



WELLINGTON
SHIRE COUNCIL



Master Plan

Rosedale Racecourse 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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Introduction

1.1 Introduction

In 2013 the Wellington Shire Council initiated the preparation of the Rosedale Racecourse Reserve's Master Plan to guide the long term planning and development of sporting infrastructure at the venue.

1.2 Demographics

The town of Rosedale is situated within the Wellington Shire municipal borders in Gippsland, Southern Victoria. Rosedale is a pastoral and agricultural township located 184 kilometres east of Melbourne.

According to 2011 census data, Rosedale is home to around 1,600 people, with the major industries being agriculture, technicians and trades workers. The town has a SEIFA Index of 933, meaning that the town is below the regional average of 986 – ranking Rosedale as the 28th most disadvantaged town within Gippsland.

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 which provide a long term integrated direction and strategy for the reserve 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 numbers of user groups and usage. These facilities are locally managed via a Committee of Management, with the cost of management and maintenance the responsibility of local management, funded by way of local managers charging fees to users.

* The Rosedale Racecourse Reserve is listed as a Level 2 – District facility

3. Rosedale Racecourse Reserve Existing Infrastructure Overview



4. Reserve Usage

4.1 Committee of Management

The Rosedale Racecourse Recreation Reserve (the reserve) is owned by the State Government through the Department of Environment and Primary Industries (DEPI), 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. 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:

- Rosedale Adult Horse Riding Club; the club is comprised of around 50 members.
- Rosedale Pony Club; the club is comprised of 27 riding members (and 30 non-riding members) who meet once a month for rallies. In addition, the group meet for camps, competitions, cross-country practice. Visiting Pony Clubs also use the reserve.
- Sale Rifle Club; the club is comprised of around 10 members.
- Stratford Maffra Rifle Club Inc; the club is comprised of around 17 members.
- Speedway; the club is comprised of around 150-200 members. There are 12 meetings per season which run from October – May. Meetings can draw up to 500 people per weekend.
- Rosedale Golf Club
- Rosedale Lions Club

In addition to the Reserve's regular use, there is also some casual use of the playground. People also utilise some of the informal sections of the Reserve (i.e. golf course and surrounding areas) for casual physical activity and passive recreation opportunities.

5. Strengths, Weaknesses, Opportunities, Threats

Strengths	Weaknesses
<ul style="list-style-type: none"> - The Rosedale Racecourse Reserve is identified as a District level 2 facility on Council's facility hierarchy schedule. - The Reserve services a diverse range of user groups – for example; motor racing, golf, shooting, riding. - All clubs support and maintain the reserve to a high standard. - The 1000 yard rifle range is the only one of its kind east of Melbourne, and one of a select few in Victoria. - Horse fields are utilised for a variety of different disciplines, and cross country facilities are provided at one location. 	<ul style="list-style-type: none"> - A lack of resources and funding prevents the Reserve's Committee of Management from replacing aged equipment and upgrading deteriorating facilities. - The rifle range is somewhat limited in its ability to provide for alternative shooting disciplines and for casual shooters - Lack of shelter, shade in summer, wind/rain protection in winter - Limited storage facilities for some users
Opportunities	Threats
<ul style="list-style-type: none"> - Development of master plan provides strategic context for prioritised works and infrastructure developments. - Securing long term rights over Range Danger Area (RDA) to enhance long-term security for the Rosedale Rifle Club. - Bore pump available and could be used for tanks and troughs, town water runs along main street - The Reserve is a large area with free space available for future development 	<ul style="list-style-type: none"> - No permanency to agreement for use of private land for Range Danger Area, this threatens the potential life of the rifle range. - Outdated buildings and deteriorating facilities could serve as a barrier to participation. - Existing entrance and gravel roadways are adversely affected by use of horse floats/car trailers, especially during winter.

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 Racecourse Reserve and, where appropriate, the indicative cost associated with such works. The table on page 10 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 an annual operational subsidy which is 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 Toilet Amenities and Water Supply	<p>The Committee's highest infrastructure priority involves the upgrading of the Reserve's toilet facilities to cater to all users and have adequate disability access. Currently, there are extremely limited facilities, which are not universally accessible from the dispersed user group meeting points. The scope of works would involve the upgrade of the current toilet facilities through total refurbishment and extensions. The limited shower facilities need to be considered in future works.</p> <p>The current water supply is not adequate for current toilet usage. Pump for water use has been stolen twice and has not been replaced, a secure solution must also be established. During a speedway meeting there can be up to 500 people using the one set of toilets, the water pressure and volume is not sufficient for the ground usage.</p>	To Be Determined	To Be Determined
6.3.2	Water Supply	<p>At present, the Speedway and the equine clubs truck portable water into their own 3000L tanks for each event/weekend - with some weekends requiring multiple fills. Investigation should consider options to improve the Reserve's current water supply, considering the following options -</p> <ul style="list-style-type: none"> - Increasing capacity for water storage and water collection - Enhancing the availability and potential use of bore water - Investigating the feasibility of gaining access to town water 	To Be Determined	To Be Determined

6.4 Recommended Actions (Medium Priorities)

Priority	Recommended Actions	Description & Recommended Works	Indicative Cost Estimates	Proposed Funding Stream
6.4.1	Show Jumping Sand Arena	The scope of works involves a fenced sand arena 80m x 80m. This would allow the equine facilities to be more weather resistant, improving conditions for both horse and rider. The fenced area would also improve safety for both riders and spectators. The new facility would allow for zone competition and the potential use by new user groups such as the reigning club, increasing the levels of participation for the Reserve	\$30,000 (Quote provided by clubs)	Wellington Shire Council Community Assistance Grants
6.4.2	Manual Targets Upgrade	Upgrade the Rifle-range target system for ease of operation. The current lifting gear is physically demanding for an aging membership base. A new system would be designed to aid in the accessibility/functionality of the equipment. Long term consideration could be given to electronic targets with associated display and scoring systems. This level of improvement would increase the rifle range's significance to cater for regional-level competitions.	To Be Determined	Wellington Shire Council Community Assistance Grants
6.4.3	Improve Spectator Area for Speedway	Spectator Grandstand with disabled access, handrails and pathways from the car park which allow for universal access for users of all abilities. Note: Further planning is required to articulate the full scope of works.	To Be Determined	To Be Determined

6.4 Recommended Actions (Medium Priorities - continued)

Priority	Recommended Actions	Description & Recommended Works	Indicative Cost Estimates	Proposed Funding Stream
6.4.4	Securing long term rights over Range Danger Area (RDA)	The RDA is a large area located behind the targets, which must be free of human inhabitants while shooting is in progress. Some of the RDA falls within the Holey Plains State Park and is approved for use as a Rifle Range by the Commonwealth Government. Another small portion of the RDA (22ha) encroaches 3 private properties. While agreements are in place with current owners there is no permanency to this arrangement. The option would be to either purchase or negotiate permanent encumbrances on the 3 titles involved.	To Be Determined	User Group
6.4.5	Storage	All users have inadequate storage facilities. Investigation should be undertaken into the development of a large universal storage solution to cater for all users.	To Be Determined	To Be Determined

6.5 Recommended Actions (Low Priorities)

Priority	Recommended Actions	Description & Recommended Works	Indicative Cost Estimates	Proposed Funding Stream
6.5.1	Sealed Access Road	A bitumen road would be more reliable for horse floats and car trailers.	To Be Determined	Wellington Shire Council Community Assistance Grants
6.5.2	Wind Breaks	Additional windbreaks are required to provide shelter for the horse yards and other facilities. Natural amenity should also be considered as a possible alternative to built structures, as the planting of trees for windbreaks will also serve as shade shelter.	To Be Determined	To Be Determined
6.5.3	Indoor Sand arena	<p>The riding club have expressed desire to develop an indoor sand area with dimensions - 30m x 60m. This would form a fully enclosed all weather arena to provide for competitions and classes from the surrounding neighbouring region, including -</p> <ul style="list-style-type: none"> - Sand Arena - Roofline over arena - Storage Area - Club rooms for pony club/ adult riding club <p>Significant support from the peak sporting body/association would be essential to determine if the project would be feasible. Significant additional planning is required.</p>	To Be Determined	To Be Determined

6.5 Recommended Actions (Low Priorities - continued)

Priority	Recommended Actions	Description & Recommended Works	Indicative Cost Estimates	Proposed Funding Stream
6.5.4	Cross Country Track Upgrade	The existing Cross Country track for horse riding is in disrepair and requires surface-upgrading. The State Championships are to be held at the Rosedale Racecourse Reserve in 2015. For this event to be successful, the following needs to be undertaken: <ul style="list-style-type: none"> - New jumps - Updated course - Surface works (i.e. the filling of rabbit holes is essential) 	To Be Determined	Wellington Shire Council Community Assistance Grants
6.5.5	Equine Facilities	Include for the provision of horse wash bays, stables, and feed shed. New and improved facilities would attract new members and improve the current usage.	To Be Determined	User Group
6.5.6	Additional Infrastructure for Casual Shooters other disciplines	Add additional ranges which would increase the potential use and number of users of the reserve. <ul style="list-style-type: none"> - Establishment of a new 90m range to replace the existing portable range. - Shorter ranges, 100 and 200 yard mounds and separate target range with the current range proper and template. - 400 Yard Mound on current template. 	To Be Determined	Wellington Shire Council Community Assistance Grants

6.5 Recommended Actions (Low Priorities - continued)

Priority	Recommended Actions	Description & Recommended Works	Indicative Cost Estimates	Proposed Funding Stream
6.5.7	Upgrade Rifle Range Clubhouse kitchen	The kitchen in the rifle range clubhouse is inadequate for current or expected future use, particularly for the larger events which include the provision of meals.	To Be Determined	User Group
6.4.8	Playground Equipment	Upgrade the current playground, to comply with modern standards. The playground is used extensively during speedway meetings, however is not safe or appealing.	To Be Determined	Wellington Shire Council Community Assistance Grants

All infrastructure priorities and projects identified in this section have arisen from comprehensive consultation with the Rosedale Racecourse Reserve's Committee of Management and tenant user groups.

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 Transport, Planning and Local Infrastructure (DTPLI).

The following funding mix is proposed for DTPLI 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.