



WELLINGTON
SHIRE COUNCIL



Master Plan

Rosedale Stadium

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 Rosedale Stadium 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 Stadium.

1.2 Demographics

The town of Rosedale is situated within the Wellington Shire municipal borders in Gippsland, Southern Victoria. According to 2016 census data, Rosedale is home to around 1,654 people, with the major industries being agriculture, technicians and trades workers. The locality of Rosedale (Vic.) has an index of 964, which ranks its SEIFA Index at number 2219 among the 2671 suburbs and towns of Victoria - placing it among the most disadvantaged 18% of suburbs and towns in the state.

1.3 Study Purpose

This report presents the Wellington Shire Council's master development and management plans for the Rosedale Recreation 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 to all maintenance costs to ensure an appropriate standard of service. Council will determine appropriate user group fees to ensure sufficient cost recuperation.

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 the 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 Rosedale Stadium is considered to be a Level 2; District significance facility.

3. Rosedale Stadium Infrastructure Overview



Rosedale Stadium Master Plan

4 Reserve Usage

4.1 Committee of Management

The Rosedale Stadium was developed in 1988 as a joint project between the Shire of Rosedale (now, Wellington Shire Council) and Rosedale Primary School. The complex is owned by the Minister of Education – also known as the Department of Education, with responsibility for the management, operations and control of the centre delegated to the facility's Committee of Management.

4.2 Regular User Groups

The main users of the Rosedale Stadium include:

- Sherpa Kids. Sherpa Kids use the facilities five nights a week offering After School Care as well as running a holiday program through school holidays. This service is invaluable to parents who work out of town.
- Rosedale Primary School. Around 100 students use the venue on the weekly basis during physical education classes. Not only is the complex utilised for sports lessons, it is also used for Perceptual Motor Programs, school assemblies, school concerts, incursions and a range of other purposes.
- NGFNL. North Gippsland Football Netball League uses the facilities for practice in inclement weather. They also hold the AFL Gippsland Tribunal at the facility once or twice a fortnight during the season.
- RFNL. Rosedale Football Netball League uses the stadium for training.

In addition to these regular user groups, the centre is also available for hire. This enables the centre to service community meetings and private functions as required.

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Strengths Weaknesses Opportunities Threats

<u>Strengths</u>	<u>Weaknesses</u>
<ul style="list-style-type: none"> - Level 2 Reserve on Council's Sporting Infrastructure Facility Hierarchy Schedule. - Significant open space area inside the stadium to cater for school activities. - Availability to regular user groups. - Clearly defined car parking and effective traffic management setup. - Stadium is useable for local basketball, with sufficient seating for spectators. - Kitchen area has been renovated and improved. 	<ul style="list-style-type: none"> - Toilets are dated, malfunctioned and require upgrade - General maintenance (i.e. repainting interior, repair roof, and fix external doors in the stadium to enable being locked). - Sharing the Stadium at times presents issues for the school when equipment is broken or resources are moved around.
<u>Opportunities</u>	<u>Threats</u>
<ul style="list-style-type: none"> - Undertaking of remedial works to improve the complex. - Infrastructure and space available to cater for community use events compatible with a good quality stadium. - Wasted space in change room area could be reconfigured and better utilised. 	<ul style="list-style-type: none"> - Lack of financial assistance to undertake required upgrades/general maintenance. <ul style="list-style-type: none"> - Increasing cost associated with maintaining the complex, most particularly utilities. - Stadium roof leaks, posing safety hazard for players and officials. <ul style="list-style-type: none"> - 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 Rosedale Stadium 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
- Improved amenity so that more casual use is attracted

6.3 Recommended Actions (High Priorities)

Priority	Recommended Actions	Commentary & Recommended Works	Indicative Cost Estimates	Possible Funding Stream
6.3.1	Roof Replacement	The existing roof is prone to leaking over the playing surface, which becomes dangerous for players when involved in sporting activities. The walls and roof also have holes in some sections, which allow birds to get into the stadium to nest. This is both disruptive and hazardous, and the straw roof material in the foyer requires replacing.	To Be Determined	To Be Determined

6.4 Recommended Actions (Medium Priorities)

Priority	Recommended Actions	Commentary & Recommended Works	Indicative Cost Estimates	Possible Funding Stream
6.4.2	Toilet Upgrade	The toilets and amenities at the Rosedale Stadium are outdated and require an upgrade. In addition to toilet upgrades, the amenities also require painting in the interior and outside also.	To Be Determined	To Be Determined

6.4.3	Outside Basketball Court Asphalt Resurfacing	The basketball courts outside require asphaltting as the surface is substandard and these are not able to be used for competition.	To Be Determined	Department of Education
6.4.5	Advertising	Advertise in local papers and newsletters to increase usage numbers.	To Be Determined	To Be Determined

6.5 Recommended Actions (Low Priorities)

Priority	Recommended Actions	Commentary & Recommended Works	Indicative Cost Estimates	Possible Funding Stream
6.5.1	Additional Sports Court	The development of another court is desired to enable the hosting of tournaments with other basketball associations, and also to allow for multiple games to be played at any given time.	To Be Determined	Department of Education
6.5.2	Environmentally Sustainable Design and Energy Reduction Initiatives	Initiatives could include but not limited to: <ul style="list-style-type: none"> •Efficient power supply sources (affordable clean energy) eg, solar panels, battery system, wind generated power, etc – to offset utility costs and reduce cost to user groups. •Energy efficient appliances and products (eg, LED globes, timers, heating & cooler appliances) 	Solar panels project \$9,375 COMPLETED	Latrobe Valley Authority Community Infrastructure Fund

		<ul style="list-style-type: none"> •Water efficient appliances & fixtures (eg, water collection tanks, water taps, shower heads) •Window treatments & door/entrance treatments - preventing heat loss in winter and heat gain in summer. •Eco-friendly products (eg, cleaning products, soaps, washing liquids, toilet paper) •Waste and recycling programs •Plastic pollution reduction programs (eg, reduce bottled water, grocery bags, plastic wrap, disposable cutlery, straws, coffee-cup lids) 		
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All infrastructure priorities and projects identified in Section 6 have arisen from consultation with the Rosedale Stadium’s user bodies.

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 Health and Human Services.

The following funding mix is proposed for DHHS 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.

