

ATTACHMENT TO AGENDA ITEM

Ordinary Meeting

21 April 2020

Agenda Item 7.1	Draft Congupna Recreation Reserve Master Plan	
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Congupna Recreation Reserve and Community Centre

MASTER PLAN

DEVELOPMENT PRIORITIES

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

	Project	Priority
①	Community Hall - Heating & Cooling	HIGH
②	Community Hall - Toilet upgrades and compliance	HIGH
③	Community Hall - Upgrade a repair to Timber flooring dancefloor	HIGH
④	Football Change rooms – Minor upgrades and repairs	HIGH
⑤	Septic System	HIGH
⑥	Security Systems for buildings	HIGH
⑦	Electronic Scoreboard	HIGH
⑧	New Community - Change room - Clubroom facility (Discussions with School - explore multiuse facility with school and best position for this building for both users)	MEDIUM
⑨	Oval & Netball Court Lighting	MEDIUM
⑩	Netball Shelters	MEDIUM
⑪	Netball Court Drainage	MEDIUM
⑫	Oval Drainage	MEDIUM
⑬	Temporary Relocatable Netball Change rooms	MEDIUM
⑭	Upgrade Walking Track - Lighting & Seating	MEDIUM
⑮	Upgrade and Relocate Cricket Nets	LOW
⑯	Future Parking options	LOW

Congupna Recreation Reserve and Community Centre MASTER PLAN - Short to Medium Term

DEVELOPMENT PRIORITIES

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

Project	Priority
1 Community Hall - Heating & Cooling	HIGH
2 Community Hall - Toilet upgrades and compliance	HIGH
3 Community Hall - Upgrade a repair to Timber flooring dancefloor	HIGH
4 Football Change rooms – Minor upgrades and repairs	HIGH
5 Septic System	HIGH
6 Security Systems for buildings	HIGH
7 Electronic Scoreboard	HIGH
8 New Community - Change room - Clubroom facility (Discussions with School - explore multiuse facility with school and best position for this building for both users)	MEDIUM
9 Oval & Netball Court Lighting	MEDIUM
10 Netball Shelters	MEDIUM
11 Netball Court Drainage	MEDIUM
12 Oval Drainage	MEDIUM
13 Temporary Relocatable Netball Change rooms	MEDIUM
14 Upgrade Walking Track - Lighting & Seating	MEDIUM
15 Upgrade and Relocate Cricket Nets	LOW
16 Future Parking options	LOW

LEGEND

	Proposed New or Upgraded Building		Proposed Indigenous Shade Trees (Approximate locations only)
	Existing Building		Existing Tree Native species to be retained (Approximate locations only)
	Proposed Gravel Carpark *Subject to civil engineering review		Existing Tree Weedy exotic species to be removed (Approximate locations only)
	Existing Gravel Road		Grassed Areas
	Existing Walking Track		Proposed Garden Bed Planted with hardy native plants
	Proposed Vehicle Exclusion Fence / Bollards		Proposed Lighting Location
	Existing Fence		Proposed Digital Scoreboard

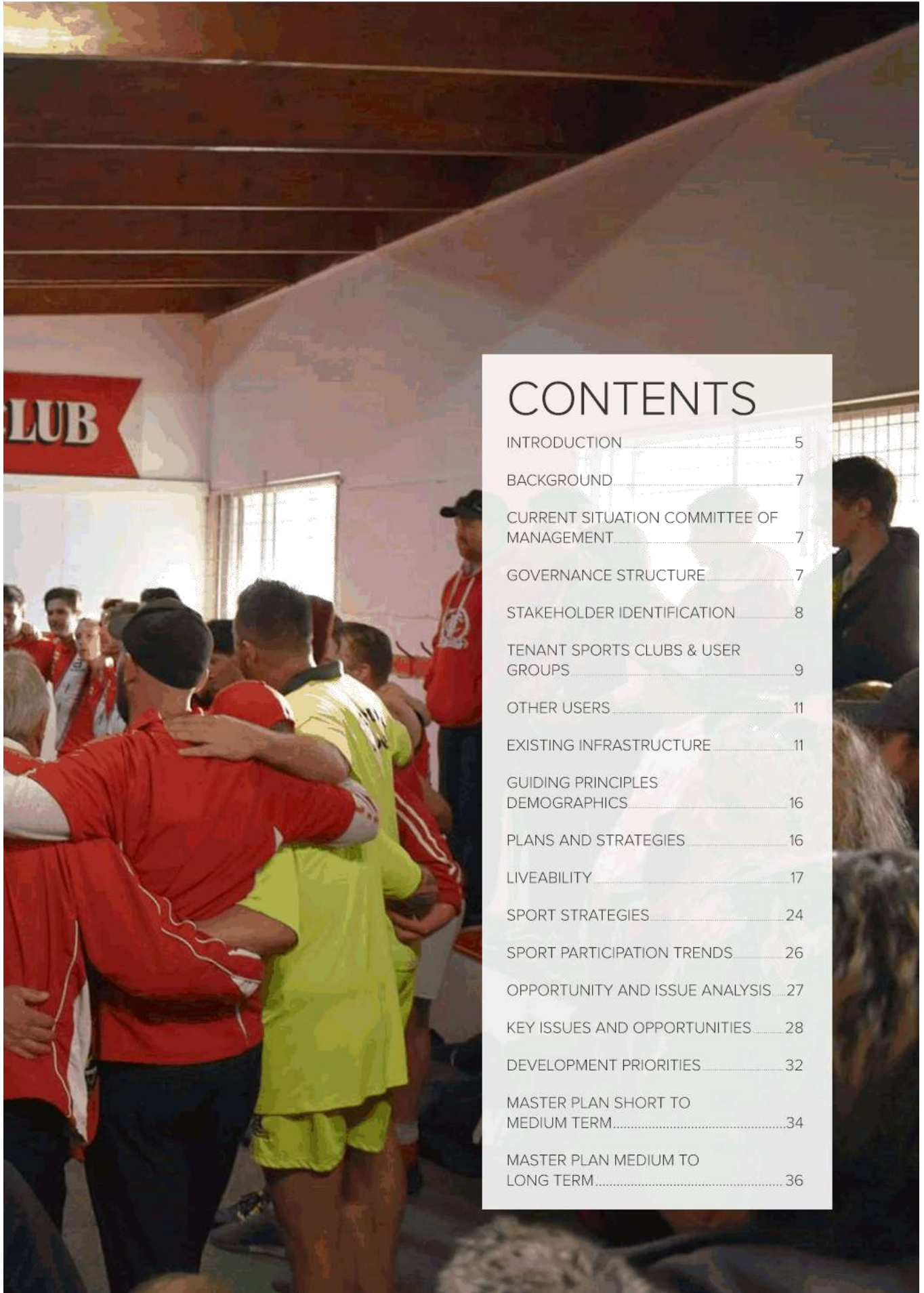




CONGUPNA RECREATION RESERVE
RECREATION RESERVE
AND COMMUNITY
CENTRE

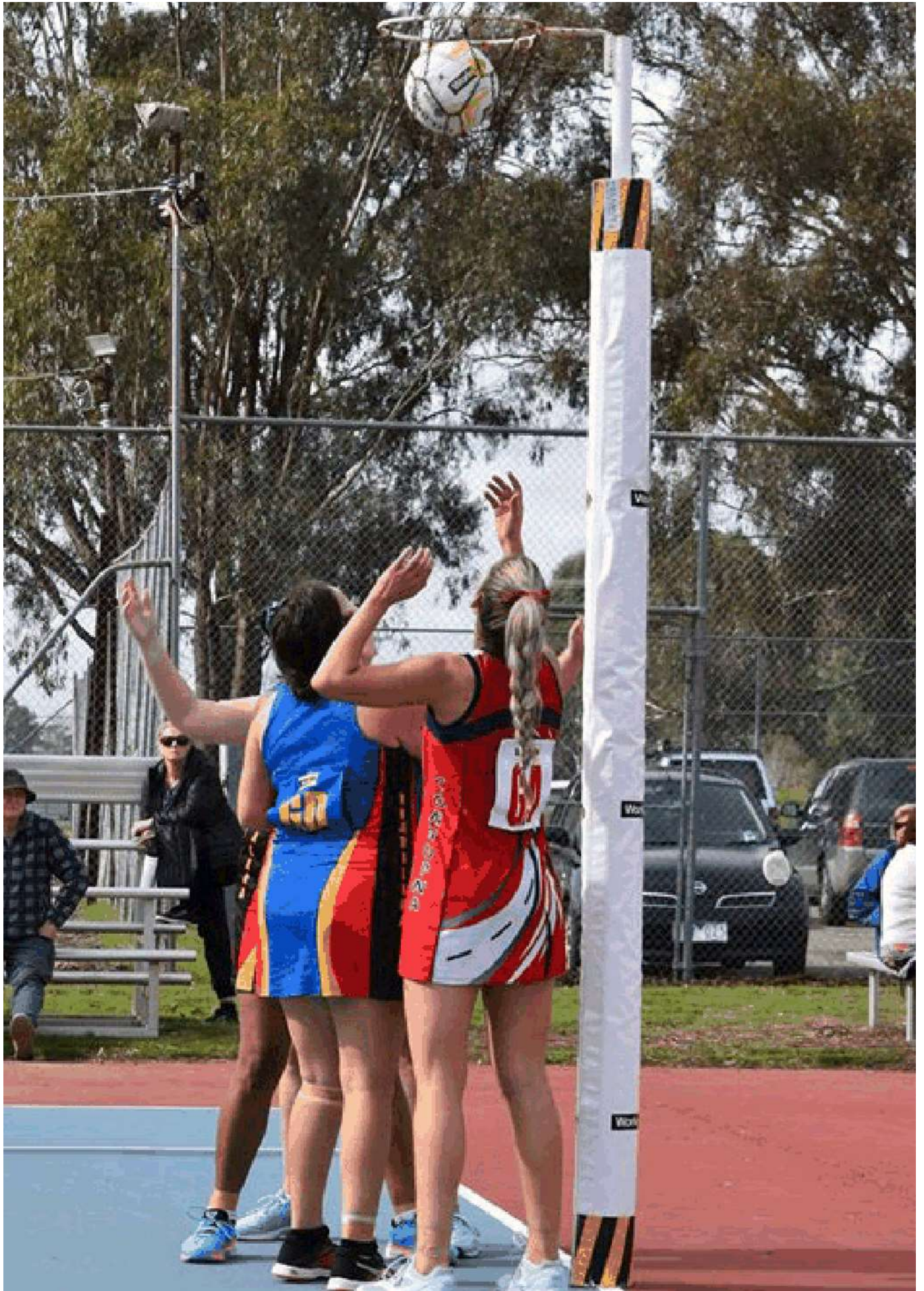






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INTRODUCTION

Congupna

The Congupna Recreation Reserve is located approximately 8km from the centre of Shepparton to the north east, within the township of Congupna. The township is centred along the Goulburn Valley Highway and Katamatite-Shepparton Main Road. Some of the main facilities include a primary school, football/cricket oval, and tennis courts.

The area has a population of approximately 625 people (2016 Census). There are 318 families and the gender split is 52.7% (331) male and 47.3% (297) female.

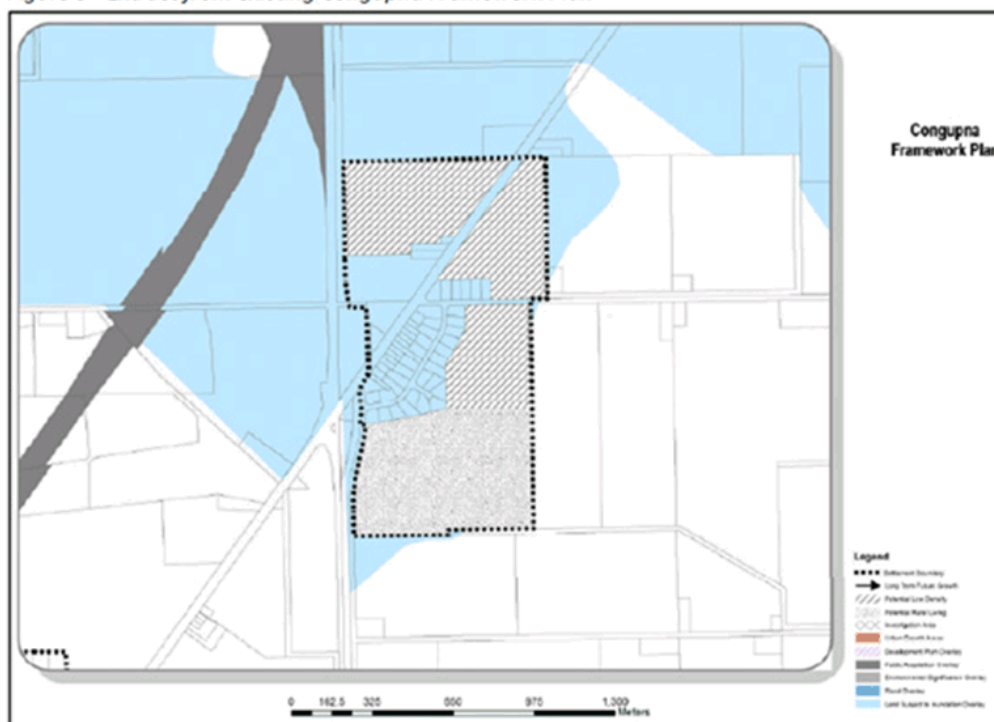
It is projected to grow by around 52% by 2036 and remain fairly stable from an age profile perspective and it is unlikely the demand for facilities at Congupna will decline based on demographics, but rather as a minimum remain stable, with potential for increased demand in the future should identified growth to the north 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 has appointed a volunteer committee of management to oversee its day to day operations as well as support any future developments.

The Recreation Reserve facilities include a multi-purpose sports oval, tennis and netball courts, a community centre, and several other smaller buildings used as change-rooms and meeting rooms as well as a playground. Amongst its key user groups are the Congupna Football Netball Club, Shepparton United Junior Football Club, Congupna Primary School, the Country Women's Association and a large number of private gatherings.

The map below taken from the Greater Shepparton Townships Framework Plan Review 2018 highlights the location of Congupna Recreation Reserve and the land identified for future low density residential development.

Figure 3 - Extract from existing Congupna Framework Plan





The Council considers this master plan and its priorities important to the Congupna community and the user groups of the Recreation Reserve for the development of sporting infrastructure. It is important to note that this plan will be considered along side all other Recreation Reserve master plans within Greater Shepparton and budgeting priorities.

BACKGROUND

Congupna plays a vital 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 Congupna Recreation Reserve at a holistic level.
2. To better respond to changing demographics, participation trends, needs of residents and visitors.
3. To address the strategic direction from the Greater Shepparton Sport 2050 Strategy regarding future development of Congupna Recreation Reserve.
4. 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.
5. To address impacts and opportunities from the development of Congupna undertaken over time.
6. To address ageing infrastructure and the need to maximise use of facilities in the precinct.
7. 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 Congupna 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 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 member representatives 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.

Primary

- Congupna Recreation Reserve Committee of Management
- Congupna Football Netball Club
- Congupna Tallygaroopna Landcare
- Congupna Primary School
- Internal Greater Shepparton City Council departments

Secondary

- Other Hall users
- Community
- State Government



TENANT SPORTS CLUBS & USER GROUPS

Table 1 provides an indication of the numbers of people that are participants in the organised sports conducted at the reserve and other user groups that utilise the community hall. 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 and volunteers etc. nor the people who attend events as supporters.

Table 1. Sporting Clubs at Central Park Recreation Reserve

Club/User group	Total
Congupna Football Netball Club	250
Shepparton United Juniors Football Club	116
Congupna Primary School (Cluster days)	350
Private bookings (Parties, funerals, cultural groups)	Up to 400
Congupna CWA	20
Fayes Line Dancing	20
Total	1156

Congupna Football Netball Club

The Football Netball Club has 4 football and 8 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 football change rooms to include female friendly accessibility, Netball court drainage and spectator shelter.

The football netball club has also identified the upgrade of the scoreboard to electronic as a desirable future project which would help compare to most other clubs in the Murray Football League.

Shepparton United Football Netball Club – Juniors and Youth Girls

The Shepparton United Football Netball Club have utilised the Congupna Recreation Reserve for an additional playing field for junior football matches since 2017. The club has 5 junior football teams including 1 youth girls team and have previously struggled to find a ground to accommodate all junior teams as a home base for matches.

There is also potential that the addition of a senior women's team for the club, could add to the use of the facilities as an additional user group. The club does not use the oval for training and currently train at other facilities.

A key priority for the club would be the upgrade and accommodation of female friendly change rooms, along with further space for club storage within the building. The current state of the change rooms, toilets and showers is an issue in particular for the youth girls and potential senior women's team use into the future.



OTHER USERS

Congupna Primary School

The Congupna Primary School make use of the Recreation Reserve for school sport cluster days which involves around 350 students utilising the facility including up to 10 other smaller schools. The school make regular use of the walking track and also the community hall for specific indoor sports activities eg. Badminton and Indoor bowls, as well as the entire school uses the Community Hall for its end of year concert.

The Congupna School Parents & Friends group use the hall for catering of Thursday night dinners for the football netball club to provide a community service.

Country Women's Association

The Country Women's Association meets periodically at the community centre as well as a regular dance group of 20 participants. Other large private bookings of the Community Hall also take place on a regular basis such as private parties, funerals, or cultural groups some of these up to 400 people.

EXISTING INFRASTRUCTURE

Below are the key infrastructure components of the reserve:

Sports Oval

The main oval is used for Australian Rules football and has been used in the past for cricket. It is boundary fenced with a very good condition turf cricket pitch, scoreboard/timekeepers' box, training standard lighting, two interchange boxes and a large catch net on eastern side of the ground.

The coaches and interchange boxes are rated as being in excellent overall condition however the timekeeper's box does have safety concerns for operation of numbers.

The committee and users are generally satisfied with the infrastructure around the ground including the coach's boxes but have identified the desire for an upgrade to an electronic scoreboard.

Drainage has been identified as an area of concern with the south east corner flooding due to the area being low and drainage being too flat. The issues mean surface water can stay in the oval gutter for days creating issues.

A new drainage plan would be developed with preference for the entire oval to have a drain which can then be pumped into the storage dam.

The oval also has a large area that has been identified as a site of Indigenous cultural heritage and sensitivity and further investigations relating to this will take place into the future.





Community Centre

The community centre includes a large multi-purpose room with half parquet flooring used for dancefloor, bar and kitchen. The primary purpose of the building is to provide a social venue for the tenant sports clubs and a meeting and function space for the local community.

Council's asset audit of the building has rated the building overall as good condition.

User groups and the Committee of Management are satisfied that the size of the building is servicing the current needs, however that there are significant upgrades required such as heating and cooling, upgrades to the parquet dancefloor and improvements to the toilets. The long term vision is for a new community centre incorporating new change rooms located on the north - west side of the recreation reserve.

Football Change Rooms

Council's Asset Audit of the change room building has rated them overall as being in good condition structurally. The user groups and Committee of Management would like significant improvements carried out to this building including;

- Upgrades of showers and toilets to accommodate female users and the overall condition
- Reconfiguration to better use space within the building
- Potentially extend the building to provide correct sized change rooms as per facilities guidelines

AFL Victoria facilities audit for the change rooms rated overall as poor with multiple quality issues and reaching end of life. It has also been documented that the Murray Football League would not allocate finals due to the condition of the change rooms.

There are also ongoing issues with the septic system for this building that need to be attended to.

Netball Courts

Two concrete netball courts are located adjacent the tennis courts. The courts have recently been resurfaced by the club with synthetic coating to preserve and repair cracking. The courts are in moderate condition and still playable. New player shelters have also been installed for the south court for officials, however shelters for the north court for both spectators and officials is a priority for the club.

Drainage for the courts is a major concern and is also considered a priority for the future to prevent water pooling on the courts.

An upgrade to the netball court lighting is also a priority with the lighting in poor condition for both courts.

Netball Building

The netball building provides an appropriate space for the home club change rooms with a toilet and two showers within the building. The building condition is rated as good to excellent.

Lighting

The main oval lighting is old and expensive to run and it would be beneficial to upgrade the lighting for good training standard. Both netball courts are lit with training lights each with four poles and in reasonable condition.

Tennis Courts

There are 4 concrete tennis courts with synthetic surface. The courts are no longer used by a tennis club, however they are used by the general public regularly and by the netball club for warm up and training.

Tennis Pavilion and Netball Change Rooms

The small tennis building is no longer used for tennis and therefore the netball club is able to utilise this building for the away teams change space. The condition audit has the building rated as good to excellent condition.

Entry and Ticket Box

The entry has safety issues with the lack of a turning lane into the reserve from Katamatite Shepparton Main Road. A turning lane would be preferred to ensure safety. The ticket box is in good condition; however it is not situated on the right side of the entry road and would be ideal to change to the other side at some point in the future. It is not a high priority.

Playground

The playground is in very good condition and has recently had a new shade sail installed. The area is very heavily used on game days.



Spectator Amenities

The main oval provides ample parking for spectator viewing around the boundary fence however future consideration of parking space for finals capacity would need consideration if proposed rezoning of land north to the recreation reserve is sold off for residential development which is currently used for overflow parking.

Spectator seating has been updated around half of the oval with aluminum seating. There is still further aged timber seating to be upgraded however there is sufficient spectator seating around the oval. Netball has minimal spectator seating.

Shelters around the facility include;

- Grandstand with bar and barbeque, shelter has poor storm water drainage and needs attention. There are a number of trip hazards within the shelter and non-compliant steps
- Netball shelters - There are some netball player shelters but a lack of spectator shelter near the courts
- Coaches boxes are in good to fair condition

Roadways & Paths

The road into and around the recreation reserve is in reasonable condition with ongoing maintenance required. The speed humps at the entry may cause safety issues for ambulances; however it was felt they are still required to slow incoming traffic at the entry.

Walking Track

The walking track is heavily utilised by the community and could use more regular maintenance to improve the surface. Long term vision for lighting is a priority which would enable users to still use the track in winter months, early morning and after sun set.

Super Box, Goal Posts, Oval Boundary Fence and Catch Net

The super box is a structure located near the football change rooms and enables the Football Netball Club to offer an exclusive spectator option on game day and is highly used. The box is in good condition. The goal posts, boundary fence and catch net are also considered in good condition.

Toilet Blocks

There are two public toilet blocks located at the reserve. One is a single toilet that is unisex and fully accessible and in good condition, the second is a larger brick building which on occasion has septic issues, the walls do not meet the ceiling and therefore allow birds to sit on the walls which create a cleaning issue. The building is structurally in good to excellent condition.

Cricket Nets

The cricket nets are currently located on the northern side of the oval and run into the oval. They do not meet the new Cricket net guidelines and would need to be relocated away from the oval to become compliant. The concrete and carpet is in poor condition and would require replacing.

Scoreboard

The building is in fair condition however the steps to access the scoreboard are not compliant and are a safety hazard. There are also major concerns over the risk involved with operating the scoreboard in its current state.

GUIDING PRINCIPLES

DEMOGRAPHICS

The Congupna Recreation Reserve is located approximately 8km from the centre of Shepparton to the north east, within the township of Congupna. The township is centred along the Goulburn Valley Highway and Katamatite-Shepparton Main Road. Some of the main facilities include a primary school, football/cricket oval, and tennis courts.

The area has a population of approximately 625 people (2016 Census). There are 318 families and the gender split is 52.7% (331) male and 47.3% (297) female.

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 Congupna 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 north 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 Congupna, 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 which includes 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)

Congupna Framework Plan - 2019

Greater Shepparton City Council in collaboration with SPIIRE Australia Pty Ltd is working to develop the Congupna Framework Plan, to guide future residential development in the area over the next thirty years. Congupna was identified as a Township which has the capacity to grow and offer a rural lifestyle alternative in the Greater Shepparton Housing Strategy 2011. The project draws on previous work undertaken by Council and the community for the Greater Shepparton Townships Plan Review 2018, the Congupna Community Plan 2013 and the Greater Shepparton Housing Strategy 2011.

The objectives of the Plan project are to cater for:

- the sustainable expansion of the township of Congupna while ensuring accessibility by pedestrians, cyclists, public transport and motorists;
- appropriate densities for residential development for land in the Congupna settlement boundary within a 30 year timeframe (until 2050);
- effective pedestrian and cyclists linkages and high level recommendations on infrastructure required to accommodate it;
- consideration of the impact of the possible provision of reticulated services to the township of Congupna;
- create a coherent residential expansion framework for Congupna that does not negatively impact upon the existing township character of the area;
- identify suitable locations for the provision of dedicated public open space and sites capable of hosting drainage and/or storm water infrastructure;
- high level comments on the development opportunities and constraints afforded by the future Goulburn Valley Highway Shepparton Bypass and what other upgrades to the local and arterial road network would be required;

- identify significant stands of native vegetation within the study area and include measures for their protection; and
- possible contribution of new development to infrastructure upgrades

The plan will also take into consideration the proposal for re-zoning of farmland north of the Recreation Reserve for future residential development. This potential future development along with the other sport infrastructure changes in Greater Shepparton has identified that Congupna Recreation Reserve would no longer be considered for a regional facility to be located at the Reserve.

This plan is currently underway in conjunction with the Congupna Recreation Reserve Master Plan and is set to be finalised and adopted by June 2020.

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, Congupna, 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

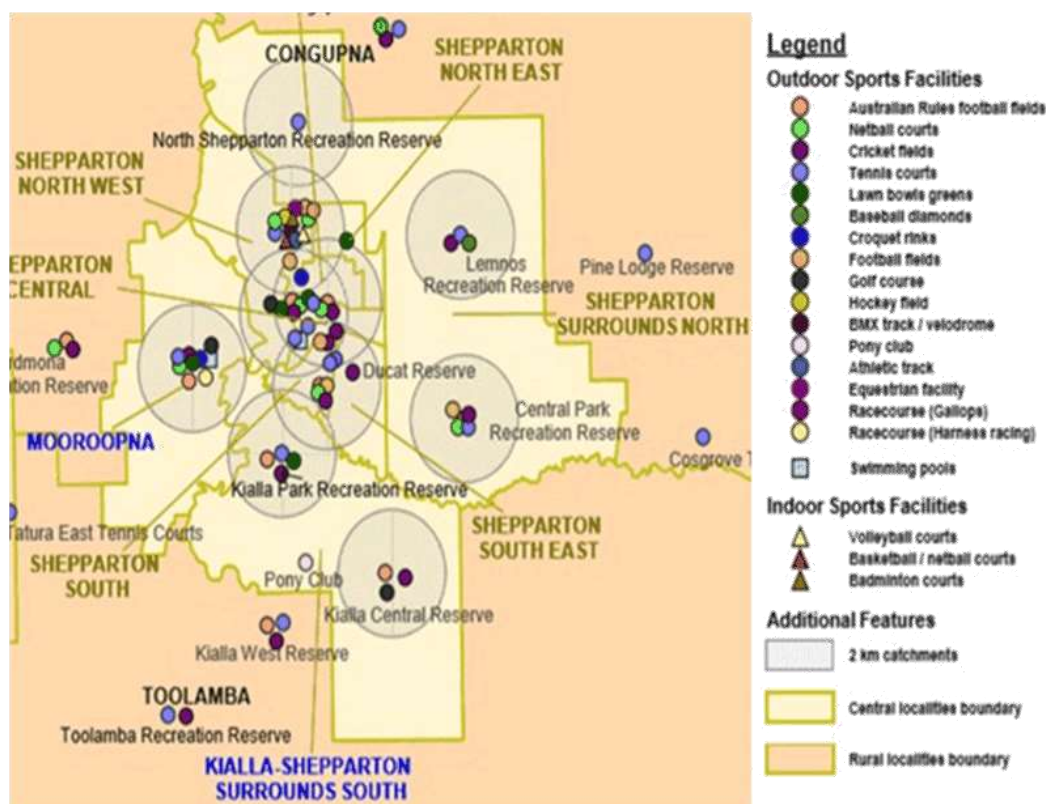
The following principles for distribution are identified

- 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 organised 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 Congupna Recreation Reserve, where the aim is for all residents to have an outdoor playing field within 2 kilometres.



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

Continue to develop Congupna Recreation Reserve to service the Congupna and district community and future expected northern corridor residential growth. Provide land area to accommodate a post 2050 replacement for Deakin Reserve.

Construct a main grandstand with a new multi-use facility providing; 2,500 under cover seats, media and coaches boxes, male and female change rooms, office and meeting space, catering facilities and netball court complex.

However, it has been determined that during the time since the Sport 2050 strategic plan was adopted in 2011 various changes in sport infrastructure and facility development have occurred that directly relate to the strategic directions for Congupna Recreation Reserve. These changes include;

- Shepparton Education Plan which has determined that the four public Secondary colleges will be amalgamated into the Greater Shepparton Secondary College and be located at the existing Shepparton High School site
- The Munarra Centre for Regional Excellence development
- Potential residential development to the north of the Congupna Recreation Reserve
- Potential further development of the Shepparton Sports Precinct to the north of existing multipurpose fields
- Emmaus and St Luke's primary school facilities which are located in very close proximity

Taking into consideration the changes to the provision of sport facilities within Greater Shepparton, the Sport 2050 strategic plan will be reviewed and updated.

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 maximised
- 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 the 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.



Congupna Community Plan – 2015

The Congupna Community Plan highlights what the community of Congupna love about their community and includes their vision, challenges and future priorities. The initial document was completed in 2013, and has since updated its action plan priorities in 2016/2017. 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 Community Plan has the following goals specifically relating to Congupna Recreation Reserve:

- Undertake Master Plan
- Install outdoor exercise furniture equipment
- Refurbish and upgrade toilets within Community Hall
- Install Electronic Scoreboard
- New Changerooms
- Entrance signage and information/art themed signs around reserve
- Install war memorial eg. Lone Pine or monument

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 Congupna Recreation Reserve has been included in facility and building information in the existing infrastructure section of this report.

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 Sport and Recreation Victoria 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 x shelters per court
- 1 officials bench and shelter per court
- Minimum of 2 x 14m² unisex player amenities
- Minimum 2 x 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 is recommended to have 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 3 to 4 showers
- Avoid troughs and individual urinals and provide a minimum of 1 ambulant accessible toilet cubicle
- Social/Community spaces should be at least 100m² and around 150m²
- 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 passersby 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 3 showers should be provided and that these should be lockable cubicles to better accommodate all users
- A minimum of 3 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 25m² and social, community or multi-purpose room of around 150m²

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. Girl's participation 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 adults 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 recreation 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

- Variety of users
- Weddings
- Parties
- Funerals
- Dance groups
- Meetings
- Cultural groups use hall
- Structurally sound buildings
- Proximity to Shepparton

Weakness

- Age of facilities
- Lots of maintenance
- Not fit for current purpose
- Hall toilets
- Changerooms
- Poor heating and cooling in hall

Opportunities

- To combine with school growth – hall/change rooms
- Growth of population – increased use
- School Use – Oval (cluster days) and hall
- New and additional users
- School concerts
- Female participation
- Girls football
- Overflow facilities to growth of Shepparton
- Memorial Hall – RSL Dawn Service – used as memorial
- Discuss future management of the reserve and potential hand back to Council for full management

Threats

- Team Sport down on participation e.g. No Tennis Club or Cricket club use anymore
- Committee/Volunteer burn out
- Assets failing
- Lose users – Murray League Finals, Cricket, Tennis



KEY ISSUES AND OPPORTUNITIES

Congupna Community

As noted, the population in Congupna is projected to grow by around 52% by 2036.

Apart from reflecting broader changes to facility demand and requirements linked to sport and recreation, it is unlikely the demand for facilities at Congupna 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 north 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. Congupna Recreation Reserve is well placed to be a key hub in this location for these activities and facilities.

Sport 2050 recommends the development of Congupna Recreation Reserve continue to service the Congupna and district community and future expected northern corridor residential growth.

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 Congupna Community Plan identifies specific projects to be undertaken at the Recreation Reserve as community priorities. These include:

- Netball court resurfacing and improved drainage – This has been achieved
- Construct shade structure over playground – This has been achieved
- Seek grant funding for Hall updates
- Small signs around recreation reserve walking track featuring history of Congupna

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 Congupna 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 clubs remain viable entities.

Congupna Primary School and other sport facilities

It was discussed and noted that there are opportunities for future development to be linked in partnership with the Congupna Primary School. Multi use facilities would be encouraged given the school currently make use of the Recreation facilities.

The development of other sports facilities and changes to school facilities in the Greater Shepparton area have determined that the direction for further expansion of Congupna Recreation Reserve would no longer be required.

Sport facilities including the Munarra development at Rumbalara Football Netball Club, the Shepparton Sports Precinct, as well as nearby St Luke's Primary School / Emmaus Campus and the Greater Shepparton Secondary College which have determined that the Sport 2050 plan will be reviewed and updated to reflect these changes.

Change Rooms

The change rooms are identified as a high priority for upgrades. Whilst the structural integrity of the building is rated good to excellent the internal amenity as well as bathroom areas are no longer fit for purpose. The committee proposes that the change rooms are upgraded including the bathroom areas to allow for female friendly use as well as new internal layout for better use of the space. This would allow for potential of youth and senior girls football as well as generally better use of the outdated building.

Community Hall

Upgrades to the community hall are also considered a high priority to assist with the ongoing maintenance and also improve usability for the varied user groups of the hall. Modern heating and cooling are required as there is currently no cooling aside from ceiling fans, and the only heating is a wood heater. The committee also feel that the internal toilets are a priority for upgrades to enable better accessibility as well as repairs and renovation of the timber parquet dancefloor. Council has included these works in the Building Maintenance program.

Septic Systems

Issues have occurred with the septic systems at the reserve. Review and potential upgrades would be desired as a high priority.

Security systems for buildings

A high priority for the addition of security alarms on all buildings is listed to help deter thefts and vandalism.

Scoreboard Upgrade

The scoreboard is considered to be in fair condition and very outdated. An upgrade to an electronic scoreboard has been indicated as a high priority for the committee and users groups to align better with today's standards and enable more opportunities to the user groups.

New Community Hall – Changerooms - Clubroom facility (North west side of facility)

The current football change rooms do not meet today's standards for community or sports clubs use. The shower and bathroom area are not compliant and are not able to provide female friendly use in their current state. The building is ageing and unattractive for such events as football finals with the Murray Football League stating that finals will not be able to be held at Congupna due to the poor facilities.

The Community hall is ageing and it is felt that it is not positioned well or on the correct side of the recreation reserve for spectator viewing, given it faces western sun. The hall receives high usage, however it also requires a high amount of maintenance and management by the Committee which creates volunteer burnout.

Female change facilities for netball and/or other sports are not sufficient in their current state. The home change rooms do offer two showers and a toilet however are not appropriate in their current layout to be used as appropriate change space due to large amount of windows.

A new community, change room and clubroom building situated on the north western side of the reserve, would incorporate all change room requirements as well as community social rooms space befitting of the high use within the community, is seen as a medium to long term vision but a high priority by the committee.

The new facility would provide better spectator viewing of the oval, allow for the expected growth in population and keep up to modern requirements and expectations for a community building.

Discussions around potential multi use would be held with the primary school to ensure best outcomes and positioning of the building to suit all use.

Oval and netball Court Lighting

An upgrade of the main oval lighting to bring sports floodlighting in line with today's standards for training is desired. Investigation of the current netball court lights to be undertaken to determine any upgrades for the future.

Netball shelter

Additional player/official shelter is required for the north court and appropriate spectator shelter is a priority given there is no current shelter for viewing for either court.

Netball Court drainage

Investigations into the netball courts drainage issues to determine any works to fix issues of water pooling on both courts. Council is currently investigating these issues.

Temporary Relocatable Netball Changerooms

Locate temporary relocatable modular or portable style change rooms for short to medium term use until such time that a new community club facility is developed. These could then be transported and located at another facility once they were no longer required at Congupna Recreation Reserve.

Upgrade Walking Track – Lighting & Seating

The walking track is used regularly by community members. Improvements to the track itself, as well as long term planning for potential lighting around the track would enable more use during the winter season, early morning and after dark and help promote more passive activity and recreation.

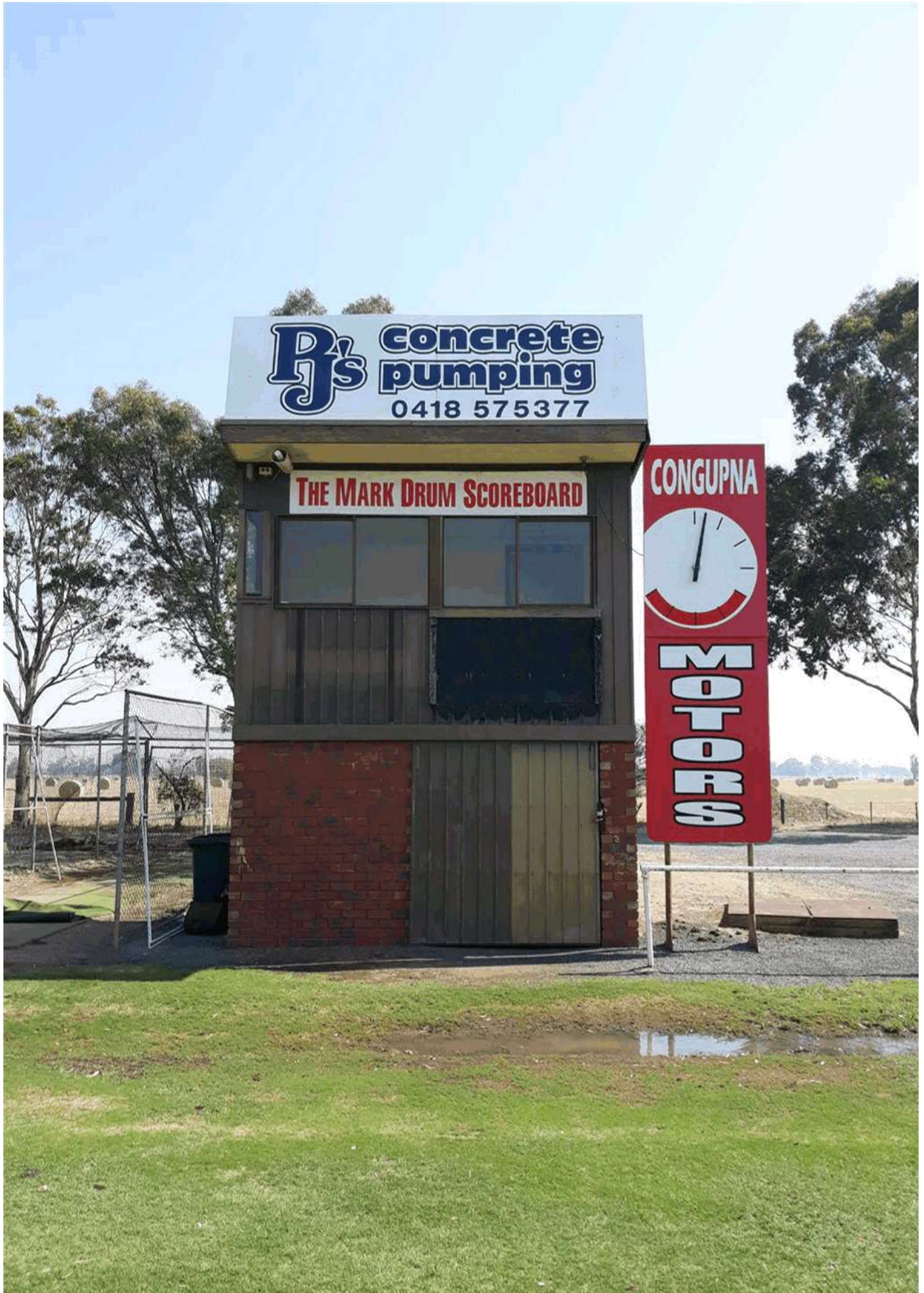
Cricket Nets

Relocate and upgrade cricket nets to meet cricket Australia facility guidelines and encourage public community use or future existence of a cricket club. The nets would need to be located where the run off is not onto the oval to meet new guidelines.

Parking

Parking is not considered to be a major issue for most use at the reserve, however with long term plans to develop any new community building and subsequent removal of the current community building a potential future new parking space could be located on the south east corner of the reserve if this is determined. Additional parking space would also accommodate future sporting finals allocations or major events held at the reserve.





DEVELOPMENT PRIORITIES

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

Congupna Recreation Reserve and Community Centre MASTER PLAN

DEVELOPMENT PRIORITIES

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

	Project	Priority
①	Community Hall - Heating & Cooling	HIGH
②	Community Hall - Toilet upgrades and compliance	HIGH
③	Community Hall - Upgrade a repair to Timber flooring dancefloor	HIGH
④	Football Change rooms – Minor upgrades and repairs	HIGH
⑤	Septic System	HIGH
⑥	Security Systems for buildings	HIGH
⑦	Electronic Scoreboard	HIGH
⑧	New Community - Change room - Clubroom facility (Discussions with School - explore multiuse facility with school and best position for this building for both users)	MEDIUM
⑨	Oval & Netball Court Lighting	MEDIUM
⑩	Netball Shelters	MEDIUM
⑪	Netball Court Drainage	MEDIUM
⑫	Oval Drainage	MEDIUM
⑬	Temporary Relocatable Netball Change rooms	MEDIUM
⑭	Upgrade Walking Track - Lighting & Seating	MEDIUM
⑮	Upgrade and Relocate Cricket Nets	LOW
⑯	Future Parking options	LOW

MASTER PLAN SHORT TO MEDIUM TERM



Congupna Recreation Reserve and Community Centre MASTER PLAN - Short to Medium Term






DEVELOPMENT PRIORITIES

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

Project	Priority
① Community Hall - Heating & Cooling	HIGH
② Community Hall - Toilet upgrades and compliance	HIGH
③ Community Hall - Upgrade a repair to Timber flooring dancefloor	HIGH
④ Football Change rooms – Minor upgrades and repairs	HIGH
⑤ Septic System	HIGH
⑥ Security Systems for buildings	HIGH
⑦ Electronic Scoreboard	HIGH
⑧ New Community - Change room - Clubroom facility (Discussions with School - explore multiuse facility with school and best position for this building for both users)	MEDIUM
⑨ Oval & Netball Court Lighting	MEDIUM
⑩ Netball Shelters	MEDIUM
⑪ Netball Court Drainage	MEDIUM
⑫ Oval Drainage	MEDIUM
⑬ Temporary Relocatable Netball Change rooms	MEDIUM
⑭ Upgrade Walking Track - Lighting & Sealing	MEDIUM
⑮ Upgrade and Relocate Cricket Nets	LOW
⑯ Future Parking options	LOW



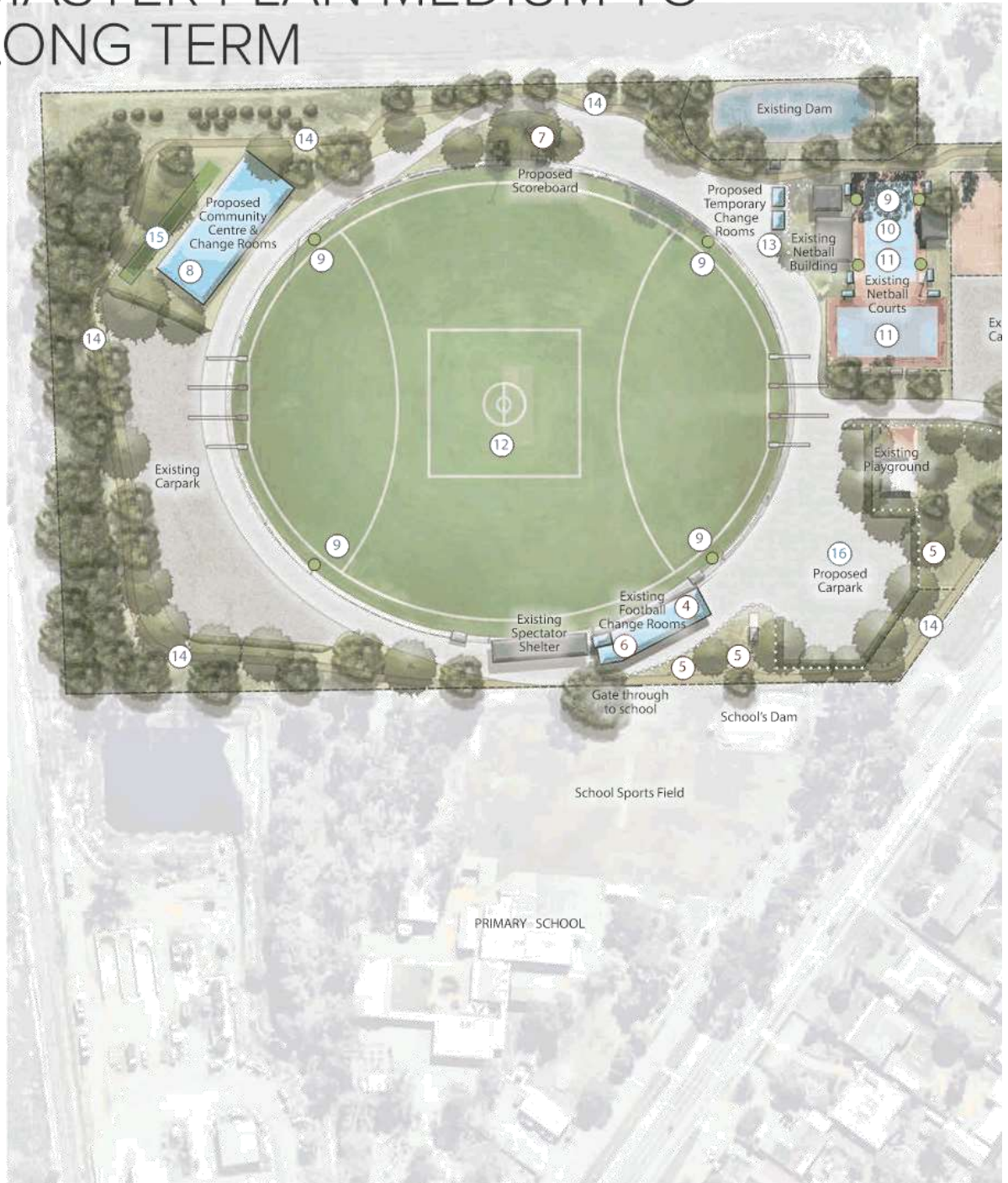
LEGEND

	Proposed New or Upgraded Building		Proposed Indigenous Shade Trees (Approximate locations only)
	Existing Building		Existing Tree Native species to be retained (Approximate locations only)
	Proposed Gravel Carpark *Subject to civil engineering review		Existing Tree Weedy exotic species to be removed (Approximate locations only)
	Existing Gravel Road		Grassed Areas
	Existing Walking Track		Proposed Garden Bed Planted with hardy native plants
	Proposed Vehicle Exclusion Fence / Bollards		Proposed Lighting Location
	Existing Fence		Proposed Digital Scoreboard

1:750 @ A1 0 7.5 15 22.5 30 37.5m
 1:1500 @ A3 0 15 30 45 60 75m
 Congupna Recreation Reserve and Community Centre
 MASTER PLAN - Short to Medium Term
 Version 02, 13th December 2019



MASTER PLAN MEDIUM TO LONG TERM

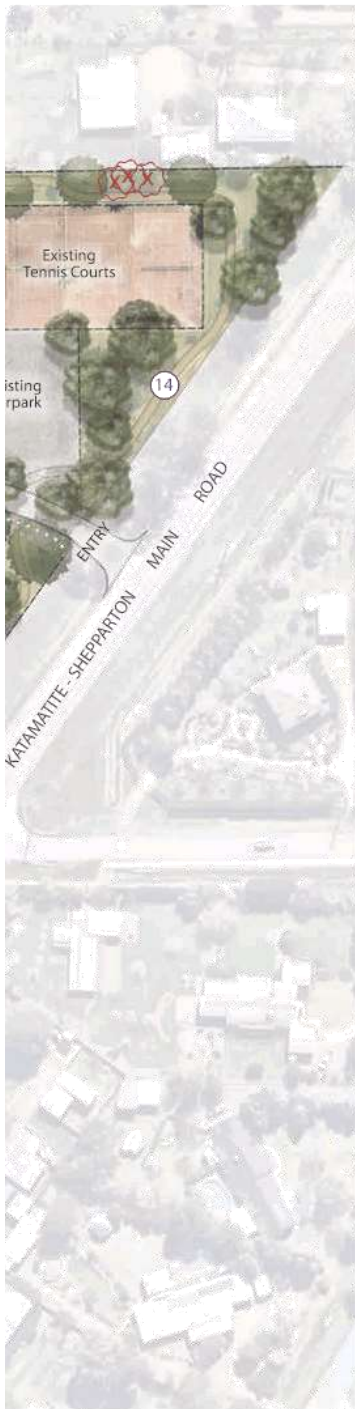


Congupna Recreation Reserve and Community Centre MASTER PLAN - Medium to Long Term

DEVELOPMENT PRIORITIES

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

Project	Priority
① Community Hall - Heating & Cooling	HIGH
② Community Hall - Toilet upgrades and compliance	HIGH
③ Community Hall - Upgrade a repair to Timber flooring dancefloor	HIGH
④ Football Change rooms – Minor upgrades and repairs	HIGH
⑤ Septic System	HIGH
⑥ Security Systems for buildings	HIGH
⑦ Electronic Scoreboard	HIGH
⑧ New Community - Change room - Clubroom facility (Discussions with School - explore multiuse facility with school and best position for this building for both users)	MEDIUM
⑨ Oval & Netball Court Lighting	MEDIUM
⑩ Netball Shelters	MEDIUM
⑪ Netball Court Drainage	MEDIUM
⑫ Oval Drainage	MEDIUM
⑬ Temporary Relocatable Netball Change rooms	MEDIUM
⑭ Upgrade Walking Track - Lighting & Seating	MEDIUM
⑮ Upgrade and Relocate Cricket Nets	LOW
⑯ Future Parking options	LOW



LEGEND

	Proposed New or Upgraded Building		Proposed Indigenous Shade Trees (Approximate locations only)
	Existing Building		Existing Tree Native species to be retained (Approximate locations only)
	Proposed Gravel Carpark *Subject to civil engineering review		Existing Tree Weedy exotic species to be removed (Approximate locations only)
	Existing Gravel Road		Grassed Areas
	Existing Walking Track		Proposed Garden Bed Planted with hardy native plants
	Proposed Vehicle Exclusion Fence / Bollards		Proposed Lighting Location
	Existing Fence		Proposed Digital Scoreboard

1:750 @ A1 0 7.5 15 22.5 30 37.5m
1:1500 @ A3 0 15 30 45 60 75m

Congupna Recreation Reserve and Community Centre
MASTER PLAN - Medium to Long Term

Version 02, 13th December 2019



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