

# **ATTACHMENT TO AGENDA ITEM**

**Ordinary Meeting**

**21 May 2019**

**Agenda Item 7.2      Draft Central Park Master Plan - Approval for Public  
Exhibition**

**Attachment 1      Draft Central Park Master Plan ..... 158**

**CENTRAL PARK  
RECREATION RESERVE**

RECREATION RESERVE AND  
COMMUNITY CENTRE

**MASTER PLAN**



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# INTRODUCTION

## CENTRAL PARK

The Central Park Recreation Reserve is located approximately 10km from the centre of Shepparton to the south east, near the townships of Shepparton East and Orrvale and is part of the Shepparton East catchment area.

The area has a population of approximately 1,171. There are 318 families and the gender split is 47% male and 53% female and the median age is 39. It is projected to grow by around 52% by 2036 and remain fairly stable from an age profile perspective and it is unlikely the demand for facilities at Shepparton East will decline based on demographics, but rather as a minimum remain stable, with potential for increased demand in the future should identified growth to the south east occur.

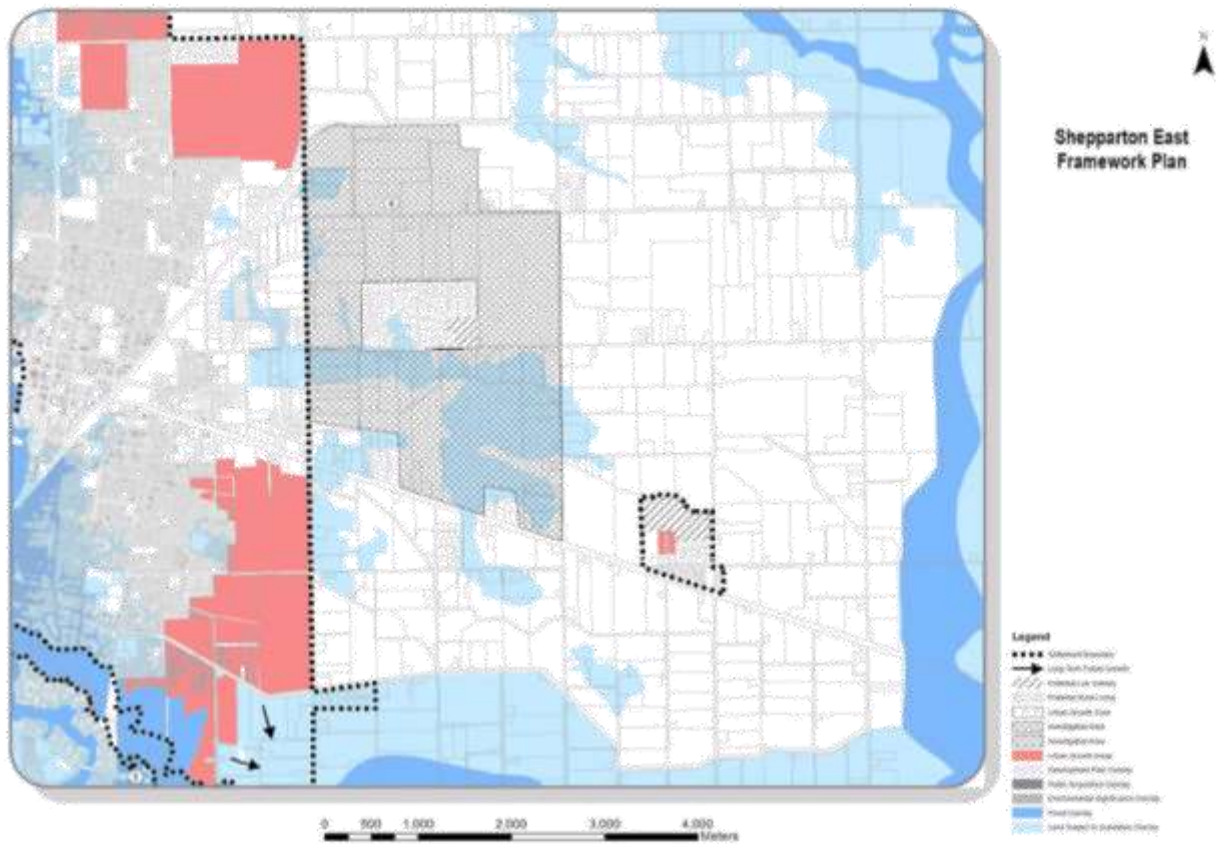
The Recreation Reserve is owned by Greater Shepparton City Council, who in turn under the provisions of Section 86 of the Local Government Act have appointed a volunteer committee of management to oversee its day to day operations as well as support any future developments.  
The Recreation Reserve

The Recreation Reserve facilities include a multi-purpose sports oval, tennis and netball courts, a community centre, scout hall and several other smaller buildings used as change-rooms, meeting rooms and for social purposes as well as a caretaker residence and playground.

Amongst its key user groups are the Shepparton East Football Netball Club, Central Park St Brendans Cricket Club, the Central Park Tennis Club and Country Women’s Association.



The map below taken from the Greater Shepparton Planning Scheme highlights the location of Central Park Recreation Reserve in relation to the Urban Growth Areas and Potential Rural Housing development areas.



4 CENTRAL PARK RECREATION RESERVE

## BACKGROUND

Central Park plays a pivotal role in the provision of open space, sport, recreation, community and event opportunities for the local community.

Council has identified the need to develop a master plan to provide a current and detailed strategic framework for the future planning, development and management of sport and recreation opportunities, open space and preservation of natural environment for residents.

Factors leading to the decision to develop a master plan include:

1. To provide strategic guidance for the future development of Central Park at a holistic level.
2. To better respond to changing demographics, participation trends, needs of residents and visitors.
3. To better respond to State Sporting Associations in relation to the provision of sport and recreation opportunities, including the assessment of current and future needs of members.
4. To address impacts and opportunities from the development of Central Park undertaken over time.
5. To address ageing infrastructure and the need to maximise use of facilities in the precinct.
6. To provide strategic guidance to Clubs and Associations, visiting organisations and events in terms of effective future development, management and use of the park.



# CURRENT SITUATION

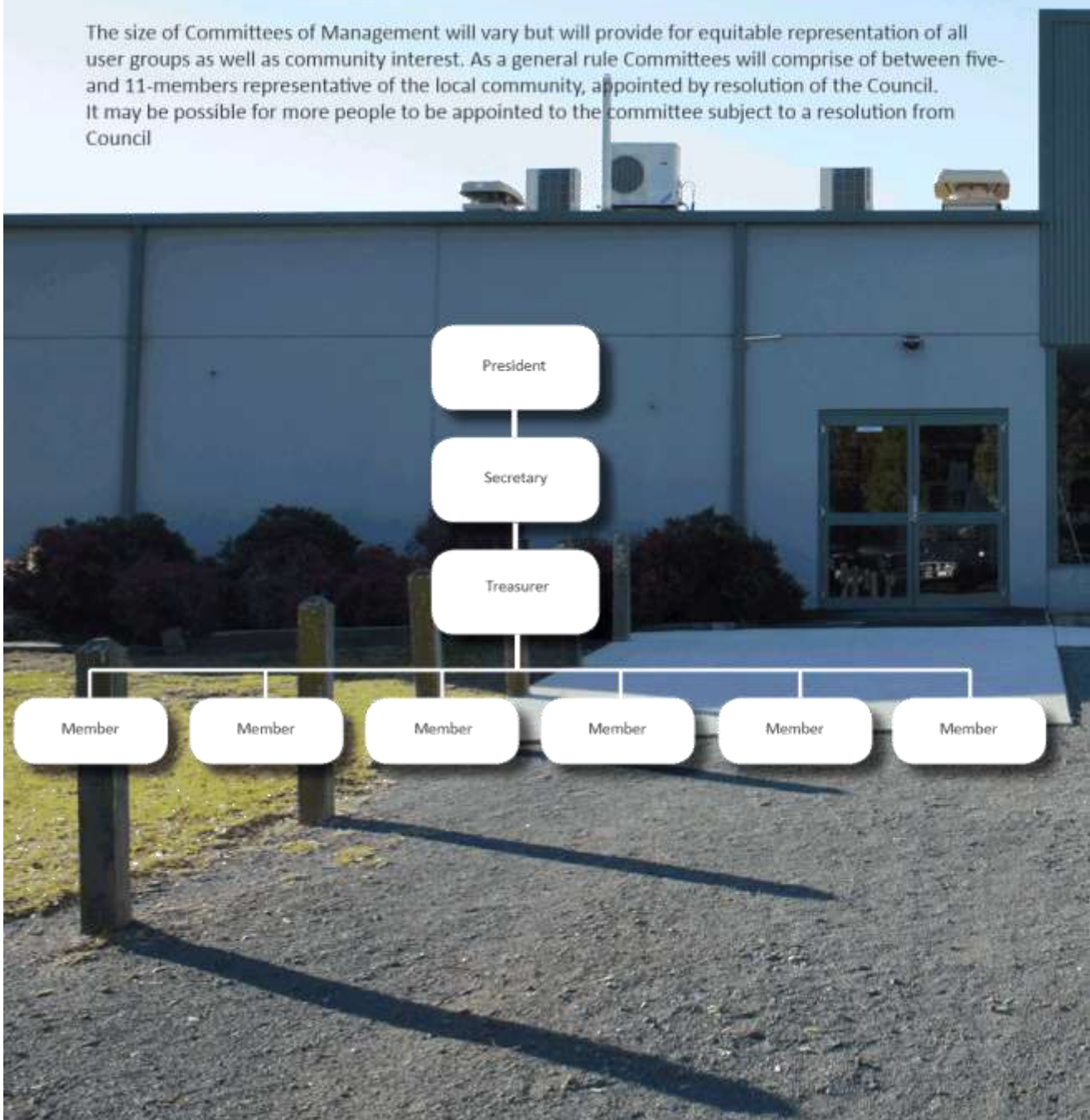
## COMMITTEE OF MANAGEMENT

The Central Park Recreation Reserve is owned by Greater Shepparton Shire Council, who in turn under the provisions of Section 86 of the Local Government Act have appointed a volunteer committee of management to oversee its day to day operations as well as support any future developments.

The Committees of Management Administration Manual provides detailed guidance to the Committees in undertaking their duties and meeting their obligations.

## GOVERNANCE STRUCTURE

The size of Committees of Management will vary but will provide for equitable representation of all user groups as well as community interest. As a general rule Committees will comprise of between five- and 11-members representative of the local community, appointed by resolution of the Council. It may be possible for more people to be appointed to the committee subject to a resolution from Council



### STAKEHOLDER IDENTIFICATION

The chart below highlights the stakeholders that have been identified as the primary stakeholders in relation to the on-going management and future development of the recreation reserve i.e. those that are critical and the secondary stakeholders i.e. those who are influential in the direction but not necessarily critical.





## TENANT SPORTS CLUBS

Table 1 provides an indication of the numbers of people that are participants in the organized sports conducted at the reserve. The numbers are estimates based on team numbers and do not include the significant number of other critical people involved in the facilitating of these clubs such as committee members etc. nor the people who attend events as supporters.

*Table 1. Sporting Clubs at Central Park Recreation Reserve*

| <b>Club</b>                           | <b>Total</b> |
|---------------------------------------|--------------|
| Shepparton East Football Netball Club | 200          |
| Central Park/St Brendans Cricket Club | 65           |
| Central Park Tennis Club              | 30           |
| <b>Total</b>                          | <b>295</b>   |

### Shepparton East Football Netball Club

The Football Netball Club has four football and eight netball teams with approximately 600 people involved directly each season, this includes around 170 football and netball players, 150 parents and many grandparents, family and friends that would attend training and matches each week and a team of volunteers and committee members that run the day to day operations of the club.

Key issues for the football netball club include the current netball court surfaces, lack of female change facilities, the condition of the change rooms.

The football netball club has also identified the upgrade of the scoreboard to electronic as a desirable future project.

### Central Park/St Brendan's Cricket Club

The Central Park/St Brendan's Cricket Club fields sides in the Shepparton Cricket Association and has around 90 members and players.

The club generally trains in Shepparton at Deakin Reserve and uses the Central Park oval for matches.

Key issues for the cricket club are:

- The wicket area is dropping which is allowing water to run underneath the covers.
- Water availability at times, the irrigation system has been turned off and the pitch has had to be watered by hose.
- The toilets require upgrade and/or repairs.
- Additional storage would be welcomed as the cricket club currently only has a small area under the existing scoreboard.

### Central Park Tennis Club

The Central Park Tennis Club was formed in 1947 and participates in the Shepparton District Tennis Association summer competition and also field teams in the midweek ladies' competition and the Shepparton Junior Tennis, although the latter is currently in a transitional phase as the club awaits its next generation of youngsters to come of age.

The club estimates that it has around 100 members and players.

The club is a very community orientated group and considers itself the most socially active club in the competition, where many come not necessarily for the tennis, but for the social interaction and networking that a sports club can offer while the football season is in recess.

Playing numbers have declined somewhat over a period of time, however the club is confident that numbers will again increase as people re-discover the health and well-being advantages of active sports participation.

The club has identified that at least two of the four courts are desperately in need of replacement/refurbishment and has proposed a combined project with the Shepparton East Football Netball club to develop at least two courts marked for both tennis and netball that would benefit a much broader section of the community, as well as meeting the needs of both clubs.

The existing toilet facility is also identified as a major issue for tennis with the current ones not meeting current standards relating to accessibility.

The club has a diverse member base, with qualified builders and plumbers amongst its numbers that have potential to provide volunteers for any in kind contributions, should they be required for future upgrades and improvements.

### OTHER USES

#### Orrvale Scouts

The Orrvale Scout Group hold a lease to the George Wright Memorial Hall for the next 23 years.

The group is currently inactive and has no immediate plans for this situation to change.

The key issue for the group, likely linked to it not being active, is security citing break ins and vandalism to the building.

#### Country Women's Association

The Country Women's Association meet periodically at the community centre.





## EXISTING INFRASTRUCTURE

Below are the key infrastructure components of the reserve:

### Sports Oval

The main oval is used for Australian rules football, cricket and until recently soccer. It is boundary fenced with a very good condition turf cricket pitch, scoreboard/timekeepers' box, training standard lighting and two interchange boxes.

The coaches and interchange boxes are rated as being in excellent overall condition and the timekeeper's box as moderate to good overall.

The committee and users are generally satisfied with the infrastructure around the ground including the coaches boxes but have identified the upgrade of the scoreboard to a more modern electronic one as desirable.

There is an area approximately 30 meters in from the boundary that is very hard and the committee have suggested it be may need top dressing or additional top soil.

### Community Centre

The community centre includes a multi-purpose room, bar and kitchen. The primary purpose of the building is to provide a social venue for the tenant sports clubs and a meeting space for the local community.

Council's Asset Audit of the building has rated the building overall as being in excellent condition.

Users and the Committee of management are satisfied that the community centre is meeting their current and short to medium term future needs.

### Football Change Rooms

Council's Asset Audit of the change-rooms has rated them as overall as being in moderate to poor condition.

This rating is reflected in the committees review which highlighted that:

- The committee believe that there is asbestos in the roof of the visitors change rooms and that it cannot be touched.

- The showers are the original ones and estimated to be well over 50 years old.
- Water leaks through the light fittings.
- The pitch on the roof is too flat and the whole building needs a new roof.

### **Tennis Courts**

Four hard-court tennis courts with wire fencing.

The two nearest the road to the north west of the reserve are the original courts and were laid in different pours which has been a contributor to significant cracking. The condition of these courts has gotten to the stage where mid-week players will no longer use them.

The adjacent two courts to the east are newer and acceptable.

### **Netball Courts**

Two bitumen netball courts are located adjacent the tennis courts. The courts no longer comply with Netball Victoria regulations for safe playing surfaces and are described as being at the end of their useful life with cracking, undulations and poor drainage creating potential safety issues. As a result, court safety has been compromised. Netball Victoria has expressed concern regarding safety of the court including use in warm up, for games and inability to use for finals.

The Recreation Reserve and Football Netball Clubs have identified the replacement of the courts as a priority project and with the support of Council have made a successful submission under the Country Football Netball Program for their full replacement at an estimated cost of around \$250,000.

It is anticipated the upgraded courts will be completed and ready for use for the 2019 season.

Lighting at the courts was upgraded four to five years ago and is described as being suitable for training.

### **Tennis Pavilion and Netball Change Rooms**

Adjacent the courts is a small brick tennis pavilion consisting of multi-purpose space, kitchenette and office. There is a storage space with no showers or toilets that has been converted to provide a very small change-room area for netballers.

The building is fit-for-purpose for tennis noting some ongoing maintenance is required, including the upgrade and/or replacement of fascia's and eaves.

The building is described as being in good overall condition.

### **Shepparton United Soccer Club Rooms**

Constructed of brick and steel the building is generally rated as being in moderate to good condition however the roof structure and cladding are both rated as poor.

The building until recently has been used as the female soccer change-rooms. The kitchenette is no longer serviceable, and it may have asbestos.

The committee have raised the potential for this building to be converted to a multi-purpose storage space that could be shared by all user groups. Council's Asset, Building and Maintenance Department have confirmed that structurally the building would be suitable for this purpose.

### **Entry and Ticket Box**

The entry has a dual gateway with a small brick ticket box in the centre. The ticket box building has been rated as being in good to excellent condition. This rating is shared by the committee with the only likely upgrade if any to be more superficial, such as rendering.

### **Caretaker's Residence**

There is a house on the site located between the main entrance and football change-rooms.

It is currently rented out and the tenant provides some caretaker type tasks at the reserve for the committee.

There is a large heritage listed Moreton-Bay Fig that hangs over the house and needs some maintenance. Currently its roots have grown into the sewer and it is damaging to both the house and recreation reserve.

The irrigation channel than is located outside the boundary of the reserve leaks and floods parts of the house driveway all the way across to the entry gate.

The house has been rated overall as being in moderate to good condition.

### **Scout Hall**

The George Wright Memorial Hall building is located in the north east corner of the recreation reserve and is home to the 1st Orrvale Scout Group who are 2 years into a 5 x 5-year lease.

The scouts built the building with the support of funds raised by the local community around the district.

There is currently no power to the building.

The brick building is rated as being in moderate to good condition.

### Spectator Amenities

The main oval provides space for spectator viewing by car parking up to the fence, a number of bench type seats placed around the ground and two shelters.

One shelter, the 'District Jubilee Pavilion' has a steel roof and back with no built-in walls on the sides and crushed rock floor with a small number of moveable type tiered seats. It is described as being in good to excellent condition.

The other shelter is a similar but newer construction with a tiered concrete floor, bar/serving area and several bench type seats with backs. This shelter is also described as being in good to excellent condition.

The netball courts have two larger and a small shelter for players and spectators as well a number of aluminum bench seats.

All shelters have been described as being in good to excellent condition.

### Roadways and Car Parking

The reserve has an unsealed ring road around the main oval with oval facing parking as well as a number of informal parking spaces located around the site.

The committee have identified the following:

- Ash trees could be replaced over time.
- Pine trees around the perimeter are regularly falling over and may in fact be dead, the committee would prefer if they were removed.
- The perimeter fencing is satisfactory.
- A number of older gum trees that could be removed.
- Consider gravel all the way to the boundary fence as it currently puddles and gets very muddy on wet days.







### Playgrounds

There are two separate play areas at the Recreation Reserve.

The main playground is located behind the community centre near the tennis and netball courts.

There is also a small fenced play feature located adjacent the toilets next to the netball courts.

The only issue identified by the committee is that the main playground may benefit from drainage works as it gets very muddy in winter.

### Power

There are no identified issues with power to or at the site.

### Water

There are no identified issues with water to or at the site.

### Toilet Blocks

The recreation reserve is serviced by two toilet blocks in addition to toilets located in buildings.

A small brick toilet block is located at the tennis and netball courts and the second is located between the football change-rooms and Shepparton United buildings.

While the netball and tennis toilet block is rated as generally being in moderate to good condition, feedback from the committee is that they do not meet current standards for accessibility.

The committee identified that the playground may benefit from drainage works as it gets very muddy in winter. It is also ageing and will require upgrade and additional shade provision.



## GUIDING PRINCIPLES

### DEMOGRAPHICS

#### Shepparton East Community

The Central Park Recreation Reserve is located approximately 10km from the centre of Shepparton to the south east, near the townships of Shepparton East and Orrvale and is part of the Shepparton East catchment area.

The area has a population of approximately 1,171. There are 318 families and the gender split is 47% male and 53% female and the median age is 39.

The population in the South East of Shepparton is projected to grow by 52% by 2036 and remain fairly stable from an age profile perspective.

Apart from reflecting broader changes to facility demand and requirements linked to sport and recreation, it is unlikely the demand for facilities at Shepparton East will decline based on demographics, but rather as a minimum remain stable, with potential for increased demand in the future should identified growth to the south east occur.

### PLANS AND STRATEGIES

#### Committees of Management Administration Manual 2015

The direction and powers of the Committee are provided for via Council's delegation (through a Section 86 Committee), as well as the Committees of Management Administration Manual (the manual).

In addition to providing guidance relating to governance and process, the manual also states that Council will support the Committee in the development of a Facility Improvement Plan, to outline the Committees aspirations for the use and development of the facility over its term in office. It states that Committees should constantly seek to identify and review potential improvements to the facility.

#### Greater Shepparton City Council - Council Plan 2017-2021

The Greater Shepparton City Council – Council Plan is the document that will guide the Council's direction and activities during this Council's term of office.

The Plan also incorporates Council's Municipal Health and Wellbeing Plan which guides Council's strategic direction and planning around reducing inequalities in health, managing chronic disease and collaborative approaches to health promotion.

The Plan identifies a number of objectives, strategies and actions that are relevant to the provision of facilities and services such as those at Central Park, including:

- Increasing the proportion of the population who volunteer for a community group or activity more than once a month.
- Reduce the levels of overweight and obesity.



- Social and cultural, educational and employment opportunities are created to enable children, young people, individuals and families to actively participate in their communities.
- Public places, open space and community facilities are safe, accessible for all and presented to a high quality.
- Quality infrastructure is provided and maintained to acceptable standards.
- Assets are well managed and their renewal is being planned through long-term renewal strategies.

## LIVEABILITY

Liveability is becoming a key framework used nationally and internationally in health policy development. The 'Place, People and Liveability Research Program' undertaken by the Victorian Government in partnership with Melbourne University in 2013's definition of liveability includes it being a place that is safe, attractive, socially cohesive and inclusive with access to public open space, leisure and cultural activities and walking and cycling infrastructure. It also notes the determinants of a liveable community include parks and recreational opportunities and vibrant social interaction.

In the Council Plan, it is stated that:

"Through the development and implementation of a liveability framework, Council will take a lead in providing services, facilities and places of engagement that can positively affect health and wellbeing for individuals and entire communities. Council will continue to work closely with stakeholders to advocate for funding, new services, programs in partnership and to support communities (p8).

### Greater Shepparton Planning Scheme – Municipal Strategic Statement 2007

The Municipal Strategic Statement suggests that a significant portion of residential growth in the short-medium term will be met by the four main growth corridors identified in the Greater Shepparton 2030 Strategy and this includes the 'South Eastern corridor, along Poplar Avenue which is less than 5kms from the recreation reserve.

### Greater Shepparton 2030 Strategy

The Greater Shepparton 2030 Strategy (GS2030) is a blueprint for building sustainable economic activity and maximizing the quality of life in the municipality.

Some key inclusions in GS2030 include identification of the following strategies:

- Promote clustering of facilities to enable multi-use and sharing of community facilities, such as the community hubs.
- Encourage flexible design to meet user group needs over the life-cycle and changing demographic structures.
- Promote healthy lifestyle and the use of recreation and sporting facilities.

### Sport 2050 Strategic Plan 2011

Sport 2050 aims to provide a blueprint to support the long-term planning and sustainable provision of sports and recreation infrastructure and programs.

The plan specifically addresses the provision and distribution of a hierarchy of facilities across the municipality and in particular locations.

The plan states that “Shepparton is the major urban centre of Goulburn Valley and the City of Greater Shepparton. Mooroopna, Tatura and Kialla are the other large centres in the city (approx. population 4,000 – 7,000). Other smaller centres include Ardmona, Murchison, Merrigum, Dookie, Kialla West, Tallygaroopna, Toolamba, Shepparton East and Katandra West (mostly 400 – 1,000 people) The plan then classifies localities by population into three tiers as highlighted below:

| Tier 1     | Tier 2    | Tier 3        |
|------------|-----------|---------------|
| Shepparton | Mooroopna | Tallygaroopna |
|            | Tatura    | Murchison     |
|            | Kialla    | Merrigum      |
|            |           | Congupna      |
|            |           | Dookie        |
|            |           | Toolamba      |
|            |           | Undera        |
|            |           | Katandra West |

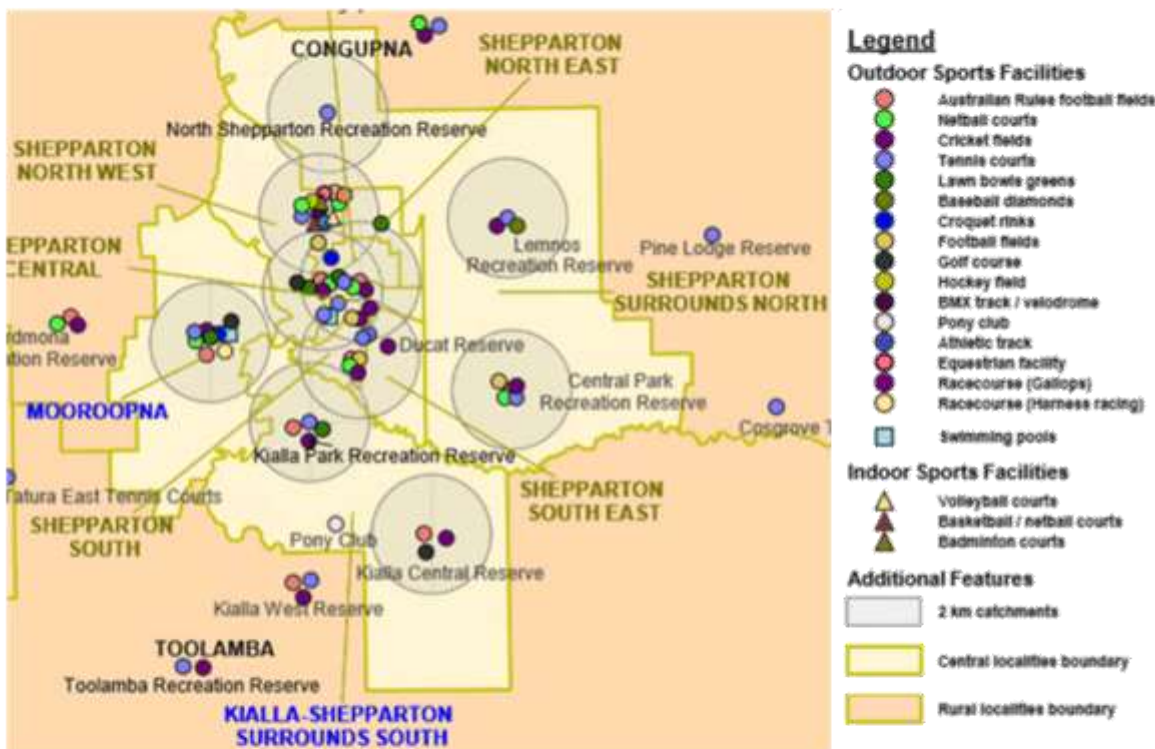
The following principles for distribution are identified

- Sports facilities with multiple playing fields/courts and hubbed with other community facilities will be more viable, and more easily able to be maintained to higher quality than others.
- Where sports that are not currently present in the City are looking to locate in the City, a more rural recreation reserve location (in a tier 3 town location) may provide the opportunity to renew (and increase use of) an existing asset, provide another opportunity for local participation and share possible social and economic benefits of sport and sports events amongst smaller townships.

The plan then makes the following recommendations relating to distribution:

- In the future, it is desirable that no single playing field sports facility should be provided for competition. Where new facilities are to be provided they should be added to existing facilities unless the locality is a growth area and not served by existing facilities (such as in the south east).
- In all tier 3 towns and smaller localities, all sports facilities should be located in hubs with other sports and community facilities – preferably adjacent to a school.
- Seek to develop competition standard sporting infrastructure in tier 3 towns in preference to smaller localities that will not have the total population and player age profile to sustain clubs and infrastructure in the long term.
- Where possible in tier 1 and 2 towns locate sports facilities so that all residents in urban areas have an outdoor playing field (including schools and private facilities) and preferably organized sports competition, within 2 kilometres.
- Ensure sports have a hierarchy of facilities available in the region to enhance player pathways and ensure not all facilities are maintained to the same standard.
- Ensure community plans embrace the principles of this plan to ensure sporting infrastructure can continue to be viable and reflect current changes in demand.

The map below illustrates the distribution of sports facilities in the central localities boundary, including the Central Park Recreation Reserve, where the aim is for all residents to have an outdoor playing field within 2 kilometres.



Specifically relating to Central Park Recreation Reserve, Sport 2050 provides the following strategic direction:

Continue to develop Central Park Recreation Reserve to service the Shepparton East and district community growth and future expected south east corridor residential growth.

By 2022 expand the size of the football (soccer) ground to provide full-sized field and install training quality lights to the oval.

By 2032 construct new football (including soccer) change-rooms and construct a new netball/tennis pavilion.

**Greater Shepparton Whole of Sport Plan – Cricket 2017**

The Greater Shepparton Whole of Sport Plan Cricket has been developed to provide Council with a vision for supporting cricket at a local and regional level and to guide the development of improved facilities that will meet current and future community need.

The plan states that participation in cricket in Greater Shepparton has been in decline over the last 10 years, however identifies the opportunity to grow numbers through introduction and support of more women’s competition and programming. The plan states that anecdotally there has been a significant increase in participation in cricket by females over the last 2 years and this is a trend that Cricket Victoria expect to continue.



The plan states that Council's priorities include investing in sporting facilities, particularly where:

- Participation is maximized
- Strong partnerships are formed and maintained
- Multi-use and community hub approach will be implemented, and
- Facilities are not used exclusively by clubs

Specifically relating to cricket, the Plan proposes the following criteria for investing in infrastructure to support cricket:

- Maximised participation: Particularly for participation by females, multi-cultural communities, older adults and junior.
- Multi-use facilities: Clubs who work with other sports and the wider community to improve infrastructure will be supported. Council will actively seek opportunities to partner with Department of Education and DELWP to improve infrastructure where multi-use outcomes can be achieved that include cricket.
- Sporting infrastructure that meets community need: Council will actively support the development of infrastructure in the right location and of the right standard for the community it serves.
- A baseline of facilities: Sites that support cricket will have a baseline of facilities that are usable, safe, presentable and attractive for participants.

### **Greater Shepparton Whole of Sport Plan – Tennis 2017**

The Greater Shepparton Whole of Sport Plan Tennis has been developed to provide Council with a vision for supporting tennis at a local and regional level and to guide the development of improved facilities that will meet current and future community need.

The plan states that broadly at a local level there have been significant declines in participation by adults and in competitive tennis:

- The number of players participating in weekend senior competitions delivered through the Shepparton District Tennis Association and the Goulburn Murray Lawn Tennis Association has declined by more than half in the last 10 – 15 years.
- The number of players participating in the Shepparton and District Ladies Midweek Tennis Association has declined by 40 percent since 2005/2006.

It goes on to highlight that there is a significant number of tennis clubs in the Greater Shepparton area who no longer field teams in any of the local associations including Congupna, Dookie, Invergordon, Violet Town, Katandra West, St Marys, Toolamba, St Augustine's, Wesley, St Mels, Kialla West, Central Park, Tallygaroopna, Old Students, St Andrews, Baulkamaugh and Currawa.

The report does however provide examples where tennis is experiencing growth in participation, moreso where it is linked with more casual and flexible opportunities. These include:

- The Shepparton Lawn Tennis Association has conducted a Wednesday Night Twilight Tennis competition for many years. While this program has still experienced some decline, it has undergone a resurgence in recent years as a consequence of reduced and flexible entry fees (pay

as you go), opening up the program to all ages (not just adults), and offering social activities as part of the experience. The program has around 200 participants per week.

- The Dhurringile Tennis Club's Friday night ANZ Hot Shots Tennis program has been running quite successfully for a number of years. Hard work from a number of committed volunteers at the Club has seen the program run successfully.

At a national level, the report states that participation in organised tennis by children up to 14 years of age has remained relatively stable with some decline in the past few years, however this is notably different from what is occurring at the local level with the number of players participating in the Shepparton Junior Tennis Association declining by just under half between 2001/2002 and 2016/2017.

To support and grow participation, the plan states that it is important that tennis clubs and associations have access to the right facilities in the right locations. Reflecting on both Council's and the community's existing priorities and commitment to sporting infrastructure and the priority areas identified by local tennis clubs, the following criteria is proposed for investing in infrastructure to support tennis:

1. Multi-use facilities: Clubs who work with other sports and the wider community to improve infrastructure will be supported. Council will actively seek opportunities to partner with the Department of Education and DELWP to improve infrastructure where multi-use outcomes can be achieved that include tennis.
2. Sporting infrastructure that meets community need: Council and Tennis Victoria will actively support the development of infrastructure in the right location and of the right standard for the community it serves.
3. Maximised participation: Particularly for participation by juniors, multi-cultural communities, and older adults.
4. Access to facilities: Historically tennis facilities were open to the public and community members to enjoy a hit of tennis at their leisure. Unfortunately, over time, community access has been restricted due to safety concerns for the facilities. Council and Tennis Victoria will actively encourage clubs to look for solutions that enable better access for all members of the community to be able to enjoy a hit of tennis.





### **Shepparton East Locality Plan – 2015**

The Shepparton East Locality Plan highlights what the community of Shepparton East love about their community and includes their vision, challenges and future priorities. It provides a written record of the projects that are important to their locality over the next five years and will be used to inform all relevant stakeholders and the wider community of their goals.

The Locality Plan has the following goals specifically relating to Central Park Recreation Reserve:

- Develop a master plan.
- Combining tennis courts and netball courts, including re-location of lighting or upgrading the existing courts without combining them (high priority).
- Improved drainage (medium priority).
- Upgrade of the small clubhouse facilities including adding female change-rooms and general maintenance to existing rooms.

### **Playground Provision Strategy 2006-2018**

Greater Shepparton City Council owns or manages almost 80 playgrounds across the municipality with an estimated replacement value of around \$2,087,500. The Playground Provision Strategy provides guidance and direction to Council in relation to their ongoing management and provision.

The Strategy has a section that specifically deals with playgrounds at Recreation Reserves.

### **Playgrounds at Recreation Reserves**

A number of sporting and recreation reserves throughout Greater Shepparton include playground facilities. At many reserves, there is often limited general public use of these playgrounds and use is related to the sport or activity at any particular point in time. On the other hand recreation and sporting reserves can provide excellent locations for “public” play environments that service the broader community as well as the users of the reserve.

While the Council’s primary aim is to provide play facilities that maximise general public access and use, there is recognition that in certain circumstances where reasonable demand requires, play facilities at recreation and sporting reserves are critical to the overall function and community enjoyment of a facility. In these circumstances they can be viewed as an important “supplementary” to the overall provision of play environments within the community.

This recognition may lead to circumstances whereby greater than generally “prescribed” numbers of play environments may be established within any one particular area or community. This being the case it is not considered unreasonable for Council funds to contribute to such “excess” supply on a dollar for dollar funding basis.

The strategy recommends that, subject to reasonable evidence of demand and benefit, the Council will assist Recreation Reserve Committees of Management on a dollar for dollar basis in the development of “supplementary” play facilities.

## Asset and Project Management

Greater Shepparton City Council has a strong and formalised program of Asset and Project Management.

Building Condition Audits are undertaken periodically to inform works and maintenance programs as well as long term capital development programs. Audit information specific to Central Park Recreation Reserve has been included in facility and building information in the existing infrastructure section of this report.

Further to this, additional discussions with the Building Maintenance and Projects teams have provided direction relating to key issues.

Relating to the opportunity to provide multi-use hard courts the Projects Department advised that due to drainage issues specific to the Central Park and risks associated with movement and areas where sleeves would be located in particular that they would not recommend dual use or marked courts unless the netball court orientation/markings are east/west.

## SPORT STRATEGIES

### Netball Victoria

Netball Victoria have undertaken significant works in auditing and reporting against the condition and compliance with established standards of court provision of facilities right across Victoria. They have developed in partnership with the State Government a Netball Court Planning guide providing a number of case studies highlighting different development options as well as indicative costings for various court types.

The Facilities Manual published by Netball Victoria and the Department of Sport and Recreation includes a hierarchy of facilities that recommends local facilities include:

- 1-3 fully compliant courts
- Courts may be multi-lined
- Courts to be fenced if required
- 2 x team benches per court
- 2 shelters per court
- 1 officials bench and shelter per court
- Minimum of 2 x 14m2 unisex player amenities
- Minimum 2 20m2 change facilities (based on 14 players using room at one time)

### Tennis Australia

Tennis Australia has developed a comprehensive planning framework to support and assist tennis clubs throughout the country. Amongst the frameworks are recommended levels of facilities based on a national hierarchy and indicative costings of upgrades and re-development of courts based on a number of court and surface types. Under the Tennis Australia facility hierarchy Central Park would fall into the 'local' category.



A local facility it is recommended has at least 4 courts of which 50% are based on the ITF surface code A (acrylic), F (clay) and H (grass) and 50% courts floodlit to a minimum club competition standard (350 lux).

**Australian Football League – Preferred Facility Guidelines (Incorporating Addendum Amenities Upgrade for Unisex Use) – July 2015**

The Guidelines have been developed in order to provide direction for the development of new facilities and/ or those being considered for major refurbishment or redevelopment.

For local or regional type facilities the guidelines recommend:

- Avoiding open showers and provide three to four showers.
- Avoid troughs and individual urinals and provide a minimum of one ambulant accessible toilet cubicle.
- Social/Community spaces should be at least 100m<sup>2</sup> and around 150m<sup>2</sup>.
- Appropriate umpires, meeting, administration and storage spaces should be provided.

**Cricket Australia Community Facility Guidelines - Guidance Note 2 – Outdoor Training Facilities'**

Cricket Australia's Guidance Note 2 – Outdoor Training Facilities aim to help guide future cricket net development and/or redevelopment and recommends the following planning principles be considered when determining the most suitable location for cricket net development:

- Training nets and run ups should be positioned off the field of play.
- Nets should not be positioned in a location likely to interfere with the match (e.g. behind the bowler's arm causing potential distractions to the batsman).
- Nets should be orientated in a north-south direction.
- Nets should be positioned in a location where there is minimal chance of injury to passers by or damage to property and/or vehicles. This planning consideration is not applicable if training nets are enclosed.
- Nets should be positioned as close to the pavilion as possible to minimise distance to transport equipment.

### **Cricket Australia Community Facility Guidelines - Guidance Note 3 – Clubrooms and Change Facilities**

This guideline acknowledges how well-designed clubrooms and change facilities can contribute significantly to a successful club, sporting precinct and local community.

Specifically relating to change facilities, the guidelines recommend that:

- A minimum of three showers should be provided and that these should be lockable cubicles to better accommodate all users.
- A minimum of three toilet pans is preferred and should be provided as lockable cubicles. Urinals should be avoided to better accommodate all gender use and at least one ambulant toilet should be provided in accordance with Disability Discrimination Act standards.
- A regional or club level social facility should have a commercial kitchen and storage of around 25m<sup>2</sup> and social, community or multi-purpose room of around 150m<sup>2</sup>.

## **SPORT PARTICIPATION TRENDS**

### **National Participation**

The Australian Sports Commission released the 'AusPlay' participation data for the sport sector report in December 2016. Amongst the key findings were:

1. Football, Australian football and netball are all amongst the top 5 activities undertaken by boys and girls outside of school hours.
2. Football, Australian football and netball are amongst the top 5 sports activities undertaken by adults.
3. Cricket is the 4th most participated team sport for boys and 8th for adult men, however is not in the top ten for either girls or adult women.
4. Tennis is in the top 10 sports activities undertaken by adults and children of both genders.
5. Sport is still the strongest form of physical activity undertaken by young people, with over 75% children between the ages of 5 and 14 participating.
6. Fun, enjoyment and social reasons and psychological/mental health benefits all followed physical health and fitness as the key reasons why people participate in sport.
7. While sports related participation falls off as people get older, their participation in non-sport related physical activity increases and then remains stable.
8. Walking and fitness/gym continue to be the most popular forms of exercise for adults.

### **Netball Participation**

Netball Australia reported in December 2016 that netball is still the most popular team sport for women and young girls (based on the AusPlay data). They reported that participation in the junior NetSetGo program is increasing and that more focus on social programs such as the 'Fast5' will support further growth in participation as well as encourage male participation.





### **AFL Female Participation**

The AFL have reported a 56% increase in female community club teams in 2016 with female participation now representing 27% of the total. Girls participating in Auskick has increased by 21% and total female participation by 19%.

The AFL are making a conscious push to support and grow female participation through the introduction of a national elite competition and through funding promotional campaigns as well as both program and facility development.

### **Football Participation**

The Football Federation Australia (FFA) have reported that football continues to grow and based on the AusPlay report is the team sport with the highest participation rates across Australia.

The FFA have an aggressive 20-year Plan to build on their strong participation and aim to have every community club having women's teams in every age group in every club and grow participation in schools.

### **Tennis Participation**

Tennis remains in the top 10 participated sports for both genders and across both adult and children.

Tennis Australia has a Participation Strategy that aims to have 1 million registered players and 4 million people playing at least once a year and includes a framework of focus on schools, juniors, clubs, junior and competition support.

## OPPORTUNITY AND ISSUE ANALYSIS

The identification of opportunities and issues has been undertaken through workshops with the reserve committee of management and review of a number of community, sport and recreation plans, frameworks and trends.

### SWOT ANALYSIS

The following SWOT Analysis has been undertaken through a workshop with the recreation reserve committee of management.

#### Internal Environment Analysis (Strengths and Weaknesses Analysis)

##### Strengths

- Community based
- Good/new social facilities
- Stable core user groups
- Good lights – netball courts and oval

##### Weaknesses

- Change Rooms – no longer are fit for purpose
  - Asbestos in toilets
  - Leaks
- Netball Courts not up to standard
- No netball change rooms
- Toilet block is old and no longer up top standard
- Failing tennis courts

#### External Review (Opportunities and Threats Analysis)

##### Opportunities

- Upgrades could lead to more finals/bigger events
- Facility available on some days and could host women's teams/sport

##### Threats

- Netball Association or opposition teams could stop use of courts
- May lose the opportunity to host big games and/or finals due to general age and condition of facilities
- Tree at the house damaging sewerage/septic/water lines to the house and the Reserve
  - Lifting the fence at the house
  - Hanging over the roof

## KEY ISSUES AND OPPORTUNITIES

### Shepparton East Community

As noted, the population in the South East of Shepparton is projected to grow by 52% by 2036 and remain fairly stable from an age profile perspective.

Apart from reflecting broader changes to facility demand and requirements linked to sport and recreation, it is unlikely the demand for facilities at Shepparton East will decline based on demographics, but rather as a minimum remain stable, with potential for increased demand in the future should identified growth to the south east occur.

### Supporting Council Strategy and Activity

The Council Plan, incorporating the Health and Wellbeing Plan acknowledge the importance of providing places and programs where people can meet, socialise, connect and be active. The proposed Liveability Framework in particular confirms Council's leadership role in providing services, facilities and places for this to occur. Central Park Recreation Reserve is well placed to be a key hub in this location for these activities and facilities.

Sport 2050 recommends the development of Central Park Recreation Reserve to service the Shepparton East and district community growth and future expected south east corridor residential growth. It recommends that by 2032 to construct new football (including soccer) change-rooms and construct a new netball/tennis pavilion.

The whole of sport cricket and tennis plans both recommend provision of sporting infrastructure to meet community demand and that facilities are developed for multi-use.

### Community Planning

The Shepparton East Locality Plan identifies specific projects to be undertaken at the Recreation Reserve as community priorities. These include:

- Combining tennis courts and netball courts, including re-location of lighting or upgrading the existing courts without combining them (high priority).
- Improved drainage (medium priority).
- Upgrade of the small clubhouse facilities including adding female change-rooms and general maintenance to existing rooms.

### Sports Role in Community Wellbeing

The 'AusPlay' report confirmed the important role of sport and physical activity not only in people's physical wellbeing but also to their mental health, noting that fun, enjoyment and social reasons and psychological/mental health benefits all followed physical health and fitness as the key reasons why people participate in sport. The Recreation Reserve and the activities that occur there are providing an important community role in facilitating this participation in the Shepparton East area.



### **Tenant Sports Clubs**

Participation data for netball, AFL and tennis suggests the tenant sports are either in a growth phase or supported by active growth strategies of the sports and there is opportunity through continued development and innovation, including developing or participating in flexible and social competitions to as a minimum sustain the current levels of use. Women's teams in AFL, introduction of football and Fast5 netball, social tennis and evening activities are examples to ensure the club remains a viable entities. Nets provided behind the goals would provide a number of benefits.

### **Change Rooms**

The change rooms are identified as a high priority for replacement. Rated as moderate to poor with many original fixtures and fittings over 50 years old. The current change facilities are no longer fit for purpose. The committee proposes the construction of new change facilities adjacent the community centre. The design of these change facilities should be informed by requirements of key user groups and have potential for provision of netball/tennis change facilities should alternative arrangements not be able to be made. This project is supported by community and Council planning.

It is recommended that new facilities be constructed adjacent the community centre on the oval boundary near the netball and tennis courts, where the existing shelter is. This will provide for better capacity to provide shared facilities and all sports.

This would allow for the current change facilities to be demolished.

In the short term, the football netball club should engage with the Orrvale Scouts in relation to using the current not utilised scout hall for change facilities. This has the potential to even provide a longer-term satisfactory outcome for all parties.

### **Netball Courts**

The upgrade of the netball courts is occurring and anticipated to be complete for the 2019 season. Upgrades should consider all Netball Victoria facility planning advice as appropriate and feasible.

### **Tennis Courts**

The tennis club has indicated that over time all courts will need to be re-surfaced or replaced.

The two courts closest to the netball courts are serviceable and replacement upgrade medium to long-term project. When these courts are being considered for upgrade the option to provide multi-use tennis and netball courts may be considered.

Replacement of the two courts nearest Central Avenue, being those in the worst condition and currently not in use would again provide the tennis club with 4 usable courts. This project is considered a medium to high priority.

### Toilets at the Tennis and Netball Courts

These toilets are no longer fit for purpose. In the short term some appropriate remedial works may be undertaken to address issues, while in the medium to longer term and pending direction relating to the netball change facilities they may either be upgraded to a higher standard or removed.

### Toilets near Main Entry

The toilets at the main entry are serviceable however have some accessibility issues. Upgrades to disabled toilets are required to address these.

### Drainage on Main Oval

The south west corner of the oval being low and with drainage blocking up is prone to flooding. While works have been undertaken previously to address this the ongoing problem suggests it requires review or re-doing. This is identified as a high priority.

### Hard surfaces on the Main Oval

There is an area approximately 30 meters in from the boundary that is very hard. This may be a risk to participants and the committee have suggested it may need top dressing or additional top soil. This has been identified by Council as a project that can be addressed via operational programs.

### Cricket Pitch Area

The pitch area has dropped over time to the stage where it is now lower than the ground around it and floods. Even with the covers on the pitch area water is able to run underneath and flood the pitch. Building up of the wicket areas is identified as a high priority project.

### Storage

The cricket club in particular have raised storage as an issue however other users have also recognised the advantage of providing additional storage. The current Shepparton United Rooms, which are now vacant have been identified as being suitable for being developed into storage for all Recreation Reserve user groups.





### **Scoreboard Upgrade**

The scoreboard, while serviceable is not reflective of current standards with electronic scoreboards being more common at sports grounds. The committee have identified the replacement of the existing scoreboard with an electronic one as desirable and a medium priority project.

### **Spectator Shelter**

The main spectator shelter closest to the entry gates is partially concreted with the area at the front still gravel. The committee have identified concreting further to the front as supporting spectator amenity and a medium-term project.

### **Recreation Reserve Entry**

The entry has been modified however anecdotally this has created a safety concern, particularly with trucks being major users of Central Avenue. A review of the entry with consideration of a slip lane is recommended as a high priority.

### **Fig Tree at the Caretakers Residence**

The fig tree at the caretaker's residence has grown to the point that there is concern its roots have grown into the sewerage and it is damaging both the house and recreation reserve. The tree is heritage listed and this is to be considered however some maintenance is also identified as a high priority.

### **Parking**

While parking has not been identified as being a significant issue at Central Park, should the existing change-rooms be demolished it is recommended that space be used as additional parking.

### **Main Playground**

The current play area is subject to becoming quite muddy in winter and the play equipment is ageing. General upgrade to this area including provision of additional tree planting at the playground will provide additional shade in the medium to long term.

## DEVELOPMENT PRIORITIES

The following development priorities at the Reserve have been identified through the Recreation Reserve Committee workshops.

| NO. | PROJECT  | PRIORITY       |
|-----|--|----------------|
| 1   | <b>Netball Courts</b><br>Upgrade of existing netball courts to consider all Netball Victoria facility planning advice where appropriate and feasible   | HIGH           |
| 2   | <b>Recreation Reserve Entry</b><br>Re-visit entry design to ensure safety of entry and exit. This may include shifting the ticket box further back into the reserve.   | HIGH           |
| 3   | <b>Change Rooms – Netball</b><br>Short to Medium Term netball to liaise with Orrvale Scouts regarding use of scout hall as change facilities.  | HIGH           |
| 4   | <b>Change Rooms - New</b><br>To construct new change rooms that are fit for purpose, comply with all standards and guidelines of a Local Sports Ground and allow for future growth in programming.   | HIGH           |
| 5   | <b>Fig Tree at Caretakers Residence</b><br>Council's Building Maintenance team to inspect the dwelling and provide advice relating to maintenance of the Fig Tree.   | MEDIUM TO HIGH |
| 6   | <b>Cricket Pitch Area</b><br>Investigate issues with cricket pitch area and provide direction to resolve flooding issues which may include building up wicket area or a full wicket upgrade.   | MEDIUM         |
| 7   | <b>Toilets at Tennis and Netball Courts</b><br>Pending direction and timing of change room upgrades including both new change facilities and possible development of scout hall upgrade or removal of these is required.   | MEDIUM         |
| 8   | <b>Tennis Courts</b><br><b>2 Courts Adjacent Central Avenue</b><br>Replace or resurface these two courts to bring them back into operation<br><b>Courts Closest to Netball Courts</b><br>Currently serviceable but in poor condition. Future upgrade may incorporate multi-use courts if ground issues can be addressed. | MEDIUM         |
| 9   | <b>Scoreboard Upgrade</b><br>Replacement of existing scoreboard with modern electric scoreboard  | MEDIUM         |
| 10  | <b>Storage</b><br>Provide the existing Shepparton United Building as storage for users   | MEDIUM         |
| 11  | <b>Main Playground</b><br>Address drainage, upgrade equipment and provide for additional tree planting at the playground will provide improved play spaces for the future.   | MEDIUM         |
| 12  | <b>Toilets – Main Entry</b><br>Upgrade accessible toilet facilities  | MEDIUM         |
| 13  | <b>Parking</b><br>Once new change rooms are constructed demolish existing changerooms and use space for parking  | MEDIUM         |

Central Park Recreation Reserve and Community Centre - Shepparton East  
**MASTER PLAN**

**DEVELOPMENT PRIORITIES**

The following development priorities at the Reserve have been identified through the Recreation Reserve Committee workshops.

| NO. | DESCRIPTION  | PRIORITY       |
|-----|--|----------------|
| 1   | <b>Netball Courts</b><br>Upgrade with lights to enable Netball/Volleyball facility operating after dark as a playground and hireable.  | HIGH           |
| 2   | <b>Recreation Reserve Entry</b><br>New safety design to increase safety of entry to park. This may include a lighting scheme to lead further back into the reserve.  | MEDIUM         |
| 3   | <b>Change Rooms - Netball</b><br>Start to Machine Room, toilet to base with Change Rooms, upgrading use of sport for change facilities.  | HIGH           |
| 4   | <b>Change Rooms - Bowls</b><br>Reconstruct new change rooms that use fit for purpose, comply with all relevant regulations of a Local Health Council and a law for future growth in programming.   | HIGH           |
| 5   | <b>Fit For Use Outdoor Amenities</b><br>Upgrade existing amenities to meet the needs of the community and to withstand the extremes of the Big Sun.  | MEDIUM TO HIGH |
| 6   | <b>Cricket Facilities</b><br>Investigate issues with cricket pitch to see if provide direction to resolve existing issues which may include building up and set back on a full length upgrade.   | MEDIUM         |
| 7   | <b>Tables at Tennis and Netball Courts</b><br>Provide direction and funding through reserve upgrade including both new and existing to provide development of new fit application or removal of items as required.   | MEDIUM         |
| 8   | <b>Tennis Courts</b><br>2 Courts/Alignment/Community Amenities<br>Review or re-align these two courts to bring them back into opposition Courts closest to Netball Courts<br>Currently non-compliant but in poor condition. Future upgrade may incorporate multiple courts upgrade based on fit for alignment. | MEDIUM         |
| 9   | <b>Seasonal Upgrades</b><br>Replacement of existing amenity of both modern tables, covered seating<br>Replacement of existing amenity of both modern tables, covered seating   | MEDIUM         |
| 10  | <b>Storage</b><br>New existing Storage/Storage for use<br>New existing Storage/Storage for use   | MEDIUM         |
| 11  | <b>Lighting Program</b><br>Upgrade amenity and provide to address new lighting at the playground and provide separate play spaces for the future.  | MEDIUM         |
| 12  | <b>Tables - Main Entry</b><br>Upgrade accessible toilet facilities   | MEDIUM         |
| 13  | <b>Lighting</b><br>Once change rooms are constructed determine existing the appropriate and new areas for lighting.  | MEDIUM         |

**LEGEND**

- Existing Tree
- Core upgrade to replace with
- New sports field
- Proposed Indigenous Bush Trees
- Approximate location only
- Proposed Path
- Proposed Drive/Paved/Carpark
- Subject to site planning review
- Proposed Garden Bed
- Proposed Score Board
- Existing Building
- Proposed Use or Upgrade Building



1:750 @ A1 0 5 10 15 20 25 30 35 40 45 50 55 60 65 70m  
 1:1,000 @ A3 0 15 30 45 60 75m  
 December 2018



Central Park Recreation Reserve and Community Centre - Shepparton East  
EXISTING SITE CONDITIONS





