li> <li>• Inadequate access to public toilets</li> <li>• Poor kitchen design with little space for food preparation</li> <li>• Existing change rooms are dated and small.</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>• Space and fields available serves as a potential to run more club training sessions</li> <li>• The finalisation of the car park redevelopment plans will enhance the reserve's traffic management.</li> <li>• Night time games possible if lighting upgraded</li> <li>• Attract more club members, particularly females with better female friendly change facilities.</li> <li>• Upgrade of kitchen would enable more variety for the canteen and possibility of more meals for social events.</li> </ul>	<ul style="list-style-type: none"> <li>• Single user facility, could inhibit funding applications to attract State Funding.</li> <li>• Lack of sufficient funding prevents the committee from replacing aged equipment and deteriorating facilities.</li> <li>• Inadequate female friendly change room facilities may deter female members from the club</li> </ul>



## 6. Infrastructure Priorities

### 6.1 The Plans

The plans on the following pages illustrate the venue's priority actions and record the recommended works for the Baldwin 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	Clubroom Extension and Redevelopment	<p>The change room facilities cannot specifically service female participants of the reserve. The Committee of Management has identified this as a high priority area to upgrade, or extend the current change rooms.</p> <p>There is also a need to update and extend the existing change rooms to provide adequate facilities for the increased numbers of people using the rooms.</p> <p>The existing kitchen would benefit from an extension so that it has more food preparation areas to cater for the increased usage of the reserve.</p> <p>Redevelopment works required include:</p> <ul style="list-style-type: none"> <li>- Renovate and extend existing home-side change room and amenities</li> <li>- Provide amenities for female participants including players and female officials.</li> <li>- Upgrade and extend kitchen</li> </ul>	\$300,000	<p>Sport and Recreation Victoria Community Sports Infrastructure Fund – Female Friendly Facilities and/or Minor Facilities Grant</p> <p>Australian Sports Foundation (Fundraising4Sport)</p>

Priority	Recommended Actions	Description & Recommended Works	Indicative Cost Estimates	Proposed Funding Stream
6.3.2	Lighting Upgrade	<p>Existing lighting is considered by the Reserve's Committee of management to be a major problem, they have two poles for lighting which poorly illuminates the field until it is too dark to use them at all. This places safety issues for Sale United Football Club players during evening and night time training sessions, and also restricts the club from running training sessions and events at night.</p> <p>In order to adhere to the minimum of the FFA Lighting Requirements Policy (2015), and based on the Australian Standard AS2560.2.3-2007, the reserve must run 100 lux.</p> <p>They also emphasized the increased popularity in training sessions over summer as they are able run later into the evening.</p>	\$150,000	<p>Sport and Recreation Victoria Community Sports Infrastructure Fund (Minor Facilities)</p> <p>Australian Sports Foundation (Fundraising4Sport)</p>
6.3.3	Parking redesign and extension	<p>There is no formal parking at the reserve. Current traffic management designs propose removal of the existing spectator hill on the south-west side of the main playing oval and provide sealed and defined car parking spaces. It is also proposed to place bollards on both sides of the clubrooms (south) to restrict vehicles from driving through as vehicular traffic poses a safety risk during training and competition matches. The bollards will also be a deterrent to vandalism caused through vehicles driving on the pitch.</p>		Wellington Shire Council Built Environment

**6.4 Recommended Actions (Medium Priorities)**

Priority	Recommended Actions	Description & Recommended Works	Indicative Cost Estimates	Proposed Funding Stream
6.4.1	Provide spectator shelter	A veranda is to be installed on the east side of the clubrooms to provide spectator shelter. This will protect everyone using the reserve from the weather.	\$10,000	Completed in 2016

### 6.5 Recommended Actions (Low Priorities)

Priority	Recommended Actions	Description & Recommended Works	Indicative Cost Estimates	Proposed Funding Stream
6.5.1	Upgrade Goals	The main oval goals are not compliant with FFV standards.	\$5,000	Wellington Shire Council Community Assistance Grant and other fundraising  Sport & Recreation: Sporting Clubs Grant Program (Equipment)
6.5.2	Fencing of individual ovals	The two main playing ovals adjoin other properties. This results in balls sometimes ending up in those properties. Often the balls cannot be retrieved. Better fencing would allow for less loss of balls and better relationships with neighbours.	Not defined	Wellington Shire Council Community Assistance Grant, other grants and local fundraising
6.5.3	Perimeter fencing	The reserve experiences some level of vandalism caused by vehicles (motorcycles and cars). This is costly to the club and Wellington Shire Council. Most of the reserve has a fence and it is recommended that the remainder is completed.	Not defined	Victorian Government Community Safety Fund Grants

# 7 Capital Funding

## 7.1 Funding

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 (DHHS) – Sport and Recreation Victoria.

## 7.2 Project Prioritisation

The Scoring Assessment Matrix (SAM) 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 SAM process will benefit both Council and facility users/managers in the management of sporting infrastructure through the objective and consistent prioritisation of sport infrastructure.