

# Rural Recreation Reserve Master Plans

Final Report – December 2014



Final Report by

InSynch Consultancy Group

to Baw Baw Shire Council

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# SECTION 1: INTRODUCTION

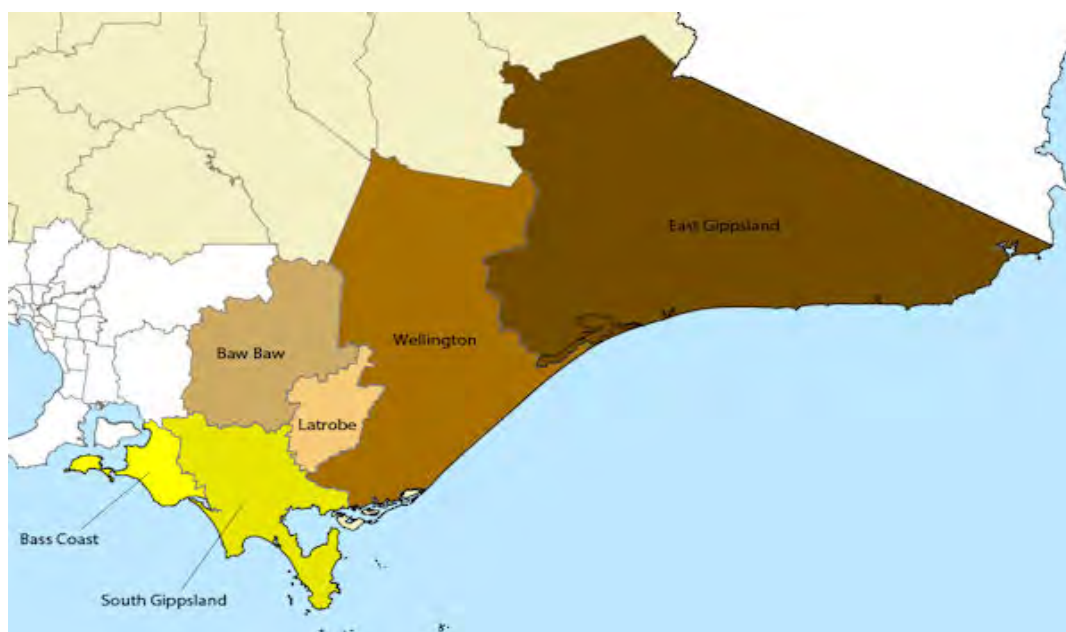
## 1.1 Local context

Baw Baw Shire is located in the West Gippsland region of Victoria, about 100 kilometres east of Melbourne. Baw Baw Shire is bounded by Yarra Ranges Shire and Mansfield Shire in the north, Wellington Shire and Latrobe City in the east, South Gippsland Shire in the south, and Cardinia Shire in the west.

Baw Baw Shire is a predominantly rural area, with rural-residential and urban areas in numerous townships. The Shire encompasses a total land area of around 4,000 square kilometres. The northern part of the Shire is heavily forested, while the southern part is used largely for dairy farming and agriculture. The middle part of the Shire is more densely populated, particularly along the Princes Highway and the Gippsland railway line.

The main population centres are Warragul and Drouin, and to a lesser extent, Trafalgar and Yarragon. Smaller townships include Darnum, Longwarry, Neerim South, Noojee, Thorpdale, Neerim South, Ellinbank, Buln Buln, Jindivick, Hallora, Athlone, Erica and Rawson.

**Figure 1: Baw Baw Shire location map**



## 1.2 Project background

Baw Baw Shire Council has undertaken recreation master plans for the major towns within the municipality including Warragul, Drouin, Trafalgar and Yarragon. These strategies have been instrumental in clearly articulating the vision for the future development of sport and recreation facilities in these towns/reserves and have resulted in attracting funding for the delivery of many of the recommendations.



Many Council facilities are well below current expectations. In particular, sport specific requirements are not being met with regards to change rooms, amenities, official's rooms (umpires) and first aid facilities. These facility standards are currently impacting on the opportunities for females and people with a disability to be involved as well as limiting club growth capacity.

### 1.3 Project methodology

The following tasks were undertaken in the preparation of this Master Plan report:

- Review of available planning and contextual information;
- Review of relevant local and regional demographic data;
- Review of current participation and catchment for each sport;
- Analysis of existing operations;
- Consultation with a range of community representatives, stakeholders and Council staff;
- Development of guiding principles to inform Master Plan priorities;
- Preparation of concept options and their estimated capital costs for Athlone, Buln Buln, Ellinbank, Hallora, Jindivick, Neerim South and Rawson;
- Review of external funding sources; and
- Preparation of a draft report for review.

## SECTION 2: LOCAL POLICY CONTEXT

A number of local and municipal strategic plans, policies and support documents have been reviewed as part of this project. A summary of key findings relevant to this project is included in this section.

### Baw Baw 2050 Community Vision

The Baw Baw Community Vision was developed following a series of community events and workshops and *“is a reflection of the broader community aspirations for the future in a range of areas”*. The vision for Baw Baw in 2050 is *“happy, healthy people sharing prosperity and knowledge from living sustainably and in harmony with our rural identity, thriving villages and produce inspiring landscapes”*.

Relevant future directions to achieve the vision include:

- 1. Managing growth, particularly strategy 1.4 – *“physical infrastructure provision keeps pace with current and future growth demand”*; and
- 3. Vibrant community living and strategy 3.2 – *“quality arts, sport and recreation provides community access to a range of creative and recreation opportunities”*.

### Baw Baw Shire Council Plan 2013-2017

The Council Plan describes the key priorities and actions for Council's focus between 2013 and 2017. The Plan is based on aspirations expressed in Baw Baw 2050 and includes five themes that will inform Council's planning, projects and service delivery. Of relevance to this project are the themes:

- 1. Our community, particularly strategic objectives:
  - 1.2 *“communities which are dynamic, vibrant and inclusive”*. The outcomes for this objective include having more residents involved in their community and feeling more connected
  - 1.3 *“enhanced quality of life”* and Council's focus area of *“improving opportunities for community recreation and leisure”*
- 3. Infrastructure and community assets, in particular strategic objective 3.2 *“investing in quality and affordable community assets which are balanced against the growing needs of the community”*
- 4. Growth and prosperity and the strategic objective 4.1 *“planning to meet the needs of the community today and in the future”*
- 5. The Environment and Council's focus to *“reduce energy usage and increased water harvesting in Council-owned and managed building and facilities”*

Included in the plan, and of relevance to this project, are emerging issues identified which affect how Council will plan for and deliver services, activities and infrastructure. They include:

- The ageing of Council's assets and the possibility the assets may not be responsive to the communities changing needs; and
- *“Council requires the ability to fund the maintenance and renewal of its ageing assets in addition to providing new assets as required by the growing community”*.

## **Baw Baw Shire Council Shaping the Future Community Services Planning Framework (September 2013)**

The framework considers the key Community Service areas of aged care, education, children, youth and family services, recreation and leisure, community arts/culture, disability services, library services, health services and emergency services. Triggers and criteria for service provision, the policy context, commentary on application of the framework in Baw Baw Shire and implementation strategies for each area are provided.

Of relevance to this project is the recreation and leisure service area. In this area the framework acknowledges that as population grows and clubs promote and recruit new members, the demand on facilities for a range of recreational pursuits will continue. It is highlighted that *“the long term management and maintenance of assets and infrastructure needs to be assessed and reviewed against available resources and the capacity of Council and communities to sustain the current level of provision”*.

The framework includes principles for future community services delivery, specifically:

- Access – equitable and accessible services that respond to local and individual community needs, with consideration to changing priorities, trends, circumstances and place
- Efficiency – promotion of co-location of services wherever possible, including to improve asset management opportunities
- Integration and equity – identification of one or more community focal points or community hub in each township
- Engagement – community consultation, encouragement of community involvement in decision making and community life
- Participation – empowered people to: participate fully in community life; make healthy lifestyle choices; access services to meet their needs; and express creativity and celebrate local culture
- Accountability – services and associated infrastructure planning, managed and delivered to be sustainable, affordable, to minimise environmental impacts and achieve maximum social benefit
- Communities – provision of services informed by: population and demographic profile; service triggers and criteria; community strength and capacity; flexibility of existing facilities and services; and proximity to and impact on nearby services.

The framework discusses future challenges and opportunities for the Shire, including for community facilities. It highlights Council’s role in providing infrastructure for a diverse range of services and the historical trend for infrastructure development being *“...to serve clubs and users immediate and specific needs, which has led to many individual, stand alone and exclusive (used by one group only) facilities”*. The framework highlights the trend towards multi-purpose hubs as an effective way of maximising facility use (new and existing), reducing life-of-asset maintenance costs and increasing community connectedness.

### **Baw Baw Shire Council 10 year Infrastructure Plan 2014-2024 (April 2014 – Draft v3)**

The draft Infrastructure Plan details infrastructure projects and initiatives Baw Baw Shire will prioritise over a 10 year period. Provision of the *“right infrastructure, at the right time, in the right places, and in a way that represents best value for money and a sustainable use of resources is one of [Council’s] top priorities”*.

The plan advocates for: prioritisation of *“projects that will have the greatest impact in the shortest timeframe”*; prioritisation of *“investment that benefits the greatest number of people”*; *“maximisation*

[of] *the use of existing assets wherever possible...*”, *“delivery and management of projects of all scales in the best way possible”*; and establishment of a *“pipeline of projects consistent with settlement planning and development frameworks”*.

The plan identifies emerging issues that will affect how Council plans for and delivers infrastructure, including:

- Community and social environment – the Shire’s population is growing, getting older and Council’s assets are ageing and *“may not be responding adequately to the changing needs of the community”*
- Economic development – *“Council requires the ability to fund the maintenance and renewal of its ageing assets in addition to providing new assets as required by the growing community”*; cost shifting from Federal and State Government to Local governments; low carbon and global economies
- Natural environment – impacts of a changing climate
- Political environment – changes in policy and legislation and the increasing needs for Council to advocate to *“other levels of Government in response to increase competition for grants and funding”*

### **Baw Baw Shire Recreation Strategy 2005-2015**

The Recreation Strategy details a series of objectives and actions to be undertaken over a 10-year period to achieve the key outcome of Baw Baw Shire being *“a dynamic municipality known for its quality sport and recreation facilities and participation”*.

Amongst the achievements and outcomes for the strategy will be the provision of *“a range of new and upgraded facilities to meet community needs”*. The strategy highlights *“a challenge for Council is to ensure everyone within the Shire has adequate access to quality facilities, and that resources are not unreasonably concentrated on particular districts or sports”*.

Key principles of the strategy which are relevant to this project are:

- *“offer a broad range of recreational and sporting opportunities which meet the evolving and changing needs”* of the Shire
- *“work in partnership with local sport and recreation organisations and the broader community to support the development of a wide range of readily accessible facilities across the Shire”*
- *“maximise the utilisation of facilities by encouraging practical multi-functional use of recreational and sporting facilities”* and to *“support the development of multi-use facilities where possible”*
- *“gain government assistance for the provision of major facilities”*.

The strategy makes a series of recommendations about sport and recreation planning and participation. Recommendations for facilities are also made, and of relevance of these Master Plans are:

- the action to *“ensure that all facilities and equipment in public open space areas are well maintained and presented and all necessary repairs are carried out promptly according to Health and Safety standards”*
- the objective of sealing roads and car parks within sports grounds, reserves and parks
- the action to *“assist upgrades of lighting at sportsgrounds and major reserves across the municipality through Council resources or outside funding”*

- the action of *“surveying all public halls within the municipality to gather information about current use, financial position, committee of management, condition of the building and current plans and priorities”*
- the *“development of community sporting facilities”* objective, with the specific actions detailing that *“the prime responsibility for the development of sporting facilities within the municipality rests firmly with the clubs and organisations wishing to use them”* and that *“Council may choose to assist...through the provision of land, funding, assistance in acquiring outside funding from government or other sources”*. Another action linked to this objective also details that *“Council may choose to provide and totally fund community sporting and recreational facilities when it believes that it is in the interests of the broad community...”*
- the objective to *“support and assist with the upgrade of netball courts and facilities”*
- the action to *“recognise that the prime responsibility for maintenance and upgrading of tennis facilities rests with the clubs and local communities”*
- the objective of identify drainage improvements needed at football ovals
- the objective to develop additional skate park facilities at townships, including Erica/Rawson

### **2005 Baw Baw Shire facility audit report and tennis strategy (compilation summary)**

The tennis audit report and strategy, prepared by Tennis Victoria, includes an audit of existing facilities, directional support for existing facility upgrades, directional support towards the improvement of local tennis-based services and a discussion about the potential for a regional tennis centre in the Shire.

A series of principles have been developed to guide ongoing provision of tennis facilities. Of relevance to this project are the principles to *“provide high quality facilities for member-based clubs and the general public”* and to *“involve the local community in the management of the tennis facilities”*.

A technical audit found the condition of tennis facilities to be low in comparison to other areas of Victoria. The report recommended commitment be made to a *“...tennis specific pool of funding in order to support existing volunteer managed facilities”*.

The report concluded that there are adequate courts per head of population to maintain participation growth and that *“...Baw Baw is suffering from a lack of quality courts and service provision rather than a dearth of facility”*. Tennis Victoria considered *“capital support for courts able to sustain maintenance programs as well as provide services to the public [be considered]...the best use of Council resources”*. *“Council maintenance for public use facilities is encouraged, particularly in remote, low population locations to promote social participation in tennis and the potential for engaging in organised tennis activities at other venues”*.

### **Baw Baw Shire Council Public Open Space Strategy 2014**

This strategy focuses mainly on land for community recreation and leisure currently, or to be managed by Council. It identifies community needs for public space and design and development recommendations. Included in the strategy are three principles for implementation, generally to be applied through structure plans and park master plans, these are:

- Providing adequate public open space in the right places
- Choose high quality land for public open space
- Designing and developing public open space

Of relevance to these Master Plans, the strategy found:

- the current level of public open space provision in Neerim South was sufficient. *“The focus of future open space planning will be on the Neerim South Recreation Reserve and the community wetland reserve, which together provide passive and active recreation”*
- The north east region of the Shire, taking in Erica and Rawson had sufficient provision of open space, at least in the medium term. *“However where appropriate, the quality of existing Council owned and/or managed reserve should be improved, with particular focus on priority items”.*

### **Active by Design, subdivision guidelines and checklist for residential developments (May 2009)**

The Active by Design guidelines identify the design characteristics of new subdivisions to enable emerging communities to live in *“places that facilitate and encourage activity and...enable residents to enjoy the social, economic and environmental benefits of these activities”*. Activities can include *“...walking, cycling, games, sports, play and other recreational activities”*. For ‘Active by Design’ to be achieved, two conditions need to be met; *“people having the motivation to participate in activity and an environment that provides the facilities to do that activity”*.

The guidelines reflect the principles of:

- Localness – people can meet their needs at the most local level realistically possible
- Accessibility – *“walking is generally the most accessible form of transport and recreation and open to most people...consequently walkability...provides the cornerstone of the guidelines”*
- Choice– *“...the report does not seek to deny or disadvantage car movement but merely to change its characteristics and impacts to ensure it does not preclude the possibility of walking or cycling”*. *“The essence of the challenge of making places is to make opportunities for activity obvious, appealing and attractive”*
- Inclusive and informed design process – *“the guidelines are promotional in nature and stress the importance of creative yet realistic planning and design solutions...”*
- Equity – *“the guidelines reflect the principle that a place is active by design when as few people as possible are excluded from enjoying its benefits”*

Part C of the guidelines discusses open space distribution to ensure adequate opportunity to activity. Of relevance to the Master Plans are features of town parks/regional sporting facilities that ensure the community has opportunities to enjoy activities locally (in their town or district). Amongst the suggested features of relevance are seating visible to playgrounds, shelters, changing/club rooms, noticeboard, bins and a map of local area.

### **Baw Baw Shire Council Sports Lighting Audit and Asset Management Plan 2014**

The Lighting Audit and Asset Management Plan details findings from a lighting audit conducted to measure current lighting levels at sporting facilities within the Shire and the compliance with Australian Standards. The plan aims to assist in asset management for existing sports lighting infrastructure.

Of relevance to this report is:

- Buln Buln recreation reserve – current existing floodlighting fixtures in poor condition; existing lighting masts in good condition and in suitable position for lighting football oval; the mast heights are too low, with light impacting onto nearby Station Street. The plan recommends:

- while *“lighting levels are satisfactory, the mast height should be increased to improve quality of lighting by reducing the glare and controlling obtrusive light”*
- existing fixtures should be replaced with new type C fixtures
- the club could reduce operational and energy costs by replacing existing fixtures
- Buln Buln netball courts – the plan found while the lux level was above 100, the *“installation is not compliant to Australian Standards...due to the court being only lit from one side, creating poor uniformity”*. The plan states that given the existing court layout (i.e. insufficient run off space), *“...it is not possible to provide the preferred side mounted lighting system”*.
- Ellinbank recreation reserve - current existing floodlighting fixtures in poor condition; mast heights are too low for the ground size, with light directed across the ground rather than onto the surface; *“the current lighting levels and uniformity do not meet the minimum standard required for the intended use of this facility”*.
- Ellinbank netball courts – the audit found the position of the lighting masts to be unsuitable, being behind the goals and that system poles should be on the courts parallel perimeters; that current lighting levels and uniformity do not meet minimum standards required for the intended use of the facility.
- Neerim South tennis/netball courts – the audit found that both courts were not compliant with current standards; while court 2 is over 100 lux, uniformity is very low due to the single mast and installed position.

It was noted at both Buln Buln and Ellinbank that to bring the site up to current standards, installation of new electrical site reticulation and electrical controls would be required.

### **Baw Baw Swimming pools strategy (January 2003)**

The swimming pools strategy provides a strategic direction for the future provision and maintenance of Baw Baw Shire Council's swimming pools. At the time of strategy development, Council owned or had management arrangements in place for seven swimming pools, including ones in Rawson and Neerim South.

The strategy found with appropriate planning, most of the facilities, including in Rawson and Neerim South, *“...should be able to provide acceptable aquatic recreational opportunities for communities for many years to come”*. A key component of the strategy is the *“retention of all other outdoor pools [besides Warragul outdoor pool] to provide an important seasonal aquatic facility for their local communities”*.

Of relevance to this report, the strategy found the Rawson indoor facility to be in good condition although a lack of an air handling system and limited pool heating system restricts any possibility of year round use.

### **Baw Baw Skate and BMX strategy – 2012-2030 (April 2013)**

The Skate and BMX strategy is a guide for Council's decision making *“...to ensure skate and BMX facilities meet the current and future needs of the community”*. The strategy highlights that *“one of Council's key roles is to provide recreation and sporting opportunities that service the needs of the community and contribute to resident's participation in active and healthy lifestyles”*.

The strategy identified the opportunity to *“combine skate park facilities with playgrounds and other facilities to form youth precincts...[and]...provide opportunities for a cross range of age groups to recreate in the same place”*. The strategy highlighted the difficulty for young people to access facilities across the Shire because of geographical distance between towns and identified the

*“opportunity to develop some smaller scale ‘incidental’ skate facilities in smaller communities”.* Erica/Rawson was identified as an area where a local/incidental skate facility could be provided.

Existing facilities in Baw Baw Shire were reviewed, with the Rawson BMX park found to be in *“relatively good condition, however is a very low level and not really a BMX track...more of a lower level multipurpose bike track...”*; and the Neerim South skate park to be newer than others in the Shire and located in a high profile accessible location. There are some *“maintenance issues...[and]...signage is a critical component and additional seating could be considered to improve amenity”.*

### **Baw Baw Shire Council Settlement Management Plan – August 2013**

The Settlement Management Plan was developed in response to population growth of the Baw Baw Shire. The plan provides direction for accommodating and managing the projected further rapid growth, which *“...presents a significant challenge for the provision of housing, employment opportunities and community service needs...”*. The plan addresses shire-wide settlement patterns and provides recommendations for township level planning. It includes a review of infrastructure requirements to achieve the plan and infrastructure implications of choosing the settlement patterns.

The objectives of the plan, which form the basis of recommendations include the: social and built environment, in particular that *“local activity centres should provide for the clustering of community and civic services such as schools, sporting and recreation facilities”*; stronger economy; and the natural environment.

### **Improving the pedestrian environment in six towns of Baw Baw Shire (June 2006)**

The report (for the Baw Baw Active Communities Network) identifies improvements that would result in increased and safer walking (and some cycling) in six of Baw Baw Shire’s largest towns, including Warragul, Drouin, Yarragon Village, Trafalgar Village, Neerim South and Longwarry. It highlights requirements for providing for vehicles and for walking and some cycling. The strategy found a number of ‘strategic issues’ that were influencing the quality of the existing pedestrian environment across the six towns, including: traffic speed and speed signage; availability and appropriateness of safe and specific pedestrian crossings; use of roundabouts; poor pedestrian access to train stations; and a lack of footpaths.

The report includes ‘a case for walking’ that highlights the benefits of walking and cycling to the community and for individuals. Amongst the benefits are personal health and wellbeing, road danger reduction, social connectedness, ease of access to local services and environmental and economic benefits.

### **Erica Community Strategy Plan 2006-2011**

The Community Strategy Plan was developed through community consultation and details the objectives for the township of Erica. Objectives of this plan relevant to this Master Plan are:

- Liveability – by upgrading services available for residents; to attract more long-term residents
- Town beautification – Erica as a place to stop and enjoy; creation of a town heart
- Natural environment – improve, care, protect
- Tourism – encourage tourism to support the local economy, protect natural environment; support growth of current attractions



### Jindivick Community Plan 2006-2011 (September 2007)

The Jindivick Community Plan details priority areas and suggested action plans to achieve the community's vision for the town. The community plan is a reference document for organisations and individuals to use to understand the Jindivick community's aspirations.

The top priority identified by the community was *'sport and recreation'*, including the agreed top project priority of a *'community playground at Kydd Park Reserve'* (completed).

Other relevant priorities include:

- Walking and cycling tracks and trails, including a project with the aim to *"create a safe walking/cycling track from the Primary School to Kydd Parke Reserve"* (completed)
- Walking track from Jindivick to Nangara Road (completed)
- Old Quarry to become flora and fauna reserve (completed)

### Rawson Community Plan 2008-2013 (December 2008)

The Rawson Community Plan is a reference document for organisations and individuals to use to understand the Rawson community's aspirations. The plan includes a series of priority areas and suggested actions that aim to achieve the community vision. The relevant priority areas include:

- Community facilities and services, including maintaining and upgrading existing community facilities
- Crater Lake (complete)
- Tourism/walking tracks and trails

Amongst the reasons community members identified as reasons they liked about living in Rawson was the *"good community sports opportunities"* and the *"recreational facilities"*. Challenges the community identified included *"getting [the community] involved in activities, clubs and voluntary services"*.

### Neerim District Community Plan 2007-2012 (July 2007)

The Neerim District Community Plan details priority areas and suggested action plans to achieve the community vision for the District, which covers Neerim, Neerim North, Neerim South, Neerim Junction, Neerim East and Nayook. The community plan is a reference document for organisations and individuals to use to understand the Neerim District community's aspirations.

Community workshops identified what people like about living in the District, along with issues and challenges. Amongst the challenges and issues for Neerim District were *"water for [the] recreation reserve"* and *"growth of [the] town and [the] impact on recreational facilities"*.

Amongst the top priorities identified by the community was the project to *"develop wetlands to capture storm water run-off to create a sustainable water supply for our recreational facilities, CFA, etc"* (complete). Other relevant priority areas include:

- Sport and recreation and the aim to *"provide a range of sporting and recreational facilities for all age groups throughout Neerim District"*. Specific projects identified include to develop a *"master plan for the Recreation Reserve in Neerim South"*

## SECTION 3: EXISTING PROVISION

### 3.1 Existing facility provision

**Section 3.1** provides an overview of existing recreation facilities in each town and the key user groups that utilise these facilities on a regular basis.

#### 3.1.1 Athlone

**Table 1: Existing facility provision in Athlone**

	Facilities	User groups
Athlone Recreation Reserve	Oval, small building	Hallora Cricket Club
		General public
Athlone Hall	Hall and car park	Athlone Badminton Club
		General public

The Athlone Recreation Reserve is used as a second ground for the Hallora Cricket club and is used every week during cricket season. The hall is used on a weekly basis by the badminton club with other use including line dancing, school holiday activities, community meetings and functions.

#### 3.1.2 Buln Buln

**Table 2: Existing facility provision in Buln Buln**

	Facilities	User groups
Buln Buln Recreation Reserve	Oval, netball court, two tennis courts, main pavilion with social rooms, netball/tennis pavilion, cricket nets, playground, undercover bbq area, wetlands	Buln Buln Football/Netball Club
		Buln Buln Cricket Club
		Buln Buln Tennis Club
		Buln Buln Social Club
		Schools
		General public
Buln Buln Wetlands	Wetlands and walking track	Buln Buln Primary School
		General public
Buln Buln Primary School	Oval and overflow car parking	Buln Buln sporting clubs and spectators

**Table 3: Regular use of existing facilities in Buln Buln**

	User groups/usage	Frequency of usage
Oval	Buln Buln Football Club	Training three nights per week and every second Saturday for games
	Buln Buln Cricket Club	Training three nights per week and every second Saturday for games
	Schools	11 to 14 times per year
	Cricket clinics	Three to four per year
	Inter-league games	Three to four per year
	20-20 matches	10 times per year (Sunday)
	General public	Casual usage
Netball courts	Buln Buln Netball Club	Training three to four nights per week and every second Saturday for games
Tennis Courts	Buln Buln Tennis Club	Every Saturday during tennis season
	General public	Casual usage
Social room	Social Club, sporting clubs and general public	Friday night dinners, club and community functions

### 3.1.3 Ellinbank

**Table 4: Existing facility provision in Ellinbank**

	Facilities	User groups
Ellinbank Recreation Reserve	Oval, two netball courts, main pavilion with social room, football/cricket change rooms, netball pavilion, cricket nets, playground, bbq, public toilets	Ellinbank Football/Netball Club
		Ellinbank Cricket Club
		Warranor Junior Football Club
		General public
Ellinbank Public Hall	Hall	Local Groups
		General public
Ellinbank Badminton Hall	Hall	Ellinbank Badminton Club

**Table 5: Regular use of existing facilities in Ellinbank**

	User groups/usage	Frequency of usage
Oval	Ellinbank Football/Netball Club	Training three nights per week and every second Saturday for games
	Ellinbank Cricket Club	Training three nights per week and twice every weekend
	Warranor Junior Football Club	Training two nights per week and every second Saturday for games
	Kanga cricket	10 times per year (Sunday)
	General public	Casual usage
Netball courts	Buln Buln Netball Club	Training three nights per week and every second Saturday for games
Social rooms	Sporting clubs and general public	Thursday night dinners during football season, weekly use during cricket season and approximately 18 community functions per year
Ellinbank Public Hall	Ellinbank Primary School	Two to three times per week
	Local playgroup	Once per week
	Wild Dog Gaming Club	Once every month
	General public	As required for community functions and events
Ellinbank Badminton Hall	Ellinbank Badminton Club	Weekly

### 3.1.4 Erica

**Table 6: Existing facility provision in Erica**

	Facilities	User groups
Erica Hall and open space	Hall, open space, public toilets, undercover bbq	Erica Progress Association
		General public

The open space area, bbq facilities and public toilets at Erica are used casually by locals and visitors to the caravan park and are a popular stop for tourists on the way to the snow. There are four community events each year that are held in this area.

The hall is used for meetings and community events (generally between three to six per year). It is also used as a meeting point for the CFA for local fires.

### 3.1.5 Hallora

**Table 7: Existing facility provision in Hallora**

	Facilities	User groups
Hallora Recreation Reserve	Oval, two tennis courts, pavilion, cricket nets	Hallora Cricket Club
		Hallora Junior Football Club
		Hallora Tennis Club
		General public

**Table 8: Regular use of existing facilities in Hallora**

	User groups/usage	Frequency of usage
Oval	Hallora Cricket Club	Training two nights per week and two games on Saturday's
	Hallora Junior Football Club	Training two nights per week and every second Saturday for games
	Senior representative games (cricket)	Five times during season
	20/20 matches	Two to three per season
	General public	Casual usage
Tennis courts	Hallora Tennis Club	Every Saturday during tennis season
	General public	Casual usage
Social rooms	Sporting clubs and general public	Thursday night dinners during cricket season, club functions and community meetings and events

### 3.1.6 Jindivick

**Table 9: Existing facility provision in Jindivick**

	Facilities	User groups
Kydd Park Reserve	Oval, pavilion, cricket nets, playground, bbq, public toilets, community garden, outdoor gym	Jindivick Cricket Club
		Jindivick Progress Association
		General community
Mechanics Institute and tennis courts	Hall, two tennis courts, playground, public toilets	Jindivick Primary School
		General public

**Table 10: Regular use of existing facilities in Jindivick**

	User groups/usage	Frequency of usage
Oval	Jindivick Cricket Club	Training two nights per week and two games on Saturday's
	20/20 matches	Several during season (Sunday)
	Milo cricket and under 12's	Wednesday afternoons
	Over 60's cricket	Weekly (outside cricket season)
	General public	Casual usage
Social rooms	Cricket club and general public	Club use, weekly yoga class and community meetings and events
Outdoor gym equipment	General public	Casual usage
Community garden and bbq area	General public, tourists and bus groups	Casual usage
Tennis courts	Jindivick Primary School	Three or more times per week
	General public	Casual usage
Jindivick Mechanics Institute	Line dancing and pool competition	Weekly
	Jindivick Primary School	Occasionally
	General public	Community events

Note that the ground at Jindivick does not meet all of the current needs of the cricket club with the club also using a second ground in Warragul. It was also noted that community meetings are generally held at the cricket club or school rather than the Mechanics Institute.

### 3.1.7 Neerim South

**Table 11: Existing facility provision in Neerim South**

	Facilities	User groups
Neerim South Recreation Reserve	Oval, two netball/tennis courts, main pavilion with social rooms, netball/tennis pavilion, cricket nets, scouts/guides hall, public toilets	Neerim-Neerim South Football/Netball Club
		Neerim South Cricket Club
		Neerim South Guides/Scouts
		Neerim South Tennis Club
		Schools
		General community
Neerim South Skate Park	Skate park, playground, public toilets	General public
Neerim South Primary School	Netball court, stadium*	School
		General public
Neerim South Secondary College	Open space, two tennis courts, stadium*	Neerim South Tennis Club
		Schools

**Table 11: Existing facility provision in Neerim South (cont.)**

	Facilities	User groups
Neerim District Bowling Club	Synthetic greens and social rooms	Neerim South Bowling Club
		Community groups
Neerim South Pool	25m solar heated pool, toddler's pool	Schools
		General public
Neerim District Wetlands	Wetlands and walking track	General public

\* It should be noted that the stadium referred to in **Table 11** on page 19 is owned by the Department of Education and utilised by both schools.

**Table 12: Regular use of existing facilities in Neerim South**

	User groups/usage	Frequency of usage
Recreation Reserve oval	Neerim-Neerim South Football/Netball Club	Training two nights per week and games every second weekend
	Neerim South Cricket Club	Training two nights per week, games on Saturday and juniors on Friday nights
	Auskick	Sundays
	Schools	Weekly during nice weather
	General public	Casual usage
Social rooms	Clubs and general public	Club and community use (approximately 15 to 20 per year)
Netball/tennis courts	Neerim South Tennis Club	Training two to three nights per week and games on Saturday
	Neerim-Neerim South Football/Netball Club	Training two nights per week and every second Saturday for games
Scouts/guides hall	Neerim South Scouts/Guides	Weekly
Stadium	Schools	Weekly
	Warragul and District Basketball Association	Weekly use during season
	General public	Casual usage
Bowling club	Neerim District Bowling Club	Weekly
	Hire to community groups	Twice per month
Swimming pool	Schools	Term 1 and 4 for swimming program
	General public	Casual usage
Skate park	General public	Casual usage

It should be noted that the tennis courts don't always meet the needs of the tennis club. Last season the club had more teams than the facility could cater for so they use the courts at the Secondary College. At the time of writing the schools were in the process of converting part of the stadium to a gymnasium.

### 3.1.8 Rawson

**Table 13: Existing facility provision in Rawson**

	Facilities	User groups
Dunstan Reserve	Oval, pavilion, change rooms, cricket nets and BMX park	Rawson Cricket Club
		Community groups
		General community
Indoor Pool	Pool, two squash courts (being converted into a gym) and change rooms	Rawson Village
		Rawson Primary School
		General public
Tennis courts	Three tennis courts, small pavilion	General public
Bells Stadium	Single court space with stage, kitchen, storage, toilets	Rawson Village
		Rawson Primary School
		Scouts and Cubs
		General public

**Table 14: Regular use of existing facilities in Rawson**

	User groups	Frequency of usage
Oval	Rawson Cricket Club	Training two nights per week and games every second weekend
	General community	Casual usage
Social rooms	Rawson Cricket Club	Friday night social night, club use and limited other community use
	Playgroup	Weekly
	Exercise class	Weekly
Indoor Pool	Rawson Village	47 groups in Term 1
	Rawson Primary School	Twice a week during Term 4
	General public	Casual usage
Tennis courts	General public	Casual usage
Bells Stadium	Rawson Village	15 to 20 times per year
	Rawson Primary School	Four to five times per year
	Scouts and Cubs	Twice per week
	General public	Casual usage

## 3.2 Non compliance issues

There are a number of different compliance issues that have been identified at the various recreation reserves, these include netball run off non compliance and building non compliance. This section provides an overview of identified issues at each facility.



### 3.2.1 Sporting Code Building Compliance Audit

In December 2013 Council commissioned a 'Sporting Code Building Compliance Audit' to be undertaken for Buln Buln, Ellinbank and Neerim South Recreation Reserves. Recommendations from this audit are outlined on the following page.

#### *Buln Buln Recreation Reserve building non compliance*

**Table 15: Buln Buln building non compliance – main pavilion/change rooms**

Area	Non compliance	Rectification required
Player amenities (toilets and showers)	Do not meet minimum size requirements	Extend amenities into change rooms, enclose showers, replace urinals with toilet cubicles
Timekeepers box	Do not meet minimum size requirements	Build a stand alone timekeepers box
Umpires rooms	Only has one shower and basin	Two shower and toilet cubicles for male and female umpires

**Table 16: Buln Buln building non compliance – tennis/netball club room**

Area	Non compliance	Rectification required
Amenities	No unisex change area	Separate male and female change rooms

#### *Ellinbank Recreation Reserve building non compliance*

**Table 17: Ellinbank building non compliance – main change rooms**

Area	Non compliance	Rectification required
Accessible toilet	Accessible toilet does not meet minimum size standards	Expand size of accessible toilet
Timekeepers box	Do not meet minimum size requirements	Build a stand alone timekeepers box
Umpires rooms	Only have one shower	Upgrade existing umpires room to include additional enclosed shower

### Neerim South Recreation Reserve building non compliance

**Table 18: Neerim South building non compliance – main pavilion**

Area	Non compliance	Rectification required
Player amenities (toilets and showers)	Do not meet minimum size requirements	Extend amenities, enclose showers, replace urinals with toilet cubicles
Home and away team change rooms	Do not meet minimum size requirements	Extend the change rooms to meet minimum requirements
Umpires rooms	Do not meet minimum size requirements	Extend umpires room to meet minimum requirements and incorporate separate male and female change areas, toilets and shower cubicles

**Table 19: Neerim South building non compliance – tennis/netball building**

Area	Non compliance	Rectification required
Change rooms	No separate male and female change rooms, toilets and showers	Alter layout of unisex change room to provide male and female facilities

### 3.2.2 Netball run off non compliance

In addition to building compliance issues, netball courts at Buln Buln, Ellinbank and Neerim South do not currently meet Netball Victoria minimum run off requirements.

## 3.3 Current participation per sport

Participation trends for each sport were collected for the four year period of 2010 to 2013. This section provides a breakdown of each sport by town, gender and age for data provided for the 2013 season as well as a summary of participation trends for each sport and each club.

### 3.3.1 AFL

**Table 20: AFL participation per town - 2013**

	Male	Female	Total	U15	O15
Buln Buln Football/Netball Club	100	1	101	41	60
Warranor Junior Football Club (Ellinbank)	69	1	70	70	0
Ellinbank Football/Netball Club	135	0	135	40	95
Hallora Junior Football Club	45	1	46	46	0
Neerim South Football/Netball Club	99	0	99	52	47

AFL participation at these clubs is predominantly male with a strong junior component (55% of overall participants in 2013). Participation across all clubs increased between 2010 and 2013 (38 additional players) with 32 of these players being juniors. A summary of participation at club level is included below.

Player numbers in Buln Buln increased in 2011 but have declined in 2012 and 2013, with 2013 being the lowest of all years. Ellinbank has shown consistent growth across the four year period with an additional 20 players. After a reduction in players between 2010 and 2012, Neerim South has had a slight increase in 2013 (eight players) but this still sees them below 2010 and 2011 figures. Warranor Junior's have fluctuated over the four year period with significant growth in 2013 (17 additional players) seeing the highest number of players in this year. After consistent numbers in 2010 and 2011, Hallora experienced significant growth in 2012 (13 additional players) and have maintained this number in 2013.

The majority of clubs anticipate growth in player numbers between 2013 and 2030 with Ellinbank anticipating an additional 15 players, Buln Buln an additional 20, Warranor Junior's an additional 35 and Neerim South an additional 39. Hallora Juniors were the only club that expected numbers to remain similar.

### 3.3.2 Cricket

**Table 21: Cricket participation per town - 2013**

	Male	Female	Total	U15	O15
Buln Buln Cricket Club	97	0	97	14	83
Ellinbank Cricket Club	61	0	61	25	36
Hallora Cricket Club	95	6	101	39	62
Jindivick Cricket Club	88	11	99	34	65
Neerim South Cricket Club	56	1	57	19	38

Participation across all clubs increased slightly between 2010 and 2013 (nine additional players) with junior players reducing by one over this time. Gender at these clubs is male dominated with just 6% of female players in 2013. A summary of participation at club level is included below.

Buln Buln numbers fluctuated significantly over the four year period from 83 to 66 to 84 and 67 in 2013 resulting in 16 less players than in 2010. Ellinbank also experienced some fluctuation but had overall growth of seven players. After a reduction of seven players in 2011, Jindivick had strong growth in 2012 (16 players) with an additional five players in 2013. Participation at Hallora only changed slightly over the four year period with an additional four players in 2013 than 2010. Neerim South numbers remained consistent across the four year period with an additional two players.

Player projections for cricket were varied with Hallora projecting an additional four players, Ellinbank an additional 31 and Neerim South and additional 51 players between 2013 and 2030. Jindivick and Buln Buln did not provide player projections.

Player statistics were not received from the Rawson Cricket Club.

### 3.3.3 Lawn bowls

**Table 22: Lawn bowls participation – 2013**

	Male	Female	Total	U15	O15
Neerim South Bowling Club	42	16	58	0	58

The Neerim South Bowling Club experienced slight growth between 2010 and 2013 (three additional players). While both male and female participation increased over this time, the club had predominantly male players in 2013 (77%). No player projections were provided.

### 3.3.4 Netball

**Table 23: Netball participation per town – 2013**

	Male	Female	Total	U15	O15
Buln Buln Football/Netball Club	0	63	63	27	36
Ellinbank Football/Netball Club	0	103	103	25	78
Neerim South Football/Netball Club	0	54	54	22	32

Participation across all clubs increased slightly between 2010 and 2013 (seven additional players) with four of these players being juniors. A summary of participation at club level is included below.

Buln Buln numbers remained consistent over the four year period with no growth or change.

Ellinbank experienced growth in 2012 (additional six players) with participation remaining consistent in 2013 and Neerim South numbers fluctuated each year with one additional player in 2013 to 2010.

Minimal growth for netball was projected by the clubs with numbers expecting to remain the same at Buln Buln, one additional player at Neerim South and eight additional players at Ellinbank.

### 3.3.5 Tennis

**Table 24: Tennis participation per town - 2013**

	Male	Female	Total	U15	O15
Buln Buln Tennis Club	9	6	15	6	9
Hallora Tennis Club	13	9	22	0	22
Neerim South Tennis Club	16	18	34	23	11

Neerim South only provided participation information for 2013 so no trend information is provided for them. In 2013 Buln Buln and Neerim District were the only clubs to include juniors with 40% and 38% of overall club players respectively. The three clubs had a relatively even split of males and females with 54% and 46% respectively.

Buln Buln numbers fluctuated over the four year period with a significant reduction in 2013 (10 players or 60% of their overall players). This reduction was seen in both junior and senior players. Hallora experienced growth in 2013 (an additional nine players) with the most significant growth being in seniors.

### 3.4 Current catchment per town

Township data was collected for each club to gain an understanding of the catchment for each sport in each town. Results are included in the following tables.

#### 3.4.1 Buln Buln

**Table 25: Buln Buln catchment per sport - 2013**

Town	AFL	Cricket	Netball	Tennis
Brandy Creek			4%	
Buln Buln	36%	8%	41%	100%
Darnum	4%			
Drouin	11%	30%	10%	
Jindivick	5%			
Melbourne suburbs	2%			
Nilma	8%		4%	
Pakenham			2%	
Warragul	29%	50%	37%	
Yarragon	5%	2%	2%	

**Table 25** shows that tennis is the only sport with a catchment exclusively from Buln Buln. The main catchment for each of the other sports is drawn predominantly from Buln Buln, Warragul and Drouin, with between 40% and 80% of all players being from Drouin and Warragul.

#### 3.4.2 Ellinbank

**Table 26: Ellinbank catchment per sport – 2013**

Town	Cricket	Football/Netball	Junior Football
Buln Buln	Information not provided		5%
Darnum		3%	
Drouin		18%	3%
Ellinbank (area)		25%	5%
Iona			1%
Labertouche			1%
Longwarry		3%	
Neerim East			1%
Nilma			1%
Warragul		42%	83%
Yarragon		2%	
Other		7%	

As with Buln Buln, **Table 26** shows a large percentage of players are from Warragul and Drouin (60% for football/netball and 86% for junior football) with only 5% of junior football players and 25% of football/netball players living in Ellinbank.

### 3.4.3 Hallora

**Table 27: Hallora catchment per sport - 2013**

Postcode	Cricket	Tennis	Junior football
3000	1.0%	4.0%	
3807	2.0%		
3815	2.0%		
3816	3.0%		
3818	37.0%	48.0%	59.5%
3820	25.0%	18.0%	0.5%
3821	2.0%		
3823	5.0%	4.0%	
3825		4.0%	
3831		4.0%	
3844	1.0%		
3950			10.0%
3981	9.0%	9.0%	
3987	11.0%		10.0%
3988		9.0%	20.0%
Overseas	2.0%		

Postcode data rather than township data was provided by Hallora clubs. This data shows that at least 60% of all participants for each sport come from the 3818 and 3820 postcodes, but as several towns are included in each postcode the number of players from Drouin and Warragul cannot be determined.

### 3.4.4 Jindivick

**Table 28: Jindivick catchment per sport - 2013**

Town	Cricket
Berwick	3%
Bunyip	1%
Drouin	15%
Garfield	1%
Jindivick	27%
Melbourne suburbs	1%
Moe	4%
Neerim area	13%
Nilma	2%
Pakenham	2%
Ripplebrook	2%
Warragul	29%

**Table 28** on the previous page shows that Jindivick has a varied catchment with 44% of players from Warragul and Drouin, 27% from Jindivick, 13% from the Neerim area and a significant 9% of players from Pakenham and suburbs of Melbourne.

### 3.4.5 Neerim South

**Table 29: Neerim South catchment per sport – 2013**

Town	Cricket	Football/ Netball	Lawn Bowls	Netball
Buln Buln	4%		5%	6%
Drouin	4%	2%	8%	
Crossover	2%		2%	
Jindivick			2%	
Neerim District	76%	84%	66%	88%
Noojee	2%		3%	6%
Pakenham			2%	
Rokeby	2%			
Warragul	10%	14%	12%	

**Table 29** shows that Neerim South has a different trend to some of the other towns with the majority of players of each sport being from Neerim District (between 66% and 88%). There are a lower number of players from Warragul and Drouin that play for these clubs (between 14% and 20%).

### 3.4.6 Rawson

No player statistics were received from the Rawson Cricket Club.

### 3.5 Facility occupancy

**Table 30** below provides an overview of the ownership and management arrangement in place for each facility.

**Table 30: Facility occupancy**

Name of facility	Land ownership	Management arrangement	Management body
Athlone Recreation Reserve and Hall	Council	Council delegated Section 86 committee	Athlone Hall and Recreation Reserve Committee of Management
Buln Buln Recreation Reserve	Council	Council delegated Section 86 committee	Buln Buln Recreation Reserve Committee of Management
Ellinbank Recreation Reserve	Council	Council delegated Section 86 committee	Ellinbank Recreation Reserve Committee of Management
Ellinbank Public Hall	Council	Council delegated Section 86 committee	Ellinbank Public Hall Committee of Management
Erica Hall and open space	Council	Council delegated Section 86 committee	Erica Community Committee of Management
Hallora Hall	Crown	DSE committee	Hallora Hall Committee Inc
Hallora Recreation Reserve	Crown/Council	DSE committee	Hallora Recreation Reserve Committee of Management
Kydd Park Reserve (Jindivick)	Council	Manage facility	Jindivick Cricket Club
		Licence	Jindivick Progress Association
Jindivick Mechanics Institute	Crown	DSE committee	Jindivick Mechanics Institute
Neerim South Community Hall	Crown	DSE committee	Neerim South Public Hall Committee Inc
Neerim South Recreation Reserve	Crown	Council delegated Section 86 committee	Neerim South Recreation Reserve Committee of Management
Neerim South Swimming Pool	Council	Contract	YMCA Victoria
Dunstan Oval	Council	Manage facility	Rawson Cricket Club
		Council	Council
Bells Hall/Stadium	Council	Council	N/A
Rawson Indoor Pool	Council	Contract	YMCA Victoria



### 3.6 Maintenance

**Table 31** below provides an overview of the maintenance allocations for 2013/14. This is the annual amount paid by Council to each tenancy group for grounds maintenance and minor building maintenance. Council is planning to review these allocations within the next six months.

**Table 31: Maintenance allocations**

Name of facility	Maintenance allocation 2013/14
Athlone Recreation Reserve	\$ 2,935
Athlone Mechanics Institute	\$ 2,817
Buln Buln Recreation Reserve	\$ 8,200
Ellinbank Recreation Reserve	\$ 8,200
Ellinbank Public Hall	\$ 2,817
Erica Memorial Hall	\$ 2,817
Erica Open Space	\$ 2,935
Hallora Hall	\$ 2,817
Hallora Recreation Reserve	\$ 2,935
Kydd Park Reserve (Jindivick)	\$ 2,935
Jindivick Mechanics Institute	\$ 2,817
Neerim South Community Hall	\$ 2,817
Neerim South Recreation Reserve	\$ 8,200
Dunstan Oval (Rawson)	No specific allocation
Bells Hall/Stadium (Rawson)	No specific allocation

## SECTION 4: MARKET AND DEMAND ANALYSIS

This section of the report provides a summary of the key trends in local and regional demographic and population change.

### 4.1 Population overview

#### 4.1.1 Gippsland regional population

The population of Gippsland is projected to rise by 82,302 residents between 2011 and 2031, a growth of 32%. These projections are consistent with growth projections for Regional Victoria (31%) and Victoria (39%).

The growth in Gippsland is predicted to contribute 19% of Regional Victoria's growth and 4% of Victoria's total growth. **Table 32** provides a summary of Gippsland's residential growth between 2011 and 2031.

Baw Baw Shire is expected to experience substantial growth of 72% in the period 2011 to 2031, which is an increase of 31,287 new residents. The Shire is projected to contribute the largest proportion (38%) of Gippsland's growth in this period, followed by Bass Coast Shire (23%). By 2031, Baw Baw Shire is expected to have the second highest population amongst the Gippsland Local Government Areas, behind Latrobe.

**Table 32: Gippsland population projections 2011 – 2031**

Local Government Area	2011	2016	2021	2026	2031
Bass Coast (S)	30,233	33,198	38,331	43,559	48,831
Baw Baw (S)	43,389	48,489	56,352	65,441	74,676
East Gippsland (S)	42,826	44,833	47,582	50,111	52,451
Latrobe (C)	73,788	74,767	78,215	81,830	85,299
South Gippsland (S)	27,512	28,670	30,126	31,644	33,054
Wellington (S)	42,068	43,085	44,603	46,229	47,806
<b>Gippsland Total*</b>	<b>259,816</b>	<b>273,042</b>	<b>295,209</b>	<b>318,814</b>	<b>342,118</b>
Regional Victoria**	1,428,980	1,506,908	1,618,178	1,743,345	1,871,447
Victoria	5,537,817	6,058,676	6,607,851	7,159,897	7,699,066

\*Gippsland total inclusive of the total of all Gippsland LGA's

\*\*Regional Victoria comprises 48 regional LGA's

Source: Victoria in Futures 2014

### 4.2 Baw Baw demographic overview

The following provides an overview and comparison of key Baw Baw Shire demographics, including an age profile, household summary, employment information, cultural diversity, transport and volunteering participation. An age profile has been included for each individual town.

Data used to compile the Baw Baw Shire profile has been sourced from *profile id with age* projections being sourced from *Victoria in Futures 2012*. Data used for the individual town population profiles has been sourced from the *2011 ABS Census data* and comparisons have been made with the Shire. Just prior to this project being completed, the ABS made modifications to its Statistical Area levels which meant that population forecasts at a township level were unavailable at the time of writing this report.

#### 4.2.1 Age profile

##### ***Baw Baw Shire***

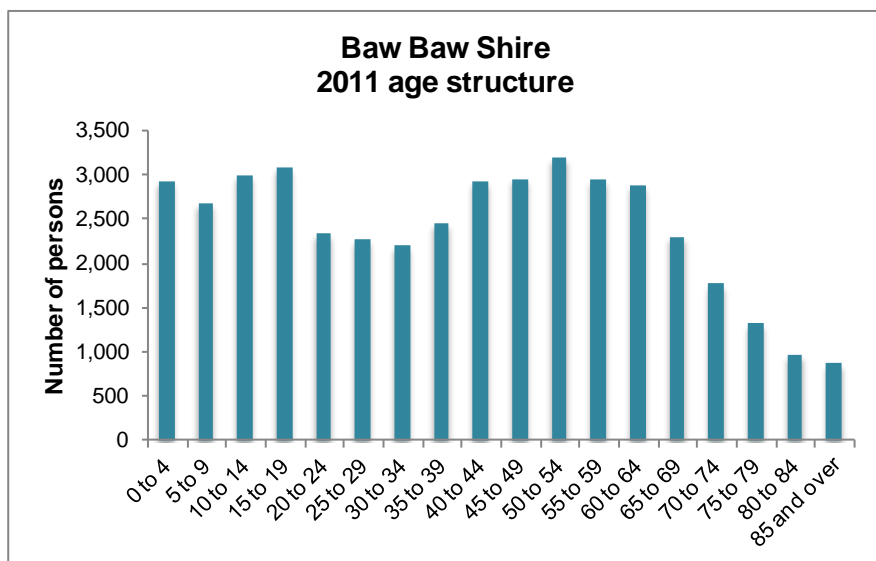
The population of Baw Baw Shire is predicted to age between 2011 and 2031, with 28.8% (6,256) of total resident growth expected in the 70+ age category. In 2011 11.4% (4,899) of the Shire's population was aged over 70, this will increase to 17.3% (11,155) by 2031. The number of residents aged 50-69 will increase by 3,782 by 2031; which is 17% of the Shire's total predicted growth. While the number of residents in this age category will increase, the proportion of the Shire's population is expected to decline slightly, from 26.3% (11,270) in 2011 to 23.3% (15,025) by 2031.

Children under the age of 4 years will account for 3.1% of the total resident growth, which is an additional 680 children. In 2011 children in this age category comprised 6.8% (2,915) of the total Shire's population, by 2031 this is expected to be 5.6% (3,595). The proportion of children aged 5-9 years will grow slightly, from 6.2% (2,665) in 2011 to 6.4% (4,136) by 2031, an additional 1,471 children, or 6.8% of the Shire's population growth.

The proportion of young people aged 10-24 will decrease between 2011 and 2031. In 2011 19.5% (8,367) of the Shire's population were in this age category, by 2031 it is expected to be 18.3% (11,804). Despite the decline in population proportion, there will be an additional 3,437 young people aged 10-24 living in the Shire by 2031. Young people aged 15-19 years will particularly impact the proportion of young people in the Shire, declining from 7.2% (3,068) in 2011 to 6.2% (4,020) in 2031. In spite of this proportion decline there will still be 952 additional residents aged 15-19 years by 2031.

Residents aged 25-34 accounted for 10.4% (4,443) of the Shire's population in 2011, by 2031 they are predicted to comprise 10.1% (6,521), an additional 2,078 residents. There were 8,302 residents aged 35-49 years in Baw Baw Shire in 2011, which was 19.4% of the overall population. By 2031 this proportion will decrease slightly, to 19.1% (12,346), this is despite the proportion of residents in the 35-39 year old age category increasing slightly, from 5.7% (2,441) in 2011 to 6.5% (4,170) by 2031. Residents aged 25-49 will account for 28.1% of the overall population growth.

**Figure 2: Baw Baw Shire 2011 population age structure**



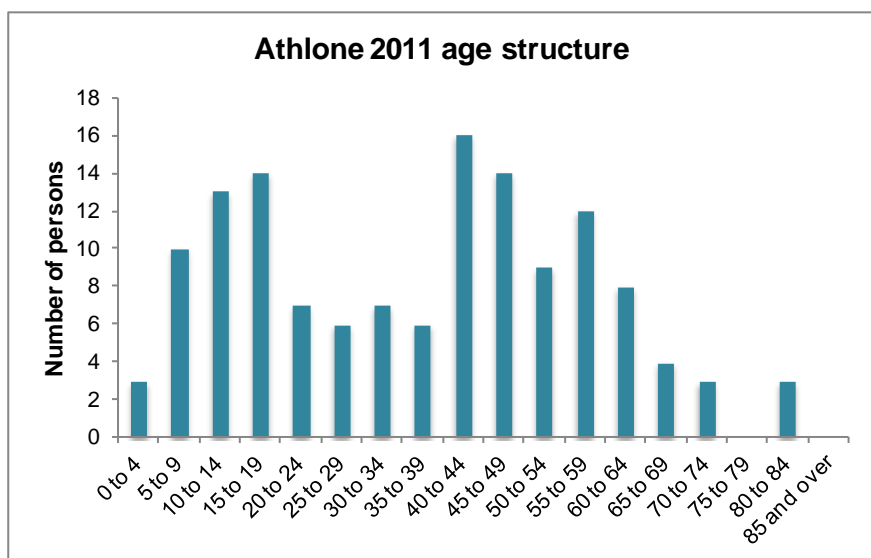
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**Athlone**

Athlone is a small town that had 133 residents in 2011, which represented 0.31% of the Shire’s population. The gender balance of residents contrasted slightly to the Shire’s, with slightly more males living in Athlone (51.1%) than in the Shire (49%) and slightly less females, 48.9% compared with 51%.

The town had a much greater concentration of residents in their middle years than the Shire, in 2011. 22.3% (30) of Athlone’s residents were aged 40-49, whereas across the Shire this proportion was 13.7%. The town also had a larger proportion of its residents aged 5-19 years than the Shire, with 27.4% (37) of residents in this age category, compared with 20.3%. The town had less residents aged 60 years and over than the Shire, 13.3% (18) compared with 24.2%. The proportion of children aged under 4 years was also less, 2.2% (3) compared with 6.8%.

**Figure 3: Athlone 2011 population age structure**



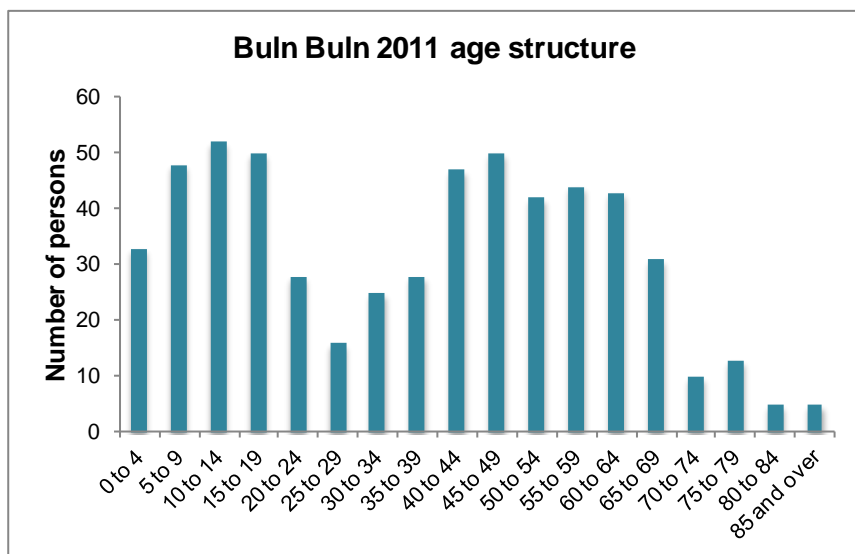
### **Buln Buln**

In 2011 there were 567 residents living in Buln Buln. This consisted of 49.7% females and 50.3% males which was a slight contrast to the Shire where 51% of the population were female and 49% male. The town comprised 1.3% of the Shire's population in 2011.

Buln Buln had a higher proportion of residents aged 5-19 years and 40-64 years than the Shire. In 2011 there were 150 young people aged 5-19 years (26.3% of the population), and 226 (39.6%) residents aged 40-64 years. Across the Shire these age categories accounted for 20.3% and 35% respectively. The difference in the 40 to 64 age category was particularly evident amongst 40-49 year olds, where 17% (97) of Buln Buln's population were aged in this range, compared with 13.7% across the Shire. There were distinctively less 25-29 year olds in Buln Buln compared with the Shire (2.2% (16) compared with 5.3%) and a smaller proportion aged over 70 years (5.9% (33) compared with 11.5%). The proportion of children under the age of 4 was comparable with the Shire, 5.8% (33) compared with 6.8%.

Council's Settlement Management Plan states that further growth of Buln Buln is "not favoured in the absence of supporting infrastructure", the town is to "remain a small residential settlement providing a lifestyle niche through its available lot sizes".

**Figure 4: Buln Buln 2011 population age structure**

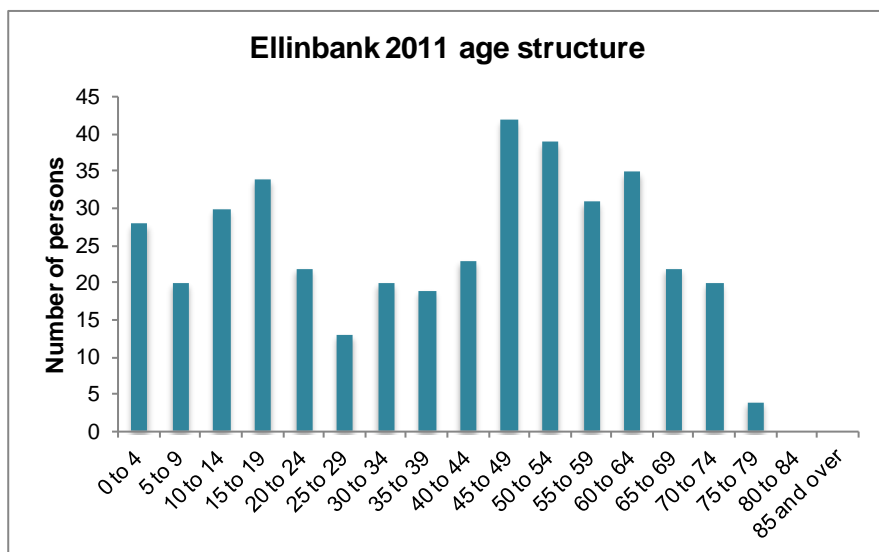


### **Ellinbank**

There were 400 residents of Ellinbank in 2011 (0.9% of the Shire's population). The distribution of males and females swayed slightly towards males (51.3%), which was in contrast to across the Shire, where 51% of the total population was female and 49% male.

Ellinbank had a significantly higher proportion of its population aged 45-54 in 2011 than the Shire, 20.1% (81) compared with 14.3%, and a slightly larger proportion of residents aged 55-64 years, 16.2% (66) compared with 13.5%. The town also had a higher proportion of young people aged 10-19 years (16% (64) compared with 14.1%), but less aged 5-9 years, 5% (20) compared with 6.2%. The number of children under the age of 4 was comparable (7% (28) and 6.8% respectively). There were less residents aged 75 and over in Ellinbank than the Shire, 1% (4) compared with 7.4%.

**Figure 5: Ellinbank 2011 population age structure**



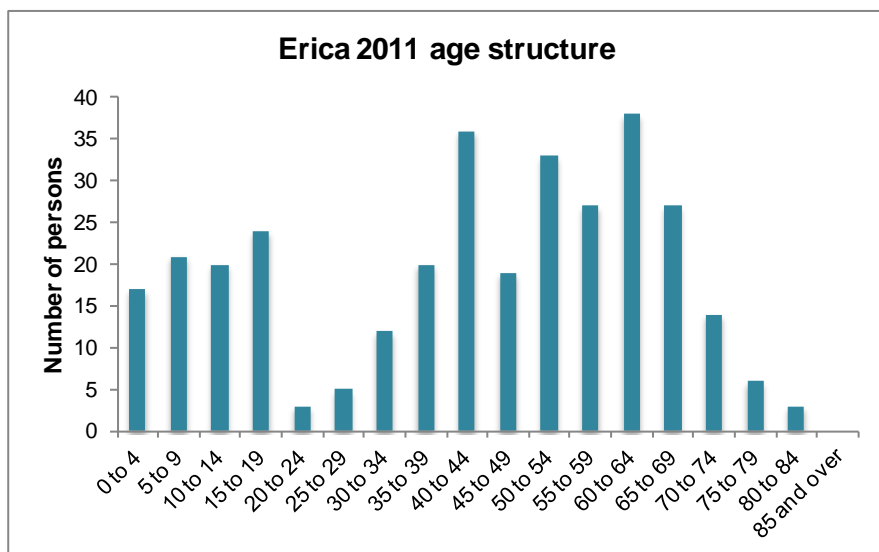
### **Erica**

The population of Erica comprised 0.8% of the Shire's total population in 2011, or 324 people. The distribution of males and females was distinctive compared to the Shire, with males comprising 53.4% of the town's population compared with 49%, and females accounting for 46.6% compared with 51%.

Erica had a significant proportion of its population aged between 50 and 69 in 2011; 38.5% (125) compared to 26.3% for the Shire. The town also had a higher proportion of residents aged 40-44 than the Shire, 11.1% (36) compared with 6.8%. There were significantly less residents aged 20-34 in 2011 than the Shire, 6.1% (20) and 15.8% respectively. The proportion of residents living in Erica aged under 20 years was comparable with the Shire, 25.6% (82) compared with 27.1%. Erica had less residents aged 70 and over than the Shire, 7% (23) and 11.4%.

Council's Settlement Management Plan states that "limited growth in permanent resident population [in Erica] is supported", because of the isolated position and bushfire risk. A focus on improving services for visitors and residents is recommended.

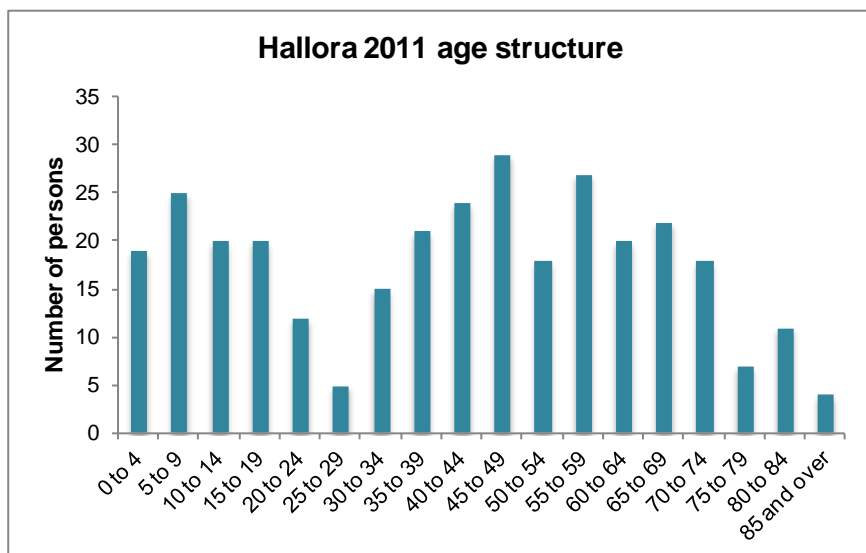
**Figure 6: Erica 2011 population age structure**



**Hallora**

Hallora had a population of 317 in 2011, which represented 0.7% of the Shire’s population. The balance of males (50.2%) and females was relatively even (49.8%). There were a higher proportion of children aged 5-9 years living in Hallora than the Shire in 2011, 7.9% (25) compared with 6.2%. The area also had more residents aged 35-49 years (23.3%, 74) and more aged between 65 and 84 (18.3%, 58) than across the Shire (19.4% and 14.8% respectively). In contrast, the area had less residents aged 20-34 years, 10.1% (32) compared with 15.8%. The number of children under the age of 4 years was comparable with the Shire, 6% (19) and 6.8% respectively.

**Figure 7: Hallora 2011 population age structure**



**Jindivick**

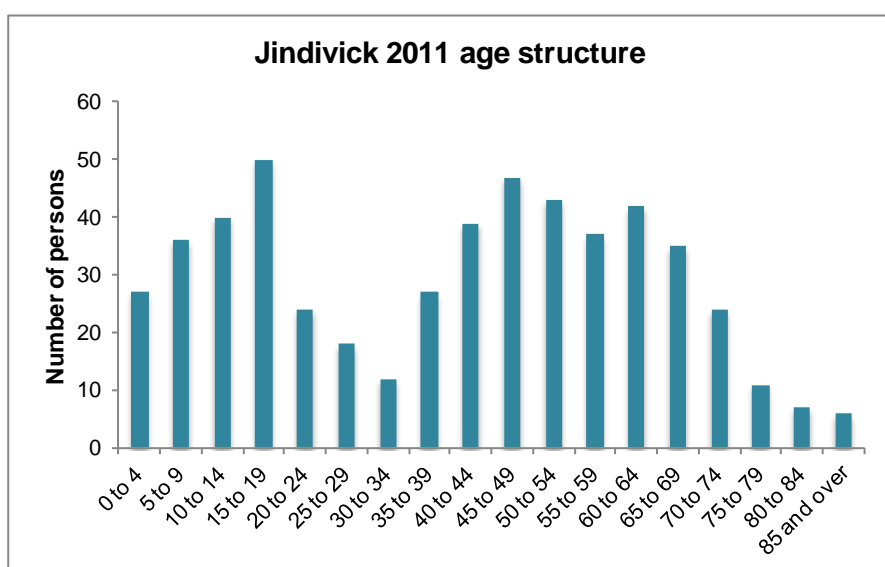
There were 522 residents living in Jindivick in 2011 (1.2% of Baw Baw Shire’s population). Over a third (38.9%, 204) of the area’s population were aged between 45 and 69, which was a higher

proportion than across the Shire (33.2%). There was a particularly higher proportion of 45-49 year old residents (9% (47) compared with 6.9%) and of 60-64 year olds, 8% (42) compared with 6.7%.

Jindivick also had a higher proportion of young people aged 5-19 years (24% (126) compared with 20.3%), which was particularly noticeable in the 15-19 year old age category, 9.5% (50) and 7.2% respectively. Children under the age of 4 years accounted for 5.1% (27) of Jindivick's population, which is less than the Shire (6.8%). There were less residents aged 75 and over in Jindivick, 4.5% (24) compared with 7.4%. Amongst the residents there was a larger percentage of males (52.5%) than females (47.5%).

Council's Settlement Management Plan states that Jindivick is expected to experience low population growth, with the town being "...reliant on larger centres for the provision of services".

**Figure 8: Jindivick 2011 population age structure**



### **Neerim South**

The population of Neerim South was 1,193 in 2011 (2.8% of the Shire's population), of which males accounted for 49.6% and females accounted for 50.4%, which was comparable with the Shire (49% and 51% respectively).

Amongst the Neerim South residents in 2011, 238 (19.9%) were aged 65 years and over. This age category proportion was higher than across the Shire, which was 16.8%. The difference was particularly evident amongst residents' aged 70-79 (9.3% (111) and 7.2% respectively).

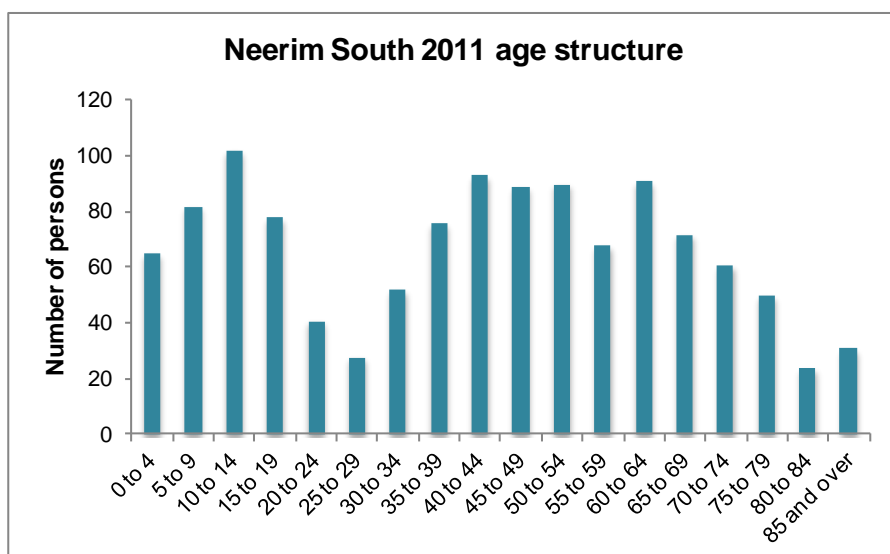
Residents aged 40-64 accounted for 36.1% (431) of the population in 2011, which is comparable with the Shire (34.6%). Amongst this age category there was a small difference in the proportion of residents aged 40-49 years, in Neerim South 15.3% (182) compared with the Shire (13.7%).

Neerim South had a larger proportion of 10-14 year olds than the Shire, 8.5% (102) and 6.9% respectively. Children under 4 years accounted for 5.4% (65) of the town's population, which is less than the Shire (6.8%). There were noticeably less residents aged 20-34 years living in Neerim South in 2011 (10.1% (121) than the Shire 15.8%).

Council's Settlement Management Plan states that Neerim South's population is expected to grow at a moderate rate, with costs and logistics of providing infrastructure to new housing areas limiting extensive development.



**Figure 9: Neerim South 2011 population age structure**

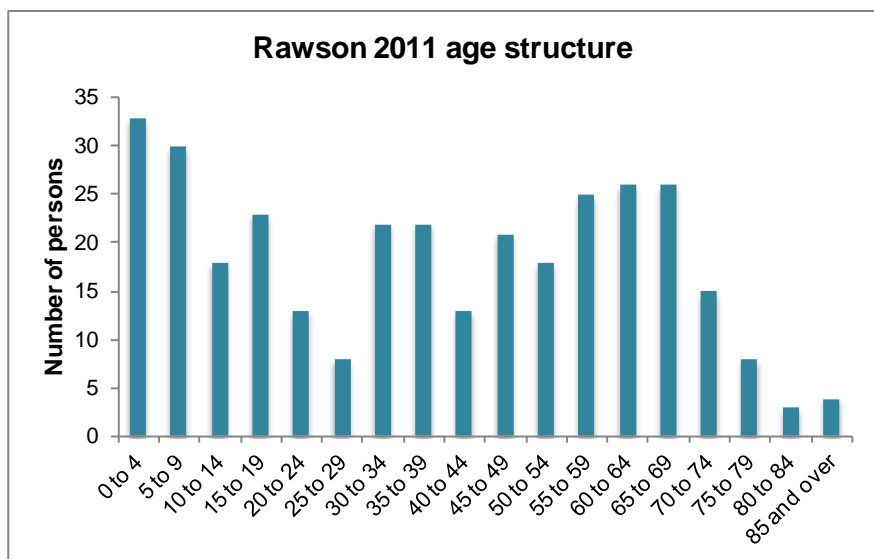


### **Rawson**

Rawson had a population of 325 in 2011 (0.8% of the Shire's population). There were more females (51.4%) living in the area in 2011 than males (48.6%), similar to the Shire (51% and 49% respectively).

The area had noticeably more residents aged under 9 years than the Shire, 19.2% (63) compared with 13%. There was also noticeably more residents aged 30-39 years (13.4% (44) compared with 10.8%) and more aged 55-69 years, 23.4% (77) and 18.9% respectively. In contrast, Rawson had fewer residents aged 20-29 years compared with the Shire, 6.4% (21) and 10.7% respectively and less 40-44 year olds, 4% (13) compared with 6.8%. Residents aged 70 and over accounted for 9.1% (30) of Rawson's population, which is less than the Shire (11.4%).

Council's Settlement Management Plan states that Rawson is expected to have moderate population growth, with growth "beyond existing boundaries [being] challenging due to issues including infrastructure capacity and environmental constraints...".

**Figure 10: Rawson 2011 population age structure**

#### 4.2.2 Household structure and income

In 2011 there were less residents living alone in Baw Baw Shire than Regional Victoria, 24.1% (3,980) compared with 26.8%. Households in Baw Baw were mostly likely to comprise couples with children (30.1%, 4,963) and couples without children (29.2%, 4,807), which was in contrast to Regional Victoria where the number of couples without children (27.8%) was slightly higher than couples with children (26.9%).

Households in Baw Baw Shire were more likely to have a higher weekly income than Regional Victoria, with 42.4% of Shire households in the medium-highest (\$752-\$1,203) or highest (\$1,204 and over) income groups, compared with 39.5% in Regional Victoria. Less Shire households were in the lowest income group (under \$430), 28.4% compared with 31%.

#### 4.2.3 Employment and individual income

Baw Baw Shire had a higher rate of labour force participation in 2011 than Regional Victoria (60.8% of residents aged 15 years and over compared with 58.2%). Of residents in the labour force, 95% were in full time or part time employment, comparable to Regional Victoria (94.8%).

The industries employing the most residents were Health Care and Social Assistance (11.3%), Construction (11.3%), Retail Trade (9.8%), Manufacturing (9.3%), Education and Training (9.3%) and in Agriculture, Forestry and Fishing (9.2%). Employed residents were most likely to report their occupation as a Technician and Trade Worker (16.6%), Professional (16.4%), Manager (15.9%) and Labourer (12.9%).

The weekly income earned by individuals in the Shire was consistent with Regional Victoria in 2011, with 55.3% of individuals reporting an income in the medium-lowest quartile income range (\$262-\$1,059), compared with 56.9% in Regional Victoria. There were slightly more Baw Baw Shire residents (20.4%) reporting an income in the highest weekly income group (\$1,060 and over) than Regional Victoria (18.8%).

#### **4.2.4 Cultural diversity**

The majority (85.3%) of Baw Baw Shire residents reported Australia as their country of birth in 2011, slightly higher than Regional Victoria (84.3%). Of residents born overseas, the most common reported country of birth was the United Kingdom (4.3%), followed by New Zealand (1%), Netherlands (0.8%), Germany and Italy (both 0.5%).

#### **4.2.5 Transport**

Baw Baw Shire households were more likely to own two or more motor vehicles in 2011 (60.1%) than Regional Victoria (54.5%). Households in the Shire were less likely to have no motor vehicle than Regional Victoria, 4.6% compared with 6.4%.

#### **4.2.6 Volunteering**

The proportion of Baw Baw Shire residents aged 15 years and over participating in voluntary work (either through a group or organisation) was consistent with Regional Victoria, 23.9% (8,196) compared with 23.4%.

## SECTION 5: CONSULTATION FINDINGS

Consultation for the development of these Master Plans was undertaken with sporting clubs, Committee's of Management, Council staff, sporting leagues and associations and state sporting bodies.

### 5.1 Identified needs

This section of the report includes an overview of the identified needs for each town and where these needs were identified. These needs were determined through both the consultation process and the literature review.

#### 5.1.1 Athlone

**Table 33: Identified needs - Athlone**

Identified Need	Stakeholder consultation	Literature review	State sporting bodies
Unisex and accessible toilets at cricket oval	√		
Running water and electricity at cricket oval	√		
Improved playing surface for cricket	√	√	
Drainage for oval	√		
Lawn mower	√		
Fence around oval	√		

#### 5.1.2 Buln Buln

**Table 34: Identified needs – Buln Buln**

Identified Need	Stakeholder consultation	Literature review	State sporting bodies
Additional water for ground (wetlands are not currently holding water)	√	√	
Additional umpire change room for females	√	√	√
Storage shed	√		
Upgrade to kitchen	√	√	
Netball second court or warm up area	√		
Improved lighting for netball	√	√	√
Synthetic surface for tennis courts	√		
Lighting upgrade for oval	√	√	√

**Table 34: Identified needs – Buln Buln (cont.)**

Identified Need	Stakeholder consultation	Literature review	State sporting bodies
Reshape oval to meet AFL guidelines while providing for car parking around the western side of the oval	√		
Lighting near playground	√		
Concrete entrance to reserve and consider moving the entrance to the west	√		
Seal path from bbq area to playground	√		
Attend to compliance issues in football/cricket pavilion in relation to amenities, timekeepers box and disabled toilet		√	√
Provide compliant run off for netball court		√	√

**Note:** reshaping the oval to meet AFL guidelines while still providing for parking around this side of the ground may require the use of additional land that has been gifted to Council. Council has approved the transfer of this land so it will be available for use if necessary. It will not be known whether this land will be required until detailed design is undertaken.

### 5.1.3 Ellinbank

**Table 35: Identified needs – Ellinbank Recreation Reserve**

Identified Need	Stakeholder consultation	Literature review	State sporting bodies
New change rooms	√	√	√
Storage shed	√		
Bore	√	√	
Asphalt road	√	√	
Lighting for oval	√	√	√
New score board for football	√		
Netting behind football goals	√		
Heating/cooling for netball rooms	√		
New spectator seating for netball pavilion	√		
Resurface netball courts	√		
Improved lighting for netball	√	√	√
Provide compliant run off for netball		√	√
Accessible path to netball courts		√	√
Oval upgrade		√	
Septic upgrade	√		
Regular trimming of trees overhanging netball courts	√		

**Table 36: Identified needs – Ellinbank Hall**

Identified Need	Stakeholder consultation	Literature review	State sporting bodies
Paint internal walls and re-sand floor	√		
Upgrade toilet facilities	√		
Heating	√		

#### 5.1.4 Erica

**Table 37: Identified needs - Erica**

Identified Need	Stakeholder consultation	Literature review	State sporting bodies
Improved cleaning of public toilets and removal of waste, particularly on long weekends	√		
Maintenance of septic line for public toilets	√		

#### 5.1.5 Hallora

**Table 38: Identified needs - Hallora**

Identified Need	Stakeholder consultation	Literature review	State sporting bodies
Upgrade existing cricket nets and put in an additional one	√		
Goal posts	√		
Score board	√		
Replace oval light poles	√		
Storage shed	√		
Access to a small tractor	√		
Upgrade equipment e.g. rollers, lawn mower	√		
Seal road	√		
Something to stop trucks entering the reserve	√		
Additional water tank	√	√	
Playground	√		
BBQ area	√		
Showers for umpire change rooms	√		√
Amenities for away change rooms	√		√

### 5.1.6 Jindivick

**Table 39: Identified needs – Jindivick Recreation Reserve**

Identified Need	Stakeholder consultation	Literature review	State sporting bodies
Drainage and irrigation for oval	√	√	
Long term water solution (bore or dam)	√	√	
Turf wicket	√		
Change rooms for cricket	√		
Secure gate down to bank	√	√	
Monitor erosion issues on main bank area		√	
A second cricket ground in town	√		
Additional car parking (if turf wicket is put in)	√		
Expand playground	√		
Make safe area where path is falling away on ramp to cricket nets		√	
Repair uneven surface under outdoor gym equipment		√	

**Table 40: Identified needs – Jindivick Hall and Tennis**

Identified Need	Stakeholder consultation	Literature review	State sporting bodies
Decommission one court and lights and provide one multi purpose court		√	
Verandah for front of hall	√		
Access path from playground to hall			√

### 5.1.7 Neerim South

**Table 41: Identified needs – Neerim South Recreation Reserve**

Identified Need	Stakeholder consultation	Literature review	State sporting bodies
Rock wall on east side of entrance	√		
New verandah	√		
Seat around other side of oval for older walkers	√		
Alternate venue for football training to save ground (needs to have lights)	√		
Additional storage	√		

**Table 41: Identified needs – Neerim South Recreation Reserve (cont.)**

Identified Need	Stakeholder consultation	Literature review	State sporting bodies
Oval upgrade	√	√	√
Address erosion issues on embankment		√	
Reseal entry to reserve		√	
Attend to compliance issues in football/cricket pavilion in relation to amenities, change rooms and umpires room		√	
New timekeepers box	√		
Replacement of coaches boxes	√		
Provide compliant run off for netball courts		√	
Lighting upgrade for tennis/netball courts		√	
Fix coping on skate bowl		√	

### 5.1.8 Rawson

**Table 42: Identified needs - Rawson**

Identified Need	Stakeholder consultation	Literature review	State sporting bodies
Skate park	√	√	
Improvements to BMX park		√	
Decommission two tennis courts		√	
Additional cricket net	√		
Repaint deck at Dunstan Oval	√		
Improved system to water oval	√	√	
Light on oval for helicopters to land safely	√		
Cooling for Bells Stadium	√		
Seal entrance to Bells Stadium	√		

## 5.2 Other consultation findings

### 5.2.1 Clubs and Committee's of Management

In addition to the identified needs at each facility, clubs and Committee's of Management provided feedback as to what they saw Council's role as and what their expectations of Council were in relation to the facilities. A number of key themes emerged from these discussions, these include:-

- Current maintenance allocations being insufficient (only some sites identified this as an issue)



- The cost of waste removal is significant and eats into their maintenance allocation, with the suggestion that Council include these facilities as part of their waste removal contract
- Availability of Council equipment to help maintain the grounds rather than each reserve having to purchase their own
- Council assistance with grass management and technical expertise
- Contacts for local trades
- Assistance accessing government grants
- Committees and clubs would like Council to acknowledge that the facilities are well used
- Some clubs wanted Council to take on a more active role while others were happy with the level of involvement
- Some of the smaller clubs e.g. carpet bowls and badminton are finding it hard to pay the increasing insurance costs

Increased in water and utility costs were also discussed with the cost of bringing in external water to water grounds becoming cost prohibitive, making it difficult for clubs to maintain grounds at an adequate level during summer.

### **5.2.2 State and regional sporting associations**

Cricket Victoria's key priorities are the engagement of new markets into the sport, with juniors and females both being a high priority. It is therefore a priority for them that all new facility development and facility redevelopment include female facilities and be family friendly. In response to growth in the sport and ensuring there are adequate facilities, they are advocating that clubs look at the format of their competitions and introduce mid week night games to cater for the demand, rather than developing more grounds. They therefore see it as a priority for Council's to consider cricket compliant lighting when looking at lighting upgrades for ovals.

Netball Victoria places a strong emphasis on compliant run off for netball courts for all competitions with them seeing this as a priority for all facilities. After discussion about these venues, run off issues at Buln Buln and Ellinbank have been resolved as part of the Master Plan, but Netball Victoria acknowledged that is not a viable option for Council to change the courts at Neerim South, due to site restraints and agreed that the club could continue to play on these courts.

AFL Gippsland's key participation goals are the development of junior and female football. To support these participation goals, they are strongly advocating for female and family friendly facilities at reserves.

### **5.2.3 Sporting leagues and associations**

#### ***Warragul and District Cricket Association***

The Warragul and District Cricket Association indicated that they had the most teams ever last season with 49 teams, an increase of five teams from two years ago. They expect this growth to continue as the population increases. They see a concern for local cricket being access to adequate ovals with a number of clubs currently utilising additional ovals or school facilities for training and they suggest that Council needs to identify land for additional ovals given the projected growth in the Shire.

There are four turf wickets in the competition which makes scheduling difficult in October as three of these turf wickets are generally not ready to play on, with Hallora being the exception. The

Association suggested that any clubs considering putting in a turf wicket in the future keep the hard deck wicket to allow play to commence at the beginning of the season.

Site specific comments included the ground surface at Ellinbank, which they believe is poor, and the fact that they are not concerned about the lack of change facilities at Jindivick and do not believe that this negatively impacts the club in any way.

***Ellinbank Football/Netball League***

The Ellinbank Football/Netball League commented that the current change facilities at Ellinbank were inferior and that the club is currently overlooked for interleague training and finals as a result. Although the issue is with the football change rooms, this also impacts netball as games are scheduled across both sports.

They weren't even aware that the ground at Buln Buln was too narrow as no one has raised it as a concern and confirmed that it does not impact on scheduling of games or finals.

They also mentioned that lighting is not adequate.

## SECTION 6: FUTURE PROVISION

This section of the report provides an overview of the principles that have been developed to help guide the future development of the rural recreation reserves.

### 6.1 Guiding principles

Development of the guiding principles has been based on priorities from Council planning documents and government funding requirements. These principles have helped to guide the planning and prioritisation at each of the rural recreation reserves as outlined in **Section 8** of this report.

#### 6.1.1 Consistency with Council plans and strategies

- Initiatives that are supported through existing Council plans and strategies;
- Specific priorities identified in existing Council plans and strategies;
- Projects that will have the greatest impact in the shortest timeframe;
- Investment that benefits the greatest number of people; and
- Maximisation of the use of existing assets wherever possible.

#### 6.1.2 Diversifying and maximising use and participation

- Facilities that maximise use of a range of groups in the community;
- Facilities that maximise opportunities for active and passive recreation activities, both formal and informal; and
- Equitable and accessible services that respond to local and individual community needs.

#### 6.1.3 Accessible design and efficient functionality

- Services and associated infrastructure that will minimise environmental impacts and achieve maximum social benefit;
- Facilities that will reduce energy usage and increase water harvesting;
- Facilities that cater for females;
- Use of Universal Design principles where possible to improve the accessibility of the facilities to all users; and
- Promotion of co-location of services to reduce life-of-asset maintenance costs.

#### 6.1.4 Partnerships

- Projects that work in partnership with local sport and recreation organisations and the broader community to maximise limited resources; and
- Projects that can leverage local or external funding.

### 6.1.5 Standard of facilities

- Provide facilities that are safe and well maintained and presented; and
- Facilities that meet sporting code compliance.

## 6.2 ESD considerations

Council should look at options to reduce energy and water usage at these facilities including: installation of energy efficient lighting, working with clubs to update electronic equipment and appliances, investigate the use of solar photovoltaic (PV) panels on buildings, potential installation of warm season grasses on ovals and/or use of bore water, storm water collection and grey water re-use.

## 6.3 Universal Design considerations

Universal design refers to broad-spectrum architectural planning ideas meant to produce buildings, products and environments that are inherently accessible to both the able-bodied and the physically disabled. The term is used to describe the concept of designing all products and the built environment to be aesthetic and usable to the greatest extent possible by everyone, regardless of their age, ability, or status in life. This means designing, building and managing facilities that are intuitive and impartial to particular user or demographic groups.

The principles of universal design are outlined below:

1. **Equitable use** – the design does not disadvantage or stigmatise any group of users;
2. **Flexibility in use** – the design accommodates a wide range of individual presences and abilities;
3. **Simple and intuitive use** – use of the design is easy to understand, regardless of the user's experience, knowledge, language skills, or current concentration level;
4. **Perceptible Information** – the design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities;
5. **Tolerance for error** – the design minimises hazards and the adverse consequences of accidental or unintended actions;
6. **Low Physical effort** – the design can be used efficiently and comfortably, and with a minimum of fatigue;
7. **Size and Space for Approach and use** – appropriate size and space is provided for approach/reach/manipulation, and use, regardless of the user's body size, posture, or mobility.

Universal design has the following goals:

1. **Body fit** - accommodate a wide a range of body sizes and abilities;
2. **Comfort** - keeping demands within desirable limits of body function and perception;
3. **Awareness** - ensuring that critical information for use is easily perceived;
4. **Understanding** - making methods of operation and use intuitive, clear and unambiguous;
5. **Social integration** - treating all groups with dignity and respect;

6. **Personalisation** - incorporating opportunities for choice and the expression of individual preferences;
7. **Appropriateness** - respecting and reinforcing cultural values and the social and environmental context of any design project.

The Department of Transport Planning and Local Infrastructure's (DTPLI) Universal Design Facilitator was involved in the design process and has worked closely with the project consultants, architects and Council to ensure that the proposed design addresses the critical elements of Universal Design best practice principles.

Incorporating Universal Design best practice principles into future planning for these facilities will be important and Council should ensure that these principles are included in the detailed design phase and subsequent facility fit out to ensure that the built environment is in line with these principles.

## SECTION 7: EXTERNAL FUNDING SOURCES

Below are five sources of funding that are available to Council for future projects at these recreation facilities.

### 7.1 Minor facilities

The Minor Facilities category under the Community Facility Funding Program can provide grants of up to \$100,000 for any one project (where the total project cost is up to \$500,000, excluding GST) are available for community groups, working in partnership with local government, to develop or upgrade community sport and recreation facilities.

The objectives of this program are to:-

- Encourage participation in sport and recreation through innovative facility initiatives
- Encourage involvement of community organisations in planning and developing facilities
- Encourage co-operation between local government authorities, state sporting associations/peak bodies and local sports clubs and organisations
- Strengthen communities through the development of sustainable sport and recreation facilities
- Encourage greater female and junior participation

The following project types may be funded under this program:-

- Accessible change facilities to promote female and junior use
- Shared paths and trails
- Sports surfaces
- Sports lighting
- Play spaces, skate parks, BMX tracks or youth recreation facilities
- Multi-use recreation/meeting spaces
- Projects that result in energy or water efficiency, such as warm season grass conversions

### 7.2 Country Football/Netball

The Country Football and Netball Program provides funding to assist country football and netball clubs, associations and umpiring organisations to develop facilities in rural, regional and outer metropolitan locations including:-

- Change room facilities for players and umpires of both genders
- Development or upgrading of football playing fields
- Development or upgrading of netball facilities
- Development or upgrading of lighting facilities

Under the program criteria maximum grants of up to \$100,000 per year will be provided with a funding ratio for Baw Baw of \$2 from SRV to every \$1 of local funding. The \$100,000 can be split between various projects.

Improving participation outcomes is a key objective of this program. Examples of potential projects include:-

- Modifying existing football and netball facilities to improved access and increase use, such as:
  - Unisex change room facilities and amenities for players and umpires
  - Multi-purpose meeting rooms
- Development or upgrading football and netball playing surfaces
- Development or upgrading football and netball lighting

### 7.3 Local Facilities for Local Clubs

The Local Facilities for Local Clubs Program is a new funding program that promotes the importance of developing more inclusive partnerships between clubs, local governments and State Government to build a more active Victoria.

The program supports innovative local clubs for small facility projects that:-

- Increase or maintain sport and recreation participation
- Increase female and junior participation
- Increase access to sport and recreation places
- Improve safety, address risks and ensure compliant facilities
- Provide innovative sport and recreation facilities
- Provide environmentally sustainable
- Provide universally designed facilities

Under the program criteria maximum grants of up to \$50,000 will be provided to match community contributions (both cash and in-kind) for clubs for facility projects with a total cost of \$150,000.

Council's can apply for up to \$50,000 towards two projects.

Improving participation outcomes is the primary aim of this program. Examples of potential projects include:-

- Outdoor sports surfaces
- Outdoor playing field developments
- Unisex accessible change rooms, toilets and showers for facility users
- Outdoor sports lighting
- Multi-purpose training facilities
- Seasonal pool upgrades to support club activities
- Temporary facilities such as change rooms.

Active Recreation projects that could be funded include skate parks, play spaces, BMX tracks, equestrian courses and arenas, multi-purpose spaces such as courts, youth recreation spaces and outdoor fitness stations.

### 7.4 Putting Locals First

The Putting Locals First Program (PLFP) component of the Regional Growth Fund (RGF) is a \$100 million initiative designed to enable regional communities to devise and deliver service and infrastructure responses which reflect local priorities.

The PLFP will support stronger and more sustainable regional communities by building their capacity to drive development in their region and has the following primary outcomes:

- Improved infrastructure, facilities and services
- Increased business and employment opportunities
- Improved community connections
- Communities taking action on their own behalf

PLFP has four components, the most relevant for these facilities would be 'Improved Local Infrastructure' which can seek grants of up to \$500,000. There is a 3:1 ratio for funds of up to \$300,000 and a 2:1 ratio of funds between \$300,000 and \$500,000. In-kind support can be included.

This program does not fund projects that are purely sport and recreation but activities that could be supported that may be relevant to rural recreational reserves and halls include:

- Building or upgrading shared community facilities such as meeting places, public halls and facilities supporting integration of organisations delivering services
- Pathway projects connecting communities and attracting visitors, such as rail trails and walking tracks
- Innovative water projects that improve the use of recycled water at community facilities

## 7.5 Baw Baw Shire Council contribution

Council has a 10 Year Infrastructure Plan which outlines Council's capital expenditure priorities over this period. The plan includes a number of renewal and improvement programs relevant to these facilities, these include:-

- Sports court renewal program
- Tennis courts improvement program
- Netball courts improvement program
- Sports field rehabilitation program
- Sports lighting program.

Specific projects relevant to this Master Plan document that have been identified in this plan include:-

- Provide regulation run off space for netball courts (Buln Buln and Ellinbank)
- Upgrade lights for netball courts
- Sealing of reserve entry (Neerim South, Ellinbank and Buln Buln)
- Renewal of sports field lights (Ellinbank)
- Stake park improvements (Neerim South)
- BMX park improvements (Rawson)
- Decommission two tennis courts (Rawson)



## 7.6 Other funding sources

### 7.6.1 Foundation for Rural and Regional Renewal (The Geoffrey Gardiner Dairy Foundation)

Investing in the communities that make up the dairy industry is critical to the sustainability of dairy farming in Victoria. The Geoffrey Gardiner Dairy Foundation is committed to strengthening dairy communities.

The Gardiner Foundation has made available \$100,000 to fund \$5,000 grants for innovative, community-driven projects. The aim of these grants is to strengthen small Victorian dairy communities, help build their capacity to deal with local issues, and enhance existing community infrastructure.

Applications from communities with a population of 5,000 or less will receive priority and must be in a recognised Victorian dairy area. Priority will be given to projects that assist in strengthening of small rural communities, building their capacity to deal with local issues, or enhancing of existing community infrastructure. Applicants should be not-for-profit community organisations, and must have an ABN or incorporation number.

### 7.6.2 Foundation for Rural and Regional Renewal (Small Grants for Rural Communities)

The Small Grants for Rural Communities is a collaborative program supported by various partners. It is the longest running and broadest program offered by FRRR. The program is open twice a year, and closes at the end of March and September.

The program offers at least \$400,000 per round in grants up to \$5,000 for projects and activities that offer clear public benefit for communities, with populations of \$10,000 or less, living in small rural and remote locations in Australia, contributing to their development in social and community welfare, economic, environmental, health, education or cultural areas.

Applications are invited from not-for-profit, incorporated community organisations. Organisations should have an ABN or Incorporation Certificate and projects must be for a charitable purpose (benefit the whole community).

### 7.6.3 Community grants

Council has an annual Community Development Grant process which local community groups can apply for. Under minor capital works, groups can apply for a maximum grant of up to \$10,000 to support minor repairs and renovations including disabled access to buildings, clubrooms, sporting and other community facilities and playgrounds. This category requires a dollar for dollar contribution from the community, of which there must be a minimum of 50% cash.

## SECTION 8: MASTER PLAN IMPLEMENTATION

### 8.1 General findings

Baw Baw Shire is expected to experience significant growth (72%) in the period 2011 to 2031 with an additional 31,287 residents. This poses a challenge for Council to provide the additional infrastructure that will be required to service these new residents, while maintaining existing facilities, many of which are ageing and are below current expectations. One of Council's top priorities in their 10 Year Infrastructure Plan is provision of the *'right infrastructure, at the right time, in the right places, and in a way that represents best value for money and a sustainable use of resources'*.

Council's 'Shaping the Future Community Services Planning Framework' states that *'services and associated infrastructure planning should be managed and delivered to be sustainable, affordable, to minimise environmental impacts and to achieve maximum social benefit'*. This is in line with Council's focus to *'reduce energy usage and increase water harvesting in Council owned and managed buildings and facilities'* as outlined in the Council Plan.

In addition to the Master Plan priorities for each town that are outlined in **Section 8.2**, there were a number of areas where clubs and committees were looking for additional assistance from Council in the areas of grass management, utilisation of major equipment, waste disposal and maintenance allocations.

A number of clubs are using alternate grounds (including school facilities) for training and playing. As numbers increase it may be necessary to identify other existing facilities for these clubs to use. It will also be important for cricket to consider the structure of their competition and be open to weekday evening games to alleviate pressure on grounds on the weekend.

### 8.2 Master plan priorities

The priority actions for each town are provided in the tables on the following pages as well as visually represented in the individual master plans. Proposed actions have been allocated a level of priority based on their relative impact on delivering the desired outcomes for each site. It should be noted that priorities may change and are based on funding being available. It should be also noted that while each town's actions have been prioritised, Council will need to consider how these facilities fit into Council's broader priorities. All actions included are based on needs identified through the Master Planning process in line with the guiding principles in **Section 6**.

The document will also enable Committees of Management and user groups to fundraise and apply for grants for their priority projects.

Indicative costs have been prepared by trevormain quantity surveyors. It should be noted that these costs are an estimate which have been based on preliminary investigations. Full costs will not be known until detailed design is undertaken for each item.

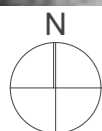
### 8.2.1 Athlone priorities

**Table 43: Master Plan priorities - Athlone**

No.	Works	Priority	Indicative costing
1	Undertake ground maintenance	High	\$ 20,000
2	Consider Solar Photo Voltaic electric generator on roof	Low	\$ 20,000
3	Consider unisex and accessible eco toilet with septic and tank water only	Medium	\$ 30,000
4	Address Class 9 building issues	High	TBC
<i>Contingencies and allowances</i>			\$ 15,000
<b>Total cost</b>			<b>\$ 85,000</b>



- 1 Undertake ground maintenance
- 2 Consider Solar Photo Voltaic electric generator on roof
- 3 Option: Unisex/accessible eco toilet with septic and tank water only
- 4 Address Class 9 building issues



### 8.2.2 Buln Buln

Two versions of a Master Plan were completed for Buln Buln. The base version includes priority items that were identified through the consultation process, these are referred to in the 'Recreation Reserve' section of **Table 44** on the following page.

Option 1 relates to reshaping the oval to meet AFL minimum requirements, all works associated with this and the realignment of netball and tennis courts and turning these into two multipurpose courts. These are referred to in the 'Option 1' section of the table.

A locality map has also been developed for Buln Buln to demonstrate the cross utilisation of school and reserve facilities.

#### ***Notes relating to Table 44:***

- Number 8 does not include any cost of moving the entrance to the west
- Numbers 6 and 7 in Option 1 would replace numbers 1(a), 1(b) and 4 in the Recreation Reserve priorities and costs which would result in cost savings of approximately \$83,000 plus contingencies
- The Committee of Management has a preference that rectification works to the wetlands consists of a rolled clay base rather than a liner

Table 44: Master Plan priorities – Buln Buln

No.	Works	Priority	Indicative costing
Recreation Reserve			
1(a)	Increase run off of netball court (tennis side) and relocate fence	High	\$ 36,000
1(b)	Realign western tennis court closer to eastern court and remove internal fence	High	\$ 12,000
2	Seal path from playground to BBQ	Low	\$ 12,000
3	Make path to BBQ area accessible (remove bollards)	Low	\$ 1,000
4	Lighting upgrade for netball taking into account nearby residents (corner lights)	Medium	\$ 35,000
5	Pump upgrade for oval	Low	\$ 30,000
6	Storage shed	High	\$ 21,000
7	Provide accessible parking	Low	\$ 72,000
8	Upgrade road crossover alignment, gradient and drainage at entry and consider moving the entrance to the west	Medium	\$ 20,000
9	Attend to compliance issues re: amenities	High	\$ 100,000
9 (a)	New timekeepers box	Low	\$ 12,000
10	Additional umpire change room	High	Already funded
11	Repairs to wetlands (not holding water)	High	\$ 200,000
12	Lighting upgrade for the oval including site power	Medium	\$ 190,000
13	Upgrade kitchen	High	\$ 30,000
Option 1			
1	Reshape oval to meet AFL minimum requirement	Low	\$ 490,000
2	Relocate lights	Low	\$ 80,000
3	New vehicle path (gravel)	Low	\$ 117,400
4	New car park with access to wetland	Low	\$ 180,000
5	New earth batter	Low	\$ 160,000
6	Two multi purpose courts including fencing and relocating spectator seating. Make third court into passive area	Low	\$ 185,000
7	Lighting to upgrade multipurpose courts to 100 lux with capacity to upgrade to 350 lux	Low	\$ 65,000
<i>Contingencies and allowances</i>			\$ 450,648
<b>Total cost</b>			<b>\$ 2,499,048</b>



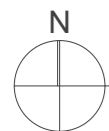
recreation reserve

Overflow carparking for recreation reserve

existing school crossing

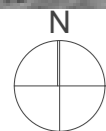
school

School oval used by local clubs





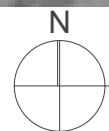
- 1a** Increase runoff to netball court (tennis side) and relocate fence
- 1b** Realign western tennis court closer to eastern court and remove internal fence.
- 2** Seal path from playground to BBQ
- 3** Make path to BBQ area accessible (remove bollards)
- 4** Lighting upgrade for netball taking into account nearby residents (corner lights)
- 5** Irrigation pump upgrade
- 6** Storage shed
- 7** Accessible parking
- 8** Upgrade road crossover alignment, gradient and drainage at entry
- 9** Attend to compliance issues re: amenities
- 9a** New timekeeper's box
- 10** Additional umpire change room
- 11** Repairs to wetlands (not holding water)
- 12** Light upgrade to oval including site power
- 13** Upgrade kitchen







- 1 Reshape oval to meet AFL minimum requirement (min. AFL width 110m+5m boundary)
- 2 Relocate lights
- 3 New one-way road and angled parking
- 4 New car park with access to wetland
- 5 New earth batter (exact requirements will not be known until detailed design stage)
- 6 Create 2 x new multi-courts including fencing and relocating spectator seatings
- 7 Lighting upgrade for multi-courts to 100 lux with capacity to increase to 350 lux taking into account nearby resident's (corner lights)
- 8 Land acquisition



### 8.2.3 Ellinbank

Two different options have been developed for Ellinbank with the only difference in these options is the location of the proposed change rooms:-

- **Option 1** sees the change rooms in the north west corner of the reserve near the existing social rooms. This option retains the existing road and trees.
- **Option 2** sees the change rooms on the SSW edge of the oval and is the clubs preferred option. This option requires several trees to be removed and the existing road to be realigned.

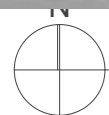
It should be noted that the new storage shed and heating/cooling for the netball rooms had been completed at the time of writing the final report so are not included in the priorities.

**Table 45: Master Plan priorities – Ellinbank Option 1**

No.	Works	Priority	Indicative costing
1	New change rooms adjacent pavilion	High	\$ 1,058,000
2	Septic upgrade	High	\$ 40,000
3	Install bore for water supply	Low	\$ 56,000
4	Provide accessible path to netball courts	Low	\$ 15,000
5	Lighting upgrade of netball courts	High	\$ 35,000
5 (a)	New netball court markings and move one court (nearest trees) to provide compliant run-off	High	\$ 25,000
6	New light poles and light upgrade for oval including site power	High	\$ 190,000
7	New scoreboard for football	Low	\$ 10,000
8	Netting behind football goals	Low	\$ 60,000
9	Oval upgrade (drainage, irrigation, grading and new surface)	Low	\$ 441,000
10	New spectator seating in front of netball pavilion	Low	\$ 5,000
11	Asphalting of perimeter track (part A) - from entrance to pavilion	Low	\$ 465,280
12	Asphalting of perimeter track (part B)	Low	\$ 398,880
13	Remove existing change rooms and additional car parking	High	\$ 30,000
<i>Contingencies and allowances</i>			\$ 599,999
<b>Total cost</b>			<b>\$ 3,429,159</b>



- 1 New change rooms adjacent pavilion (Option 1)
- 2 Septic upgrade
- 3 Install bore for water supply
- 4 Provide accessible path to netball courts
- 5 Lighting upgrade of netball plus remark court lines and move one court (nearest trees) to provide compliant run-offs
- 6 New light poles & lighting upgrade for oval including site power
- 7 New score board for football
- 8 Netting behind football goals
- 9 Oval upgrade (drainage grading & new surface, irrigation)
- 10 New spectator seating in front of netball pavilion
- 11 Asphalting of perimeter track (part A)-from entrance to pavilion
- 12 Asphalting of perimeter track (part B)-asphalt the rest
- 13 Remove existing change rooms and replace with additional carparking



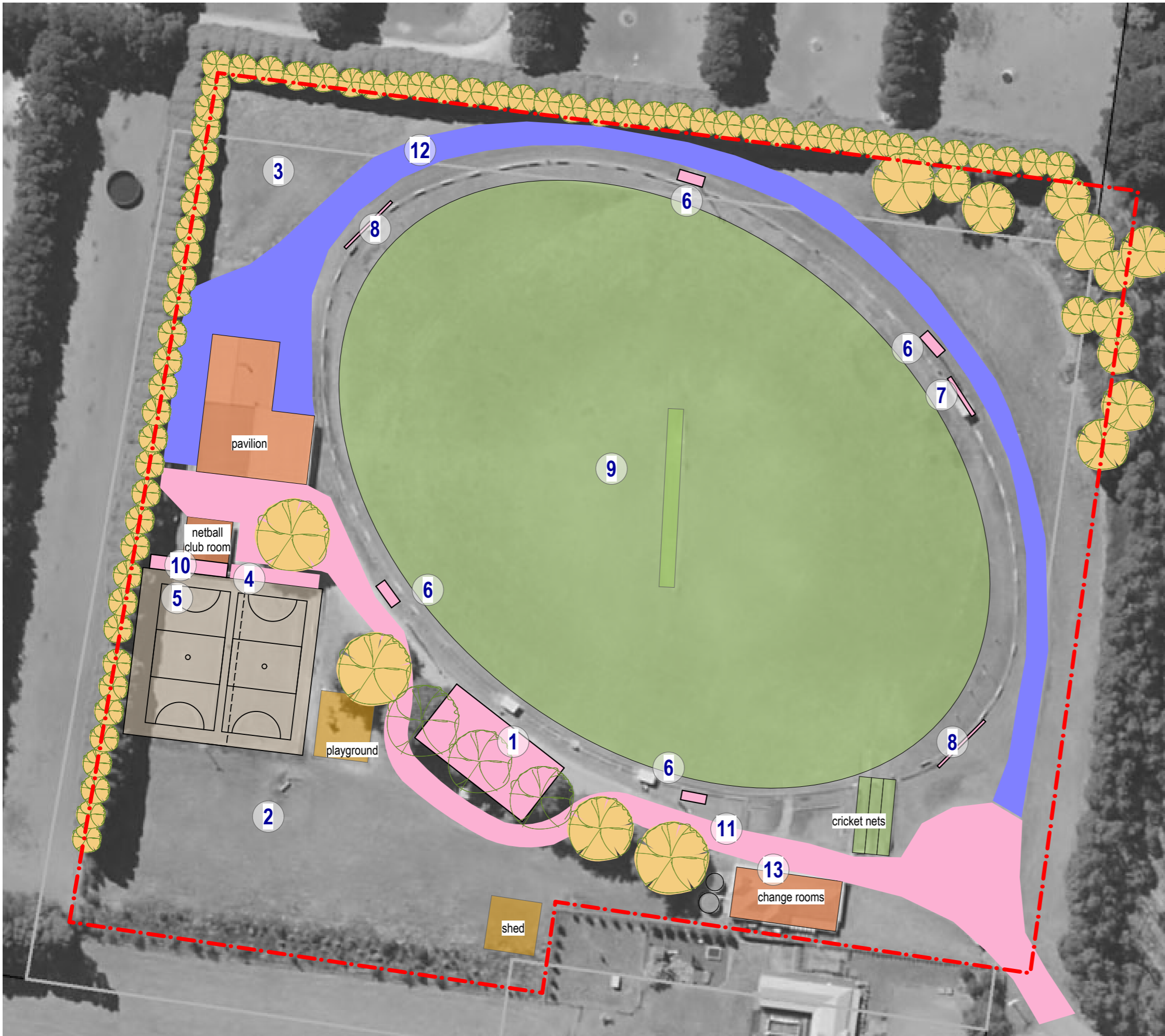
**Table 46: Master Plan priorities – Ellinbank Option 2**

No.	Works	Priority	Indicative costing
1	New change rooms, remove trees and relocate road	High	\$ 1,150,000
2	Septic upgrade	High	\$ 40,000
3	Install bore for water supply	Low	\$ 56,000
4	Provide accessible path to netball courts	Low	\$ 15,000
5	Lighting upgrade of netball courts	High	\$ 35,000
5 (a)	New netball court markings and move one court (nearest trees) to provide compliant run-off	High	\$ 25,000
6	New light poles and light upgrade for oval including site power	High	\$ 190,000
7	New scoreboard for football	Low	\$ 10,000
8	Netting behind football goals	Low	\$ 60,000
9	Oval upgrade (drainage, irrigation, grading and new surface)	Low	\$ 441,000
10	New spectator seating in front of netball pavilion	Low	\$ 5,000
11	Asphalting of perimeter track (part A) - from entrance to pavilion	Low	\$ 466,240
12	Asphalting of perimeter track (part B)	Low	\$ 453,280
13	Remove existing change rooms and additional car parking	High	\$ 30,000
<i>Contingencies and allowances</i>			\$ 599,000
<b>Total cost</b>			<b>\$ 3,575,520</b>

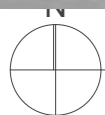
While no concept was developed for the Ellinbank Hall, **Table 47** outlines the Master Plan priorities for the hall. It should be noted that the costs included in this table are estimates.

**Table 47: Master Plan priorities – Ellinbank Hall**

No.	Works	Priority	Indicative costing
1	Paint internal walls	High	\$ 5,000
2	Resand floor	High	\$ 8,000
3	Heating	Low	\$ 15,000
4	Upgrade toilets and septic	Medium	\$ 90,000
<i>Contingencies and allowances</i>			\$ 23,600
<b>Total cost</b>			<b>\$ 128,600</b>



- 1 New change rooms (Option 2)  
remove trees & relocate road
- 2 Septic upgrade
- 3 Install bore for water supply
- 4 Provide accessible path to netball courts
- 5 Lighting upgrade of netball plus remark court lines  
and move one court (nearest trees) to provide compliant run-offs
- 6 New light poles & lighting upgrade for oval including  
site power
- 7 New score board for football
- 8 Netting behind football goals
- 9 Oval upgrade (drainage grading & new surface, irrigation)
- 10 New spectator seating in front of netball pavilion
- 11 Asphalting of perimeter track (part A)-from entrance to pavilion
- 12 Asphalting of perimeter track (part B)-asphalt the rest
- 13 Remove existing change rooms and replace with additional car parking



#### 8.2.4 Erica

No concept was developed for Erica with the key Master Plan priority being maintenance of the septic line for the public toilets at the reserve. The other priorities for Erica were increased cleaning and waste removal, particularly when events are held locally.

**Table 48: Master Plan priorities – Erica**

No.	Works	Priority	Indicative costing
1	Maintenance of septic line for public toilets	High	\$ 10,000
		<i>Contingencies and allowances</i>	\$ 2,000
		<b>Total cost</b>	<b>\$ 12,000</b>

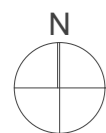
### 8.2.5 Hallora

**Table 49: Master Plan priorities - Hallora**

No.	Works	Priority	Indicative costing
1	Additional cricket net	High	Already have funding
2	Additional water tank	High	\$ 10,000
3	New storage shed	High	\$ 21,000
4	Upgrade goal posts/score board	Medium/ low	\$ 15,000
5	Replace oval light poles	High	\$ 150,000
6	Resurface and seal road	Low	\$ 150,000
7	Bollard restriction to prevent truck access	Low	\$ 5,000
8	Showers and toilet for umpire change room	High	\$ 25,000
9	Separate amenities for away change rooms	Medium	\$ 68,000
<i>Contingencies and allowances</i>			\$ 91,000
<b>Total cost</b>			<b>\$ 535,000</b>



- 1 Additional cricket net
- 2 Additional water tank
- 3 New storage shed
- 4 Upgrade goal posts and score board
- 5 Replace oval light poles
- 6 Resurface & seal road
- 7 Bollard/restriction to prevent truck access
- 8 Provide 2 lockable showers and 1 toilet to umpires room
- 9 New away change room amenities





## 8.2.6 Jindivick

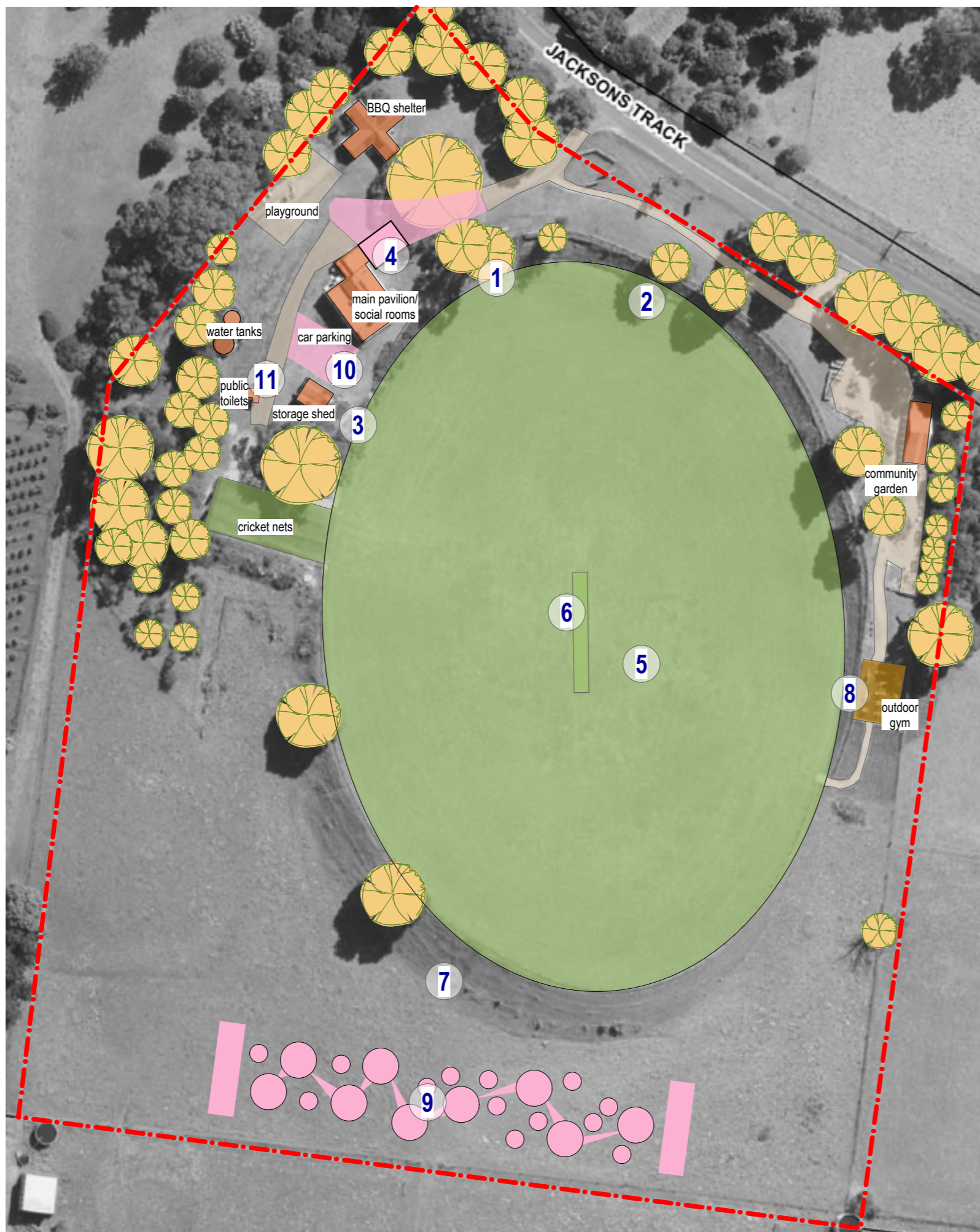
**Table 50: Master Plan priorities – Jindivick Recreation Reserve**

No.	Works	Priority	Indicative costing
1	Make safe bank where stairs used to be and the ground has fallen away	High	\$ 80,000
2	Monitor erosion issues on embankment	Ongoing	
3	Make safe area where the path is falling away on the ramp down to the cricket nets	High	\$ 20,000
4	New change rooms, umpire change, first aid and realign road	High	\$ 260,000
4(a)	Realign road	Low	\$ 38,400
5	Oval upgrade (drainage and irrigation)	Medium	\$ 209,000
6	Install turf wicket	High (club), low (Council)	\$ 36,000
7	Install bore for water supply	High (club), low (Council)	\$ 56,000
8	Repair uneven surface around outdoor gym equipment	High	\$ 10,000
9	Passive recreation area for nature based activities/play	Low	No cost allocated
10	Additional car parking	Low	\$ 13,400
11	Decommission/demolish public toilets when new change rooms are built	Low	\$ 15,000
<i>Contingencies and allowances</i>			\$ 150,000
<b>Total cost</b>			<b>\$ 887,800</b>

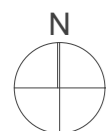
**Table 51: Master Plan priorities – Jindivick Hall and Tennis**

No.	Works	Priority	Indicative costing
1	Decommission courts and lights and provide one multi-use court reoriented for tennis, basketball (half court) and four square	Medium	\$ 166,000
2	Passive recreation	Low	\$ 17,045
3	New link between hall and playground	Low	\$ 30,200
4	New verandah to access disabled toilet	High	Already have funding
<i>Contingencies and allowances</i>			\$ 44,000
<b>Total cost</b>			<b>\$ 257,245</b>

An alternate option to reorienting the court is to decommission lights and one court and provide one multi-use court in the same place as an existing court. This option is anticipated to cost \$100,000 and will provide cost savings of approximately \$96,200 (excluding contingencies) but will not provide the same connectivity between the playground and the hall.

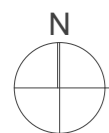


- 1 Make safe bank where stairs used to be and the ground has fallen away
- 2 Monitor erosion issues on embankment
- 3 Make safe area where path is falling away on the ramp down to the cricket nets
- 4 New change rooms / umpire change / first aid and realign road
- 5 Oval upgrade (drainage and irrigation)
- 6 Install turf wicket
- 7 Install bore for water supply
- 8 Repair uneven surface around outdoor gym equipment
- 9 Passive recreation area for nature based activities/play
- 10 Additional car parking
- 11 Decommission/demolish public toilets when new change rooms built





- 1 Decommission courts and lights and provide one multi-use court reorientated for tennis, basketball (half court) and four square
- 2 Passive recreation
- 3 New link between hall and playground
- 4 New verandah to access disabled toilet



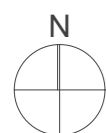
### 8.2.7 Neerim South

While lighting for the netball/tennis courts has been identified as a priority in **Table 52**, Council is unlikely to receive government funding for this project as the netball courts will not meet run off compliance which may make this project cost prohibitive.

A locality map has been developed for Neerim South to show the range of different recreation facilities in town. The wetlands project has been recently completed and this project included pumping water to the recreation reserve which will resolve previous water issues this ground was facing.

**Table 52: Master Plan priorities – Neerim South**

No.	Works	Priority	Indicative costing
1	Implement recommendations from Skate and BMX Strategy at Skate Park	High/ Medium/ Low	\$ 185,000
2	Lighting upgrade for tennis/netball	Medium	\$ 40,000
3	Oval upgrade (drainage, irrigation, grading and new surface)	Medium	\$ 480,000
4	Add rock wall on east side of entrance	Low	\$ 12,000
5	New verandah for the pavilion (at front)	High	Already have funding
6	Seat on other side of oval (directly opposite pavilion)	Low	Already have funding
7	Address erosion issues on embankment	High	\$ 60,000
8	Review the need for extension of storage	Medium	No cost allocated
9	New timekeeper's box	High	\$ 12,000
10	Attend to compliance issues in amenities, change rooms and umpire facilities	High	\$ 231,200
11	Reseal entry to reserve	Medium	\$ 50,000
12	New coaches boxes	High	\$ 20,000
<i>Contingencies and allowances</i>			\$ 222,000
<b>Total cost</b>			<b>\$ 1,312,200</b>



Baw Baw Shire Recreation Feasibility

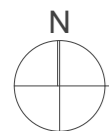
NEERIM SOUTH LOCALITY PLAN

20/11/2014

2014060SK009N



- 1 Implement recommendations from Skate and BMX Strategy
- 2 Lighting upgrade for tennis/netball
- 3 Oval upgrade (drainage, grading & new surface and irrigation)
- 4 Add rock wall on east side of the entrance
- 5 New verandah for the pavilion (at front)
- 6 Seat on other side of oval (directly opposite pavilion)
- 7 Address erosion issues on embankment
- 8 Review need for extension of storage
- 9 New time keeper's box
- 10 Attend to compliance issues in amenities/change rooms and umpires facilities
- 11 Reseal entry to reserve
- 12 New coaches boxes



### 8.2.8 Rawson

A locality map has also been developed for Rawson to show the range of different recreation facilities in town. Access to these facilities is well supported by existing footpaths and trails.

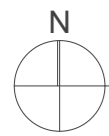
**Table 53: Master Plan priorities – Rawson**

No.	Works	Priority	Indicative costing
1	Decommission two tennis courts and remove lights	Medium	\$ 60,000
1(a)	New grass and topsoil	Medium	\$ 22,800
2	New access path to tennis court and way finding signage	Low	\$ 67,040
3	New skate park	Medium	\$ 80,000
4	Resurface cricket nets	High	\$ 12,000
5	Implement recommendations from Skate & BMX Strategy for BMX Park	Medium	\$ 30,000
6	Seal entrance to Bells Stadium	Low	\$ 35,000
7	Evaporative cooling for Bells Stadium	Low	\$ 25,000
8	Travelling irrigator for oval	Low	\$ 16,000
9	Lighting for safe helicopter landing*	Low	\$ 20,000
<i>Contingencies and allowances</i>			\$ 80,925
<b>Total cost</b>			<b>\$ 448,765</b>

\* Lighting would only be considered if external funding was received or if the need arises through sport.



- 6** Seal Entrance road to Bell's Stadium
- 7** Evaporative coolers for Stadium for use in emergency response centre mode







- 1 Decommission tennis courts and lights and provide one multi-use court
- 1a New grass and top soil
- 2 New access path to tennis court and way finding signage
- 3 New skate park
- 4 Resurface cricket nets
- 5 Implement recommendations from Skate and BMX Strategy
- 8 Travelling irrigator for oval
- 9 Lighting for safe helicopter landing

