



# MILDURA SPORTING RESERVES MASTER PLAN

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*Mildura Rural City Council*

## **FINAL REPORT**

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## EXECUTIVE SUMMARY

In January 2004, Garry Henshall & Associates was engaged by Mildura Rural City Council to complete Master Plans for Mansell Reserve, Mildura Recreation Reserve and Old Aerodrome Sporting Complex. In brief, the project required the development of the long term planning direction for each sporting reserve. Implicit to the project objective was that the direction be developed in partnership with the range of user groups, Council and the broader community.

In accordance with the project brief, the objectives of the project were as follows:

- To review existing reports and information relating to Mildura Recreation Reserve, Old Aerodrome Sporting Complex and Mansell Reserve
- To review current and future trends, including demographic data that will effect the use of major recreation reserves
- To analyse and review existing use of major recreation reserves
- To involve key stakeholders and community and identify needs and expectations
- To develop a long term plan with strategies, priorities and rationalisation for Mildura Recreation Reserve, Old Aerodrome Sporting Complex and Mansell Reserve, and
- To provide recommendations on management options for the Reserves

Mildura Recreation Reserve, Old Aerodrome Sporting Complex and Mansell Reserve make an important contribution to accommodating a broad mix of sporting participation throughout the Mildura Region. Collectively, the Reserves accommodate 42 different user groups, which provide 13 different sporting activities including:

- |            |                         |                |
|------------|-------------------------|----------------|
| ■ Football | ■ Soccer                | ■ Mildura Show |
| ■ Cricket  | ■ Tennis                | ■ Netball      |
| ■ Baseball | ■ Harness Racing        | ■ Croquet      |
| ■ Hockey   | ■ Fire Brigade Training | ■ Athletics    |
| ■ Softball | ■ Touch Football        | ■ BMX riding   |

In addition to the above, the reserves also accommodate other forms of community activity, including playgroups, SES training, youth activities and open space for passive recreation. Sport and recreation activities at the Reserves cater for a broad range of age groups, both genders and socio economic cohorts.

The capacity of each reserve to adequately cater for a broad range of quality sport and recreation opportunities, both now and in the future, without compromising the playing surfaces is a critical component of this project and underpins the development of master plans for each site.

The Consultants have endeavoured to implement a highly inclusive planning process, enabling multiple opportunities for interested residents, community groups and organisations to contribute to the master plan process. With this in mind, the following investigations and consultations have been completed:

- Key informant interviews with a range of Council, sporting Clubs and Associations and State Government representatives

- Distribution of 1,260 household surveys to residents located within 400m of each Recreation Reserve.
- Site inspections of each Reserve, acknowledging the condition and layout of buildings and playing surfaces at the Reserve
- Completion of planning workshops with each user groups of the Reserve. A total of 10 workshops were implemented as part of this strategy
- Circulation of submission templates to all user groups of the Reserve. The focus of the template was to guide group responses in relation to capital development needs, participation trends, funding capacities and expectations
- Review of relevant research, reports and literature that impact upon the planning and development context for each of the Reserves
- Documentation of key sport and recreation and population trends and issues which are again, considered to impact upon the planning and development context of Mansell Reserve, Mildura Recreation Reserve and the Old Aerodrome Sporting Complex.

The following key planning issues have been identified through this extensive community consultation phase.

## Key Planning Issues

### Mansell Reserve

#### Creation of Parkland Facilities

In addition to the sporting opportunities Mansell Reserve provides, local residents also see it as an important area for passive recreation. Currently 88% of visitors to the Reserve use the playground facilities and improved BBQ / picnic facilities and landscaping (including tree planting) have been identified as key areas of improvement required. Given the extensive use of the existing older playground, an upgrade can be justified, including the provision of shade sails and drinking fountains. To improve passive recreational opportunities and to provide linkages with other sporting, cultural, recreational and tourism precincts in Mildura, a walking path around the perimeter of the Reserve should be constructed. This path needs to incorporate some seating and security lighting. Drainage may also need to be examined on the site.

#### Car Parking

Car damage has been identified as an issue of concern at Mansell Reserve. There is a need to exclude vehicles from the site except in the designated parking area. Vehicle damage has been previously experienced and this is to be addressed through the designation of off-road car parking on proposed adjacent leased crown land. The placement of permanent bollards around the walking track perimeter – will exclude all traffic from grassed areas.

#### Premier Netball Facility

In order to create a premier netball facility that can be used in all weather conditions, it has been suggested that 12 of the existing netball courts are surfaced with plexipave, a synthetic surface. These courts need to meet the current Netball Victoria dimensions. A facility of this standard obviously needs a suitable level of ancillary infrastructure such as permanent goal posts; competition night lighting for at least 6 of the courts; spectator bench seating adjacent to the courts.

Other proposed developments include an extension to the pavilion to accommodate improved change rooms, better access to the kitchenette and the addition of a meeting space for netball and croquet. It is expected that this facility will provide a home for both Netball Associations. It is important that the design of this facility incorporates clear sightlines to the netball playing surfaces. Similarly, a courtside

control room with office / tournament facilities – 3.5m x 5m (Seventh Street side of park) has been proposed, featuring first aid storage, minimal wash room facilities and power / PA system. At times when large tournaments are occurring, it may be necessary to have an additional 6 temporary grass courts available in from the corner of Eighth St/ Ontario Ave. These courts can be line marked when in use, but at other times can be used for general parkland activities. Goal posts on these courts should be removable.

### **Vandalism**

Initially it has been suggested that no fencing is placed around the hardcourt area so that the entire area retains an open space feel about it. However, regular reviews of the needs of netballers and the behaviour of users and potential unauthorized users of the site needs to occur in the first 12 months. Should vandalism become a problem within this time, it is recommended that the area (comprising of courts, night lights, court-side seating and the control room area) is enclosed with a plastic coated cyclone wire fence up to two metres high. During the first 12 months it is also recommended that Council accept full responsibility for court repairs and maintenance; after this time the general maintenance responsibility should be reviewed by both parties.

### **Appropriate Use**

To ensure that Mansell Reserve is used as intended, it has been suggested that signs are erected adjacent to the netball courts alerting parkland users that the area is developed for the express use of netball and prohibiting use of the netball area for scooters, skateboards, inline skating, and bikes and other unauthorised use. These signs should also display the times in which the facility is being used exclusively for netball to avoid potential conflict with passive recreational users.

## **Mildura Recreation Reserve**

### **Incompatible Uses**

The current master plan options for the Mildura Recreation Reserve identify the difficulty of co-tenancy for Harness Racing and Australian Rules Football. Both sports believe they are compromised due to the co-tenancy arrangements and both sports also identify risk issues and forced compromise for the development of each activity. The consultants agree that due to concerns regarding litigation and risk management practices, co-existence should not continue ad infinitum.

The master plan has explored two options:

1. Relocate one football club and football umpire training activities to an alternative venue in the Southern Area of Mildura
2. Relocate Harness Racing activities to an alternative venue

The benefits of implementing OPTION ONE are:

- Lower establishment costs than relocating Harness Racing, ie approximately \$3.5 million (2 ovals - \$1.5m and grandstand, pavilion, roads, car parking, public toilets etc - \$2m) – excluding land acquisition, versus Harness Racing establishment costs which are estimated at around \$7million (track and lighting - \$4m and infrastructure such as grandstands, stables, sheds, change facilities, etc - \$3m) plus land within a 6km radius of the centre of town
- Links to potential development of much needed open space in Southern Mildura
- Does not affect other works proposed of Mildura Recreation Reserve
- The establish a high quality, purpose-built premier football facility (premier oval plus training oval – with support infrastructure facilities
- The relocation of one football club which currently has to share training facilities with the other football club.

The benefits of OPTION TWO are:

- All current users of Mildura Recreation Reserve, other than Harness Racing, will be able to remain on site
- A new track – which is needed for the expansion and unmet potential of Harness Racing in the Tri-state area - can be built to industry expectations, ie a minimum of 1,000 metres as opposed to the existing length of 810 metres. The current site of 30 acres is recognized as under-size, with a relocation to a larger area of land being able to better accommodate growth and quality.
- Harness Racing Victoria recognises that Mildura is an important hub for harness racing and therefore supports in principle, the growth and development of harness racing in Mildura. Funding may be likely once all of the forward commitments of Harness Racing are achieved from its current 5 year capital works program (one race track per year up between 2003 and 2007).
- New facilities are expected to be more attractive to punters and sponsors which will help to achieve a sustainable organisation and industry in general
- Relocation of the facilities is recognised as the best long-term outcome for harness racing in Mildura – servicing the growth from New south Wales, South Australia and Northern Victoria
- Eliminates the incompatibilities experienced when both Harness Racing and the football clubs want to hold their activities at the same time
- Does not affect other works proposed of Mildura Recreation Reserve

Whilst in the short-term, the cost to Harness Racing and the Mildura community is recognized as significant, the relocation of harness racing is definitely the preferred long-term option. In order for the relocation and redevelopment for the Mildura Harness Racing club to occur, the following directions are required:

1. MHR recognise the limitations placed on it by the current MRR site and NO FURTHER HARNESS RACING DEVELOPMENT will be possible.
2. Relocation of the Harness Racing Track will improve the sport and the Mildura Harness Racing Club in the long term
3. A recognition by MRCC that retention of Harness Racing at the MRR is detrimental to all users – including Harness Racing – in the long term., and relocation is the consultant's recommended option.
4. A recognition that the MRR reserve master plan will accommodate football (retained long term) and other users, with Harness Racing being relocated from 2012
5. MRR and HHR review and implement what is needed to progress this direction

### **Retaining and Creating Additional Leisure Opportunities**

The Mildura Recreation Reserve is considered to be a major sporting and recreation precinct for the region and is the home to many sport and recreation clubs and organisations. All user groups support the notion that existing groups continue to be catered for on site and that opportunities are made available to attract similar, compatible activities.

During the course of this project, a fire destroyed the scout building. It is felt by Scouts and other user groups that this facility should be rebuilt. It is suggested that a facility is rebuilt on site and that the rebuilding be located to allow for further expansion of youth club activities between the current youth facility and scouts.

Within close proximity to the Youth facility, it has been suggested that a community playground be established, incorporating a shade sail. With some additional landscaping and tree planting between the Scout and Youth facility, this area could be developed as an attractive community recreation zone. This

is further enhanced by replacing the majority of “hard fencing” with cyclone wire fence – enabling a visual presence into the space. Pedestrian gate access alongside the playground is also included.

Given the stated difficulties with access and limited parking available on site around the SES building during events such as the Mildura Show, it is recommended that the current SES building be demolished and incorporated into the Fire social facility at the Northern side of the reserve. The relocation from the current site provides access to a more usable space (35 extra carparks) at all times. In addition to this, the compatibility of both CFA and SES organisations should enable cooperative co-location – with separated storage and office / training areas, along with improved egress for the SES. Whilst an architectural design would be required, the space and creative design would allow for improved SES storage facilities and an SES second storey training area above the current Fire brigade facilities.

There is also space at the site, on the northern boundary between the proposed Oval Number One and Oval Number Two to include two netball courts and a combined change room / public toilet block and relocated umpires changerooms. It is considered to be highly beneficial to locate netball courts within close proximity of football grounds, particularly if the two sports play in a combined football / netball competition. Such an arrangement allows for far greater participation and team spirit, than it does if Netball is located elsewhere. The inclusion of umpires facilities within this new building, also enables the separation away from the football rooms. This is also recommended with the development of public toilets on the northern side of No.3 oval

By retaining the entire interior of Mildura Recreation Reserve to active recreation, the Mildura Show will also remain as a major beneficiary. The installation of removable bollards between Oval Numbers Two and Three; the construction of terraced stands around Oval Three; the installation of another public toilet block adjacent to the fire brigade building on the Eleventh Street boundary; the relocation of the scoreboard – with underneath lockable storage facilities for turf cricket roller equipment and some minor site works will ensure that the Show continues to have access to the Reserve on an annual basis, much as it has for many, many years. The Show Society will need to review site layout plans for horse jumping events, as the development of the proposed premier oval, with permanent perimeter fencing will eliminate this area for such activities.

### **Formalising Car Parking**

Car parking is frequently considered to be a major issue at Recreation Reserves. Either there is not enough; it is not adequately marked or laid out; or it has become a risk management issue. To ensure that there is sufficient formalised car parking on site and to reduce the potential risk to other motorists and pedestrians, it has been suggested that certain areas of the Mildura Recreation Reserve are designated as parking zones. The major parking zone has been selected for the Etiwanda Avenue end of the Reserve, catering for approximately 290 car parking bays. Entrance to this car park during competitions would be through a gate with ticket box on Eleventh Street, just to the right of the proposed premier oval, with an exit into Etiwanda Avenue, near the corner of Twelfth Street. It is envisaged that temporary horse stalls can still be erected on this new carpark area to service show requirements.

An additional car park could be located around the northern part of the existing oval at the San Mateo end of the Reserve and along part of the fence line in this area. This would provide 75 bays. By demolishing and rebuilding the SES building with the CFA, 35 additional parks could be created in that space. Next to this space there is room to locate another 85 parking bays. Existing parking around the football pavilion would remain. In total there should be in the vicinity of 537 parks available on site.

### **Improving Aesthetics**

Currently there is a brick wall around much of the perimeter of the Mildura Recreation Reserve. This was constructed so that horses were not suddenly frightened by passing vehicles. However, given the strong support given for the relocation of the harness racing to another site, it is suggested that this wall be demolished and replaced with a wire cyclone fence. This fence, along with sensitive landscaping and tree planting (particularly along boundaries and in car parking areas), will substantially increase the overall aesthetic appeal of the facility to the broader community and create a more open feel, rather than a closed in feel.



## Old Aerodrome Oval

### Creating Parkland Facilities

The Old Aerodrome Sporting Complex is the major sport and recreation precinct for the city of Mildura. It accommodates 14 individual sporting which collectively caters for over 2,000 members. In addition to its role as a vital sporting asset, the Old Aerodrome Oval is an important broad acre park for local residents. It is a central place for people to walk the dog, play with children and enjoy the ambience of an indigenous landscape. The introduction of a Park for Play playground is an important part of future developments on site. To compliment this play space, a small concrete pathway could be included within the playground's fenced boundaries to provide opportunities for young children to ride tricycles in a safe environment.

Another key feature identified by residents and users is a 2.5 metre wide walking / cycling path around the perimeter of the parkland area that is suitable for wheelchair access. To ensure this facility meets the needs of the local community, it needs to be wheelchair accessible; include different coloured bollards every 500 metres to allow joggers and walkers to measure distance covered; include directional, distance and interpretive signs at key locations; have seats placed at regular intervals along the path; and feature strategically placed security lighting. To discourage vehicles from driving on the track or onto the sports fields, permanent bollards could be placed around the perimeter of the walking track, effectively blocking access to the interior sports fields and separating walkways from roadways. Some removable bollards would be necessary in strategic locations in order to provide access for maintenance plant and equipment and the movement of specialised club equipment.

To beautify the area, some landscaping and tree planting is necessary throughout the Reserve. Specific attention should be given to the walking trail areas and car parking areas in order to soften the heat aspect of asphalt and provide shade for walkers. Planting should act as wind breaks for activity areas – specifically at the southern end of the athletics track and provide shade for spectators in strategic locations throughout the Reserve.

The 2 existing public toilet facilities along the Eleventh Street boundary should be retained and upgraded. There is some public concern as to the current standard of these facilities.

Drainage problems have been identified along top quarter of the Eleventh Street boundary and in particular poor drainage is evident in the baseball area. An independent technical assessment is required to determine the extent of works required. Similarly, the irrigation system throughout the reserve requires review, with a gradual upgrading and standardizing of the various systems currently in use. The various systems in place all deliver water through different methods, causing significant maintenance problems. An independent technical assessment of the irrigation system is also required.

The water requirements for the reserve is extensive. The joint development of a grey water storage facility on the adjacent golf course site with linked piping to the old aerodrome oval reserve, has the potential to access 400 mgl per year from Lower Murray Water, which offers the potential to drought proof both the old aerodrome ovals as well as the golf course itself. The old aerodrome oval has a current water capacity of around 220mgl with a similar requirement for the golf course area. Grey / recycled water options should be explored and accessed as a matter of responsibility and leadership.

### Formalising Car Parking and Vehicular Circulation

Traffic Management has been identified as a significant issue at the Old Aerodrome Oval site. Following an extensive review of vehicular circulation, the following works have been identified for consideration:

- Create one way access from Eleventh Street into the reserve
- Create one way roadway from Eleventh Street down to the proposed new Hockey area
- Develop parallel road curb parking from Eleventh Street to the proposed new Hockey area
- Develop an egress for all vehicles via Flora Avenue
- Allow two way traffic from Flora Avenue to the proposed new Hockey area

- Extend a roadway from the Bendigo Bank Centre along the boundary to the car parking area at the end of the tennis courts and exclude vehicle access to grassed areas from the Bendigo Bank Centre section of the reserve
- Establish a one-way roadway north of the BMX centre between the Athletics centre and the BMX centre in order to create ease of egress via Flora Ave, without driving through the soccer car park area
- Exclude vehicles from accessing the back of the tennis courts via the golf course reserve

Similarly, car parking has also been identified as a major issue by residents and users of the facility. The consultants suggest that the following works would substantially improve car parking at the site:

- Formalise all car parking areas within the reserve with line-marking – including curbside works
- Develop a formal car park area at the end of the tennis courts (identified in plan)
- Develop a formal car park area for the proposed new hockey complex (identified in plan)
- Develop a formal car park area for the regional soccer complex (identified in plan)

### Improving Facilities

Much feedback was received from users of the Old Aerodrome Oval on initiatives required to improve sport and recreation facilities at the site. Each of these suggestions has been carefully considered, bearing in mind Council's planning objectives, current industry trends and the capacity of organisations to both develop and maintain such facilities. Hence not all suggestions have been incorporated. However, the works listed below are believed to be needed, achievable and sustainable.

In relation to **baseball**, it has been suggested that all current playing areas are retained in accordance with current diamond layout, including an upgrade of the diamonds on fields 3 and 4. Partial fencing of the two senior baseball diamonds and night lighting already exists and with minimal extension of both fencing and lighting, the standard of the facility would be considerably improved. An additional storage shed for baseball equipment located near the toilet block would also be of great use to baseballers.

The **athletics track** needs to be re-turfed and rolled with a consistent turf grass throughout to improve the standard of the surface. Furthermore, it is recommended that javelin facilities be brought back inside the athletics track and that 'crustadust' facilities are established for javelin, hammer, discuss and shot put. Long jump pits should be relocated to allow for improved spectator viewing of the 100m straight and a synthetic high jump pit area has been suggested. Spectator facilities could also do with some improvement.

The **Mildura West Cricket Club** have expressed a need for the development of new clubroom facilities after hockey and touch football are relocated to the proposed new site. In addition to this, it has been suggested that the **Umpires Association** currently located at the Mildura Recreation Reserve be relocated to share facilities with cricket. It is also felt that formalized car parking in this area would improve the safety of players.

The various **soccer** clubs who use the soccer facilities at the Old Aerodrome Oval have articulated their desire for improved club room facilities, such as: extended kitchen / catering area, improved social facilities / room, an office administration room and storage space for each of the occupying clubs. To help attract additional spectators and improve amenities for existing spectators, the soccer fraternity believes seating should be placed around the grounds. The only other major issues for soccer relate to vehicular access and car parking. It is suggested that vehicle access throughout the facility be excluded and that all vehicles must utilise the formalised car park to be developed as part of this project. Traffic will be diverted away from the soccer car park through the creation of the new BMX diversion road, however, it is understood that access through soccer car park area by BMX and hockey users is still necessary.

In order to improve the operation and long term sustainability of **tennis** facilities at the Reserve, it has been suggested that the tennis court fencing adjacent to the edge of the recently installed synthetic court surface is re-aligned to create additional space for a centre spine and to include a centre walk way with shade structures within the walkway. An extension to the tennis pavilion has also been muted by players as a current need. Such an extension would provide additional club storage, provide a paved

pergola area in front of the tennis pavilion and include a small landscaping component. It has also been suggested that car parking be eliminated on the golf course reserve at the rear of the tennis courts.

From a long term perspective, it is understood that the tennis club is likely to expand, hence space should be set aside for 4 additional tennis courts with night lighting – located on the Flora Ave end of the current courts. That being said, however, the club needs to demonstrate growth in membership before such an addition is made and must recognise that some mature trees may need to be removed in order to accommodate such works.

As a recognised provider of local and regional **BMX** competitions, it is logical that the standard of facilities at the Mildura BMX facility be developed to a similar standard as other regional facilities throughout Victoria. Not only will this provide a better quality facility for riders, but will also allow the centre to more effectively tender for regional and state competitions, thereby increasing the club's long term sustainability. Areas suggested for an upgrade include an upgrade to the pavilion, namely: improved kiosk / kitchenette facilities; the establishment of a competition / office administrative centre with PA equipment and internally and externally accessible toilet facilities.

Some landscaping, shade trees and grass planting would greatly improve the physical appearance of the site and allow it to more effectively blends in with other sport and recreation facilities at the Reserve. Other suggested improvements include the addition of shelters and seating adjacent to the track for spectators and the development of a new formalised car park area.

### Creating New Sport and Recreation Opportunities

A master plan process allows users of facilities, the general community, local government authorities and other stakeholders the opportunity to assess not only the needs of existing users of a facility or reserve, but also allows these individuals or groups to identify potential future uses and future facilities that are required. Other than the playground, the walking path and several enhancement works identified for each of the sporting areas at the Reserve, the only other major initiative identified at the Old Aerodrome Oval is the development of a new **hockey / touch / table tennis / ballet** multi-purpose room to be located on an unused site adjacent to the golf course. This centralized building would need to accommodate dual sided viewing across synthetic and grass fields. Its core facilities would need to include:

- Kitchen / Catering / Kiosk / Servery
- Bar / social area
- Large social room / adjacent multi-use area
  - Table tennis
  - Ballet
- Toilets – male / female
- Change rooms / showers – male / female
- Shop – pro shop / sales of merchandise
- Office / admin area
- Storage facilities

Whilst second storey clubroom options have been identified, the cost of such foundation development cannot be justified with the current projected usage and comparison to like facilities throughout Victoria. From a sports ground perspective, this area would require the development of one synthetic (sand filled) championship hockey pitch with night lighting and sheltered viewing areas as well as two full sized grass hockey pitches which can accommodate touch football and provides sheltered viewing areas. Space should also be set aside to develop two additional touch football grass pitches if growth in the sport justifies development in the future. Other requirements include the development of a formalized car park and the provision of power and water to the site (provided at cost to the user bodies).

## Probable Costings of Proposed Works

The following table lists the works identified through the extensive consultation process, deemed necessary by user groups, local residents, key informants and Council staff:

MANSELL RESERVE		
AREA	WORKS	TOTAL COST
Parkland Facilities	Permanent Bollards	\$5,400
	Walking Path	\$15,000
	Seating	\$12,500
	Security Lighting	\$12,000
	Playground Facilities	\$55,000
	Playground Ancillary Features	\$20,000
	Drinking Fountain	\$1,500
	Picnic Shelter with BBQ	\$35,000
	Tree Planting	\$1,150
	Landscaping	\$3,000
	Drainage	Not known
Netball Facilities	Netball Courts	\$264,000
	Lighting	\$70,000
	Bench Seats	\$35,000
	Signage	\$6,000
	Control Room	\$34,750
	Grass Netball Courts	\$4,000
	Pavilion Extension	\$52,500
<b>Sub-Total</b>		<b>\$621,400</b>

OLD AERODROME OVAL		
AREA	WORKS	TOTAL COST
Parkland Facilities	Road Works	\$226,000
	Walking / Cycling Path	\$36,600
	Signage	\$27,000
	Seating	\$25,000
	Security Lighting	\$20,000
	Permanent Bollards	\$5,850
	Playground	\$350,000
	Pathway	\$1,800
	Toilet Upgrade	\$10,000
	Tree Planting	\$7250
	Drainage Review	Not known
	Irrigation and Grey Water Recycling System Review	Not known
	Baseball Diamond Upgrade	\$10,000
Baseball	Baseball Fence	\$9,600
	Lighting	\$225,000
	Storage Shed	\$108,000
	Public Toilet Upgrade	\$10,000
Athletics	Relocate Long Jump	\$13,500
	Returf and Roll Athletics Track	\$9,500
	High Jump Area	\$54,000
	Relocate Javelin Pit	\$13,500
	Establish 'Crustdadust' Facilities	\$12,000
Cricket / Umpires Facilities	Club room Extension	\$100,000
	Formalised Car Parking	\$47,472
Hockey / Touch Football / Table Tennis / Ballet Facilities	Development of a Multi Purpose Facility	\$1,050,000
	Hockey Pitch	\$600,000
	Night Lighting	\$100,000

	Seating	\$30,000
	Full Sized Hockey / Touch Football Pitches	\$400,000
	Junior Hockey Pitches	\$200,000
	Car Park	\$41,860
Soccer Facilities	Car Park	\$48,300
	Bollards around Car Park	\$1,620
	Spectator Seating	\$30,000
	Upgraded Pavilion	\$326,000
Tennis Facilities	Realign Tennis Fencing	At their own expense
	New fence	\$4,400
	Extend Tennis Club Pavilion and add pergola	\$100,000
	Car Park	\$44,390
	Tennis Courts	\$60,000
	Night Lighting	\$110,000
BMX Facilities	Upgrade Pavilion	\$185,000
	Shelters	\$20,000
	Seating	\$15,000
	Landscaping	\$10,000
	Car Park	\$34,500
<b>Sub-Total</b>		<b>\$4,733,142</b>

MILDURA RECREATION RESERVE		
AREA	WORKS	TOTAL COST
Harness Racing Facilities	Relocate Track	\$7,000,000
Football Facilities	New Ovals	\$1,200,000
	Fencing	\$27,000
	Ticket Boxes	\$45,000
	Scoreboard	\$30,000
	Lighting	\$240,000
	Lighting Reorientation	\$20,000
	Bench Seats	\$30,000
	Viewing Mounds	\$30,000
	Kiosk	\$32,000
	Bollards	\$360
Cricket Facilities	Turf Wickets	\$4,000
Netball Facilities	Netball Courts	\$44,000
	Netball and Umpire Change Rooms / Public Toilets	\$460,000
	Lighting	\$27,000
Parkland	Car Parking	\$306,475
	Access Road	\$28,000
	Tree Planting	\$4,050
	Public Toilet	\$50,000
	Landscaping	\$10,000
	Paved Area	\$22,750
	Terraced Stands	\$80,000
	Removable Bollards	\$40,000
	Playground	\$55,000
	Cyclone Fence	\$28,000
SES / Fire Brigade / Youth Facility	Extension to Multi Purpose Pavilion – 2 storeys	\$700,000
Scout Hall	Rebuild Scout Hall	\$419,600
	Demolish Existing SES Building	\$5,000
<b>Sub-Total</b>		<b>\$10,938,235</b>

The total cost of all works identified through the Master Plan Process is \$16,292,777

# 1 POSITIONING / SCOPING ISSUES

This section provides a précis of key factors and planning issues which influence and define the broad planning framework to guide the development of Mildura Recreation Reserve, Mansell Reserve and Old Aerodrome Sporting Complex. Each factor is expected to influence the scope and shape of development of each site. This section therefore aims to discuss each of these and, in turn, discuss the impact upon each Recreation Reserve.

## 1.1 The Benefits of Sport & Recreation

Understanding the benefits of leisure is an important positioning activity. The development of recreation facilities is not the end product, but rather it is the benefits that are derived which are required to be the core focus.

*"The benefits approach to leisure rests on the premise that the purpose of leisure participation is to derive specific beneficial outcomes to individuals that may in turn provide benefits to the community, to the economy and to the environment.*

*"Such an approach is rather different to that which focuses on providing resources per se as an end product and that which assumes unquestionably that the provision of resources will support the most appropriate mix of uses and provide worthwhile positive outcomes."<sup>1</sup>*

Research shows that there are four distinct leisure benefits:

**Personal Benefits** incorporate individually focused outcomes such as improved physical fitness, developing leadership skills and meeting new people.

**Community Benefits** refer to the collective gains as a result of recreation participation. These may include reduced medical expenses resulting from an active community, enhanced community pride and reduced vandalism.

**Economic Benefits** of leisure participation incorporate benefits such as employment generation and the purchase of goods and services.

And finally, the **Environmental Benefits** category incorporates benefits such as habitat protection and sustainable use of resources.

Table 1 aims to describe some of the benefits that are derived at each Reserve. It has been prepared to highlight that the focus of the strategic plan is not solely about the development of physical infrastructure, but rather, to provide a setting that maximises opportunities for the achievement of personal, community, economic & environmental benefits that are derived from participation at the Reserve.

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<sup>1</sup> Parks & Leisure Australia, Benefits of Aquatic & Indoor Recreation Facilities, 2002.

Table 1 Summary of Benefits

Type	Benefit
<i>Personal</i>	<ul style="list-style-type: none"> <li>■ Improved physical health derived from participation in physical activity</li> <li>■ Positive impact to self esteem by participating in team activities</li> <li>■ Strengthening of friendships</li> <li>■ Improvement to co-ordination through physical activity</li> </ul>
<i>Community</i>	<ul style="list-style-type: none"> <li>■ Strengthened community identity and spirit through the support of local teams</li> <li>■ Improved social connections through membership – based Clubs</li> </ul>
<i>Economic</i>	<ul style="list-style-type: none"> <li>■ Economic activity generated by each individual Club and event</li> <li>■ Linking local businesses and community sport and recreation through sponsorship activity</li> <li>■ Clubs have demonstrated strong financial capacity through the development of physical infrastructure</li> <li>■ Such contributions reduce the pressure of Council and State Government to contribute to the development facilities on Council land.</li> </ul>
<i>Environmental</i>	<ul style="list-style-type: none"> <li>■ The eucalypt stands throughout the Old Aerodrome Sporting Complex Avenue makes a strong contribution to the style of the Reserve.</li> <li>■ Each Reserve adds an aesthetic quality to the local neighbourhood</li> </ul>

## 1.2 Council's Policy Context

Appendix A provides a literature review of relevant council reports and policies. Recognising the requirement of the Strategic Plan to fit within the context of existing policy and research, Consultants have reviewed the following relevant documents:

- Corporate Plan, 2003 – 2006, Mildura Rural City Council
- Mildura Rural City Council Recreation Planning Study, 1999 – 2003, Michael King & Associates
- Review of the Mildura & Irymple Residential Land Strategies 2003, Mausell Australia and O'Neil Pollock & Associates
- Feasibility Study: Synthetic Hockey Field 2002, @ Leisure
- Recreation Facilities Feasibility Study, 1995, Michael King & Associates, Phillip Gray & Associates and Peddle Thorp Architects
- Mildura South Contributions Plan, 2004, Mildura Rural City Council
- Recreation Reserves Development Plan Project Final Report 1993, Michael King & Associates
- Mildura Rural City Council Public Open Space Strategy 2004, Michael King & Associates, SGL Consulting Group
- Park for Play Feasibility Assessment, November, 2003, Mildura Rural City Council.
- Asset Management Policy (Infrastructure), 2004

Council has undertaken a range of research and planning process which has examined the needs of its community. Common with a range of key planning documents (including the

Corporate Plan, Recreation Facilities Strategy and Review of the Mildura & Irymple Residential Land Strategies) is the recognition that sport and recreation is an important and necessary community activity

The expected rate of residential growth has been projected at 1.9%. This is markedly higher than the average rate of growth for the State of Victoria at 1.4%. The rate of residential growth is expected to grow markedly, particularly in the urban areas of Mildura South, Mildura City and Irymple. This ambitious rate of growth has been forecast on the basis of the strength of economic activity, the current rate of development and the availability of undeveloped residential land (of which there is a total area of 271.5 hectares)

Given the projected rate of population growth, together with the high levels of participation within the Mildura region, the key issue for the Council is the capacity for its existing sport and recreation assets to accommodate rising participation levels, without compromising the quality of playing conditions.

Recognising the demands for physical infrastructure (incorporating sport and recreation assets) which come from a rising population specifically in Mildura South, Council has determined (through its Mildura South Contributions Plan) which applies a charge of \$450 per dwelling to contribute to specific recreation facilities in this area. Council has identified a multi purpose community facility for the area (which development contributions proceeds will be directed to). On this basis, any additional facilities (together with the majority of the community facility costs) will need to be funded through a mix of public and private sources

The Council has undertaken a number of specific sport and recreation research initiatives which endeavoured to map a strategic direction for sport and recreation for the Mildura region. Some of the specific planning directions emanating from research include:

- Demand for sports playing fields outweighs the supply within the Mildura Region. All three precincts are under considerable pressure to cater for existing usage (*Mildura Rural City Council Open Space Strategy, 2004*). Specific strategies identified to accommodate current and expected demand for playing surfaces are as follows:
  - Amend the Mildura South Development Plan to include land for a sporting reserve in Mildura South, adjacent to either the proposed school on San Mateo Avenue or the existing Mildura South Primary School
  - Review demand for an additional sporting reserve when the Mildura Recreation Reserve and Old Aerodrome Sporting Complex Master Plans are being prepared
  - Determine a feasibility study of relocating netball from Mansell Reserve to Old Aerodrome Sporting Complex<sup>2</sup>
  - Determine the feasibility of constructing a synthetic hockey field at Old Aerodrome Sporting Complex<sup>3</sup>
  - Update Mildura Recreation Reserve Master Plan and management strategy
  - Subject to the relocation of netball, designate Mansell Reserve as a local park
- Major upgrades are required for Mansell Reserve, Old Aerodrome Sporting Complex and the Mildura Recreation Reserve in order to accommodate high usage levels (*Recreation Planning Study, 1999*)

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<sup>2</sup> Since the completion of the Open Space Strategy, Mildura Rural City Council has since formally supported the development of a mix of hard and grassed netball courts at Mansell Reserve.

<sup>3</sup> A Feasibility Study was completed in 2002 by @leisure. A funding application to support the development of 2 grass hockey pitches (representing Stage 1 of the project) is currently under consideration by Sport and Recreation Victoria.



- The appropriateness of the Number One Oval at Mildura Recreation Reserve as the main oval for Sunraysia football in terms of the standard of the playing surface and quality of facilities is to be reviewed (*Recreation Planning Study, 1999*)
- The Old Aerodrome Oval is the preferred venue for the development of a synthetic hockey pitch. The facility has been determined to be feasible in 2007, subject to participation and financial performance targets being met. In the meantime, a staged development which establishes 2 grassed pitches at the site is considered feasible (*Feasibility Study: Synthetic Hockey Field, 2002*)
- Netball hard courts are required at Mansell Reserve in order to provide an adequate playing surface. This option, supported by the retention of some grassed courts will allow for all weather conditions and support quality playing surfaces during high usage levels. (*Recreation Facilities Feasibility Study, 1995*)
- Council has completed a Development Plan for Old Aerodrome Sporting Complex, Mildura Recreation Reserve and Mansell Reserve (1993). The majority of recommendations which were identified in this report has subsequently been completed or is now no longer relevant. There are however a number of issues which are still relevant for Council, which are listed in the following Table

Table 2 Outstanding Issues as Identified by the Recreation Reserves Development Plan, 1993  
Old Aerodrome Sporting Complex

Old Aerodrome Sporting Complex	Mildura Recreation Reserve	Mansell Reserve
<ul style="list-style-type: none"> <li>■ Current and predicted demand does not show any potential of a new major football oval. If demand increases in the future, then development of Oval 3 or 4 could be considered</li> <li>■ Provision of public open space area adjoining future residential area to the north of the Reserve</li> </ul>	<ul style="list-style-type: none"> <li>■ Upgrading of watering system to incorporate new configured grounds (upgrade was completed, but irrigation is an ongoing concern for Council).</li> <li>■ Perimeter tree paling along San Mateo Av, 11<sup>th</sup> St and Etiwanda Av for shade and visual amenity</li> </ul>	<ul style="list-style-type: none"> <li>■ Redevelop carparking area to allow for sealed parking bays, accommodating 136 car parks</li> <li>■ Develop 4 hard courts, including 2.4m fence enclosure</li> <li>■ Develop a landscape plan to allow for extensive perimeter shade trees</li> </ul>

- The Old Aerodrome Sporting Complex has been earmarked for the development of an innovative playground area targeting children with a disability. Feasibility for the project has supported a funding application that is currently under consideration by Sport and Recreation Victoria, as part of its major facilities funding program. Additional funding is also being sought from Federal funding sources, through the Regional Development Fund.

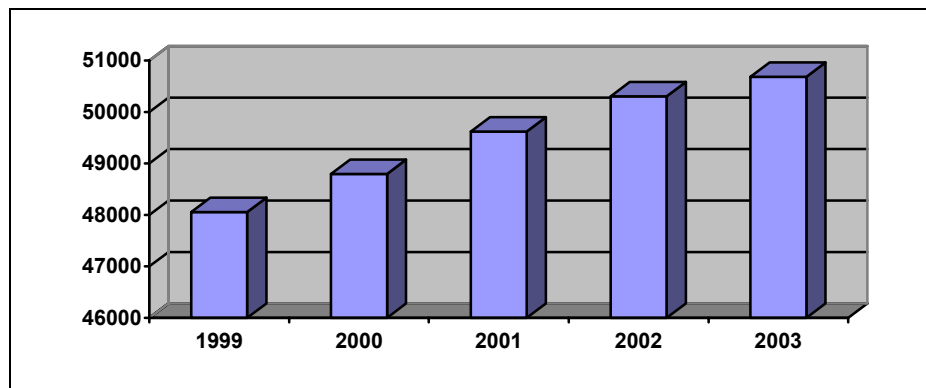
### 1.3 The Community Profile

The City of Mildura has a total population of 26,626<sup>4</sup>, contributing to approximately 54% of the total municipal population. The population of Mildura has increased by 5.4% since 1999, representing an annual rate of population increase of about 1.1%. It should be noted that this rate of growth is somewhat less than the projected rate of growth of 1.9% for Mildura South & Irymple, as identified by the Review of Mildura & Irymple Residential Land Strategy, 2003.

<sup>4</sup> Department of Sustainability & Environment, *Know Your Community*, 2001 Census Information

The progressive change in the total municipal population is shown below in Graph 1.

Graph 1 Mildura Rural City Council Change in Population, 1990 to 2002<sup>5</sup>



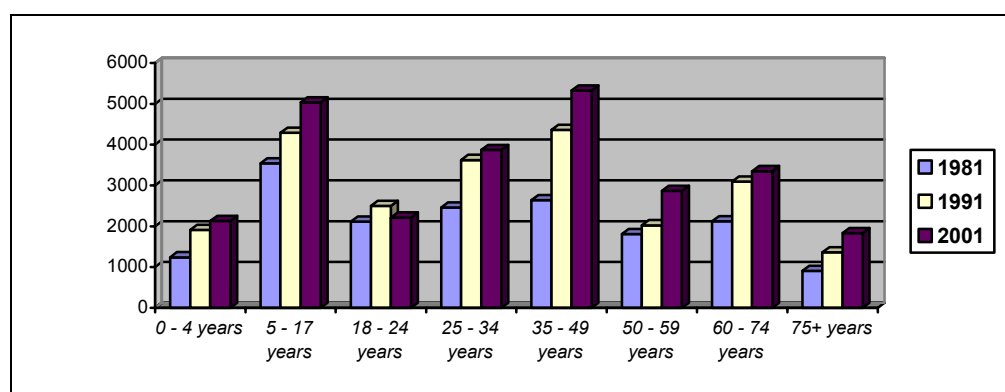
The Mildura city population is expected to continue to increase due to:

- The migration to townships from rural areas, in particular the migration of young people from rural areas due to employment and higher education opportunities
- The conversion of larger cropping land to more intensive, irrigated farming lots<sup>6</sup>

The gradual increase in total population within the Shire is contrary to overall population trends of rural Victoria. Indeed, the majority of Local Government Areas throughout rural Victoria are experiencing population decline due to the out migration of young people aged and a decline in the fertility rate. Mildura Rural City Council however has established itself as a major regional centre and is experiencing positive growth.

Graph 2 illustrated the net change in age groups from 1996 to 2001. Overall the graph shows the consistent increase across all age groups from 1981 to 2001. The 18 to 24 year age cohort is the exception, which has experienced a slight decline over the period (falling by 246 persons from 2001 compared to 1991).

Graph 2 Net Change in Age Groups, 1996 to 2001



Continuation of a rising population will continue to exacerbate demand for sport and recreation facilities within Mildura. Council is aware of this issue, and as such requires this project to examine sustainable, alternative options for sports participation.

<sup>5</sup> Department of Sustainability & Environment, Regional Victoria in Fact 2001, 2001 Census Statistics for Local Government Areas, 2003.

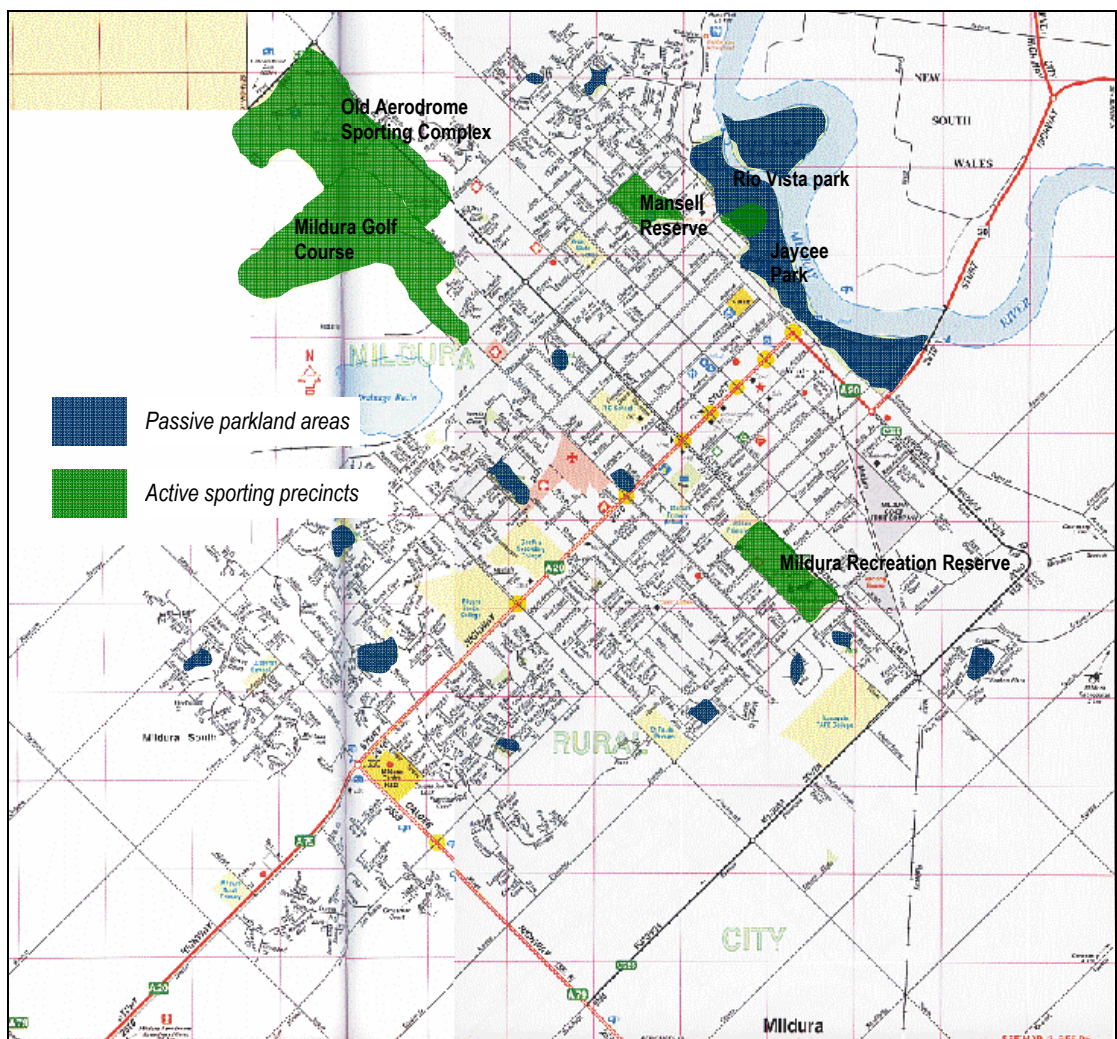
<sup>6</sup> As identified in the *Feasibility Study: Synthetic Hockey Field*, @Leisure, page3

## 1.4 Distribution of Sport & Recreation Facilities

The development of the master plan for each Reserve is not an insular planning process. It is required to consider a range of external factors that influence the scope and direction of each plan. The distribution and range of existing sport and recreation facilities provide a good example of external factors that influence the direction of master plan. With this in mind, the focus is to complement the existing mix of sport and recreation infrastructure within Mildura and the broader community, as opposed to compete with existing sport and recreation facilities.

Map 1 illustrates the distribution of Council sport and recreation venues located throughout the Mildura township. The map illustrates the location of active, sporting precincts (such as Mildura Recreation Reserve) and passive recreation precincts (Jaycee Park and SC Mills Park).

Map 1 Location of Sport and Recreation Facilities In Mildura



(Source: RACV, VicRoads, Country Street Directory, Edition 5, 2004)

With the exception of the Mildura Golf Course and tennis and bowling facilities located at Rio Vista Park, Old Aerodrome Sporting Complex, Mansell Reserve and Mildura Recreation Reserve are the only active sporting precincts servicing the Mildura Precinct. Alternative sporting facilities are located at Henshilwood Memorial Park in Irymple, almost 4km from Deakin Avenue/Calder Highway.

While all reserves provide for a range of sports activity, they also play an important passive recreation function due to the current lack of alternative passive space.

Also of note is the lack of continuous, linear passive open spaces throughout residential areas, in particular Mildura South and east of Deakin Avenue. There are no apparent broad acre park areas to accommodate walking or walking the dog, other than Old Aerodrome Sporting Complex and the riverfront region. This should be addressed as current sporting facilities are at capacity and are unevenly distributed throughout the municipality.

## 1.5 Sport & Recreation Trends

The following table provides the number of participants, relative to age, for a number of selected sports and activities. It is important to note that figures include both organised and non-organised participation.

Table 2 Participant Rate of Selected Sports & Physical Activities<sup>7</sup>

Activity	Participation Rate %	
	Children aged 5 to 14 years	Adults (aged 18 and above)
Athletics	3.0	0.1*
Australian Rules Football	6.6	1.4
Baseball	1.7	0.1*
Cricket (outdoor)	5.3	1.9
Croquet	n/a	n/a
Hockey	2.4	0.5
Netball	9.1	2.7
Soccer (outdoor)	11.4	1.4
Softball	1.0	0.3
Swimming	14.4	13.9
Tennis	8.5	7.4
Walking	-	18.8

\* estimate has a relative standard error of between 25% and 50%  
n/a due to low participation levels, a rate of participation is not available

Table 2 highlights the trend, particularly of adults, to move away from traditional and time extensive sports such as football and cricket. These are being replaced by activities which can occur in a broad range of timeslots, such as tennis, swimming and walking. Moreover, the table highlights that the former backbone of Australian sports participation, football and cricket, are not as highly participated as other sporting options.

The time we allocate to the pursuit of leisure activities; the way we participate; our expectations and our needs are constantly evolving and changing according to social, economic and environmental influences. Whereas in the past, participation in sporting activities (such as football and cricket) consist of a full Saturday afternoon (and sometimes Sunday) playing the sport of choice, training two nights per week and a working bee on Sunday – this is now more the exception than the norm. Some examples that highlight the evolution of participation and facility development trends include:

- There has not been any significant increase in Victorian's sports participation over the past 10 years. There has, however, been involvement in a broader range of sport and recreation placing significant pressure on traditional options of sport and recreation.

<sup>7</sup> ABS, Participation in Sport & Physical Activities, 1999 – 2000, and Children's Participation in Cultural & Leisure Activities issues 4177.0 and 4910

- There has been a general decrease in participation of some traditional sports which continue to require a participant commitment over extended time periods. People are becoming more precious in committing their leisure time.
- Weekend sport participation is declining, with weekday/evening participation increasing
- The most popular sports at present are those that can be undertaken at a time and place that suits the participant, eg walking, swimming, cycling and aerobics
- Long periods of sport time are being replaced by short scheduled periods
- Alternative uses for open space, other than for sporting use, has markedly increased.
- The value of reflective environs, supporting indigenous flora and fauna has also emerged
- The use of improved synthetic materials which reduce maintenance costs both in time and financial resources. Improved synthetic surfaces have allowed for facility use to be extended and more frequent.
- There is a trend for outdoor sport to be moving indoors

The need to strike an equitable balance of sport and recreation facilities which cater for a range of interest groups is a continuing challenge for Local Government. So too is the need for clubs and organisations to reflect on the best way to promote and structure their sport so as to encourage maximum participation by the community.

## 1.6 Government Priorities

Increasing levels of physical activity and decreasing obesity are two of the major priorities for both state and federal government at present. Recognising the enormous cost obesity is placing on the health system and the many benefits that can be achieved through participation in physical activity, including:

- less risk of certain diseases and conditions such as obesity, diabetes, various cancers, and cardiovascular diseases
- increased social connectedness, sense of community and development of friendships,
- improved self esteem and increased confidence

The government has decided to invest heavily in this area. Football, cricket and netball participation are an obvious and popular form of physical activity that can help achieve the benefits of participation in physical activity.

Another major focus of both levels of government at present is community capacity building or community strengthening. According to the Department for Victorian Communities' Corporate Plan, this concept refers to the building of "collaborative relationships between individuals and groups to achieve common objectives". It supports people to become more active, confident and resilient and aims to marshal these attributes at the community level to create stronger social institutions, improved well-being and increased social and economic opportunities<sup>8</sup>. There is a strong emphasis on enhancing the capacities of communities at the regional and rural level. The development of multi purpose, community focused facilities has the potential to greatly enhance the capacity, wellbeing and connectedness of communities.

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<sup>8</sup> Department for Victorian Communities – Corporate Plan 2003 – 2006, page 8

Both of these policy priorities are supported by funding schemes, which are identified in later sections of this report. Future funding applications will therefore need to advocate the contribution of the works in terms of decreasing obesity and increasing physical activity.

## **1.7 Council Priorities & Resourcing**

Like many rural municipalities, much of Council's budget is spent on maintaining its extensive road network. Given its high number of older adults, a large proportion of its remaining budget is allocated to community services such as home care, home maintenance, etc. This leaves very little at the end of the day for other programs, services and facilities targeting sport and recreation participation, such as facility development and reserve improvements. Therefore, any works proposed for sporting facilities emanating from this project must be carefully prioritised against competing interests, identify any potential funding partners (including State Government and the community) and provide Council and its community with value for money (but not at the expense of compromising quality and safety).



## 2 REVIEW OF EXISTING CONDITIONS

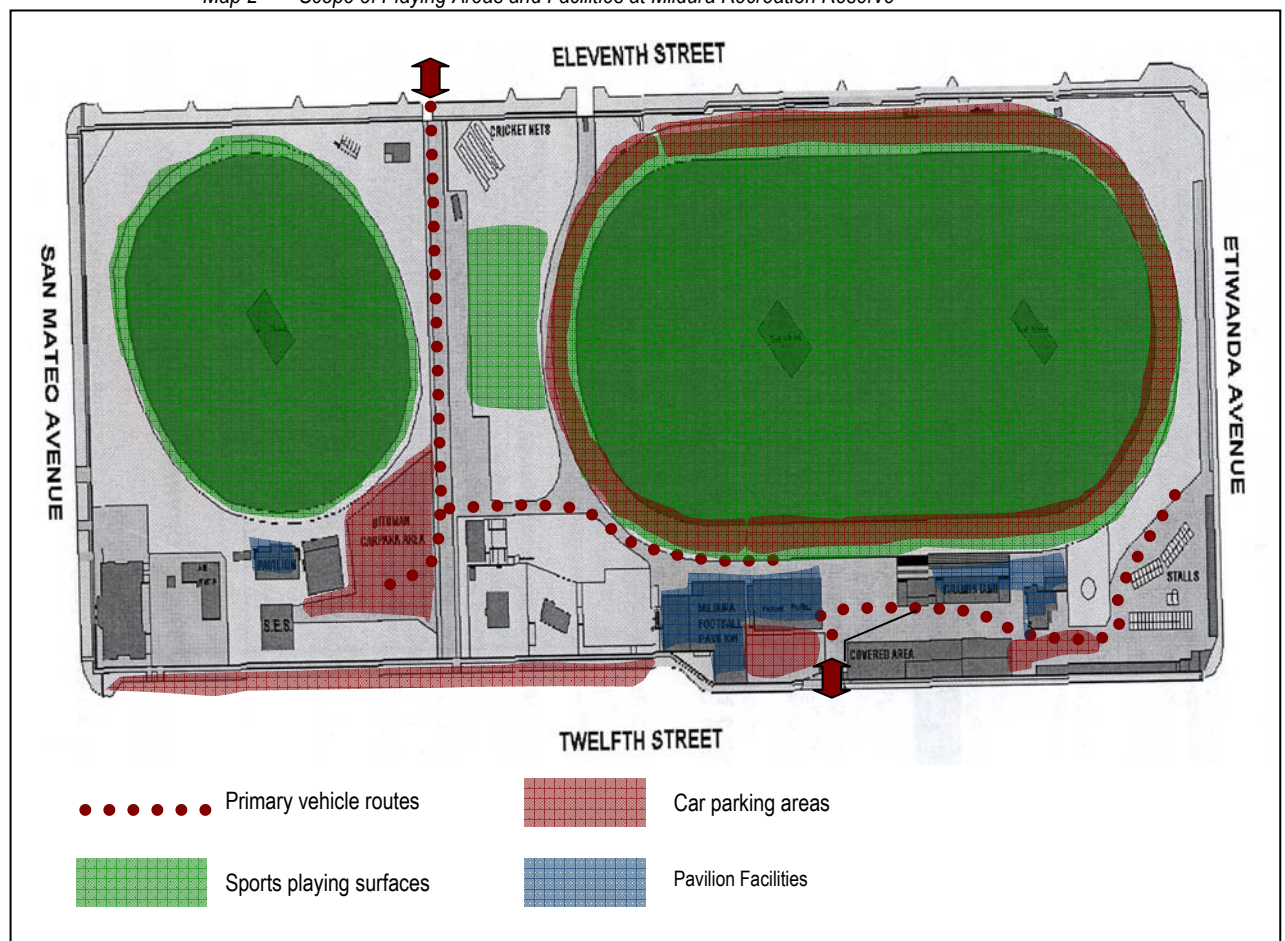
Consultants have examined the existing conditions at each Reserve in terms of usage profile, a description of physical conditions and an understanding of vehicle and pedestrian circulation patterns. This section provides the documentation of the outcome of the review.

### 2.1 Mildura Recreation Reserve

Located off Eleventh Street, Etwanda Avenue, San Mateo Avenue and Twelfth Street, Mildura Recreation Reserve consists of a high level of built facilities and infrastructure.

The map below illustrates the intensity of built forms and playing areas, and as a consequence the lack of informal area throughout the Reserve.

Map 2 Scope of Playing Areas and Facilities at Mildura Recreation Reserve



With the exception of grassed area surrounding Oval Number 3 (to San Mateo Avenue end of the Reserve), all other grassed areas are playing or training surfaces. All remaining areas are either bitumen access roads within the Reserve, or gravel access tracks surrounding the trotting track.

Consultations have identified that irrigation for Ovals 1 & 2 are too far apart, resulting in dry spots and undulations. The aerial photograph shown on page 14 highlights this problem. Adequate irrigation coverage is an ongoing concern for Council who has recently spent \$90,000 on irrigation for No 1 oval.

Overall, external conditions of all buildings are good. There is no identified structural concern with any of the major buildings at the Recreation Reserve. The scour facility, located off Twelfth Street is however in poor condition. Council has identified the need to demolish the facility in light of its current condition. Training lights for Oval No 3 also appear to be lower than the standard 20m for training lights.

Tables 3 and 4 provide an inventory of Summer and Winter Playing users of the Reserve, and the total members of each Club. (Green table cells indicate training and red cells indicate competition schedules)

Table 3 Profile of Key Summer Use, Mildura Recreation Reserve

Reserve	Club	Mon	Tues	Wed	Thurs	Fri	Sat	Sun	Total Playing Membership
No. 1 Oval	Mildura East Cricket Club						Senior Comp	Junior Comp	90 juniors
No 2 Oval	Club						Senior Comp	Junior Comp	80 seniors
No. 3 Oval	Workers Gol Gol Cricket Club						Senior Comp	Junior Comp	70 juniors
							Senior Comp	Junior Comp	60 seniors

Table 4 Profile of Key Winter Use, Mildura Recreation Reserve

Reserve	Club	Mon	Tues	Wed	Thurs	Fri	Sat	Sun	Total Membership
No. 1 Oval	Imperial Football Club						Senior Comp	Junior Comp	200 juniors
							Senior Comp	Junior Comp	40 seniors
No. 1 Oval	Mildura Football Club						Senior Comp	Junior Comp	125 juniors
							Senior Comp	Junior Comp	60 seniors
No 2 Oval	Sunraysia Football Umpires Association								48 juniors
									53 seniors
No 3 Oval	South Mildura Football Club						Senior Comp	Junior Comp	175 juniors
							Senior Comp	Junior Comp	50 seniors

Mildura Recreation Reserve's sporting ovals are intensively occupied, with collectively, 1,051 sporting club members using all grounds on an almost daily basis across their respective seasons. Of note is the intensive usage over the winter sporting season, with 751 members occupying all grounds from mid March to the end of September each year.

All sporting clubs have over time contributed financial resources to the development of facilities at the Reserve. Indeed, Harness racing has contributed \$800,000 to the development of the Ray Hepworth Centre and Sunraysia Football Club a further \$20,000 to their facilities. This represents a major contribution from community-based clubs to facilities which are Council owned.

Mildura Recreation Reserve is clearly making a vital contribution to sport and recreation by accommodating extensive cricket and football activity. Of note however is the intensity of usage, and therefore the difficulty to schedule maintenance works and variations to other usage patterns within the Reserve. The case in point is the extension of trotting meets and the resultant impact to the Imperials Football Club and potentially, the Mildura Football Club.

Another major user of the Reserve is the Mildura Harness Racing Club. The Club is a major user of the Reserve with approximately 30 race meetings held throughout the year and 30 trial meetings nights. The Club, with the assistance of Harness Racing Victoria, has contributed approximately \$2M to the development of facilities at the Reserve, particularly the upgrade of the trotting track and the development of the Ray Hepworth Centre. These facilities are used by all users of the Reserve<sup>9</sup>, not just the Harness Racing fraternity.

<sup>9</sup> The Drivers Room is utilised by the Football Umpires. Clubrooms are also used for Football League and Junior Football League meetings. Rooms are also made available for the Show Annual General Meeting. All rooms are provided at no cost.



It is widely recognised that Mildura currently has a self-contained, sustainable equine industry, supported by people from as far away as Swan Hill, Broken Hill and parts of South Australia. It is believed that given unlimited access to its facilities, Mildura Harness Racing has the potential to run a meeting every week. This cannot currently happen at the Mildura Recreation Reserve, nor will it irrespective of football relocation, due to site limitations. At present, Mildura Harness Racing Club is one of the key harness racing venues in Victoria. The other significant venues are located in:

- Melbourne
- Shepparton
- Bendigo
- Ballarat
- Geelong
- Kilmore
- Cranbourne

All of these tracks are a minimum of 1000 metres in length, except for the Mildura Track. At a length of 810 metres, industry trends suggest that there is a real possibility in the future that the track will be overlooked in preference to other longer tracks. This has a flow on effect to sponsors, punters and the overall sustainability and long-term future of harness racing in Mildura.

The conduct of race meetings has changed markedly in recent years in light of the televised broadcasts of race meetings through Sky Channel. As such, the scheduling of race meetings and the resultant impact to other users of the reserve is made increasingly complex given that race meetings operate within a State wide network. There are 5 scheduled clashes between scheduled race meetings and the training program of the Imperials Football Club. The Football Club has identified the clash as a safety risk to players and spectators, and following this, Council has determined that there shall be no training occurring within Ovals 1 & 2 during race meetings in light of the risk to players, spectators, jockeys and horses. Fortunately alternative venues have been negotiated on a short term basis between Council and Mildura Waves, Old Aerodrome Oval and Mildura Senior College to allow the Imperials Football Club to train when race meetings have been scheduled. A pivotal outcome of the master plan is to find a long term planning solution which accommodates the operating schedules of all Clubs in a manner that does not pose any risk to players, spectators and officials.

The Mildura Show is also held at the Mildura Recreation Reserve. The below photograph clearly demonstrates the impact of the show in terms of the number of vehicles and the occupation of the entire facility during the Show period.



Key informant interviews, Club workshops and household surveys have identified a number of issues which relate to the impact of the Mildura Show to the Recreation Reserve, these being:

- The inability to agree to suitable location to plant trees throughout the Reserve for sun and wind protection due to the configuration of the Show
- The impact of heavy vehicles associated with the Show to the playing surface and the resultant maintenance works required to bring the grounds back to a suitable playing condition
- The inability to top dress sporting reserves during the Summer period due to the impact of vehicles and stock on the Reserve, and
- Traffic congestion surrounding the Show within a residential area.

Similar impacts emanating from the Show are also experienced as other events are conducted at the Reserve. There are a number of positive attributes of the Reserve which promote the venue as an important *events* facility. Indeed large events such as the World Balloon Championships (held in June 2004), demonstrate the Reserve's ability to accommodate large scale events due to:

- Its central location within Mildura
- High, perimeter fencing allowing single points of entry for supervision and ticketing
- Broad open area with the combined size of Ovals No 1 & 2, to accommodate portable stages and equipment.
- Relationship between the grandstand and oval area

The negative impacts of events held at the Reserve are identical to those identified in relation to the Show.

Other users of the Reserve include the Mildura Fire Brigade, Mildura Youth Group, State Emergency Services, Sunraysia Kennel Club and the Mildura Second Scout Group. All users have specific facilities for their use which are accessed regularly throughout the year.

The Youth Facility is located in the former Caretakers residence, abutting Twelfth Street. The location of youth services at the facility was originally determined as a temporary move, however due to a rise in demand for youth services (particularly within the communities surrounding the Recreation Reserve) and resultant capital expenditure at the venue (approximately \$50,000 since 1999-2000), the facility is now considered to be the permanent home for youth services. State funding youth services<sup>10</sup>, outreach programs and on site youth service officers are based at the facility. Operating hours are generally from 8am to 7pm, Monday to Friday, with some weekend activity. Pressing issues for the facility relate to the growing demand for the youth services and the poor functionality of the building (which has been extended multiple times). There has been some perception that vandalism within the broader Reserve is somehow associated with the presence of the Youth Facility. This is not a view shared by Council or the Reserve Committee of Management. Rather the extent of built infrastructure and the lack of passive surveillance from surrounding streets contribute to the risk of vandalism within the Reserve.

The intensity of usage, coupled with the lack of physical area for extended facilities provides definitive evidence as to the Reserve's inability to accommodate any further usage. Indeed current usage patterns are so extensive that some informant interviews suggest that the

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<sup>10</sup> Programs including YAS (Youth Activity Services) and YSP (Youth Support Programs), FREEZA events and outreach programs are conducted from the facility.

playing surface is unable to sustain current usage patterns without compromising the quality of the playing surface.

Finally, the issue of risk management was a consistent issue that was identified in consultations relating to Mildura Recreation Reserve. This is a major driver for the master plan and takes the following forms:

- The dual use of facilities by the Trots and Football training is a primary issue of concern. The risk of stray footballs crossing the trotting track presents a clear and present danger to all users
- The Mildura Show attracts many vehicles and as a result there are many vehicles parked throughout the surrounding residential area. In 2003, Council issued more than 1,000 parking infringements during the Show period.
- A portable grandstand was erected during football competition due to the distance of the Reserve grandstand from the playing arena. Council received advice that the facility did not comply with relevant standards. Council has since replaced the facility
- Advice has been received from a local resident that training lights attached to the Mildura South FC pavilion shines on to the street.
- There is no designated area for hazardous goods and gas bottles that are kept at the Reserve

## 2.2 Old Aerodrome Sporting Complex

The Old Aerodrome Sporting Complex is a major sport and recreation precinct within Mildura. Indeed it provides the largest area of public open space, with the potential exception of the Mildura Golf Course.

Tables 5 and 6 provide an inventory of Summer and Winter Playing users of the Reserve, and the total members of each Club. (Green table cells indicate training and red cells indicate competition schedules)

Table 5 Profile of Summer Use, Old Aerodrome Sporting Complex

Reserve	Club	Mon	Tues	Wed	Thurs	Fri	Sat	Sun	Total Playing Membership
No 5, 6, 7 Ovals	<i>Sunraysia Softball Association</i>								70 Juniors
									90 Seniors
No 8 Oval	<i>Mildura &amp; District Little Athletics</i>								130 Juniors
									5 Seniors
No 8 Oval	<i>Mildura Athletics Club</i>								
No 1 & 2	<i>Mildura West</i>								90 juniors

Reserve	Club	Mon	Tues	Wed	Thurs	Fri	Sat	Sun	Total Playing Membership
Oval	Cricket Club								50 seniors
Tennis Courts	St Andrews / Sacred Heart TC								
BMX Area	Mildura BMX Club								70 juniors

Table 6 Profile of Winter Use, Old Aerodrome Sporting Complex

Reserve	Club	Mon	Tues	Wed	Thurs	Fri	Sat	Sun	Total Playing Membership
No 9 & 10 Ovals	Mallee Touch Football								12 juniors 80 seniors
Ovals 5, 6 & 7	Sunraysia Baseball League								500 juniors 142 seniors
Ovals 5, 6 & 7	Sunraysia Junior baseball League								
Ovals 1 & 2	Sunraysia Hockey Association								200 juniors 180 seniors
Ovals 9, 10 & 11	Sunraysia Soccer Association								40 juniors 15 seniors
Oval 9	Mildura United Soccer Club								74 juniors 15 seniors
Oval 10	Three Colours Soccer Club								100 juniors 30 seniors

Reserve	Club	Mon	Tues	Wed	Thurs	Fri	Sat	Sun	Total Playing Membership
Oval 11	<i>Cosmos Anadolu Soccer Club</i>								30 juniors 20 seniors
Tennis Courts	<i>St Andrews / Sacred Heart TC</i>								
BMX Area	<i>Mildura BMX Club</i>								70 members

Old Aerodrome Sporting Complex is a major sporting precinct for the region, with 14 sporting clubs permanently based at the site, providing opportunities for almost 2,000 members. Coupled with this is an extensive level of passive recreation activity based at the site.

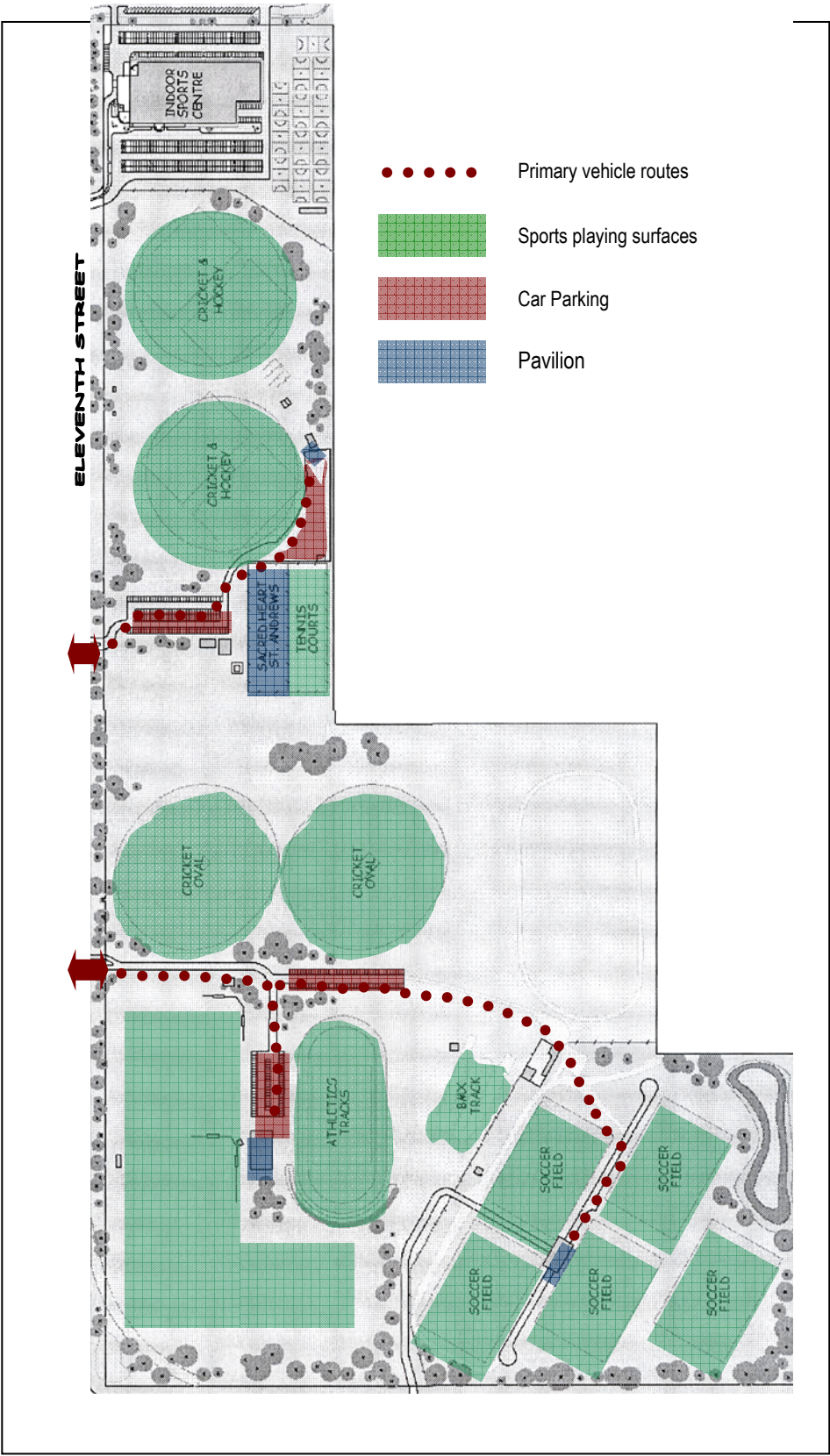
In addition to the above, the venue is an essential sporting precinct for school carnivals and activities. The athletics facility, for example, accommodates in the order of 3,500 students during athletics carnivals from July to September.

The following diagram highlights the distribution of playing surfaces and facilities at the Complex. In brief, the Reserve accommodates tennis, BMX riding, touch football, soccer, softball, baseball, athletics, hockey and cricket.

It should be noted that the map includes the Bendigo Bank Sporting Complex and associated car parking. This facility is not included as part of the Old Aerodrome Sporting Complex. Similarly, the drawing also depicts a number of netball courts adjacent to the Bendigo Bank facility. These facilities are not present at the site, and again, are not included as part of the Old Aerodrome Sporting Complex.

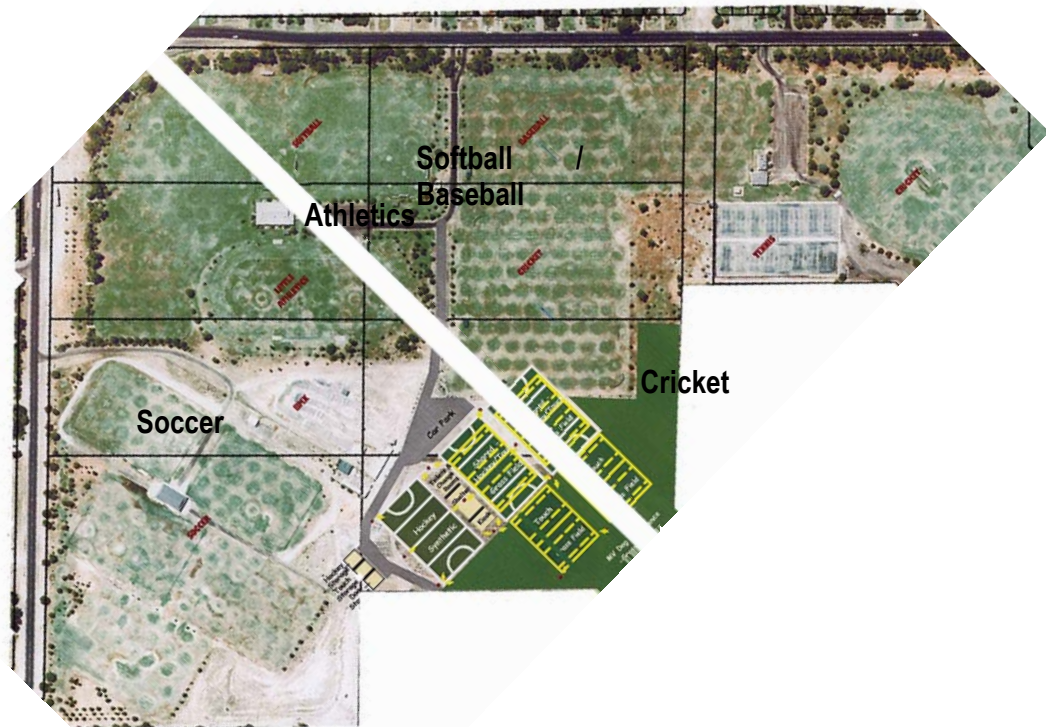


Map 3 Scope of Playing Areas and Facilities at the Old Aerodrome Sporting Complex



Consultations with Council, local residents and user groups have identified the following in relation to the physical conditions at the Reserve:

- Traffic management is an issue for regular users of the OSAC, particularly during the winter season. Household surveys and key informant interview identify that entering Eleventh Street from the Reserve is difficult with traffic speeds in the order of 70km.
- Ovals 1 & 2 have turf cricket wickets and both are in good condition. The remaining wickets are concrete
- Pavilion facilities are located adjacent to the soccer grounds, tennis courts, athletics track and No 1 cricket oval. With the exception of the cricket facility, all others are of brick construction and in good condition. The cricket facility is a weatherboard construction and basic. It is understood that all tenant Clubs are responsible for the maintenance and development of Club pavilion facilities.
- Other minor facilities include toilet facilities and a storage building servicing the baseball club. Consultations have identified that the toilets require upgrading
- There are no fences dividing the playing surfaces fronting 11<sup>th</sup> Street. This provides an open, uninterrupted sightline from end to end of the reserve
- Drainage throughout the reserve is a concern. The surface is flat and therefore does not support the even distribution of water during irrigation.
- The aerial photograph shown below highlights the variation in the distribution of water across the Reserve. The softball / baseball area appears to have a greater supply of water in comparison to the soccer reserve.



The water requirements for the reserve is extensive. The joint development of a grey water storage facility on the adjacent golf course site with linked piping to the old aerodrome oval

reserve, has the potential to access 400 mgl per year from Lower Murray Water, which offers the potential to drought proof both the old aerodrome ovals as well as the golf course itself. The old aerodrome oval has a current water capacity of around 220mgl with a similar requirement for the golf course area. Grey / recycled water options should be explored and accessed as a matter of responsibility and leadership.

It should be noted that Council currently has two funding submissions with Sport & Recreation Victoria, Facilities Funding Scheme, which are currently under assessment.

The first application is for the development of a regional playground facility which specifically targets children with a disability. Located at the entry to the tennis club, the facility has been costed at approximately \$600,000 and includes the purchase and installation of equipment, together with landscaping and minor supporting structures (such as seating and shade). A community committee of management is managing the project (in terms of local fundraising). It is likely that the project will be staged in the event that the application is unsuccessful.

Council has also lodged an application for the development of 2 grass hockey pitches, to be located opposite to the BMX area. The proposal stems from a feasibility study relating to the development of a synthetic surface which was completed in 2003 (refer to Appendix A), of which the development of grass pitches represent the first stage. Subject to the Hockey Club reaching membership and financial targets, the development of a synthetic surface is earmarked for 2007. The Funding application has been submitted at a cost of approximately \$78,400.

An announcement from State Government regarding the outcome of both projects is expected by the end of May 2004.

## **2.3 Mansell Reserve**

Mansell Reserve accommodates netball and croquet. The site also includes a pre school (which is not included within the master plan). A playground is also located at the Seventh Street end of the Reserve.

Vic Track owns a parcel of land which runs parallel to Seventh Street. Council is currently in negotiations with Vic Track for the purchase of the land. It is understood that the parcel is being considered in conjunction with other rail land. The timelines associated with settlement is therefore unknown.

Mansell Reserve was donated to the Council from a local resident for public recreation purposes. It is understood that a condition of the gift was that it be retained for women's participation in sport and recreation.

The reserve accommodates 24 grass netball courts, with 12 of these located under lights. Courts are moved approximately 1 meter in order to minimise wear in the goal and centre circles. With this in mind however, the margin to move the courts (due to space restrictions and the orientation of lights) is not sufficient to prevent the wear of goal circles to dirt.

Council has committed funds (in the order of \$8,000) to construct a walking path to connect Seventh and Eighth Streets.

There are two netball associations based at Mansell Reserve, Sunraysia Netball Association and Mildura Netball Association. Collectively the Associations cater for summer and winter netball competition for both junior and senior players. Both Associations consider the merging of Associations as a likely event in the short term. The following tables describe the seasonal use of the Reserve.



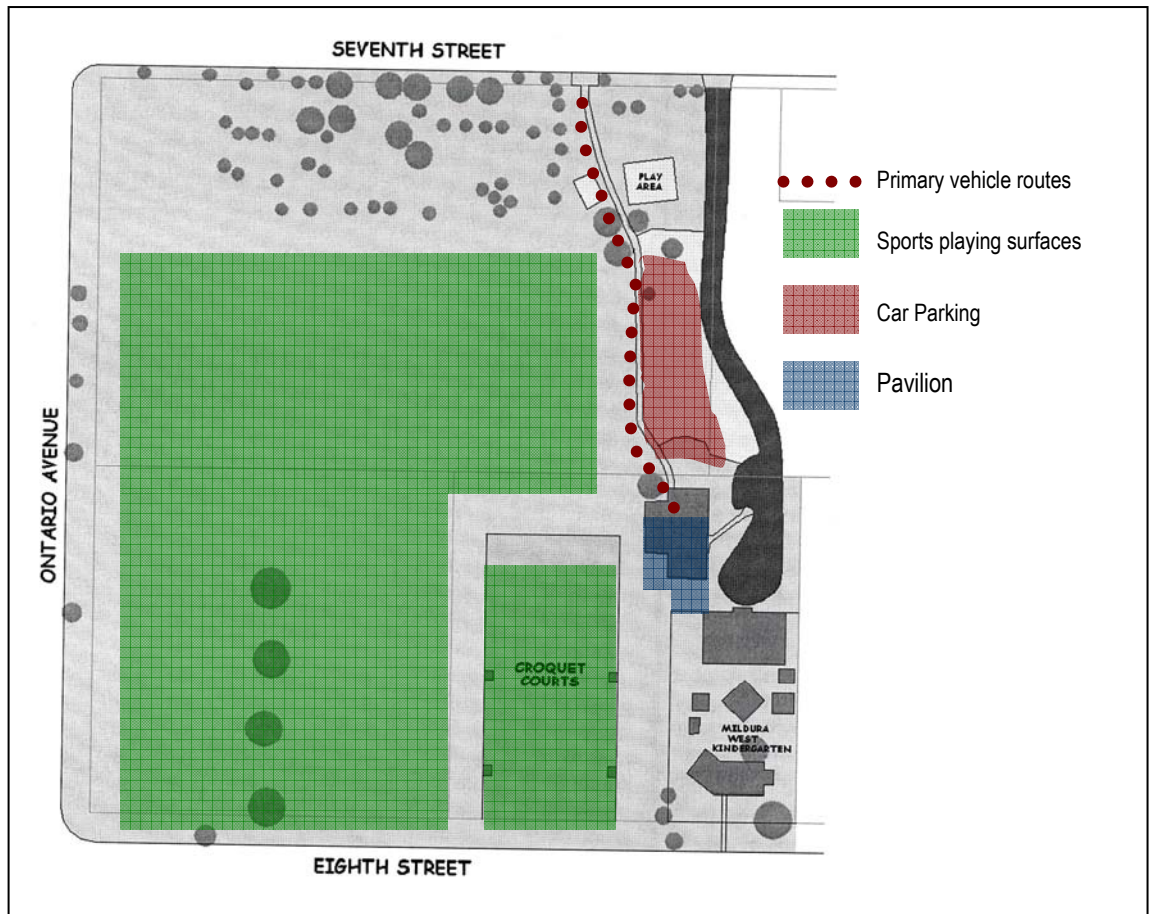
Table 7 Profile of Summer Use, Mansell Reserve

Reserve	Club	Mon	Tues	Wed	Thurs	Fri	Sat	Sun	Total Membership
Netball Courts	<i>Sunraysia Netball I Association</i>								400 Juniors 250 Seniors
Croquet Courts									

Table 8 Profile of Winter Use, Mansell Reserve

Reserve	Club	Mon	Tues	Wed	Thurs	Fri	Sat	Sun	Total Membership
Netball Courts	<i>Mildura Netball Association</i>								560 Juniors
Croquet Courts									

Mansell Reserve is the major netball facility for the region accommodating netball for up to 1,200 (although it is expected that many players play in both competitions). It is supported by two indoor courts that are located in the Bendigo Bank Sporting Complex at the Old Aerodrome Sporting Complex.



Netball activity at the Reserve is extensive. In addition to association competitions, approximately 5,000 players are drawn to major Easter tournaments. Key informant interviews have questioned the capacity for the current pavilion to host major netball events.

Council has recently provided support for the development of improved netball facilities which includes the replacement of 12 grass courts with 12 hard courts. The courts would be aligned to correspond with existing lights at the reserve. The works are estimated at \$450,000, however the timing of works are dependant upon the outcome of negotiations with Vic Track, as discussed previously. The works will be funded jointly between Council and the Associations.

Implicit to the development of the master plan for Mansell Reserve will be the assessment of the impact of the development to the local area, and the capacity for associated infrastructure (such as access roads, the capacity of the pavilion, and parking provisions). This is further exacerbated by the expectation of the Associations that the development will attract higher school usage and tournaments which will bring more buses to a residential area.

With this in mind however, the Association has demonstrated its capacity to manage an intensively utilised netball facility within a residential area. There is a high level of local area support for netball, which is evidenced by high visitations to the reserve by local residents and positive feedback identified in the household surveys (refer to section 5.2).

### 3 COMMUNITY CONSULTATION

Critical to the development of each master plan is that it brings to the fore a clear and accurate description of demonstrable community need and that it fit within the context of Council priorities and direction. To this end, Consultants have endeavoured to facilitate a range of opportunities for project stakeholders to participate in the planning process with the intention to elicit maximum participation from a broad range of interest groups. Stakeholders for the project have been identified to include reserve user groups, Council officers, State Government representatives, sporting associations and local residents.

Implicit to the consultation process is that it builds interest, momentum and participation from a broad range of community and government sectors. With this in mind, the consultation phase is an ongoing process which is supported by ongoing use of media and community updates. In addition to the methods outlined below, community participation and interest in the project was encouraged through the regular updates in the local papers, and updates to relevant stakeholders.

This section of the project documents the outcomes of each stage of the consultation process and, in turn, describes the key themes and implications that have emerged from consultation. Specific strategies which endeavoured to seek a broad range of community feedback included:

- Sporting club workshops and interviews
- Resident surveys
- Key informant interviews with project stakeholders, and
- Distribution of submission templates to project stakeholders

#### 3.1 Sporting Club Workshops & Interviews

Users of each Reserve obviously play a critical role in the development of each master plan. The ongoing involvement and close association with each club is required in order to:

- Accurately understand current and projected usage patterns of each Club
- Listen to and understand key planning issues and development needs of each Club
- Understand funding implications and the capacity of each Club to contribute to development
- Facilitate a provide a process that encourages user groups to understand issues impacting other users, and so in turn, build a process that work towards win- win outcomes

To this end, a number of planning workshops and interviews have been conducted with user groups. In addition, all users were encouraged to forward written submissions describing key issues that impact each Club and outline development priorities. A total of 11 submissions were received from the following user groups:

- Sunraysia Cricket Association (Old Aerodrome Sporting Complex and Mildura Recreation Reserve)
- 3 Colours Soccer Club (Old Aerodrome Sporting Complex)
- Mildura Harness Racing Club (Mildura Recreation Reserve)
- Sunraysia Baseball League (Old Aerodrome Sporting Complex)
- Mansell Playgroup (Mansell Reserve)

- South Mildura Football Club (Mildura Recreation Reserve)
- Mildura East Cricket Club (Mildura Recreation Reserve)
- Sunraysia Hockey Association (Old Aerodrome Sporting Complex)
- Sacred Heart & St Andrews Tennis Club (Old Aerodrome Sporting Complex)
- Imperials Football Club (Mildura Recreation Reserve)
- Sunraysia Football League (Mildura Recreation Reserve)

Details of each submission are documented in Appendix B of this report.

The following table provides a précis of the outcome of key issues and development needs identified by each user group for each reserve.

### Mildura Recreation Reserve

<b>Major Capital Works</b>	<ul style="list-style-type: none"> <li>■ <i>Develop 3 asphalt netball courts, with 2 servicing Ovals 1 &amp; 2 and 1 adjacent to Oval No 3. Development to include lights for training</i></li> <li>■ <i>Progressively upgrade No 3 Oval lighting to competition standard (at an estimated cost of \$100,000)</i></li> <li>■ <i>Upgrade irrigation system for Ovals 1 &amp; 2</i></li> <li>■ <i>Development of change facilities for netballers</i></li> <li>■ <i>Construct 100 additional horse stalls</i></li> <li>■ <i>Expansion of youth facility to improve the capacity to hold events and programs</i></li> <li>■ <i>Upgrade and expand toilet facilities</i></li> <li>■ <i>Construct grandstand for No3 Oval</i></li> <li>■ <i>Construct toilet block off San Mateo Av</i></li> <li>■ <i>Construct provisional offices for SFL, SCA and VCF</i></li> </ul>
<b>Minor Capital Works</b>	<ul style="list-style-type: none"> <li>■ Install additional training lights for Oval No 3</li> <li>■ Core Ovals 1 &amp; 2 to reduce compaction</li> <li>■ Relocate the boundary fence between No 1 Oval and No 3 Oval to incorporate training nets</li> <li>■ Terrace area around No 3 Oval pavilion, incorporating shade sails and landscaping</li> <li>■ Construct playground</li> <li>■ Extensive tree planting and planting of lawn</li> <li>■ Construct feature main entrance at 12<sup>th</sup> Street entry, incorporating ticketing box</li> <li>■ Construct walking / jogging track</li> <li>■ Build Garden/ spectator area in front of Mildura East CC rooms</li> <li>■ Develop shade and spectator areas around No 3 Oval</li> </ul>
<b>Planning Considerations</b>	<ul style="list-style-type: none"> <li>■ Remove present risk associated with the training schedule of Imperials Football Club and Harness Racing</li> <li>■ Reconciliation between all user groups</li> <li>■ Position Oval No 3 as the premier, finals ground</li> <li>■ Relocate Football users of Oval 1 &amp; 2 to new development at Old Aerodrome</li> <li>■ The grandstand is too far from ovals No 1 &amp; 2 in order to cater for spectators</li> <li>■ Show activities on Ovals 1 &amp; 2 are difficult to manage due to their separation from main activities on Oval 3</li> <li>■ Impact of equestrian activity on cricket playing surfaces</li> <li>■ Harness Racing will only consider extension of track in the event that the Football Clubs opt to relocate</li> </ul>

## Old Aerodrome Sporting Complex

<b>Capital Priorities</b>	<b>Works</b>	<ul style="list-style-type: none"> <li>■ <i>Develop a new hockey complex incorporating up to 2 grass hockey pitches, 2 touch football fields, synthetic hockey pitch and pavilion facilities. The proposal also includes an area for Dog Obedience. The development has been divided into three stages, with the first stage currently under consideration. Proposal is estimated at \$450,000</i></li> <li>■ <i>Development of 4 additional tennis courts</i></li> <li>■ <i>Staged upgrade of tennis pavilion to allow for new paved / courtyard area and landscaping and extend clubrooms to accommodate larger functions</i></li> <li>■ <i>Develop a spectator seating / grandstand area in front of the athletics pavilion</i></li> <li>■ <i>Redevelop the athletics track surface. Ensure that the surface is of the same grass type to respond to some areas drying out and different rates of growth. The internal track needs attention – undulating safety issues. Lane 1 needs attention due to extensive use. Track needs re-laying and re-rolling</i></li> <li>■ <i>Develop new football facility on ovals next to Bendigo Bank Sporting Complex. The proposal creates the premier football / cricket facility for Mildura, and relocates Mildura Imperials and Mildura Football Club from Mildura Recreation Reserve. The proposal incorporates fencing, additional parking bays, light towers and pavilion</i></li> <li>■ <i>Grandstand / seating area for baseball (replacement of seating that was removed due to risk assessment) Include 2 structures for each side of diamonds</i></li> <li>■ <i>Improve drainage in baseball area to improve surface area run off</i></li> <li>■ <i>Improvements to traffic circulation and parking. Include additional car parking area and one way traffic flow through the Reserve to restrict cars leaving the Reserve on to 11<sup>th</sup> Street</i></li> <li>■ <i>Development of toilet facilities for BMX area and baseball area</i></li> <li>■ <i>Establish grass area for BMX, to include irrigation and landscaping</i></li> <li>■ <i>Improve car parking and road condition for BMX area</i></li> <li>■ <i>Upgrade soccer grounds, including playing surface, bollard fencing and traffic circulation</i></li> <li>■ <i>Replace irrigation system, particularly Sarah Oval</i></li> <li>■ <i>Ovals 3 &amp; 4 require laser leveling and watering upgrade</i></li> <li>■ <i>Development of 1 baseball diamond to international standard including enclosed fence, providing facility for State and National events</i></li> <li>■ <i>Develop the Park for Play facility.</i></li> </ul>
<b>Minor Works</b>	<b>Capital</b>	<ul style="list-style-type: none"> <li>■ <i>Removal the impact of trees to court surfaces</i></li> <li>■ <i>Lighting of 4 tennis courts</i></li> <li>■ <i>Realign tennis fencing with courts</i></li> <li>■ <i>Increase shade within car parking areas</i></li> <li>■ <i>Develop centre walkway through tennis courts to include seats, shade and drinking fountain</i></li> <li>■ <i>Provide additional storage within the tennis pavilion</i></li> <li>■ <i>Construct an additional hammer throw cage, incorporating a concrete base</i></li> <li>■ <i>Relocate jumping pit east of the pavilion (estimated cost of \$10,000)</i></li> <li>■ <i>Paint the internal, concrete track edge and edges of throwing circles white</i></li> <li>■ <i>Additional shade structures around the athletics facility, cricket, BMX, tennis and baseball</i></li> <li>■ <i>Develop synthetic surface inside the top end of the track for high jump area (estimated cost at \$17,000)</i></li> <li>■ <i>Replace PA system</i></li> <li>■ <i>Development of Club areas within pavilion, for equipment and memorabilia</i></li> <li>■ <i>Extend BMX Shed / Shop</i></li> <li>■ <i>Provision of shade and seating areas for BMX</i></li> </ul>
<b>Planning Considerations</b>		<ul style="list-style-type: none"> <li>■ <i>Water supply needs better co-ordination</i></li> <li>■ <i>Change the opening times of public toilets to allow for schools to use</i></li> <li>■ <i>Line marking of athletics track needs to work better with Council mowing schedules</i></li> <li>■ <i>Sightlines between pavilion and baseball areas are poor</i></li> <li>■ <i>Removal vehicles from playing surfaces</i></li> <li>■ <i>Impact of school usage on the condition of the playing surface</i></li> <li>■ <i>Athletics throw javelin onto Baseball Area and damage sprinkler heads</i></li> </ul>

- Consideration to the enclosure of playing surfaces

## Mansell Reserve

<b>Capital Priorities</b>	<b>Works</b>	<ul style="list-style-type: none"> <li>■ Develop a new pavilion facility with improved sightlines for croquet and netball and administration centre for Associations</li> <li>■ Develop indoor facility at Mansell to accommodate 2 netball courts</li> <li>■ Development of netball facility which develops 12 hard courts and retains 12 grass courts</li> <li>■ Seal car parking and include kerb and channel</li> </ul>
<b>Minor Works</b>	<b>Capital</b>	<ul style="list-style-type: none"> <li>■ Additional playground equipment</li> </ul>
<b>Planning Considerations</b>		<ul style="list-style-type: none"> <li>■ Ongoing viability of croquet</li> <li>■ Impact of traffic to local resident amenity</li> </ul>

Consultation with user groups has identified an extensive breath of capital works, some of which are mutually exclusive.

The range of works proposed for Mansell Reserve in comparison to MRR and the OASC is significantly less in diversity (although not scope), due to the fewer number of tenants and the clarity of development requirements through the development of netball.

## 3.2 Residents Survey

Each Reserve is provides an important venue for active sports participation. Having said this, each reserve also provides an important venue for local, passive participation, such as walking for pleasure and walking the dog. On this basis, an important component of the consultation process was to seek feedback from residents who live within walking distance to each reserve, (within 400m), who may use each site for passive recreation purposes.

Surveys were mailed to all households within 400m of each Reserve. The below table provides a précis of the number of surveys distributed and the resultant response rate. Overall the response rate was particularly low, with Mildura Recreation Reserve recording a response rate of only 3.6%.

Table 3 Survey Response Rate for Each Reserve

Reserve	Number of Surveys Distributed	Number of Surveys Received	Response Rate
Mildura Recreation Reserve	600	22	3.6%
Old Aerodrome Sporting Complex	170	25	14.7%
Mansell Reserve	390	52	13.3%

Appendix C provides the detailed survey results from each survey. Given the low response rate of each survey, results do not provide a statistically valid body of data and are presented as guide to community perceptions only. With this in mind, the following table aims to provide a summary of survey results, and in turn, aim to describe the profile of local, residential use of each Reserve.

Table 4 Residential Survey Results

	Mildura Recreation Reserve	Old Aerodrome Sporting Complex	Mansell Reserve
Visitation to each Reserve	Only a few times each year (55%)	More than once per week (61%)	More than once per week (56%)
Facilities used at each Reserve	<ul style="list-style-type: none"> <li>■ Cricket Ovals (60%)</li> <li>■ Grandstand (50%)</li> <li>■ Harness Racing Track (35%)</li> </ul>	<ul style="list-style-type: none"> <li>■ open space (79%)</li> <li>■ cricket ovals (25%)</li> <li>■ BMX track (25%)</li> </ul>	<ul style="list-style-type: none"> <li>■ Playground (88%)</li> <li>■ Netball Courts (60%)</li> </ul>
Top 3 Strengths	<ul style="list-style-type: none"> <li>■ Location (86%)</li> <li>■ Extent of sporting activity (68%)</li> </ul>	<ul style="list-style-type: none"> <li>■ Location (72%)</li> <li>■ Size of the Park (56%)</li> <li>■ Opportunities for</li> </ul>	<ul style="list-style-type: none"> <li>■ Location (85%)</li> <li>■ Opportunities for passive recreation</li> </ul>

	■ Size of the Reserve (68%)	passive activity (56%)	(54%) ■ Support of women's sport (52%)
<i>Top 3 Weaknesses</i>	<ul style="list-style-type: none"> <li>■ Requirement for off street parking (52%)</li> <li>■ Condition of buildings (43%)</li> <li>■ Landscaping (33%)</li> </ul>	<ul style="list-style-type: none"> <li>■ Landscaping (55%)</li> <li>■ Extent of community use (36%)</li> <li>■ Provision for pedestrians (23%)</li> </ul>	<ul style="list-style-type: none"> <li>■ Need for off street parking (50%)</li> <li>■ Traffic management (36%)</li> <li>■ Quality of facilities for passive activity (33%)</li> </ul>
<i>Top 3 Improvements</i>	<ul style="list-style-type: none"> <li>■ Improved landscaping</li> <li>■ Upgrade buildings</li> <li>■ Construct playground</li> </ul>	<ul style="list-style-type: none"> <li>■ Walking / bike trails</li> <li>■ Spectator Shelters</li> <li>■ Improved playgrounds</li> </ul>	<ul style="list-style-type: none"> <li>■ Provision for spectators</li> <li>■ Introduce picnic settings</li> <li>■ Landscaping</li> </ul>
<i>Impact of improvements to usage</i>	<ul style="list-style-type: none"> <li>■ Definitely Increase (58%)</li> <li>■ May increase (21%)</li> </ul>	<ul style="list-style-type: none"> <li>■ Definitely Increase (64%)</li> <li>■ May increase (24%)</li> </ul>	<ul style="list-style-type: none"> <li>■ Definitely Increase (39%)</li> <li>■ May increase (32%)</li> </ul>

Results demonstrate quite different usage patterns between each reserve. Mildura Recreation Reserve in particular, appears to have significantly less frequent local usage in comparison to both the Old Aerodrome Sporting Complex and Mansell Reserve.

Despite the different settings and activities at each Reserve, survey respondents consistently identify the location has the top strength of each reserve. This therefore implies that the close proximity of each Reserve (despite the remote level of local access for Mildura Recreation Reserve, and the reference to parking and traffic concerns for Mansell Reserve and Mildura Recreation Reserve) are major strengths, and that each Reserve is valued within its local neighbourhood.

Improvements for each facility have each focused upon spectator amenities and improved passive recreation facilities. Survey results suggest that local usage of each reserve would increase if works proceed.

### 3.3 Key Informant Interviews

Consultants have completed a number of key informant interviews from a range of stakeholders including Council representatives, Sporting Associations and individual Sporting Clubs. A total of 33 interviews have been conducted. A list of key informants is provided in Appendix D.

Key themes and issues have been identified through the key informant interviews in terms of overall planning issues and opportunities, and issues that relate to each specific reserve. A précis of information identified throughout this process is provided in the following table.

Table 5 Outcome of Key Informant Interviews

Broader Community Issues	<ul style="list-style-type: none"> <li>■ Participation in sport, particularly junior sport, is at a high level and that there are no influences which would suggest changes in current participation levels</li> <li>■ There is common agreement that current resources and facilities will be unable to accommodate future sport and recreation participation trends</li> <li>■ Council will need to examine opportunities to develop a new and expanded sporting facility to cater for outdoor participation. Potential options which have been identified include: <ul style="list-style-type: none"> <li>○ The expansion of existing sporting facilities at Merbein</li> <li>○ The development of a new facility within Mildura South</li> </ul> </li> <li>■ The expansion of existing facilities in Irymple is necessary</li> </ul>
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<b>Mansell Reserve</b>	<ul style="list-style-type: none"> <li>■ Size of the pavilion and its capacity to host major netball facilities</li> <li>■ Croquet is well catered for</li> <li>■ Goal and centre circle area is suffering from compaction and wear</li> <li>■ Drainage of building into grassed area – another 80 – 90m to drainage pit</li> <li>■</li> </ul>
<b>Mildura Recreation Reserve</b>	<ul style="list-style-type: none"> <li>■ Irrigation on ovals 1 &amp; 2 for Recreation Reserve is too far apart, resulting in dry spots and undulations. This is being improved over a long period of time</li> <li>■ Council has recently spent \$90,000 on irrigation at No1 oval</li> <li>■ Sprinklers operate from an electric system for 1 &amp; 2</li> <li>■ No 3 oval is hydraulic system which presents difficulty during the Show period when damage occurs to pipework</li> <li>■ No 3 is in good condition</li> <li>■ Summer grasses have been used</li> <li>■ The inability for the League to attract AFL games was presented as a ground maintenance issue. This view is not shared by maintenance staff</li> <li>■ External conditions of buildings are good</li> <li>■ Inspections occur at change over</li> <li>■ Parking during the Show is a problem</li> <li>■ Football training times are the central issue</li> <li>■ Priority is provided to the Show</li> <li>■ Grandstand is too far away from the playing surface</li> <li>■ Some security issues associated with the umpires</li> <li>■ Cricket is good – need more grounds</li> <li>■ Requires a playground facility</li> <li>■ Youth club to expand</li> <li>■</li> </ul>
<b>Old Aerodrome Sporting Complex</b>	<ul style="list-style-type: none"> <li>■ Soccer pavilion is used for 9 months each year and was built about 8 years ago</li> <li>■ Only minor upgrades are required, such as replace tiles</li> <li>■ Recreation building was used by Sunraysia Health every week but is not now</li> <li>■ Some school use and evening meetings occur at the site</li> <li>■ Tennis clubrooms are in good condition</li> <li>■ Capital works for Old Aero includes improving the road network from soccer, and cricket</li> <li>■ Improve draining away from buildings</li> <li>■ Toilets off 11<sup>th</sup> Street</li> <li>■ Complementary facilities to support the Park for Play</li> <li>■ Wind protection – plant green belt</li> <li>■ No additional areas have been set aside</li> <li>■ South Mildura drainage corridors</li> <li>■ Requires Council to purchase land</li> </ul>

### 3.4 Submissions

The focus of submissions was to encourage reserve user groups and other stakeholders to provide written response to the development of each Reserve. To encourage participation, template submissions were prepared and forwarded to each user of each Reserve, as well as a template provided on Council's website. A total of 11 submissions were received from the following user groups:

- Sunraysia Cricket Association (Old Aerodrome Sporting Complex and Mildura Recreation Reserve)
- 3 Colours Soccer Club (Old Aerodrome Sporting Complex)
- Mildura Harness Racing Club (Mildura Recreation Reserve)
- Sunraysia Baseball League (Old Aerodrome Sporting Complex)
- Mansell Playgroup (Mansell Reserve)
- South Mildura Football Club (Mildura Recreation Reserve)



- Mildura East Cricket Club (Mildura Recreation Reserve)
- Sunraysia Hockey Association (Old Aerodrome Sporting Complex)
- Sacred Heart & St Andrews Tennis Club (Old Aerodrome Sporting Complex)
- Imperials Football Club (Mildura Recreation Reserve)
- Sunraysia Football League (Mildura Recreation Reserve)

Details of each submission are documented in Appendix B of this report. The scope of capital works requests and key planning issues identified from submissions is described in following section of this report.

### 3.5 Comments / Feedback at Time of Public Presentations

#### Old Aerodrome Sporting Complex

- Extra fencing required for reduction of ball and people movement
- Showing of all baseball diamonds on the actual plans
- Fixing up traffic – review the current traffic direction
  - One way option generally supported
  - Suggested widen Flora Ave access and make two way to BMX area – consider the two way access from flora. Where start and finish – adjacent to BMX track
- Athletics – consider sand jumping pits to stay where they are

#### Mildura Recreation Reserve

- Question the suggested cost of relocating Mildura Harness from the reserve
  - Seek additional feedback from Harness Racing Victoria into options for relocation
  - Don't just consider the Short Term, but plan for the long term
- Fire Brigade concerned about impact on the track
- Show society concerned about mounding around oval 3
  - In the redevelopment of oval 3, consider the spectators who currently have nothing
  - Show cannot have everything – mounding important.
- Commitments would be required from council that relocation options will be funded
- Irrespective of chosen relocation sites, there is still a recognised need for public open space in Mildura South - development of an oval
- No1 oval needs to be the premier oval
  - The premier oval (No10 needs to be protected from the show damage
  - Training needs to be focused on a redeveloped No 2 oval
- Would like to support retention of the Scouts at the reserve
  - Scouts could redevelop and share with the youth centre
  - Get it bigger to encompass / multipurpose facility
  - Expand into the Dog / Kennel Area
  - General support of Umpires move to Aerodrome oval – or Monday / Wednesday training in order to reduce impact on grounds
- Is there a place for an Indoor Netball facility
- Don't want to lose the trees
- A Playground is generally supported, but location needs rethinking
- Bollards around ovals – suggest improving – what type?
  - Need to be better fixed / not loose
- Consider getting rid of tin fence outside to open up the site
- SFL should stay at Ray Hepworth centre – retain management by council / hire it out

### Mansell Reserve

- Reduce corner planting due to security concerns
- Concern about not putting a fence around netball facility – consider later
  - Without a fence around Netball courts, maintenance would need to become a council responsibility
  - Bollards would be essential in the first instance – sooner rather than later – cost as priority
- Control shed needed at courtside

## 3.6 Written Feedback to Draft Options

The presentation of draft directions by the consultants has stimulated a great deal of discussion and creative reaction by the respective sports and community in general. The consultants believe this level of reaction is a good thing as it enables the community to become far more actively involved in creating a range of solutions and eventually accepting some ownership over the direction established

The feedback received has been reviewed, discussed with council staff and is recorded below. The record below identifies the key points raised by each respective group followed by a reactive comment from the consultant.

<b>Mansell Reserve</b>	<ul style="list-style-type: none"> <li>■ <b>Mildura Netball Association</b></li> <li>■ Concern regarding the potential “loss of control” over the netball facility in respect to the amount of money contributed by Netball to the development. The need to ‘protect’ the investment</li> </ul> <p><b>Consultant Comment:</b></p> <p><b><i>Concern acknowledged. Maintenance needs to be accepted by Council and a trial period explored.</i></b></p> <ul style="list-style-type: none"> <li>■ There is a desire to retain fencing around the netball complex. <b><i>It states reasons as being</i></b> <ul style="list-style-type: none"> <li>■ Loss of control of investment (\$250,000)</li> <li>■ Potential increased vandalism. Potential graffiti on courts; damage to netball posts</li> <li>■ Unsanctioned use. E.g. bikes; skateboards; scooters; cricket; dogs; in-line skaters; etc</li> <li>■ Safety risk as juniors might wander off</li> <li>■ The increased requirement to remove goalpost padding at the end of every competition</li> <li>■ Balls escaping onto roads</li> <li>■ Inability to charge and raise funds</li> </ul> </li> </ul> <p><b>Consultant Comment:</b></p> <p><b><i>Recommend a trial period of 12 months – with council accepting responsibility for maintenance. If after 12 months, vandalism is an agreed problem, permanent fencing should be erected. Fencing style should be minimal height (no more than 2m) and should be of a colour which minimises its impact on the parkland.</i></b></p> <p><b><i>Irrespective of fencing, goalpost padding should be removed and stored after daily use as a matter of good practice</i></b></p> <p><b><i>Question the impact on fundraising capacity</i></b></p> <ul style="list-style-type: none"> <li>■ Reminder of the history of the donated area/land by S.R. Mansell for women’s recreation – not ‘passive parkland’ as the plan endeavours to create</li> </ul>
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**Consultant Comment:**

***Agreed historical donation, but also a public open space which should by definition provide general public access to as much as is possible.***

- Netball believe that fencing of the courts will still leave adequate space for other users of the reserve. It suggests people seeking a more passive, reflective area have opportunities for such experiences elsewhere

**Consultant Comment:**

***It is a small reserve and every attempt should be made to provide as barrier free usage as possible. Nearby residents should be entitled to use parkland for the multitude of its traditional uses and not told to go elsewhere.***

- Question to capacity to fund bollards which aim to restrict vehicle access

**Consultant Comment:**

***This is a Council / Master plan concern and irrelevant to Netball capacity***

- Should no fence be provided some assurance of the following is requested:
  - Council set monies aside for repair and reinstatement from vandalism
  - Council commit to long-term maintenance over the facility
  - Should vandalism be experienced, a fence be considered by Council at a later stage. A suitable timeframe be established and agreed
  - The recommended bollards must be erected prior to netball court construction in order to restrict vehicle access
  - Exclusive use be assigned to Mildura Netball association at the stated competition and training times – weekend and evenings
  - Consideration of a council by-law prohibiting any use other than netball – the misuse should result in a fine for the offender. Unacceptable use is identified above.

**Consultant Comment:**

***Agree with point regarding Council maintenance, erection timetable of bollards and time-trial for no fence (12 months)***

***Agree exclusive use by Netball at identified times***

***Cannot see the practical effect of a by-law as suggested***

- Seek consideration of the inclusion of an architecturally designed control room/facility (wash basin, water services) on the side of the courts away from the passive green belt area. The facility would be approx. 3.5m x 5m enabling courtside control. No toilets needed as the proposed development of the pavilion is still supported.

**Consultant Comment:**

***Agree. Will be included on plan***

- Supports the reduction of proposed tree plantings on the corner of 8<sup>th</sup> street and Ontario Ave as it provides a potential security risk.

**Consultant Comment:**

***Agree. Will be reflected in plan***

<p><b>Mildura Recreation Reserve</b></p>	<p>2<sup>nd</sup> Mildura Scout Group</p> <ul style="list-style-type: none"> <li>■ Been at the site since 1950's (54 years) and wish to remain on the site following the recent fire.</li> <li>■ Policy payout will only cover rebuilding not additional land purchase</li> <li>■ Intend to rebuild on the site with a fully relocatable building</li> <li>■ 58 scouts from ages 6 to 26 / 6 leaders are now involved.</li> <li>■ Prior to the fire the hall was used 5 night per week / 45 weeks of the year</li> <li>■ Have a relationship with oval users – for cleaning (fundraising) and Annual show use of facilities)</li> <li>■ Strong proximity to current member users / families</li> <li>■ Recommend redevelopment in the 'kennels area' (currently low use area)</li> </ul> <p>Consultant Comment:</p> <p>Review the master plan exploring the potential of a combined Scout facility and Youth Centre complex – extending into the dog Kennel area which is no longer used. Some exclusive use sections within a redeveloped facility will still be required</p> <p>Sunraysia District Scouts, Mildura</p> <ul style="list-style-type: none"> <li>■ Support the retaining the 2<sup>nd</sup> Mildura Scouts at the Recreation Reserve</li> <li>■ History at the reserve of over 50 years</li> <li>■ Current membership of more than 55 youths – containing sections across all 5 sections of scouting</li> <li>■ There is a strong member link and servicing of the eastern side of town</li> <li>■ Current users have good independent access (walking or bike riding)</li> <li>■ There is no identified location which offers the same scout services without impacting on the loss of scout members</li> </ul> <p>Consultant Comment:</p> <p>Agree to re-examine and retain at the ground due to lack of suitable alternative locations</p> <p>Mildura Urban Fire Brigade</p> <ul style="list-style-type: none"> <li>■ Seeks to remain at the site – without additional impact from redevelopment.</li> <li>■ Concerned about proposed siting of netball courts due to potential car parking on track. Have spent many \$000 on track.</li> </ul> <p>Consultant Comment:</p> <p>Review netball court location</p> <ul style="list-style-type: none"> <li>■ Cost already incurred through annual Show Society use. Additional expense from additional car parking cannot be allowed</li> <li>■ The bitumen tends to 'bleed' and is vulnerable due to hot Mildura weather. Car parking impacts further on this aspect.</li> </ul> <p>Consultant Comment:</p> <p>It is agreed that car parking should not be an option on the fire track</p> <p>Mildura Football Club</p> <ul style="list-style-type: none"> <li>■ Current area is over-utilized and requires a long-term decision. This over-utilization not only creates a clash with users but also deterioration of the reserve overall.</li> <li>■ Deterioration of the ground results in lost opportunities e.g. Collingwood training on oval 3 – not a preferred option</li> <li>■ Does not support the relocation of 2 clubs (ten grades and 4 netball grades).</li> </ul>
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- **If relocation is required, only 1 club should be relocated due to potential over use of the 'new precinct' and under utilization of the Rec Reserve**

Consultant Comment:

Agree that if football is to be relocated, only 1 club should be relocated in order to retain a winter sport at the ground

- **Take note of the Club name and its supporter base when considering relocation**
- **The MFC have an excellent facility within the Mildura Function Centre which was built with the provision of club funds and voluntary labour. Compensation for such initial facilities needs to apply to the relocated facility**

Consultant Comment:

Compensation and redevelopment options would need to be considered

Sunraysia Junior Football League

- **The SJFL does not agree with recommended options for oval 1**
- **A location and suitable relocation funding is necessary before any suggestion of moving football from number 1 oval**
- **Strong recommendation to relocate Harness Racing Facility and redevelop 2 ovals as was the original design**

Consultant Comment:

Review the option of relocation of Harness Racing

- **Provide greater public access to the reserve through relocating Harness racing off site**

Consultant Comment:

The eventual master plan design is supportive of greater public access to the recreation reserve

- **Claim the re-establishment of 2 ovals with dedicated lighting after the removal of harness racing would cost between \$200,000 to \$300,000**

Consultant Comment:

Consultant questions these figures. The re-establishment of a second oval with additional lights is likely to exceed these figures

- **Harness racing would surely benefit from access to a larger 1200 metre track, with 100metre radius turns. The current track is under-sized and cramped into the site. It is recognised that redevelopment of a harness racing track may be in excess of \$4million. However, the sport does have stronger access to external funding through betting and television support.**

Consultant Comment:

Agree with the key points made, however the relocation of Harness Racing and the required infrastructure would cost more from an operational perspective

**The SJFL does support the need for additional sporting space / facilities at the southern and western sections of the city**

Consultant Comment:

Agree. Irrespective of Mildura Recreation Reserve outcome, the project has demonstrated the growth of Mildura requires additional public open space in the southern and western sections of the city

#### Mildura Harness Racing Club

- **Congratulation to consultant plans and support initial suggestions to relocate one football club off site**
- **Concerned about possible changes to the public car park between number 2 and Number 3 ovals as it is an important facility on race days**

Consultant Comment:

The resolution is dependent on relocation options. Will review car parking issues overall

- **Suggest greater use of the central area of the track for netball facilities and minor playground facilities**

Consultant Comment:

Not a suitable option for flexibility of area use and future show access. Netball facilities ideally should be hard-court. Playground facilities require shading, seating etc.

- **The committee are open to pursue the relocation of harness racing should support and funding be identified from both Harness Racing Victoria and Mildura City Council.**

Consultant Comment:

Will explore as the key issue before finalising the master plan

- **Harness Racing Victoria indicated funds are committed until at least 2007**

Consultant Comment:

This fits with Harness Racing Victoria's understood 5 year funding plan. Any earlier funding would require significant political intervention

- **Recompense for capital development at the reserve is required. Current estimates are \$2million (incorporating \$850,000 in 1996 for the Administration facilities)**

Consultant Comment:

The issue of redevelopment and infrastructure costs are understood

#### Imperial Football Club

- **The option of relocating 2 football clubs from the Recreation Reserve is not supported by this club.**
- **Important for the reserve to be used all year round. Relocating football will remove the winter tenant**

Consultant Comment:

Agree. Football should remain as a winter tenant in some form

- **Strongly support the relocation of Harness Racing to an alternative site – purpose built with the possibility of relocation with greyhound racing – similar to the recent development at Shepparton. The document also states that “all football groups” at the Mildura rec reserve agree that the most suitable relocation option is the relocation of Harness racing.**

Consultant Comment:

Will be further explored

- **State it is inappropriate for Harness and Football to be co-located and relocation must happen. Believe a Harness Racing Track is not suitable for a “public reserve”**

Consultant Comment:

Agree there is co-location problems. Do not agree a Harness Racing Track cannot also provide a public reserve function. This function is served at existing and planned redevelopments e.g. Nyah and Swan Hill

- **Do not accept that cost of relocating Harness racing should be the over-riding determinant.**

Consultant Comment:

Agree. However it must be noted as a 'significant determinant' in respect to capability and capacity of developer

- **Believe facilities at the reserve are more than adequate to accommodate 3 ovals and the existing football clubs if Harness racing were to be relocated.**

Consultant Comment:

This would be the option should Harness Racing relocation be recommended

- **Believe the development of a new football facility at a new site would equal the cost of relocating Harness Racing. Therefore the Trotting track should be relocated to a better long term facility**

Consultant Comment:

Disagree. In both facility options, it is dependent on the standard of planned facility, however if case study benchmark information is used as a guide, capital development costs higher in order to operationalise Harness Racing

- **Question Harness racing statement that they would accept no track changes over future years**

Consultant Comment:

Subjective opinion with no evidence

- **Question the MHRC capacity to remain as a major club with only an 810m track, when other Victorian tracks are extending to more appropriate 1000 metre tracks**

Consultant Comment:

Agree that new and redeveloped facilities are installing larger tracks.

Cannot comment on the impact on Mildura due to additional influences

- **Further extension of the Harness Race track at the current site will impact on all activities at the ground – including both sporting; show society and local community. This is not acceptable**

Consultant Comment:

Further extension should not be supported

- **Harness Racing Victoria identify future directions of the sport on the identified website, indicating larger track preferences**
- **Identify significant problems of relocating one or both football clubs from the reserve. *Apart from those mentioned above these also include:***
  - **Buildings left unoccupied**
  - **Funding sources and debt servicing is a problem. Football does not have access to the same funding sources as Harness racing which places relocation costs on both football and to a greater extent the Council.**
  - **Removing 2 football clubs outside Mildura leaves only 1 local club**

Consultant Comment:

Will take comments onboard in reviewing direction

- **Identified a number of possible relocation sites as:**
  - **Racecourse reserve (Nichols Point)**
  - **Deakin Ave, near Dow Ave (Mildura South)**
  - **Crown land adjacent to Merbein South Recreation Reserve**
  - **Crown Land at Koorlong**

Consultant Comment:

Having explored these sites, many are unsuited to the suggested use

- **A suggested redeveloped Recreation Reserve Plan is attached as appendix A**

Mildura District and Returned Servicemen's Agricultural and Horticultural Society

- **Comments on the impact of the annual show and its importance for the whole community with attendances of 40,000 people. This is more than any other event throughout the year.**
- **An estimate of economic benefit to Mildura of an estimated \$5million**
- **The third largest show in the State (to only Melbourne then Geelong)**

Consultant Comment:

Accept the importance of the show and the economic impact on the local community

- **The Show Society has occupied the site for over 55 years**
- **Spectator mounds suggested at oval 3 will create problems for the showman's guild to manoeuvre large mechanical equipment. They have large trucks and equipment. It might also create problems for people in wheelchairs.**

Consultant Comment:

Disagree that the 'showman's guild' should receive priority over local sport spectators; however the development of any mounding should endeavour to accommodate show society concerns. It may result in some rearranging of show equipment locations

- **The establishment of mounds will also have an impact on public access and egress from the San Mateo gate. It also restricts the erection of tents and displays**

Consultant Comment:

Not convinced public and the show could not work around this issue

- **The installation of bollards is suggested. Can the plan ensure bollards are "removable bollards" in order to avoid internal traffic and set-up problems**

Consultant Comment:

Removable bollards of a high quality are supported by the consultants

- **Proposed greenery planting on the 11<sup>th</sup> boundary will remove valuable parking and walkways. This is not supported.**

Consultant Comment:

Car parking at the reserve is a problem overall. A review of car parking issues will examine this issue



- **It is important not to impede access to power and sullage lines which have already been installed along the San Mateo fence line for showmen accommodation infrastructure**

Consultant Comment:

Agree. This infrastructure development needs to be considered and usage not impeded

- **The construction and suggested location of netball courts would create problems. We suggest an indoor netball court / pavilion on the Dog Show area**

Consultant Comment:

An indoor facility is not required, nor could the additional expense be justified

- **Support the redevelopment of the Scout Hall as it is an important facility for use during the show.**

Consultant Comment:

Currently reviewing redevelopment of a joint scout / youth facility

- **The Show Society extends a willingness to better plan for all and sees a number of ways the reserve could accommodate this**

The Sunraysia Football League

- **Concern for the recommendations relating to number 1 oval**
- **This submission presents as a combined "football users group" representation**
- **Support the eventual relocation of Harness Racing from the recreation reserve.**

Consultant Comment:

Under investigation

- **Support the development of football facilities along the West and South corridors of the City**

Consultant Comment:

Supported irrespective of master plan outcome

- **Note that the Sunraysia Football umpires are agreeable – with further consultation and assistance – to consider relocating to the Aero oval in perhaps a joint venture with Mildura west Cricket club**

Consultant Comment:

Supported and believe umpires and cricket clubs would both gain benefits through such a co-location

- **Mildura Football club is quite open to discussions on relocation, but have 'cost concerns' in regard to this. This issue would be made easier if MRCC would allow them to sell or lease their existing social rooms in which they have a significant financial investment**

Consultant Comment:

The future sale/lease of the Mildura Function Centre is a MRCC issue

- **South Mildura Football Club is keen to develop a more 'spectator friendly' and public space facility at the reserve**

Consultant Comment:

Agree, but within the tight limitation of the site. Any redevelopment should be within the perimeters of the

master plan

- **The submission identifies the need for strict rules, usage and development guidelines ensuring wear and tear is kept to a minimum**

Consultant Comment:

An MRCC conditions of use issue

- **Withdrawn the offer for SFL to locate its administration facility at oval 3**

Consultant Comment:

Noted

- **Give consideration to making a caravan parking area between San Mateo Ave and the existing fence line**

Consultant Comment:

A formal caravan space is not needed. This area is already the key location for parking of such vans

- **Develop an additional toilet block at or near the existing fire brigade building**

Consultant Comment:

Currently indicated on the draft plan

- **Develop a netball facility adjacent to the 12<sup>th</sup> St entrance**

Consultant Comment:

Will review netball court location

- **Consider co-location of netball facilities 'on' the fire brigade track, similar to that at Melville Oval, Hamilton.**

Consultant Comment:

Not an option. The Melville Oval facilities are currently being relocated OFF the Melville oval fire track. Not acceptable to Netball Victoria.

- **Consider limitation on training use pre season to ensure there is minimal degradation of the grounds**

Consultant Comment:

Agree with the suggestion. A management issue

- **The proposed netball court location and playground location are not practical in regard to show society activity**

Consultant Comment:

Relocation being reconsidered

- **Appendix plan of ideas attached Appendix B**

	<p>Mildura South Football Club (SMFC)</p> <ul style="list-style-type: none"> <li>■ <b>Notes the strong need for the City of Mildura to have a premier / showpiece football facility. It recommends that oval number 3 becomes that showpiece facility. It suggests the following developments</b></li> </ul> <p>Consultant Comment:</p> <p>Oval No 3 cannot offer premier showpiece facilities for Mildura due to other compromising conditions of the annual show. It offers an excellent boutique facility in its current form</p> <ul style="list-style-type: none"> <li>■ <b>The remainder of the submission restates previous submission information covered under initial submission information</b></li> <li>■</li> </ul> <p>Doug Donaldson – local resident</p> <ul style="list-style-type: none"> <li>■ <b>Recreation reserve would be ideal to accommodate overnight camping – up to 3 nights</b></li> </ul> <p>Consultant Comment:</p> <p>Not supported. Existing camping and caravan facilities exist in Mildura and should be supported</p> <p>Adrian Kidd – Solicitor</p> <ul style="list-style-type: none"> <li>■ <b>Fully supports all recommendations as presented</b></li> <li>■ <b>Suggests relocation of 2 football clubs to the former Base Hospital Site in thirteenth Street which is public land</b></li> </ul> <p>Consultant Comment:</p> <p>Explored. Not an option</p> <ul style="list-style-type: none"> <li>■ <b>An opportunity to purchase the land is envisaged in the immediate future and this opportunity should not be lost.</b></li> </ul>
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<p><b>Old Aerodrome Sporting Complex</b></p>	<p>Sue Argus- Sunraysia Hockey Association</p> <ul style="list-style-type: none"> <li>■ <b>Facilities and minimum dimensions for the facilities are required to ensure the fit of all required facilities</b></li> </ul> <p>Consultant Comment:</p> <p><i>Agree. Will be reflected in plan</i></p> <ul style="list-style-type: none"> <li>■ <b>Multi-use pavilion facility (requirements provided) is expected for use by:</b> <ul style="list-style-type: none"> <li>■ Sunraysia Hockey Association (350 members)</li> <li>■ Mallee Touch football (200 members)</li> <li>■ Mildura Table Tennis (110 members)</li> <li>■ Mildura Ballet Guild (240 members)</li> </ul> </li> </ul> <p>Consultant Comment:</p> <p><i>Agree. Will be reflected in plan</i></p>
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Alison Curry - Hockey

- **The size of the hockey fields in the proposed regional hockey facility appear to be very small. It needs to be large enough for one synthetic turf ground, 2 natural turf facilities, touch football grounds, car parking and pavilion**

Consultant Comment:

*Agree. Will be reflected in plan*

- **Light poles need to be shown on the plan**

Consultant Comment:

*Agree. Will be reflected in plan*

- **Supportive of rationalising vehicular access. Support for the use of bollards to restrict vehicle access to grounds**

Consultant Comment:

*Agree. Will be reflected in plan*

- **Support bollard use to exclude vehicle access to grounds via the Bendigo Bank centre entry area**

Consultant Comment:

*Agree. Will be reflected in plan*

Sunraysia Soccer Association

- **Pleased to support the draft recommendations**
- **Request the pavilion include catering/kitchen facilities; social facility; office area and storage facilities**

Consultant Comment:

*Agree. Will be reflected in plan*

Sunraysia Baseball League

- **Ensure the plan represents the current layout of diamonds**

Consultant Comment:

*Agree. Will be reflected in plan*

- **Show diamonds on fields 3 and 4 – as \$7000 just spent on back nets**

Consultant Comment:

*Agree. Will be reflected in plan*

- **Concerned about the roadway being proposed as one way as it increases the traffic flow past the baseball facility and increases the potential for vehicle damage and child safety**

Consultant Comment:

*Agree. Will redevelop roadway to allow for access from both Flora Ave and 11<sup>th</sup> Street, but only allow one way from 11<sup>th</sup> street to hockey parking area requiring all vehicles to egress via Flora Ave.*

- **Review the location of 'storage shed' on field 5 as it appears to be too close to the field and appears to be attached to dugout**

Consultant Comment:

*Will show more accurately in scaled drawing*

- **The baseball fields drawn appear too small in area**

Consultant Comment:

*Agree. Will be reflected in plan*

- **Show the two back nets for the Flora Ave end of the complex**

Consultant Comment:

*Agree. Will be reflected in plan*

- **Concerned about unrestrained dogs on fields 3 and 4 during baseball games and the potential danger to spectators and children**

Consultant Comment:

*Council will need to consider this issue. It is outside the nature of the master plan*

- **SBL is supportive of fencing the area**

Anthony Smith – Athletics

- **Change the current plan to not have synthetic surfaces for hammer and discus areas**

Consultant Comment:

*Agree. Will be reflected in plan*

- **Include 'crustadust surfaces' for discuss; hammer areas**

Consultant Comment:

*Agree. Will be reflected in plan*

- **The plan does not show javelin area, which is currently at the western end of the pavilion (Trees currently marked)**

Consultant Comment:

*The javelin area has been previously located outside the athletics track domain. This should be brought back inside the track assuming a more traditional location similar to hammer, shot and discuss*

## **4 Key Planning Issues**

### **4.1 Mansell Reserve**

#### **4.1.1 Creation of Parkland Facilities**

In addition to the sporting opportunities Mansell Reserve provides, local residents also see it as an important area for passive recreation. Currently 88% of visitors to the Reserve use the playground facilities and improved BBQ / picnic facilities and landscaping (including tree planting) have been identified as key areas of improvement required. Given the extensive use of the existing older playground, an upgrade can be justified, including the provision of shade sails and drinking fountains. To improve passive recreational opportunities and to provide linkages with other sporting, cultural, recreational and tourism precincts in Mildura, a walking path around the perimeter of the Reserve should be constructed. This path needs to incorporate some seating and security lighting. Drainage may also need to be examined on the site.

#### **4.1.2 Car Parking**

Car damage has been identified as an issue of concern at Mansell Reserve. There is a need to exclude vehicles from the site except in the designated parking area. Vehicle damage has been previously experienced and this is to be addressed through the designation of off-road car parking on proposed adjacent leased crown land. The placement of permanent bollards around the walking track perimeter – will exclude all traffic from grassed areas.

#### **4.1.3 Premier Netball Facility**

In order to create a premier netball facility that can be used in all weather conditions, it has been suggested that 12 of the existing netball courts are surfaced with plexipave, a synthetic surface. These courts need to meet the current Netball Victoria dimensions. A facility of this standard obviously needs a suitable level of ancillary infrastructure such as permanent goal posts; competition night lighting for at least 6 of the courts; spectator bench seating adjacent to the courts.

Other proposed developments include an extension to the pavilion to accommodate improved change rooms, better access to the kitchenette and the addition of a meeting space for netball and croquet. It is expected that this facility will provide a home for both Netball Associations. It is important that the design of this facility incorporates clear sightlines to the netball playing surfaces. Similarly, a courtside control room with office / tournament facilities – 3.5m x 5m (Seventh Street side of park) has been proposed, featuring first aid storage, minimal wash room facilities and power / PA system. At times when large tournaments are occurring, it may be necessary to have an additional 6 temporary grass courts available in from the corner of Eighth St/ Ontario Ave. These courts can be line marked when in use, but at other times can be used for general parkland activities. Goal posts on these courts should be removable.

#### **4.1.4 Vandalism**

Initially it has been suggested that no fencing is placed around the hardcourt area so that the entire area retains an open space feel about it. However, regular reviews of the needs of netballers and the behaviour of users and potential unauthorized users of the site needs to occur in the first 12 months. Should vandalism become a problem within this time, it is recommended that the area (comprising of courts, night lights, court-side seating and the control room area) is enclosed with a plastic coated cyclone wire fence up to two metres high. During the first 12 months it is also recommended that Council accept full responsibility for court repairs and maintenance; after this time the general maintenance responsibility should be reviewed by both parties.

#### **4.1.5 Appropriate Use**

To ensure that Mansell Reserve is used as intended, it has been suggested that signs are erected adjacent to the netball courts alerting parkland users that the area is developed for the express use of

netball and prohibiting use of the netball area for scooters, skateboards, inline skating, and bikes and other unauthorised use. These signs should also display the times in which the facility is being used exclusively for netball to avoid potential conflict with passive recreational users.

## **4.2 Mildura Recreation Reserve**

### **4.2.1 Incompatible Uses**

The current master plan options for the Mildura Recreation Reserve identify the difficulty of co-tenancy for Harness Racing and Australian Rules Football. Both sports believe they are compromised due to the co-tenancy arrangements and both sports also identify risk issues and forced compromise for the development of each activity. The consultants agree that due to concerns regarding litigation and risk management practices, co-existence should not continue ad infinitum.

The master plan has explored two options:

1. Relocate one football club and football umpire training activities to an alternative venue in the Southern Area of Mildura
2. Relocate Harness Racing activities to an alternative venue

The benefits of implementing OPTION ONE are:

- Lower establishment costs than relocating Harness Racing, ie approximately \$3.5 million (2 ovals - \$1.5m and grandstand, pavilion, roads, car parking, public toilets etc - \$2m) – excluding land acquisition, versus Harness Racing establishment costs which are estimated at around \$7million (track and lighting - \$4m and infrastructure such as grandstands, stables, sheds, change facilities, etc - \$3m) plus land within a 6km radius of the centre of town
- Links to potential development of much needed open space in Southern Mildura
- Does not affect other works proposed of Mildura Recreation Reserve
- The establish a high quality, purpose-built premier football facility (premier oval plus training oval – with support infrastructure facilities
- The relocation of one football club which currently has to share training facilities with the other football club.

The benefits of OPTION TWO are:

- All current users of Mildura Recreation Reserve, other than Harness Racing, will be able to remain on site
- A new track – which is needed for the expansion and unmet potential of Harness Racing in the Tri-state area - can be built to industry expectations, ie a minimum of 1,000 metres as opposed to the existing length of 810 metres. The current site of 30 acres is recognized as under-size, with a relocation to a larger area of land being able to better accommodate growth and quality.
- Harness Racing Victoria recognises that Mildura is an important hub for harness racing and therefore supports in principle, the growth and development of harness racing in Mildura. Funding may be likely once all of the forward commitments of Harness Racing are achieved from its current 5 year capital works program (one race track per year up between 2003 and 2007).
- New facilities are expected to be more attractive to punters and sponsors which will help to achieve a sustainable organisation and industry in general

- Relocation of the facilities is recognised as the best long-term outcome for harness racing in Mildura – servicing the growth from New south Wales, South Australia and Northern Victoria
- Eliminates the incompatibilities experienced when both Harness Racing and the football clubs want to hold their activities at the same time
- Does not affect other works proposed of Mildura Recreation Reserve

Whilst in the short-term, the cost to Harness Racing and the Mildura community is recognized as significant, the relocation of harness racing is definitely the preferred long-term option. In order for the relocation and redevelopment for the Mildura Harness Racing club to occur, the following directions are required:

1. MHR recognise the limitations placed on it by the current MRR site and NO FURTHER HARNESS RACING DEVELOPMENT will be possible.
2. Relocation of the Harness Racing Track will improve the sport and the Mildura Harness Racing Club in the long term
3. A recognition by MRCC that retention of Harness Racing at the MRR is detrimental to all users – including Harness Racing – in the long term., and relocation is the consultant's recommended option.
4. A recognition that the MRR reserve master plan will accommodate football (retained long term) and other users, with Harness Racing being relocated from 2012
5. MRR and HHR review and implement what is needed to progress this direction

#### **4.2.2 Retaining and Creating Additional Leisure Opportunities**

The Mildura Recreation Reserve is considered to be a major sporting and recreation precinct for the region and is the home to many sport and recreation clubs and organisations. All user groups support the notion that existing groups continue to be catered for on site and that opportunities are made available to attract similar, compatible activities.

During the course of this project, a fire destroyed the scout building. It is felt by Scouts and other user groups that this facility should be rebuilt. It is suggested that a facility is rebuilt on site and that the rebuilding be located to allow for further expansion of youth club activities between the current youth facility and scouts.

Within close proximity to the Youth facility, it has been suggested that a community playground be established, incorporating a shade sail. With some additional landscaping and tree planting between the Scout and Youth facility, this area could be developed as an attractive community recreation zone. This is further enhanced by replacing the majority of "hard fencing" with cyclone wire fence – enabling a visual presence into the space. Pedestrian gate access alongside the playground is also included.

Given the stated difficulties with access and limited parking available on site around the SES building during events such as the Mildura Show, it is recommended that the current SES building be demolished and incorporated into the Fire social facility at the Northern side of the reserve. The relocation from the current site provides access to a more usable space (35 extra carparks) at all times. In addition to this, the compatibility of both CFA and SES organisations should enable cooperative co-location – with separated storage and office / training areas, along with improved egress for the SES. Whilst an architectural design would be required, the space and creative design would allow for improved SES storage facilities and an SES second storey training area above the current Fire brigade facilities.

There is also space at the site, on the northern boundary between the proposed Oval Number One and Oval Number Two to include two netball courts and a combined change room / public toilet block and relocated umpires changerooms. It is considered to be highly beneficial to locate netball courts within close proximity of football grounds, particularly if the two sports play in a combined football / netball competition. Such an arrangement allows for far greater participation and team spirit, than it does if Netball is located elsewhere. The inclusion of umpires facilities within this new building, also enables the separation away from the football rooms. This is also recommended with the development of public toilets on the northern side of No.3 oval



By retaining the entire interior of Mildura Recreation Reserve to active recreation, the Mildura Show will also remain as a major beneficiary. The installation of removable bollards between Oval Numbers Two and Three; the construction of terraced stands around Oval Three; the installation of another public toilet block adjacent to the fire brigade building on the Eleventh Street boundary; the relocation of the scoreboard – with underneath lockable storage facilities for turf cricket roller equipment and some minor site works will ensure that the Show continues to have access to the Reserve on an annual basis, much as it has for many, many years. The Show Society will need to review site layout plans for horse jumping events, as the development of the proposed premier oval, with permanent perimeter fencing will eliminate this area for such activities.

#### **4.2.3 Formalising Car Parking**

Car parking is frequently considered to be a major issue at Recreation Reserves. Either there is not enough; it is not adequately marked or laid out; or it has become a risk management issue. To ensure that there is sufficient formalised car parking on site and to reduce the potential risk to other motorists and pedestrians, it has been suggested that certain areas of the Mildura Recreation Reserve are designated as parking zones. The major parking zone has been selected for the Etiwanda Avenue end of the Reserve, catering for approximately 290 car parking bays. Entrance to this car park during competitions would be through a gate with ticket box on Eleventh Street, just to the right of the proposed premier oval, with an exit into Etiwanda Avenue, near the corner of Twelfth Street. It is envisaged that temporary horse stalls can still be erected on this new carpark area to service show requirements.

An additional car park could be located around the northern part of the existing oval at the San Mateo end of the Reserve and along part of the fence line in this area. This would provide 75 bays. By demolishing and rebuilding the SES building with the CFA, 35 additional parks could be created in that space. Next to this space there is room to locate another 85 parking bays. Existing parking around the football pavilion would remain. In total there should be in the vicinity of 537 parks available on site.

#### **4.2.4 Improving Aesthetics**

Currently there is a brick wall around much of the perimeter of the Mildura Recreation Reserve. This was constructed so that horses were not suddenly frightened by passing vehicles. However, given the strong support given for the relocation of the harness racing to another site, it is suggested that this wall be demolished and replaced with a wire cyclone fence. This fence, along with sensitive landscaping and tree planting (particularly along boundaries and in car parking areas), will substantially increase the overall aesthetic appeal of the facility to the broader community and create a more open feel, rather than a closed in feel.

### **4.3 Old Aerodrome Oval**

#### **4.3.1 Creating Parkland Facilities**

The Old Aerodrome Sporting Complex is the major sport and recreation precinct for the city of Mildura. It accommodates 14 individual sporting which collectively caters for over 2,000 members. In addition to its role as a vital sporting asset, the Old Aerodrome Oval is an important broad acre park for local residents. It is a central place for people to walk the dog, play with children and enjoy the ambience of an indigenous landscape. The introduction of a Park for Play playground is an important part of future developments on site. To compliment this play space, a small concrete pathway could be included within the playground's fenced boundaries to provide opportunities for young children to ride tricycles in a safe environment.

Another key feature identified by residents and users is a 2.5 metre wide walking / cycling path around the perimeter of the parkland area that is suitable for wheelchair access. To ensure this facility meets the needs of the local community, it needs to be wheelchair accessible; include different coloured bollards every 500 metres to allow joggers and walkers to measure distance covered; include directional, distance and interpretive signs at key locations; have seats placed at regular intervals along the path; and feature strategically placed security lighting. To discourage vehicles from driving on the track or onto the sports fields, permanent bollards could be placed around the perimeter of the walking track, effectively blocking access to the interior sports fields and separating walkways from roadways.

Some removable bollards would be necessary in strategic locations in order to provide access for maintenance plant and equipment and the movement of specialised club equipment.

To beautify the area, some landscaping and tree planting is necessary throughout the Reserve. Specific attention should be given to the walking trail areas and car parking areas in order to soften the heat aspect of asphalt and provide shade for walkers. Planting should act as wind breaks for activity areas – specifically at the southern end of the athletics track and provide shade for spectators in strategic locations throughout the Reserve.

The 2 existing public toilet facilities along the Eleventh Street boundary should be retained and upgraded. There is some public concern as to the current standard of these facilities.

Drainage problems have been identified along top quarter of the Eleventh Street boundary and in particular poor drainage is evident in the baseball area. An independent technical assessment is required to determine the extent of works required. Similarly, the irrigation system throughout the reserve requires review, with a gradual upgrading and standardizing of the various systems currently in use. The various systems in place all deliver water through different methods, causing significant maintenance problems. An independent technical assessment of the irrigation system is also required.

The water requirements for the reserve is extensive. The joint development of a grey water storage facility on the adjacent golf course site with linked piping to the old aerodrome oval reserve, has the potential to access 400 mgl per year from Lower Murray Water, which offers the potential to drought proof both the old aerodrome ovals as well as the golf course itself. The old aerodrome oval has a current water capacity of around 220mgl with a similar requirement for the golf course area. Grey / recycled water options should be explored and accessed as a matter of responsibility and leadership.

#### **4.3.2 Formalising Car Parking and Vehicular Circulation**

Traffic Management has been identified as a significant issue at the Old Aerodrome Oval site. Following an extensive review of vehicular circulation, the following works have been identified for consideration:

- Create one way access from Eleventh Street into the reserve
- Create one way roadway from Eleventh Street down to the proposed new Hockey area
- Develop parallel road curb parking from Eleventh Street to the proposed new Hockey area
- Develop an egress for all vehicles via Flora Avenue
- Allow two way traffic from Flora Avenue to the proposed new Hockey area
- Extend a roadway from the Bendigo Bank Centre along the boundary to the car parking area at the end of the tennis courts and exclude vehicle access to grassed areas from the Bendigo Bank Centre section of the reserve
- Establish a one-way roadway north of the BMX centre between the Athletics centre and the BMX centre in order to create ease of egress via Flora Ave, without driving through the soccer car park area
- Exclude vehicles from accessing the back of the tennis courts via the golf course reserve

Similarly, car parking has also been identified as a major issue by residents and users of the facility. The consultants suggest that the following works would substantially improve car parking at the site:

- Formalise all car parking areas within the reserve with line-marking – including curbside works
- Develop a formal car park area at the end of the tennis courts (identified in plan)
- Develop a formal car park area for the proposed new hockey complex (identified in plan)
- Develop a formal car park area for the regional soccer complex (identified in plan)

#### **4.3.3 Improving Facilities**

Much feedback was received from users of the Old Aerodrome Oval on initiatives required to improve sport and recreation facilities at the site. Each of these suggestions has been carefully considered, bearing in mind Council's planning objectives, current industry trends and the capacity of organisations to both develop and maintain such facilities. Hence not all suggestions have been incorporated. However, the works listed below are believed to be needed, achievable and sustainable.

In relation to **baseball**, it has been suggested that all current playing areas are retained in accordance with current diamond layout, including an upgrade of the diamonds on fields 3 and 4. Partial fencing of the two senior baseball diamonds and night lighting already exists and with minimal extension of both fencing and lighting, the standard of the facility would be considerably improved. An additional storage shed for baseball equipment located near the toilet block would also be of great use to baseballers.

The **athletics track** needs to be re-turfed and rolled with a consistent turf grass throughout to improve the standard of the surface. Furthermore, it is recommended that javelin facilities be brought back inside the athletics track and that 'crustadust' facilities are established for javelin, hammer, discuss and shot put. Long jump pits should be relocated to allow for improved spectator viewing of the 100m straight and a synthetic high jump pit area has been suggested. Spectator facilities could also do with some improvement.

The **Mildura West Cricket Club** have expressed a need for the development of new clubroom facilities after hockey and touch football are relocated to the proposed new site. In addition to this, it has been suggested that the **Umpires Association** currently located at the Mildura Recreation Reserve be relocated to share facilities with cricket. It is also felt that formalized car parking in this area would improve the safety of players.

The various **soccer** clubs who use the soccer facilities at the Old Aerodrome Oval have articulated their desire for improved club room facilities, such as: extended kitchen / catering area, improved social facilities / room, an office administration room and storage space for each of the occupying clubs. To help attract additional spectators and improve amenities for existing spectators, the soccer fraternity believes seating should be placed around the grounds. The only other major issues for soccer relate to vehicular access and car parking. It is suggested that vehicle access throughout the facility be excluded and that all vehicles must utilise the formalised car park to be developed as part of this project. Traffic will be diverted away from the soccer car park through the creation of the new BMX diversion road, however, it is understood that access through soccer car park area by BMX and hockey users is still necessary.

In order to improve the operation and long term sustainability of **tennis** facilities at the Reserve, it has been suggested that the tennis court fencing adjacent to the edge of the recently installed synthetic court surface is re-aligned to create additional space for a centre spine and to include a centre walk way with shade structures within the walkway. An extension to the tennis pavilion has also been muted by players as a current need. Such an extension would provide additional club storage, provide a paved pergola area in front of the tennis pavilion and include a small landscaping component. It has also been suggested that car parking be eliminated on the golf course reserve at the rear of the tennis courts.

From a long term perspective, it is understood that the tennis club is likely to expand, hence space should be set aside for 4 additional tennis courts with night lighting – located on the Flora Ave end of the current courts. That being said, however, the club needs to demonstrate growth in membership before such an addition is made and must recognise that some mature trees may need to be removed in order to accommodate such works.

As a recognised provider of local and regional **BMX** competitions, it is logical that the standard of facilities at the Mildura BMX facility be developed to a similar standard as other regional facilities throughout Victoria. Not only will this provide a better quality facility for riders, but will also allow the centre to more effectively tender for regional and state competitions, thereby increasing the club's long term sustainability. Areas suggested for an upgrade include an upgrade to the pavilion, namely: improved kiosk / kitchenette facilities; the establishment of a competition / office administrative centre with PA equipment and internally and externally accessible toilet facilities.

Some landscaping, shade trees and grass planting would greatly improve the physical appearance of the site and allow it to more effectively blend in with other sport and recreation facilities at the Reserve. Other suggested improvements include the addition of shelters and seating adjacent to the track for spectators and the development of a new formalised car park area.

#### **4.3.4 Creating New Sport and Recreation Opportunities**

A master plan process allows users of facilities, the general community, local government authorities and other stakeholders the opportunity to assess not only the needs of existing users of a facility or

reserve, but also allows these individuals or groups to identify potential future uses and future facilities that are required. Other than the playground, the walking path and several enhancement works identified for each of the sporting areas at the Reserve, the only other major initiative identified at the Old Aerodrome Oval is the development of a new **hockey / touch / table tennis / ballet** multi-purpose room to be located on an unused site adjacent to the golf course. This centralized building would need to accommodate dual sided viewing across synthetic and grass fields. Its core facilities would need to include:

- Kitchen / Catering / Kiosk / Served
- Bar / social area
- Large social room / adjacent multi-use area
  - Table tennis
  - Ballet
- Toilets – male / female
- Change rooms / showers – male / female
- Shop – pro shop / sales of merchandise
- Office / admin area
- Storage facilities

Whilst second storey clubroom options have been identified, the cost of such foundation development cannot be justified with the current projected usage and comparison to like facilities throughout Victoria. From a sports ground perspective, this area would require the development of one synthetic (sand filled) championship hockey pitch with night lighting and sheltered viewing areas as well as two full sized grass hockey pitches which can accommodate touch football and provides sheltered viewing areas. Space should also be set aside to develop two additional touch football grass pitches if growth in the sport justifies development in the future. Other requirements include the development of a formalized car park and the provision of power and water to the site (provided at cost to the user bodies).

In addition to the sporting opportunities Mansell Reserve provides, local residents also see it as an important area for passive recreation. Currently 88% of visitors to the Reserve use the playground facilities and improved BBQ / picnic facilities and landscaping (including tree planting) have been identified as key areas of improvement required. Given the extensive use of the existing older playground, an upgrade can be justified, including the provision of shade sails and drinking fountains. To improve passive recreational opportunities and to provide linkages with other sporting, cultural, recreational and tourism precincts in Mildura, a walking path around the perimeter of the Reserve should be constructed. This path needs to incorporate some seating and security lighting. Drainage may also need to be examined on the site.

## 5 Master Plan Design

### 5.1 Design Objective and Philosophy

The proposed developments for Recreation Reserves in Mildura presents an exciting opportunity that has the capacity to benefit all sectors of the surrounding community, generating a range of social, environmental and economic returns.

The master plan has been prepared on the basis of the following objectives:

1. To strike an equitable balance between sport and recreation pursuits within a setting that preserves the natural environment and at the same time encourages sustainable use of resources by clubs
2. To create an environment that facilitates the sustainable operation of sporting clubs
3. Create a central and highly visible play precinct which is accessible to all people regardless of age, gender and ability
4. Create a safe and sustainable network of circulation points for vehicles and pedestrians
5. Reinforce the significance and value of the reserve through a mix of interpretive initiatives which promote community interaction and understanding of the local environs
6. To manage the implementation and review of the master plan in a manner that engages Council, Club representatives and local residents in the planning, design, funding and implementation process.

### 5.2 Principles Underpinning the Design

Planning principles have been developed to guide the design direction for Recreation Reserves, and to provide a sound strategic basis to guide recreation planning across Mildura City Council. Using the research information as presented in the previous section of this report, the following principles are presented for Council adoption.

#### 1. **Quality & multi purpose sport & recreation settings**

The cornerstone of any successful recreation facility is its ability to evolve and move with the changing needs of the community and broader trends of the industry. This principle recognises the importance of multipurpose facilities so that diverse and additional new needs can be met without the need for significant capital works. Likewise, this principle is also focused on providing quality recreation facilities which encourages increased community participation.

#### 2. **Strike an equitable balance between active and passive recreation settings**

Not all people participate in sport. Participation includes a range of non sporting activities, such as walking, use of playgrounds, BBQ's or skate parks. This principle is focused upon striking an equitable balance between both settings so that the community has reasonable access to a mix of environs.

#### 3. **Cater for a diverse range of ages and abilities**

This principle recognises that individuals have a range of sport and recreation needs, have different skills levels and different motivations for participating in sport and recreation. The challenge for local area planning is to provide a flexible and functional setting that can accommodate a wide diversity of interests and in turn can cater for a broad spectrum of community need.

Implicit to this principle are access and inclusion issues associated with sectors of the community that have difficulty in accessing sport and recreation options (such as people with a disability, young people and indigenous communities).

**4. Supporting sustainable sport and recreation communities**

Sport and recreation community groups and organisations make a valuable contribution to community life. They provide the means for local people to get together, build on shared interests and play together. Recognising the important social contribution of sport and recreation groups, this principle is focused upon building settings that develop sustainable sport and recreation groups, so that the social benefits of their activity are preserved within the community.

**5. Create settings that are responsive to new community need**

Essential to the continued use and vitality of sport and recreation assets is that they respond to particular community need and in turn provide a functional and regularly utilised sport and recreation resource. This principle acknowledges the importance of ongoing systems and communications to keep abreast of needs within the community.

**6. Physical assets have a life**

Physical assets have a life. The length of their life is influenced by a range of factors such as the quality of construction and the effectiveness of a cyclical maintenance program. This principle acknowledges the importance of ongoing maintenance programs to preserve asset life, and in turn the requirement for timely decisions (in terms of whether to remove or replace) as an asset approaches the end of its asset life

**7. Maximising the personal and community benefits**

Participation in sport and recreation can provide extensive benefits to both the individual and the community. The individual may benefit through increased fitness levels; decreased chances of contracting illnesses such as heart disease, certain forms of cancer and diabetes; improved confidence and self esteem; and a greater number of friends. Society can benefit through less illness – resulting in less time being taken off from work and a decreased community health bill; effective community networks – resulting in residents actively participating in the community; and increased number of volunteers.

Quality sport and recreation settings therefore can enable social, economic and personal benefits to be derived from participation.

**8. Developing partnerships**

Planning, developing and providing for sport and recreation in the City is not the sole responsibility of Council. Rather it is the shared responsibility of a range of partners. This principles acknowledges the contributions of a range of partners, and also acknowledges the need to maximise opportunities through the development of partnerships.

**9. Supporting Community Initiative**

Local communities make vital contributions to resourcing and operating sport and recreation facilities. This principle is therefore focused upon supporting and sustaining community endeavors which in turn, support the development and growth of local sport and recreation opportunities.

**10. Environmentally Responsible Practices and Initiatives**

Given the finite nature of many resources, it is important that resources are used in a sustainable manner and that alternative methods are sought, developed and utilised. This principle supports the exploration and use of solar energy and water, effective design of buildings to ensure passive heating and cooling; use of recycled and environmentally friendly materials; use of rain water and recycled water; use of mulch on garden beds; energy efficient appliances; and recycling of materials such as bottles, cans and paper.

### **5.3 Mansell Reserve**

The key works proposed at Mansell Reserve involve the surfacing of 12 existing grass netball courts with a synthetic surface and the development of additional infrastructure such as a control room, extended pavilion, seating, signage and the possibility of fencing. Provision will also be made for temporary grass netball courts that can be used as open space by the public when not used for netball. A walking track, playground, some landscaping and picnic facilities will also be established to provide passive recreational opportunities by both users and local residents.

### **5.4 Mildura Recreation Reserve**

In order to reduce the current conflicts of use at Mildura Recreation Reserve, the preferred long-term option is to relocate harness racing to another suitable venue in the Mildura area. This will allow all other users to remain on site and will provide additional opportunities for the establishment of netball on site and an extra sports oval for football and cricket. Another major proposed development is the construction of shared facilities between the fire brigade, the SES and youth groups. This not only frees up more space to be used for car parking in the site formally occupied by the SES, but also creates the opportunity for two like-minded organisations to share facilities and work together. The Scouts have indicated that it wishes to rebuild its hall on the same site that it occupied prior to the fire that destroyed the hall earlier in 2004. Other works proposed at the site include the formalisation of car parking in specific parking precincts; the development of a playground; the installation of removable bollards to allow the Show access to a clear site when required; and the development of ancillary facilities such as lighting, toilet upgrades, netball and umpire change facilities, kiosk, seating, viewing mounds, fencing, and landscaping.

### **5.5 Old Aerodrome Oval Reserve**

All user groups have identified works to improve their operations and sustainability, ranging from pavilion extensions, to sports field upgrades and lighting. A major development proposed at the site is the development of hockey and touch football facilities on an area of the Reserve that is currently unused. To accompany these sports fields, it has been proposed that a multi purpose pavilion, also catering for table tennis and ballet is constructed. Other significant works at the Reserve include the establishment of a walking path through the Reserve; the development of a major regional all abilities playground; improved traffic management systems and the formalisation of car parks.

## 6 Implementation

### 6.1 Overview

The original intention of this project was to develop a five year master plan for each of the three recreation reserves: Mansell, Mildura and Old Aerodrome Oval. However, as the project progressed, it became more and more apparent that the initiatives identified could not all be completed in such a short time. Hence it was agreed that the works identified in this project be spread out over a much longer period of time.

### 6.2 Rationale

The following table explains the rationale and the relationship between the objectives and principles developed as part of this report and the works to be undertaken.

OBJECTIVE	PROPOSED WORKS & STRATEGIES	APPLICABLE PRINCIPLES
<i>Strike an equitable balance between sport and recreation pursuits and the impact that such activities have upon the natural environment</i>	<ul style="list-style-type: none"> <li>That Council adopt the Mildura Recreation Reserves Master Plan, and in doing so acknowledge the significant contribution of the sites to both active and passive and both structured and unstructured sport and recreation participation within Mildura</li> <li>That Council recognizes the incompatibility of use currently occurring at Mildura Recreation Reserve and consequently relocates Harness Racing from the Reserve to another more suitable site</li> </ul>	1, 2, 3, 4, 5, 6, 7, 8, 9, 10
<i>Create an environment that promotes the sustainable operation of all tenant groups at the three Reserves</i>	Undertake the following works at the three Recreation Reserves in Mildura to improve the sport and recreation facilities, operation and opportunities available for residents and visitors to the area:	1,3,4,5,6,7,8,9,10
	<b>Mansell Reserve</b>  <u>Netball works:</u> <ul style="list-style-type: none"> <li>12 plexipave courts</li> <li>Lighting</li> <li>Seats</li> <li>Signage</li> <li>Control room</li> <li>Temporary grass netball courts</li> <li>Pavilion extension</li> </ul>	1,3,4,5,6,7,8,9
	<b>Old Aerodrome Oval Reserve</b>  <u>Baseball works:</u> <ul style="list-style-type: none"> <li>Baseball diamond upgrade</li> <li>Baseball fence</li> <li>Lighting</li> <li>Storage shed</li> <li>Public toilet upgrade</li> </ul>	1,3,4,5,6,7,8,9
	<u>Athletics works:</u> <ul style="list-style-type: none"> <li>Relocate long jump</li> <li>Returf athletics track</li> <li>Synthetic high jump area</li> <li>Relocate javelin pit</li> <li>Establish 'crustadust' facilities</li> </ul>	1,3,4,5,6,7,8,9
	<u>Cricket works:</u> <ul style="list-style-type: none"> <li>Club room extension</li> <li>Formalised car parking</li> </ul>	1,3,4,5,6,7,8,9
	<u>Hockey / Touch Football / Table Tennis and Ballet works:</u> <ul style="list-style-type: none"> <li>Build new multi purpose pavilion</li> <li>Synthetic hockey pitch</li> </ul>	1,3,4,5,6,7,8,9



OBJECTIVE	PROPOSED WORKS & STRATEGIES	APPLICABLE PRINCIPLES
	<ul style="list-style-type: none"> <li>• 2 grass hockey / touch pitches</li> <li>• 2 junior hockey pitches</li> <li>• Lighting</li> <li>• Seating</li> <li>• Car park</li> </ul>	
	<u>Soccer works:</u> <ul style="list-style-type: none"> <li>• Car park</li> <li>• Bollards</li> <li>• Seating</li> <li>• Upgraded pavilion</li> </ul>	1,3,4,5,6,7,8,9
	<u>Tennis works:</u> <ul style="list-style-type: none"> <li>• Realign tennis fence</li> <li>• New fence</li> <li>• Pavilion extension</li> <li>• 4 new tennis courts</li> <li>• Lighting</li> </ul>	1,3,4,5,6,7,8,9
	<u>BMX works:</u> <ul style="list-style-type: none"> <li>• Upgrade pavilion</li> <li>• Shelters</li> <li>• Seating</li> <li>• Landscaping</li> <li>• Car park</li> </ul>	1,3,4,5,6,7,8,9
	<b>Mildura Recreation Reserve</b> <u>Football works:</u> <ul style="list-style-type: none"> <li>• Develop 2 new ovals</li> <li>• Fencing</li> <li>• Ticket boxes</li> <li>• Scoreboard relocation</li> <li>• Lighting</li> <li>• Lighting reorientation</li> <li>• Seats</li> <li>• Viewing mounds</li> <li>• Kiosk</li> <li>• Bollards</li> </ul>	1,3,4,5,6,7,8,9
	<u>Cricket works:</u> <ul style="list-style-type: none"> <li>• Turf wickets</li> </ul>	1,3,4,5,6,7,8,9
	<u>Netball works:</u> <ul style="list-style-type: none"> <li>• 2 netball courts</li> <li>• Netball and umpire change rooms / Public toilets</li> <li>• Lighting</li> </ul>	1,3,4,5,6,7,8,9
	<u>SES / Fire Brigade works</u> <ul style="list-style-type: none"> <li>• Extension to fire brigade building</li> <li>• Demolish SES building</li> </ul>	1,3,4,5,6,7,8,9
	<u>Scouts works:</u> <ul style="list-style-type: none"> <li>• Rebuild Scout Hall</li> </ul>	1,3,4,5,6,7,8,9
Create accessible play precincts for all people, regardless of age, gender or ability	Establish play facilities at each of the three Reserves. Moderate sized playgrounds and ancillary features such as shade sails and seating to be installed at both Mansell and Mildura Recreation Reserve. A major regional playground that is accessible for people of all abilities to be constructed at Old Aerodrome Oval	1,2,3,4,5,6,7,8,9
	<b>Mansell Reserve</b> <ul style="list-style-type: none"> <li>• Construct a playground</li> <li>• Establish picnic and BBQ facilities</li> <li>• Landscaping and tree planting</li> <li>• Seating</li> <li>• Drinking fountain</li> </ul>	1,2,3,4,5,6,7,8,9

OBJECTIVE	PROPOSED WORKS & STRATEGIES	APPLICABLE PRINCIPLES
	<ul style="list-style-type: none"> <li>Fencing and bollards</li> </ul>	
	<b>Mildura Recreation Reserve</b> <ul style="list-style-type: none"> <li>Construct a playground</li> <li>Seating</li> <li>Viewing mounds overlooking sports oval</li> <li>Fencing and bollards</li> <li>Landscaping and tree planting</li> <li>Public toilet construction</li> <li>Paved area</li> <li>Terraced stands</li> <li>Bollards and fences</li> <li>Security lighting</li> <li>Directional signage</li> </ul>	1,2,3,4,5,6,7,8,9
	<b>Old Aerodrome Oval Reserve</b> <ul style="list-style-type: none"> <li>Construct a playground</li> <li>Create a cycling path for young children in the playground area</li> <li>Seating</li> <li>Security lighting</li> <li>Bollards</li> <li>Public toilet upgrade</li> <li>Landscaping and tree planting</li> <li>Review drainage</li> <li>Review irrigation and grey water recycling system</li> </ul>	1,2,3,4,5,6,7,8,9
<i>Introduce a safe and sustainable network of circulation points for vehicles and pedestrians</i>	Create walking / cycling paths at both Mansell Reserve and Old Aerodrome Oval Reserve, linking each of these recreational precincts with other leisure, tourism, commercial and education facilities in Mildura. Simultaneously, develop improved traffic management and parking mechanisms to help reduce traffic congestion and inappropriate parking.	1,2,3,4,5,7,8,9,10
	<b>Mansell Reserve</b> <ul style="list-style-type: none"> <li>Establish walking / cycling path</li> <li>Remove cars from the Reserve by creating on road parking opportunities</li> </ul>	1,2,3,4,5,7,8,9,10
	<b>Mildura Recreation Reserve</b> <ul style="list-style-type: none"> <li>Create specific car parking precincts at the Reserve to remove vehicles from the active recreation component of the Reserve</li> <li>Create an access road within the Reserve to allow more effective traffic flow</li> </ul>	1,2,3,4,5,7,8,9,10
	<b>Old Aerodrome Oval Reserve</b> <ul style="list-style-type: none"> <li>Establish walking / cycling path at the Reserve</li> <li>Establish specific car parking areas to reduce haphazard parking and to deter vehicles from driving onto sports fields</li> <li>Create a series of one way roads and new roads to direct traffic flows through the Reserve more effectively</li> </ul>	1,2,3,4,5,7,8,9,10
<i>Reinforce the significance and value of each of the three Recreation Reserves through a mix of interpretive initiatives that promote community interaction and understanding of the local environs</i>	Install major activity boards at each of the Recreation Reserves promoting the activities that occur at the site.	1,2,7,8,9,10
	<b>Mansell Reserve</b> <ul style="list-style-type: none"> <li>Install signage</li> </ul>	1,2,7,8,9,10
	<b>Mildura Recreation Reserve</b> <ul style="list-style-type: none"> <li>Install signage</li> </ul>	1,2,7,8,9,10

OBJECTIVE	PROPOSED WORKS & STRATEGIES	APPLICABLE PRINCIPLES
	<b>Old Aerodrome Oval Reserve</b> <ul style="list-style-type: none"> <li>Install signage</li> </ul>	1,2,7,8,9,10
<i>To manage the implementation of the Master Plans in a manner that engages Council, club representatives and local residents in the planning, funding, design and construction phase of the project</i>	Establish a Committee of Management for each Reserve, comprising of representatives of each user group, the general public and a Councilor	4,5,6,7,8,9

### 6.3 15 Year Implementation Plan

The Implementation Plan details a series of strategies that respond to the objectives of the master plan. Essential to implementation is that it has the capacity to be resourced by a range of partners that are involved in the planning, development and delivery of sport and recreation in Mildura.

In accordance with project requirements, the Plan has been programmed over a six to fifteen year period and needs to form part of Council's Annual Budget consideration. On this basis, where actions are not able to be provided in the nominated year due to competing commitments, it is expected that the action be moved to the subsequent year. Similarly, it is expected that the action plan be reviewed by the Reserve Committees of Management so that changing and emerging needs and trends can be considered within the context of the plan, with adjustments made accordingly.

Finally, the implementation of the master plan is reliant upon the ability of all stakeholders to negotiate and attract funds. Given the level of resources required, it is important that stakeholders take advantage of all government, community and private funding sources in order to support developments.

### 6.4 Capacity to Contribute to Works

The implementation of the master plan is reliant upon the capacity of a range of stakeholders to actively attract and negotiate funding. To this end, it is important to appreciate that implementation of the master plan is not the sole responsibility of one stakeholder. Rather, its success is dependant upon a range of partners to come together and work towards mutual goals.

The following table identifies the range of partners that are involved throughout the implementation of the works program. The table also proposes contributions from each stakeholder. Recommendations have been made on the basis of:

- Which partner/s will receive direct benefit from the work
- The assumed capacity of partners to contribute to works
- The understanding that Council, together with the Park Committee of Management, has a responsibility to preserve asset integrity, and respond to works that would otherwise contribute to asset deterioration and compromise the functionality of the asset.

Finally, recommended contributions have not taken into account the expected in kind contributions. It is anticipated that in kind contribution which directly reduce the capital cost of work is a fair and legitimate avenue for all Clubs to contribute to works. In some cases, clubs may also be eligible for funding from Council's community grants program. Estimated costs are based on 2004 prices.

In all instances, where government assistance is available, it has been included in accordance with the maximum contribution available.

A summary of costs, timeframes, partners and proposed contributions by each stakeholder is provided in the following table.

WORKS	TIMEFRAME			MANSELL RESERVE		OTHER CONTRIBUTIONS (e.g. Department for Communities Facilities Grant)	POTENTIAL (e.g. Victorian Major)	TOTAL COST
	1-2 YRS	3-4 YRS	5-6 YRS	POTENTIAL CLUB	COST TO			
Netball Court Resurface	X			\$89,000		\$175,000		\$264,000 <sup>11</sup>
Netball Lighting	X			\$35,000			\$35,000	\$70,000
Netball Control Room	X			\$17,375			\$17,375	\$34,750
Grass Netball Courts				\$2,000			\$2,000	\$4,000
Netball Pavilion Extension		X		\$26,250			\$26,250	\$52,500
Netball Seating	X			\$17,000			\$17,000	\$35,000
Permanent Bollards	X					\$5,400		\$5,400
Walking Path		X				\$15,000		\$15,000
Seating			X			\$12,500		\$12,500
Security Lighting		X				\$12,000		\$12,000
Playground			X			\$55,000		\$55,000
Playground Ancillary Features			X			\$20,000		\$20,000
Drinking Fountain			X			\$1,500		\$1,500
Picnic Shelter with BBQ			X			\$35,000		\$35,000
Tree Planting		X				\$1,150		\$1,150
Landscaping		X				\$3,000		\$3,000
Drainage	X					Not known		Not known

<sup>11</sup> Purchase of land not included.  
Costs are indicative amounts based on current prices

WORKS	TIMEFRAME			OLD AERODROME OVAL				TOTAL COST
	1-2 YRS	3-4 YRS	5-6 YRS	POTENTIAL CLUB(S)	COST TO MRRRC	POTENTIAL COST TO OTHER PARTNERS (e.g. packaged into DVC Major Facilities Grants)	FUNDING TO Major Facilities	
Road Works	X	X	X		\$226,000			\$226,000
Walking / Cycling Path		X			\$18,300	\$18,300		\$36,600
Signage	X	X			\$27,000			\$27,000
Seating		X			\$25,000			\$25,000
Security Lighting		X			\$20,000			\$20,000
Permanent Bollards	X				\$5,850			\$5,850
Playground	X				\$175,000	\$175,000		\$350,000
Pathway	X				\$1,800			\$1,800
Toilet Upgrade		X			\$10,000			\$10,000
Tree Planting		X			\$7,250			\$7,250
Drainage Review	X				Not known			Not known
Irrigation and Grey Water Recycling System Review	X				Not known			Not known
Baseball Diamond Upgrade		X		\$5,000		\$5,000		\$10,000
Baseball Fence		X		\$4,800		\$4,800		\$9,600
Baseball Lighting		X		\$112,500		\$112,500		\$225,000
Baseball Storage Shed		X		\$108,000				\$108,000
Public Toilet Upgrade	X				\$10,000			\$10,000
Relocate Long Jump		X		\$6,750		\$6,750		\$13,500
Returf and Roll Athletics Track	X			\$4,750		\$4,750		\$9,500
Synthetic High Jump Area		X		\$27,000		\$27,000		\$54,000
Relocate Javelin Pit		X		\$6,750		\$6,750		\$13,500
Establish 'Crustdadust' Facilities		X		\$6,000		\$6,000		\$12,000
Athletics Club room Extension			X	\$50,000		\$50,000		\$100,000
Athletics Formalised Car Parking		X			\$47,472			\$47,472
Development of a Multi Purpose Facility for Hockey, Touch Football, Table Tennis and Ballet			X	\$525,000		\$525,000		\$1,050,000

OLD AERODROME OVAL							
WORKS	TIMEFRAME			POTENTIAL CLUB(S)	COST TO MRRRC	POTENTIAL COST TO OTHER PARTNERS (e.g. packaged into DVC Major Facilities Grants)	TOTAL COST
	1-2 YRS	3-4 YRS	5-6 YRS				
Synthetic Hockey Pitch			X	\$230,000	\$70,000	\$300,000	\$600,000
Hockey Night Lighting			X	\$50,000		\$50,000	\$100,000
Hockey Seating			X	\$15,000		\$15,000	\$30,000
Full Sized Hockey / Touch Football Pitches		X		\$200,000		\$200,000	\$400,000
Junior Hockey Pitches		X		\$100,000		\$100,000	\$200,000
Hockey Car Park		X			\$41,860		\$41,860
Soccer Car Park	X				\$48,300		\$48,300
Bollards around Soccer Car Park	X				\$1,620		\$1,620
Soccer Spectator Seating	X			\$30,000			\$30,000
Soccer Upgraded Pavilion		X		\$163,000		\$163,000	\$326,000
Realign Tennis Fencing	X			At their own expense			At their own expense
New fence - Tennis	X			\$4,400			\$4,400
Extend Tennis Club Pavilion and add pergola		X		\$50,000		\$50,000	\$100,000
Tennis Car Park		X			\$44,390		\$44,390
Tennis Courts			X	\$30,000		\$30,000	\$60,000
Tennis Night Lighting		X		\$55,000		\$55,000	\$110,000
Upgrade BMX Pavilion	X			\$92,500		\$92,500	\$185,000
BMX Shelters	X			\$20,000			\$20,000
BMX Seating	X			\$15,000			\$15,000
BMX Landscaping	X			\$5,000	\$5,000		\$10,000
BMX Car Park	X				\$34,500		\$34,500

MILDURA RECREATION RESERVE																			
WORKS	TIMEFRAME (YEAR)															POTENTIAL COST TO CLUB(S)	POTENTIAL COST TO MRRC	POTENTIAL COST TO OTHER FUNDING PARTNERS	TOTAL COST
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15				
Relocate Harness Racing Track								X								\$3,500,000		\$3,500,000 Harness Racing Victoria	\$7,000,000
Establish 2 New Ovals									X							\$300,000	\$300,000	\$600,000 DVC Major Facilities Grant	\$1,200,000
Fencing around oval									X							\$27,000			\$27,000
Ticket Boxes									X							\$45,000			\$45,000
Oval Scoreboard Relocation									X							\$30,000			\$30,000
Oval Lighting									X							\$240,000			\$240,000
Oval Lighting Reorientation									X							\$20,000			\$20,000
Oval Bench Seats										X						\$30,000			\$30,000
Oval Viewing Mounds										X						\$30,000			\$30,000
Kiosk						X										\$32,000			\$32,000
Bollards	X																\$360		\$360
Turf Wickets								X								\$4,000			\$4,000
Netball Courts										X						\$14,000		\$30,000 DVC Minor Facilities Grant	\$44,000
Netball and Umpire Change Rooms / Public Toilets										X						\$230,000		\$230,000 DVC Major Facilities Grant	\$460,000
Netball Lighting										X						\$13,500		\$13,500 part of packaged DVC Major Facilities Grant	\$27,000
Reserve Car Parking									X								\$306,475		\$306,475
Access Road				X													\$28,000		\$28,000
Tree Planting	X									X							\$4,050		\$4,050
Public Toilet		X															\$50,000		\$50,000
Landscaping			X														\$10,000		\$10,000
Paved Area			X														\$22,750		\$22,750

MILDURA RECREATION RESERVE																			
WORKS	TIMEFRAME (YEAR)															POTENTIAL COST TO CLUB(S)	POTENTIAL COST TO MRRC	POTENTIAL COST TO OTHER FUNDING PARTNERS	TOTAL COST
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15				
Terraced Stands			X														\$80,000		\$80,000
Removable Bollards				X													\$40,000		\$40,000
Playground					X												\$55,000		\$55,000
Cyclone Fence						X											\$28,000		\$28,000
Extension to Fire Brigade Multi Purpose Pavilion – 2 storeys to accommodate SES													X				\$350,000	\$350,000	\$700,000
Rebuild Scout Hall	X																\$419,600		\$419,600
Demolish Existing SES Building												X					\$5,000		\$5,000



The figures represented in the table above should be read as indicative amounts. The contributions identified are established on a basis of benefits equity and benefits received by stakeholders as a direct result of the project.

In the event that sufficient funds have not been raised by identified stakeholders within the nominated timeframes, it is recommended that the schedule of works be expanded as opposed to reordering the schedule of works.

The proposed schedule of works is based on needs identified throughout the consultation process of the project. Whilst there may be some dissent on priority and eventual outcome – all projects have a valid place within the schedule and should not be removed due to personal preference or group lobbying strength.

## **6.5 Management Systems**

In order to implement the recommendations in this report, it is necessary that Council establish appropriate mechanisms oversee the proposed works. It is suggested that a committee of management is established for each Reserve and that Council officers work in close partnership with user groups and the community in an attempt to implement the initiatives identified and to seek external funding wherever possible. It is also recommended that the Master Plans are reviewed annually to determine progress and to identify any new works required.

## APPENDIX A LITERATURE REVIEW

### City Plan, 2003 – 2006, Mildura City Council

As part of its overall vision relating to people and development, Council specifically states that it intends to provide an environment where “the community experiences health, safety and well-being, while enjoying their chosen lifestyle”. It goes on to state that it intends to work with a range of community agencies and groups to promote community connectedness and that it will develop a 50 year master plan for the entire municipality to ensure that developments and infrastructure needs are identified and included in relevant planning. Specifically relating to sport, it states that intends to ensure that the municipality becomes the “sporting and recreational centre of the region”.

Under its key result areas it lists its key actions and associated performance measures specifically relating to sport and recreation as:

Key Action	Performance Measure	Target 03/04	Target 04/05	Target 05/06
<i>Develop meaningful consultation mechanisms within areas of youth, aged care, families and key recreational user groups</i>	Consultation & mechanisms developed & reported	June 2004		
<i>Review, prioritise and implemented the strategies of Council's Recreation Plan</i>	Review Completed. Recommendations implemented	June 2004	As per Plan timetable	As per plan timetable
<i>Investigate future strategic directions of Mildura Recreation Reserve and develop an appropriate plan</i>	Consultation with community completed. Plan developed and presented to Council. Recommendations implemented.	June 2004	June 2005	As per plan timetable
<i>Conduct a strategic review of parks, playground and recreational assets</i>	Review completed. Recommendations budgeted for and completed.	December 2003	As per review outcomes	As per review outcomes

The plan also listed the indexed mean for performance indicators for individual groups within Council over the past three years. Whilst the community's satisfaction rating for the overall performance of Council was 66 in 2004, the community's satisfaction is high with recreational facilities is 78.

### Mildura Rural City Council Recreation Planning Study 1999-2003, Michael King & Associates

This study, completed in 1999, provided an overview of sport and recreation facilities, programs, services and policies within the municipality and following extensive community consultation and analysis, developed a comprehensive list of strategies and recommendations. The key recommendations relating to this study are as follows:

Recommendation	Likely Cost	Priority
<i>That Council supports the bringing together of netball into one combined regional complex and investigate options and funding support to assist association in developing a regional netball facility</i>	Staff cost	High
<i>That Council applies for a grant of \$15,000 from Sport and Recreation to fund a Synthetic Hockey / Multi-use Facility Feasibility Study and Council match this grant \$1 for \$1</i>	Est. (\$15,000 contribution)	High
<i>That Council allocates funds in the 2000 / 2001 budget to update major reserve master plans for: Mansell Reserve; Old Aerodrome Sporting Complex; and Mildura Recreation Reserve</i>	Est. (\$20,000)	Medium
<i>That Leisure, Arts and Information Services works with local baseball associations to identify the opportunities associated with ongoing upgrades of the baseball / softball complex at the Old Aerodrome Sporting Complex</i>	Staff cost	Medium
<i>Council liaise with football authorities to ascertain the long term future of Number One Oval as the main oval for Sunraysia football and work with the Mildura Recreation Reserve Advisory Committee to prioritise works to upgrade the facility's playing surface</i>	Staff cost	High

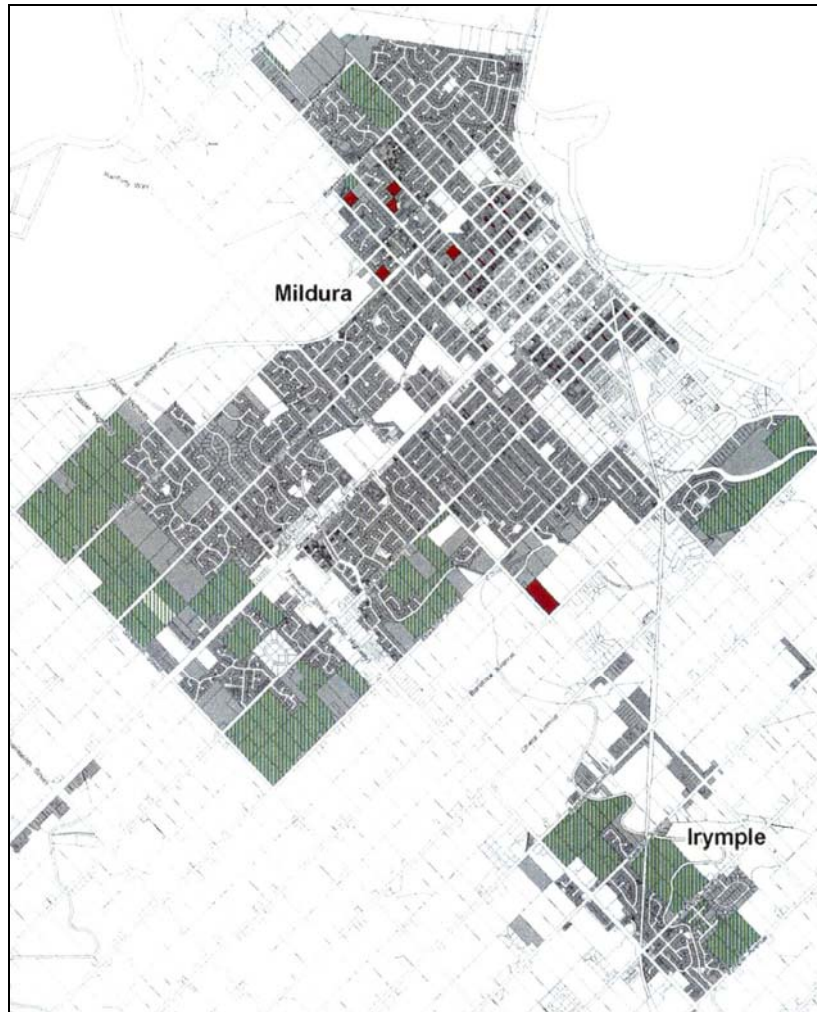
## Review of the Mildura and Irymple Residential Land Strategies 2003, Maunsell Australia and O'Neil Pollock & Associates

The aim of this study was to "review the existing residential strategies for the townships of Mildura and Irymple as articulated in the Local Planning Policy Framework to determine if and what modifications are required to provide for the residential needs of the townships to the year 2030". The only recommendation relating to Mildura Recreation Reserve and Old Aerodrome Sporting Complex is to "identify the need for and location of community facilities in the proposed urban growth areas of Mildura City, Mildura South and Irymple and include these projects in the current DCP structure planning process."

Other findings indicate that Mildura's average annual growth rate may be in the vicinity of 1.9% (ambitious estimate), which translates to a population in 2030 of 86,000 people compared with the current estimation of 51,320. This means that up to 496 new dwellings would need to be constructed annually, with a current supply rate of land for the next 10-15 years. With an estimated 11,800 new residential lots being required by 2030, an additional 395 hectares of land needs to be identified.

The study makes important findings in relation to the rate and distribution of future residential areas, based upon the current rate of development, strength of economic activity and the availability of undeveloped land available for future residential growth.

The report identifies a total of 271.5 hectares which are primarily focussed within Mildura South and Irymple. The projected growth of the Mildura city is shown (shaded green) in the below illustration.



### **Feasibility Study: Synthetic Hockey Field 2002, @leisure**

The purpose of this report was to determine the feasibility of developing a synthetic turf surface playing field for hockey and other sports. The study concluded that it wasn't feasible to construct a synthetic playing field due to financial limitations; however, it was feasible to develop 1 lit and 1 unlit grass hockey pitches at the time of the study, providing financial assistance could be obtained from Council and State Government. The consultants stated that it may be possible for the Sunraysia Hockey Association to fund a synthetic pitch in 2005 and have it operational by 2007, providing certain conditions were met. One of the four recommendations made within this study was:

That Council allocates land at the Aero Ovals Sporting Complex for the development of a multi-purpose, natural surface capable of meeting the needs of hockey and other compatible sporting and recreational users.

### **Recreation Facilities Feasibility Study 1995, Michael King & Associates, Phillip Gray & Associates and Peddle Thorp Architects**

Much of this study focuses on aquatic facilities, however, the small component dedicated to synthetic sports fields notes that hard courts are needed at Mansell Reserve to provide

facilities for all weather conditions for netballers. It also stated that Council should “support a long term strategy to develop a synthetic hockey pitch at Old Aerodrome Sporting Complex.”

### **Mildura South Contributions Plan 2004, Mildura Rural City Council**

The purpose of this Development Contribution Plan is to identify infrastructure that Council needs to provide in South Mildura over a period of time; calculate development contribution charges and justify methods of calculation adopted.

Roads, bike paths, open space and drainage infrastructure works are deemed “Development Infrastructure in accordance with State Government Development Contribution Guidelines and Ministerial Direction. All of these projects are ‘engineering items’ and are required for basic community health, safety and well being.”

A multi purpose community centre is proposed in Mildura South in the future to cater for expected growth in that area. This proposed facility is deemed a Community Infrastructure item and will be charged at the building permit stage (up to \$450 per dwelling).

### **Recreation Reserves Development Plan Project Final Report – 1993, Michael King and Associates**

A key priority of this report was to “formulate long term development plans for the major recreation reserves in the City of Mildura”, being: Mildura Recreation Reserve; Old Aerodrome Sporting Complex; and Mansell Reserve.

The major components identified as part of a master plan for Old Aerodrome Sporting Complex are as follows:

- Provision to extend the driving range area subject to Council entering into a suitable long term market rate lease agreements. Lease should reflect value of public land and business opportunity council is providing tenant. The extra space incorporates the former radio controlled track which is currently not used. In the long term the driving range should be required to improve the following (at the operators cost): public toilets on site; perimeter planting and beautification of area (by way of an agreed landscape plan); and sympathetic entry signage to promote range and the start of the reserve
- Removal of old disused toilet block near Eleventh Street and adjoining cricket / hockey ovals (timing should be decided in conjunction with construction of toilets at driving range)
- Development of new access track and car parking to cricket / hockey pavilion
- Future development zone of up to eight extra tennis / netball courts adjoining existing tennis courts
- Future provision of major area at front of site, central to main access for development of multi-purpose stadium. Area allows for up to six indoor courts, central amenities area and separated car park. The location allows the stadium to share run off car parking with the existing tennis / oval car park
- Relocation of preferred archery site to a more suitable, safe and less visually offensive area. The site makes use of existing soccer area perimeter fencing and links to existing sealed access road and car park

- Current and predicted future demand does not show any potential of a new major football oval. If demand increases in the future, then development of Oval Number Three or Four would be suitable for such purposes
- Provision of public open space area adjoining future residential area. Possible use for major planting program to add plantation areas to site
- Increased parking areas for the main pavilion car park plus provision of improved night lighting and drainage
- Removal of old disused perimeter toilet block adjacent to baseball / softball fields
- Provision of main reserve entrance signs (incorporating tenants list) at access points off Eleventh Street to baseball / softball, hockey / cricket / tennis and soccer
- Allowance for development of third baseball / softball area in north / west corner
- Redevelopment of internal athletics track area to allow for future use by junior and senior soccer main competition games (short term in winter until soccer pavilion area is completed)
- Levelling of area adjacent to athletics track and soccer pitches to provide an improved access zone and bring soccer closer to other activity areas
- Provision of new soccer training areas and remodelled layout to allow for use as future cricket oval
- Removal of temporary shedding at soccer grounds and provision of one main joint use pavilion incorporating multi-use change areas, central amenity block and social rooms
- Removal of pine posts on soccer areas adjoining the proposed pavilion site during summer-time to allow for summer use of the area
- Restricted access roads to limit cars to junior soccer area and parking around portions of soccer fields

The major components identified as part of a master plan for Mildura Recreation Reserve are as follows:

- Harness club extension to trotting track as per Council submissions to meet minimum Harness Board requirements
- Relocation of Oval Number One to Etiwanda Avenue boundary to create main reserve oval 175m x 135m. Oval to include new perimeter demountable fencing at northern end for spectator and car boundary
- Provision of grassed access areas to new main oval to allow all year round parking and to be suitable for equestrian show events and cricket
- Development of Oval Number Two as main training oval. Allows for major increase in oval space with area now 130m x 135m. This is to be set up as main training area for winter use
- Limited training to occur on Oval Number One to preserve its condition for games and special events
- Upgrading of watering system (currently needed) to incorporate watering of new configuration of ovals

- Extension of toilet block, near current drivers room at corner of Twelfth Street and Etiwanda Avenue to provide upgraded service to southern zone of the reserve
- Provision of area for possible change room extension to be added to grandstand for main oval use
- Demolition of green room (Imperial Football Club former social rooms) and development of supplementary parking areas for Mildura Football Club and Show Society pavilion
- Training lighting upgrade of proposed Harness track lights to allow for night use of main oval and training oval; and night use of marching areas north of training oval
- Northern extension to show society building
- Removal of care-takers residence and unused shedding adjacent to Scout Hall and Show nursery area
- Demolition of toilet block adjoining Show nursery building
- Construction of new car parking, open space zone off Twelfth Street incorporating main entry and access road to Ovals One and Two to allow for designated parking for Mildura and Mildura South Football Club facilities
- Re-alignment of internal fence line between Ovals Two and Three too follow fire brigade training track line
- Demolition of existing fence line ticket box adjacent to show society animal nursery
- Construction of new toilet block adjoining fire brigade building to provide amenity service to Eleventh Street side of the Reserve
- Provision of area for possible cricket club pavilion extension adjoining old fire brigade storage area
- Perimeter tree paling along San Mateo Avenue, Eleventh Street and Etiwanda Avenue to increase shade and visual amenity

The major components identified as part of a master plan for Mansell Reserve are as follows:

- Redevelopment of unsealed car parking areas into a sealed car park with separate entry and exit. A total of 136 car parks are planned on site to meet needs during peak usage
- Develop of 4 hard court (all year surface) netball areas with 2.4m fence enclosure adjacent to car park and pavilion facilities. The courts have been located to allow efficient access from car park and pavilion and would require 1 extra light to allow night-time competition
- Provision of three A grade croquet rinks adjacent to pavilion. These greens allow for six B grade rinks for normal competition or can be converted to three A grade rinks for championships and regional events.
- A pavilion extension zone has been allowed for plus addition of a future shelter to the front of the building
- In the long term croquet and netball will require extra pavilion space and this could be provided by filling in current shelter area or use of the existing Maternal and Child Care Centre
- Construction of 1.2m perimeter fence around the croquet area

- Provision of 9 outdoor grassed netball courts designed in line with exiting training lights to provide sufficient courts for twilight competition
- Provision of 12 outdoor grassed netball court areas for use during main competition and regional events. The layout allows for changes in configuration to minimise grass wear
- The plan allows for the following active sports areas: 4 hard court netball areas under lights; 9 twilight grass courts under lights; 12 outdoor grass courts; and 3 A Grade (6 B Grade) croquet rinks. This provides a total of 25 netball courts and 3 croquet rinks
- The landscape plan allows for: extensive perimeter planting of high shade trees to provide shelter and improve visual amenity areas; extensive planting of shade trees between the outdoor grass court level changes and between the croquet and pavilion area; and planting to be suitable to ensure minimum disruption to mowing, shading of grass courts and effects of leaves etc on playing surfaces
- Playground area to be upgraded in line with Council's normal playground improvement works
- Development of permanent netball goal fixing system. This to incorporate permanent in-ground inserts with capping

### **Mildura Rural City Council Public Open Space Strategy 2004, SGL Consulting Group**

In this report the consultants noted that demand outweighs supply in relation to playing fields in the municipality at the moment and consequently new playing fields will need to be established in Mildura South.

Specific strategies and actions identified in the report relating to this project are as follows:

Strategy	Action	Priority	Timeframe	Cost
Sporting Reserves – Ensure Mildura Recreation Reserve and Old Aerodrome Sporting Complex are used to their optimum capacity	Determine feasibility of relocating netball from Mansell Reserve to Old Aerodrome Sporting Complex	High	Year 1	\$10,000
	Determine feasibility of constructing a synthetic hockey field at Old Aerodrome Sporting Complex	High	Year 1-2	\$5,000
	Update Mildura Recreation Reserve Master Plan and management strategy	Medium	Year 2-4	\$15,000
	Update Old Aerodrome Sporting Complex Master Plan when the netball and hockey issues have been resolved	Medium	Year 2-4	\$10,000
	Subject to relocation of netball, designate Mansell Reserve as a local park	Low	Year 4+	\$0

### **Park for Play Feasibility Assessment (not dated), Mildura Rural City Council**



This document was written to support Council's aim to "develop an innovative playground area in Mildura with specially designed playground equipment to cater for the needs of ALL people, but particularly CHILDREN with disabilities". The study concluded that it is feasible to construct such a playground at the Old Aerodrome Sporting Complex and that the 4,000 square metre site should include a two storey high central play unit in the shape of a yabby, a liberty swing, seating signage, shade sails, pathways / landscaping and car parking.

### **Asset Management Policy, 2004, Mildura Rural City Council**

This policy sets out Council's principles, statutory responsibilities and roles and responsibilities associated with the management and development of physical assets. The policy therefore impacts upon the development of infrastructure and assets within each of the three reserves.

The purpose of the policy is to set the strategic planning framework to manage Council assets and to promote equity and consistency in decision making processes impacting upon Council assets.

Relevant principles which underpin the strategy and influence the development of sport and recreation reserves are as follows:

- Adopt a principle of "Renew before New" of Council assets, with an emphasis on maintaining/upgrading/replacing existing assets rather than adding new assets to Council's inventory, (unless cost benefit analysis justifies otherwise)
- Develop and implement a capital evaluation framework to assist in prioritising projects which takes into consideration demonstrated need, level of service, benefits to the community, community goodwill, historical ownership, overall community value, risk assessment and statutory obligations
- Involve and consult with the community and key stakeholders on determining service standards and asset needs

## Appendix B Précis of Submissions

<b>Author</b>	3 Colours Soccer Club, Cosmos Soccer Club and Mildura United Soccer Club
<b>Relevant Reserve</b>	Old Aerodrome Sporting Complex
<b>Key Issues Impacting Their Club</b>	<ul style="list-style-type: none"> <li>■ Lack of dedicated facilities for the growth of juniors and women's soccer</li> <li>■ There are over 130 Under 7 and 9 players and there are 4 teams in the Sunraysia Soccer Association</li> <li>■ The lack of gender and age facilities is impeding the consolidation of facilities at Soccer Park (Old Aerodrome Sporting Complex)</li> <li>■ Grounds are sub standard away from Soccer Park and presents a risk issue for all Clubs, the SSA and Council</li> <li>■ There are no resources to assist in the development of up and coming players, such as costs to State development camps</li> <li>■ Intense competition for sponsorship with other sporting codes</li> <li>■ Canteen facilities are in high demand</li> </ul>
<b>Description of Future Development Priorities</b>	<ul style="list-style-type: none"> <li>■ Focus of the club is to support physical activity to young people</li> <li>■ Strengthen association with the Broken Hill Soccer Association</li> <li>■ Upgrade of current facilities at Soccer Park</li> <li>■ SSA to tender for hosting the junior Country Championships in 2006 and 2007</li> </ul>
<b>Club Capacity to Contribute to Works</b>	<ul style="list-style-type: none"> <li>■ Assist the SSA to host Junior Championships</li> <li>■ Be proactive in develop junior participation</li> <li>■ Identify fundraising needs</li> </ul>
<b>Other Comments</b>	<ul style="list-style-type: none"> <li>■ No detail was provided relating to specific ground works, likely costs and the capacity of Clubs to make a financial contribution to works.</li> </ul>

<b>Author</b>	Sunraysia Cricket Association
<b>Relevant Reserve</b>	Old Aerodrome Sporting Complex & Mildura Recreation Reserve
<b>Key Issues Impacting Their Club</b>	<ul style="list-style-type: none"> <li>■ Council has completed a number of Reviews, of which have yet to determine a clear development direction</li> </ul>
<b>Description of Future Development Priorities</b>	<ul style="list-style-type: none"> <li>■ Support in principle for the development of a premier oval at Old Aerodrome, as proposed by the Sunraysia Football League</li> <li>■ Upgrade of watering systems at the Mildura Recreation Reserve. No 1 &amp; 2 ovals need sprinklers repositioned to ensure adequate grass coverage</li> <li>■ Additional toilet facilities at Mildura Recreation Reserve and Old Aerodrome Sporting Complex</li> <li>■ Introduction of shade areas and Mildura Recreation Reserve, particularly at No 3 City Oval</li> <li>■ Aerodrome 3 &amp; 4 ovals – hard wicket ovals which require laser leveling and watering upgrade</li> <li>■ Additional shade structures or trees required at Old Aerodrome Sporting Complex</li> </ul>
<b>Club Capacity to Contribute to Works</b>	<ul style="list-style-type: none"> <li>■ Not stated</li> </ul>
<b>Other Comments</b>	<ul style="list-style-type: none"> <li>■ Comments have been forwarded via a copy of an email from the Association that was forwarded to the Sunraysia Daily</li> </ul>

<b>Author</b>	Mildura Harness Racing Club Inc
<b>Relevant Reserve</b>	Mildura Recreation Reserve
<b>Key Issues Impacting</b>	<ul style="list-style-type: none"> <li>■ Approximately 30 race meetings are held each year and 30 trial nights</li> </ul>

<b><i>Their Club</i></b>	<ul style="list-style-type: none"> <li>■ Majority of race meetings are mid week</li> <li>■ The Club is aware of the impact of their use to other tenants</li> <li>■ The size of the track is 810 meters, which is considered small.</li> <li>■ It is considered that 1,000 meters will provide improved conditions, although having said that Perth, Sydney, Adelaide and Hobart are approximately 800m</li> </ul>
<b><i>Description of Future Development Priorities</i></b>	<ul style="list-style-type: none"> <li>■ Club wish to remain at the Mildura Recreation Reserve</li> <li>■ Club, with the support of Harness Racing Victoria, has contributed in excess of \$2M to facilities at the Reserve</li> <li>■ In the event that other users are relocated, the Club would consider track extension</li> </ul>
<b><i>Club Capacity to Contribute to Works</i></b>	<ul style="list-style-type: none"> <li>■ Contribute to positive discussions throughout the planning process</li> <li>■ Make our clubrooms for Football League and Junior Football League meetings</li> <li>■ Rooms are used by the Show AGM</li> <li>■ Drivers room is used by football umpires each room</li> <li>■ All at not cost</li> </ul>

<b><i>Author</i></b>	Sunraysia Baseball League
<b><i>Relevant Reserve</i></b>	Old Aerodrome Sporting Complex
<b><i>Key Issues Impacting Their Club</i></b>	<ul style="list-style-type: none"> <li>■ Conditions at the Reserve are generally good</li> <li>■ There are major issues with the drainage of all water from all playing surfaces</li> <li>■ SBL undertake maintenance works</li> <li>■ The playing areas are frequently damaged by outside use, misuse and vandalism</li> <li>■ Usage has increased over the last 5 years</li> </ul>
<b><i>Description of Future Development Priorities</i></b>	<ul style="list-style-type: none"> <li>■ There is no provision for spectators, including shelter from weather and seating</li> <li>■ PA system needs upgrading</li> <li>■ Security lighting and playing field lighting upgrade. Playing field lighting to include lighting of outfield of 1 main senior oval</li> <li>■ Development of grounds, with one at least to an international standard in order to attract significant competitions to the regions. International facility would include enclosure of diamond with home run fence</li> <li>■ Additional storage space</li> <li>■ Pavilion development</li> </ul>
<b><i>Club Capacity to Contribute to Works</i></b>	<ul style="list-style-type: none"> <li>■ Club has demonstrated its capacity to financially contribute to works</li> <li>■ Club and League regularly fundraise</li> <li>■ Club is willing to contribute financially and through in kind resources</li> </ul>

<b><i>Author</i></b>	Mansell Playgroup
<b><i>Relevant Reserve</i></b>	Mansell Reserve
<b><i>Key Issues Impacting Their Club</i></b>	<ul style="list-style-type: none"> <li>■ The group use facilities each Thursday morning, except during school holidays</li> <li>■ Ensure the safety of children through secure buildings</li> <li>■ Adequate space to eat, play and sleep</li> <li>■ Capacity to play outdoors</li> </ul>
<b><i>Description of Future Development Priorities</i></b>	<ul style="list-style-type: none"> <li>■ Additional playground equipment</li> </ul>
<b><i>Club Capacity to Contribute to Works</i></b>	<ul style="list-style-type: none"> <li>■ Group has a capacity to contribute \$100 to \$150, together with the proceeds of any additional fundraising</li> </ul>

<b>Author</b>	South Mildura Football Club
<b>Relevant Reserve</b>	Mildura Recreation Reserve
<b>Key Issues Impacting Their Club</b>	<ul style="list-style-type: none"> <li>■ Development of a premier cricket facility which has the capacity to host finals</li> </ul>
<b>Description of Future Development Priorities</b>	<ul style="list-style-type: none"> <li>■ Relocation of boundary fence between Ovals 1 and 3. The area would accommodate MECC training nets and would be used for netball, junior football training, school sports, umpires training and carparking when required</li> <li>■ Terracing of area around playing area.</li> <li>■ Construct a playground</li> <li>■ Extensive tree planting and landscaping</li> <li>■ Paving in front of change rooms and social rooms</li> <li>■ Construct provisional offices and joint board room to negotiate transfer headquarters of SFL, SCA, VCFL to no 3 oval</li> <li>■ Additional 2 light towers for football training on San Mateo side</li> <li>■ Paint pine post rail fence</li> <li>■ Construct feature main entrance off 12<sup>th</sup> Street, including ticket box and new gates</li> <li>■ Construct jogging/walking track around oval</li> </ul>
<b>Club Capacity to Contribute to Works</b>	<ul style="list-style-type: none"> <li>■ SMFC has identified that it would contribute to all works, with the support for Council and external sponsors</li> </ul>
<b>Other Comments</b>	<ul style="list-style-type: none"> <li>■ The Club has submitted a detailed plan which identifies the preferred location of all proposed works</li> </ul>

<b>Author</b>	Mildura East Cricket Club
<b>Relevant Reserve</b>	Mildura Recreation Reserve
<b>Description of Future Development Priorities</b>	<ul style="list-style-type: none"> <li>■ Construct a garden area from the corner of the grandstand at the Ray Hepworth Centre to a point of 18 meters towards the No3 end of the rooms. The area is proposed to be enclosed, with shade sails and pavers, to provide an outdoor option for spectators</li> </ul>
<b>Club Capacity to Contribute to Works</b>	<ul style="list-style-type: none"> <li>■ Club has identified that it will totally fund and manage works</li> </ul>
<b>Other Comments</b>	<ul style="list-style-type: none"> <li>■ Development priorities have been identified from correspondence submitted to the Council in April 2004</li> </ul>

<b>Author</b>	Sunraysia Hockey Association
<b>Relevant Reserve</b>	Old Aerodrome Sporting Complex
<b>Key Issues Impacting Their Club</b>	<ul style="list-style-type: none"> <li>■ Limited marketing activities to promote the Association and its activities</li> <li>■ Inadequate facilities to effectively provide the level and range of competition required</li> <li>■ Operating within a highly competitive sporting and leisure market</li> <li>■ Need to recruit school children</li> <li>■ Perception that hockey is a high risk sport</li> </ul>
<b>Description of Future Development Priorities</b>	<ul style="list-style-type: none"> <li>■ Establish a new hockey facility at Old Aerodrome, to the scope outlined in the Feasibility Study</li> </ul>
<b>Club Capacity to Contribute to Works</b>	<ul style="list-style-type: none"> <li>■ Refer to Feasibility Study</li> <li>■ First stage of works, (consisting of 2 grass fields) is estimated at \$78,450</li> <li>■ Club has confirmed its contribution of approximately \$28,500 through cash and in kind contributions</li> </ul>
<b>Other Comments</b>	<ul style="list-style-type: none"> <li>■ Information has been secured from the Association's Strategic Plan</li> </ul>

<ul style="list-style-type: none"> <li>■ Association has 320 players (for year ending 1999), which is a 63% increase since early 1990</li> <li>■ Volunteers include 25 coaches and 43 senior umpires</li> </ul>
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<b>Author</b>	Sacred Heart & St Andrews Tennis Club Inc
<b>Relevant Reserve</b>	Old Aerodrome Sporting Complex
<b>Key Issues Impacting Their Club</b>	<ul style="list-style-type: none"> <li>■ Requirement for a marketing plan and promotional budget for junior tennis development and night senior tennis</li> <li>■ Current interest in coaching – mostly for juniors but also seniors</li> <li>■ Changing attitudes for sport and tennis – users want flexible hours of play, less commitment, the option of social or competition play, high grade facilities, fees structured pay as you go</li> <li>■ Parents want for junior players (including etiquette, structured play and well organised with little involvement by the parents</li> <li>■ Kids go through phases of interest – it is difficult to retain large numbers of juniors aged over 15 years</li> </ul>
<b>Description of Future Development Priorities</b>	<ul style="list-style-type: none"> <li>■ Find the right balance between construction of new courts and creating more flexible use of existing courts</li> <li>■ Develop coaching – low cost for junior and seniors</li> <li>■ Increase use of lights</li> <li>■ Construct new courts as population grows</li> <li>■ Add lights if demand exceeds capacity of current lights</li> <li>■ Staged upgrading of clubhouse to include viewing area</li> <li>■ Upgrade and realign fences</li> <li>■ Sheltered seating and drinking water</li> </ul>
<b>Club Capacity to Contribute to Works</b>	<ul style="list-style-type: none"> <li>■ All facilities should be given the option to deposit any surplus funds they might have in a development trust fund used to provide an increasing pool of loan funds for sporting clubs</li> </ul>

<b>Author</b>	Imperials Football Club Inc
<b>Relevant Reserve</b>	Mildura Recreation Reserve
<b>Key Issues Impacting Their Club</b>	<ul style="list-style-type: none"> <li>■ The No.1 oval is overused. The playing surface is used 6 days per week during winter which has eroded the surface</li> <li>■ Significant risk management issues associated with the co tenancy of football and harness racing</li> <li>■ The loss of No 2 oval and the increase of the number of race meetings have caused clashes between users. Alternatively football usage has not changed</li> <li>■ Despite zoning as a public park, the reserve is not accessible for the general public and there are no facilities for general park usage</li> <li>■ Toilet facilities are inadequate</li> <li>■ Vandalism is a problem</li> <li>■ Facilities for spectators are too far away from the playing area</li> </ul>
<b>Description of Future Development Priorities</b>	<ul style="list-style-type: none"> <li>■ Relocate Harness Racing from the site in order to realise a full size track</li> <li>■ Redevelopment Oval No. 1 as the premier football facility</li> <li>■ Move the oval closer to the grandstand</li> <li>■ Incorporate permanent fencing, spectator mounds and portable grandstand around the main oval</li> <li>■ Redevelop No.2 oval for the home ground of Mildura FC or as training oval</li> <li>■ Incorporate temporary fencing between 1 &amp; 2 ovals</li> <li>■ Demolish all horse stalls and brick fencing along 12<sup>th</sup> Street</li> <li>■ Replace fencing along 11<sup>th</sup> Street</li> <li>■ Create a grassed area at the Etiwanda Av with trees, benches, seating and children's playground</li> <li>■ Move MEFC social facilities to Ray Hepworth Centre</li> </ul>

	<ul style="list-style-type: none"> <li>■ Association headquarters moved to Ray Hepworth Centre</li> <li>■ Kiosk area and current MECC social rooms will be converted to change rooms under grandstand. Creates a secure entry/exit point to the change rooms</li> <li>■ Renovations to include new change rooms for umpires as well as female facilities</li> <li>■ Grandstand seating to extend to all the facility</li> <li>■ Demolish betting pavilion to construct 2 netball courts</li> <li>■ Construct new kiosk and booth area next to grandstand</li> <li>■ Construct new toilet block</li> <li>■ Place restrictions on the Show for use of the premier oval, excluding heavy vehicles on the reserve</li> </ul>
<b>Club Capacity to Contribute to Works</b>	<ul style="list-style-type: none"> <li>■ Not stated</li> </ul>
<b>Other Comments</b>	<ul style="list-style-type: none"> <li>■ Development proposals are presented as long term options, and are subject to the relocation of Harness Racing</li> <li>■ Additional comments have been made which do not support the development of the premier ground at Old Aerodrome Sporting Complex</li> </ul>

<b>Author</b>	Sunraysia Football League
<b>Relevant Reserve</b>	Mildura Recreation Reserve, Old Aerodrome Sporting Complex
<b>Key Issues Impacting Their Club</b>	<ul style="list-style-type: none"> <li>■ The league supports 600 footballers and netballers each Saturday over the Winter</li> <li>■ In 2003, the Junior League registered 945 junior boys</li> <li>■ Risk issues associated with the shared use of football and harness racing</li> <li>■ Condition of playing surfaces at Mildura Recreation Reserve</li> </ul>
<b>Description of Future Development Priorities</b>	<ul style="list-style-type: none"> <li>■ Construct a new playing arena with associated drainage on the site of the existing cricket ground next to the Bendigo Bank Centre. Works to include a turf wicket</li> <li>■ Proposal presents a staged option, being               <ul style="list-style-type: none"> <li>Stage 1:                   <ul style="list-style-type: none"> <li>■ Design, irrigation and drainage, construction works, grading and establishment of grass</li> <li>■ Installation of playing infrastructure – goal posts and scoreboard</li> <li>■ Estimated cost at \$600,000</li> </ul> </li> <li>Stage 2:                   <ul style="list-style-type: none"> <li>■ Construct change rooms &amp; amenities buildings, including change, toilet and multi purpose rooms</li> <li>■ Estimated cost at \$400,000</li> </ul> </li> <li>Stage 3:                   <ul style="list-style-type: none"> <li>■ Installation of perimeter security fencing</li> <li>■ Estimated cost at \$35,000</li> </ul> </li> <li>Stage 4:                   <ul style="list-style-type: none"> <li>■ Installation of arena fencing or barriers</li> <li>■ Estimated cost at \$ 20,000</li> </ul> </li> <li>Stage 5:                   <ul style="list-style-type: none"> <li>■ Construct spectator facilities and expansion of football infrastructure</li> <li>■ Additional toilets</li> <li>■ Viewing mounds</li> <li>■ Additional parking</li> <li>■ Estimated cost not provided</li> </ul> </li> </ul> </li> </ul>
<b>Club Capacity to Contribute to Works</b>	<ul style="list-style-type: none"> <li>■ Not stated</li> </ul>

## Appendix C Results of Residential Surveys

### Old Aerodrome Sporting Complex

N = 25

Question	Number of Responses	Response Ratio (%)
1. Have you visited the Reserve?		
Yes	24	96
No	1	4
2. Please identify for what reasons you haven't been to the Reserve? (for respondents that answered No to Q.1.)	1	100
<i>I don't know what is offered there</i>		
3. How often do you visit the Old Aerodrome Sporting Complex	14	61
<i>More than once per week</i>	4	17
<i>Once per week</i>	3	13
<i>About once per fortnight</i>	2	9
<i>Only a few times each year</i>		
4. What facilities do you use at the Reserve?		
<i>Cricket Ovals</i>	6	25
<i>Cricket Practice Nets</i>	1	4
<i>Cricket Pavilion</i>	1	4
<i>Open Space</i>	19	79
<i>Hockey Pitches</i>	3	13
<i>BMX track</i>	5	21
<i>Drinking Fountains</i>	6	25
<i>Tennis Club Pavilion</i>	1	4
<i>Tennis Courts</i>	5	21
<i>Athletics Track</i>	1	4
<i>Soccer Pitches</i>	0	0
<i>Soccer Pavilion</i>	0	0
<i>Baseball / Softball Diamonds</i>	4	17
<i>None</i>	0	0
<i>Other:</i>		
<i>Places to walk the dog</i>	5	21
5. Tick whether you agree or disagree with the following statements	<b>Agree (%)</b>	<b>Disagree (%)</b>
<i>The Old Aero provides a great opportunity for community activity</i>	100	0
<i>Over the years the venue has become run down</i>	19	81
<i>The Old Aero is an important sporting precinct for Mildura</i>	100	0
<i>The site offers a range of opportunities for people of all ages and abilities</i>	88	12
<i>The Old Aero is well maintained</i>	75	25
<i>Sporting facilities are of a high standard</i>	91	9
<i>Facilities at the venue are accessible</i>	96	4
<i>The Park adequately caters for passive recreation activity</i>	84	16
<i>I feel safe when I visit the park</i>	100	0
6. The Top 3 strengths of the Reserve	<b>No. of Responses</b>	<b>% of Responses</b>
<i>Location</i>		72
<i>Condition of Buildings</i>	18	4
<i>Opportunity for Sporting Activity</i>	1	52
<i>Landscaping</i>	3	4
<i>Provision for pedestrians</i>	1	8

Question	Number of Responses	Response Ratio (%)		
<i>It caters for a range of age groups</i>	2	24		
<i>Opportunities for passive recreation activity</i>	6	56		
<i>Diverse extent of community use</i>	14	20		
<i>Diversity of facilities</i>	5	16		
<i>Lack of fencing</i>	4	20		
<i>Extent of carparking</i>	5	8		
<i>Size of the park</i>	2	56		
	14			
<hr/>				
7. The Top 3 Weaknesses of the Reserve				
<i>Location</i>	0	0		
<i>Condition of Buildings</i>	4	18		
<i>Opportunity for Sporting Activity</i>	0	0		
<i>It caters for a limited range of ages and abilities</i>	5	23		
<i>Lack of fencing</i>	4	18		
<i>Landscaping</i>	12	55		
<i>Opportunities for passive recreation activity</i>	2	9		
<i>Extent of community use</i>	8	36		
<i>Standard of passive recreation activities</i>	4	18		
<i>Size of grounds</i>	0	0		
<i>Carparking</i>	4	18		
<i>Provision for pedestrians</i>	5	23		
<i>Other:</i>	8	36		
<i>Unfinished areas around Bendigo Bank</i>				
<i>Crossing of 11<sup>th</sup> Street when traffic is doing</i>				
<i>70km</i>				
<i>Extent of litter</i>				
<i>Dangerous gum trees along 11<sup>th</sup> Street</i>				
<i>Lack of dog park</i>				
<i>Lack of playground equipment</i>				
<i>No shade, grandstands, more lighting</i>				
<i>Traffic management on to 11<sup>th</sup> Street</i>				
<hr/>				
8. Please tell us what you think of each of the following attributes (All results are presented as %)	<b>Poor</b>	<b>Good</b>	<b>Very Good</b>	<b>No Opinion</b>
<i>Cricket Ovals</i>	9	48	26	17
<i>Cricket Pavilion</i>	17	30	22	30
<i>Tennis Courts</i>	4	26	61	9
<i>Tennis Pavilion</i>	5	36	36	23
<i>Public toilets</i>	71	17	8	4
<i>Car Parking</i>	17	65	17	0
<i>Soccer Pitches</i>	0	48	13	39
<i>Soccer Pavilion</i>	0	39	9	52
<i>Hockey Pitches</i>	9	57	17	17
<i>Athletics Track</i>	9	52	17	22
<i>Athletics Pavilion</i>	9	48	17	26
<i>Baseball / Softball Diamonds</i>	4	52	30	13
<i>BMX Track</i>	4	39	30	26
<i>Front Entrance Signage</i>	26	61	9	4
<i>Landscaping</i>	42	46	13	0
<hr/>				
9. Please identify the below items that you think are needed at the Reserve				
<i>Walking / bike trails</i>	16		64	
<i>Picnic settings</i>	21		84	
<i>Improved access roads</i>	4		16	
<i>Improved perimeter fencing</i>	4		16	
<i>Improved playing surfaces</i>	7		28	
<i>Playground equipment</i>	18		72	
<i>Improved landscaping</i>	14		56	
<i>Spectator shelters</i>	19		76	



Question	Number of Responses	Response Ratio (%)
<i>Improved vehicle access</i>	3	12
<i>Upgrade of buildings</i>	9	36
<i>Other:</i>	8	32
<i>Roller blading and bike riding track</i>		
<i>Removal of gum trees</i>		
<i>More lighting for security at night</i>		
<i>Dog park fenced in place</i>		
<i>Walking / fitness trails</i>		
<i>More lighting</i>		
<i>Grandstands, more lighting</i>		
<i>A stop sign at the tennis exit</i>		
10. Identify the top 3 improvements	<b>Number of Responses (unprompted)</b>	
<i>Walking paths / bike trails</i>	11	
<i>Spectator shelters</i>	9	
<i>Improved playground</i>	9	
<i>Picnic settings</i>	8	
<i>Improved playing surfaces</i>	8	
<i>Improved landscaping</i>	5	
<i>Improved vehicle access roads &amp; parking</i>	4	
11. If the above improvements were made, how would it impact your use of the Reserve		
<i>My usage would definitely increase</i>	16	64
<i>My use might increase</i>	6	24
<i>My use would probably not change at all</i>	3	12
12. Please use the space to provide for any further ideas or improvements		
■ <i>Fix the sprinklers; there is water on the road. Removal of the recycled garden mulch area which is untidy</i>		
■ <i>BBQ &amp; picnic area would be a good addition, there is no other facility like this in Mildura</i>		
■ <i>Bike track</i>		
■ <i>New toilet block and larger playground for young children</i>		
■ <i>A few seats dotted around the place</i>		
■ <i>I would like to see a garden from the entrance of the tennis courts to the Bendigo Bank Centre</i>		
■ <i>A kiosk facility for sporting clubs and public users</i>		
■ <i>I dog park for dog owners</i>		
■ <i>Need more trees around the perimeters of the sporting areas. Pedestrian crossing near Dyar Av to cross 11<sup>th</sup> Street &amp; BBQ facilities</i>		
■ <i>General state of the park is quite good. Well maintain and lots of use – credit to Clubs and Council</i>		
■ <i>Park lighting</i>		
■ <i>Grandstands, canteen area needs to be moved around near baseball diamond, spectator shelters</i>		
■ <i>Please stop the car parking on the grounds and some additional bins</i>		
13. Are you	<b>Number of Responses</b>	<b>Response Ratio (%)</b>
<i>Male</i>	11	44
<i>Female</i>	14	56
14. Please tick which age range applies to you		
<i>13 – 19 years</i>	3	12
<i>20 – 32 years</i>	7	28
<i>33 – 45 years</i>	8	32
<i>46 – 55 years</i>	5	20
<i>56 – 70 years</i>	1	4
<i>Over 70 years</i>	1	4
15. How many people reside in your household		
<i>1</i>	1	4
<i>2</i>	9	36

Question	Number of Responses	Response Ratio (%)
3	5	20
4	5	20
5	5	20
Over 5	0	0
16. How many vehicles are in your household?		
1	2	8
2	16	64
3	5	20
Over 3	2	8
17. Use the space to ask any questions or provide any other comments about the Reserve		
■ <i>The Reserve should be promoted as the home of sports. Needs a football oval and team to occupy it. Use the facilities for a range of major sporting events to bring people in from outside of the town</i>		
■ <i>When will the area around the Bendigo Bank Centre be completed, including footpaths</i>		
■ <i>Congratulations to the MRCC on the presentation of the ovals</i>		
■ <i>I would like to see a dog walking area</i>		
■ <i>One of the great features is the fact that people are able to use it without it being fenced off. Closest park for kite flying, playing with kids and walking the dog with no fences</i>		
■ <i>We live opposite No. 2 oval. The Reserve is beautiful open space and be better with landscaping. Playground and picnic facilities would be a great addition. Litter is a small problem – maybe more bins and appropriate signage</i>		
■ <i>More rubbish bins especially on the 11<sup>th</sup> street side, mainly under the trees because spectators who park and watch sporting events at the ovals leave their rubbish</i>		
■ <i>I go to the Reserve every day. I see lots of people and their dogs. Either a dog park or allow people to walk dogs off leash on the ovals</i>		
■ <i>Please publicize what is happening about a football oval possibly going to the Reserve</i>		
■ <i>Doesn't need any extra fencing. Cars need to be kept away from the ovals, perhaps seats and shelters would help</i>		
■ <i>Toilet blocks need to be upgraded, lights at entrance</i>		
■ <i>Building is wasted with current location and its position has a feeling that it is just four walls and a roof and not a sporting complex.</i>		

## Mildura Recreation Reserve

N = 22

Question	Number of Responses	Response Ratio (%)
1. Have you visited the Reserve?		
Yes	20	91
No	2	49
2. Please identify for what reasons you haven't been to the Reserve? (for respondents that answered No to Q.1.)		
<i>The Reserve doesn't offer anything that appeals to me</i>	2	100
<i>I don't know what is offered there</i>	1	50
3. How often do you visit the Reserve		
<i>More than once per week</i>	5	25
<i>Once per week</i>	2	10
<i>About once per fortnight</i>	2	10
<i>Only a few times each year</i>	11	55
4. What facilities do you use at the Reserve?		
<i>Cricket Football Ovals</i>	12	60
<i>Cricket Practice Nets</i>	3	15
<i>Cricket Pavilion</i>	3	15
<i>Football Pavilion</i>	4	20
<i>Netball Courts</i>	1	5

Question	Number of Responses	Response Ratio (%)
<i>Football Umpires Pavilion</i>	2	10
<i>Scout Hall</i>	0	0
<i>Ray Hepworth Centre</i>	3	15
<i>Youth Facility</i>	0	0
<i>Fire Brigade Track</i>	2	10
<i>Harness Racing Track</i>	7	35
<i>Grandstand</i>	10	50
<i>Mildura Function Center</i>	4	20
<i>Fire brigade social rooms</i>	0	0
<i>SES buildings</i>	0	0
<i>None</i>	2	10
<i>Other:</i>	5	25
<i>MECC Rooms</i>		
<i>All grounds for the show</i>		
<i>Live near recreation reserve</i>		
<i>Walk the dog</i>		
5. Tick whether you agree or disagree with the following statements	<b>Agree (%)</b>	<b>Disagree (%)</b>
<i>The Reserve provides a great opportunity for community activity</i>	95	5
<i>Over the years the venue has become run down</i>	53	47
<i>The Reserve is an important sporting precinct for Mildura</i>	100	0
<i>The site offers a range of opportunities for people of all ages and abilities</i>	71	29
<i>The Reserve is well maintained</i>	58	42
<i>Sporting facilities are of a high standard</i>	47	53
<i>Facilities at the venue are accessible</i>	84	16
<i>The Park adequately caters for passive recreation activity</i>	65	35
<i>I feel safe when I visit the park</i>	73	27
<i>Parking is adequately catered for at the Reserve</i>	55	45
6. The Top 3 strengths of the Reserve	<b>No. of Responses</b>	<b>% of Responses</b>
<i>Location</i>		86
<i>Condition of Buildings</i>	19	27
<i>Opportunity for Sporting Activity</i>	6	68
<i>Landscaping</i>	15	9
<i>Provision for pedestrians</i>	2	14
<i>The extent of noise from the venue</i>	3	5
<i>Opportunities for passive recreation activity</i>	1	32
<i>Diverse extent of community use</i>	7	41
<i>Diversity of facilities</i>	9	18
<i>The size of the reserve</i>	4	68
<i>Extent of carparking</i>	15	9
<i>Traffic management during major events</i>	2	9
	2	
7. The Top 3 Weaknesses of the Reserve		
<i>Its proximity to residents</i>	3	14
<i>Condition of Buildings</i>	9	43
<i>The requirement for off street parking</i>	11	52
<i>It caters for a limited range of ages and abilities</i>	4	19
<i>Landscaping</i>	7	33
<i>Opportunities for passive recreation activity</i>	5	24
<i>Extent of community use</i>	5	24
<i>Standard of passive recreation activities</i>	3	14
<i>Size of grounds</i>	2	10
<i>Provision for pedestrians</i>	0	0
<i>Other:</i>	5	24

Question	Number of Responses	Response Ratio (%)
<p>Move the show to stop ruining the ovals</p> <p>Weeds or prickles outside of boundary</p> <p>The extent of noise from the venue and traffic management</p> <p>Trotting mixed with other activities</p> <p>Toilets</p>		
8. Please tell us what you think of each of the following attributes (All results are presented as %)	<b>Poor</b>	<b>Good</b>
		<b>Very Good</b>
		<b>No Opinion</b>
Cricket / Football Ovals	14	64
Cricket / Football Pavilion	19	52
Ray Hepworth Centre	11	39
Harness Racing Track	10	43
Youth Facility	25	30
Fire Brigade Track	5	45
Access Roads in the Reserve	18	59
Parking provision	52	38
Provision for spectators	35	60
Grandstand	10	76
Public toilets	59	32
Horse stabling areas	10	43
Front entrance signage	48	48
Landscaping	62	24
9. Please identify the below items that you think are needed at the Reserve		
Walking / bike trails	9	43
Picnic settings	12	57
Improved access roads	3	14
Improved perimeter fencing	2	10
Improved playing surfaces	8	38
Playground equipment	11	52
Improved landscaping	13	62
Spectator shelters	16	76
Improved vehicle access	5	24
Upgrade of buildings	9	43
10. Identify the top 3 improvements	<b>Number of Responses (unprompted)</b>	
Improved landscaping	8	
Upgrade buildings	7	
Construct playground	7	
Improved spectator facilities	6	
Improve playing surface	5	
Introduce picnic facilities	4	
Walking Bike trails	2	
Improve toilets	2	
Improve fencing	2	
11. If the above improvements were made, how would it impact your use of the Reserve		
My usage would definitely increase	11	58
My use might increase	4	21
My use would probably not change at all	4	21
12. Please use the space to provide for any further ideas or improvements		
<ul style="list-style-type: none"> <li>Trotting track needs to be relocated</li> <li>Turn the loud speakers down 3 decibels</li> <li>Greater security in the buildings</li> <li>More toilets, especially during the show and trotting meets</li> <li>Upgrade lighting for football and netball</li> <li>Move the show to the Merbein end of 11<sup>th</sup> Street</li> <li>Upgrade facilities for AFL training matches</li> </ul>		

Question	Number of Responses	Response Ratio (%)
13. Are you	<b>Number of Responses</b>	<b>Response Ratio (%)</b>
Male	11	50
Female	11	50
14. Please tick which age range applies to you		
13 – 19 years	2	9
20 – 32 years	4	18
33 – 45 years	6	27
46 – 55 years	3	14
56 – 70 years	3	14
Over 70 years	4	18
15. How many people reside in your household		
1	4	19
2	6	29
3	4	19
4	6	29
5	1	5
Over 5	0	0
16. How many vehicles are in your household?		
1	6	29
2	10	48
3	4	19
Over 3	1	5
17. Use the space to ask any questions or provide any other comments about the Reserve		
<ul style="list-style-type: none"> <li>■ Sometimes cricket practice wickets don't get watered. Rubbish bins need cleaning on the inside. Report to Council when anything is damaged</li> <li>■ We live very close to the Reserve. The Mildura Show is a nightmare to us because of the traffic and noise (especially Friday &amp; Saturday night). It would be nice if the Show was relocated</li> <li>■ Make the No 3 oval the No 1 football ground, with more banked area around the oval for more atmosphere</li> <li>■ Give people opportunities to use the facility other than for sporting activity (eg play equipment and picnic settings).</li> <li>■ The Reserve is run down. We cannot get an AFL game</li> <li>■ Apart from the Show outgrowing the venue it is OK</li> <li>■ The Reserve needs activities that complement each other. I believe that the only way to do this is to relocate the trotting track.</li> </ul>		

## Mansell Recreation Reserve

N = 52

Question	Number of Responses	Response Ratio (%)
1. Have you visited the Reserve?		
Yes	45	90
No	5	10
2. Please identify for what reasons you haven't been to the Reserve? (for respondents that answered No to Q.1.)		
I don't play netball	5	100
3. How often do you visit the Reserve		
More than once per week	24	56
Once per week	2	5
About once per fortnight	4	9

Question	Number of Responses		Response Ratio (%)	
<i>Only a few times each year</i>	13		30	
4. What facilities do you use at the Reserve?				
<i>Netball Courts</i>	12		60	
<i>Netball Pavilion</i>	3		7	
<i>Open Space</i>	0		0	
<i>Playground</i>	43		88	
<i>Croquet Greens</i>	18		42	
<i>None</i>	0		0	
	3		7	
5. Tick whether you agree or disagree with the following statements	<b>Agree (%)</b>		<b>Disagree (%)</b>	
<i>The Reserve provides a great opportunity for community activity</i>	100		0	
<i>Over the years the venue has become run down</i>	20		80	
<i>The Reserve is an important sporting precinct for Mildura</i>	98		2	
<i>The site offers a range of opportunities for people of all ages and abilities</i>	92		8	
<i>The Reserve is well maintained</i>	96		4	
<i>Sporting facilities are of a high standard</i>	81		19	
<i>Facilities at the venue are accessible</i>	91		9	
<i>The Park adequately caters for passive recreation activity</i>	87		13	
<i>I feel safe when I visit the park</i>	89		11	
<i>Parking is adequately catered for at the Reserve</i>	67		33	
6. The Top 3 strengths of the Reserve	<b>No. of Responses</b>		<b>% of Responses</b>	
<i>Location</i>	41		85	
<i>Quality of Facilities</i>	3		6	
<i>Opportunity for Sporting Activity</i>	20		42	
<i>Landscaping</i>	2		4	
<i>Support of women's sport</i>	25		52	
<i>Opportunities for passive recreational use</i>	26		54	
<i>The range of community use</i>	16		33	
<i>Diversity of facilities</i>	2		4	
<i>The size of the reserve</i>	21		44	
<i>Extent of carparking</i>	3		6	
<i>Traffic management during major events</i>	2		4	
7. The Top 3 Weaknesses of the Reserve				
<i>Its proximity to residents</i>	4		10	
<i>Condition of Buildings</i>	8		19	
<i>The requirement for off street parking</i>	21		50	
<i>It caters for a limited range of ages and abilities</i>	10		24	
<i>Landscaping</i>	10		24	
<i>Extent of community use</i>	8		19	
<i>Quality of facilities for passive recreation</i>	14		33	
<i>Size of grounds</i>	1		2	
<i>Provision for pedestrians</i>	13		31	
<i>Traffic management</i>	15		36	
8. Please tell us what you think of each of the following attributes (All results are presented as %)				
<i>Netball Courts</i>	4	67	22	7
<i>Croquet Greens</i>	4	42	33	20
<i>Playground</i>	16	51	18	16
<i>Pavilion</i>	25	33	18	25
<i>Open Space</i>	0	38	62	0
<i>Landscaping</i>	19	64	17	0
<i>Signage</i>	34	51	12	2

Question	Number of Responses		Response Ratio (%)	
<i>Provision for passive users</i>	23	50	20	7
<i>Provision for spectators</i>	38	51	9	2
<i>Public toilets</i>	33	44	9	13
9. Please identify the below items that you think are needed at the Reserve				
<i>Walking / bike trails</i>	16		35	
<i>Picnic settings</i>	31		67	
<i>Improved access roads</i>	8		17	
<i>Improved perimeter fencing</i>	10		22	
<i>Improved playing surfaces</i>	14		30	
<i>Playground equipment</i>	20		43	
<i>Improved landscaping</i>	18		39	
<i>Spectator shelters</i>	31		67	
<i>Improved vehicle access</i>	15		33	
<i>Upgrade of buildings</i>	12		26	
<i>Other:</i>	13		28	
<i>Carpark lighting, better maintenance, BBQ</i>				
<i>Signage to toilets, No alcohol signs, more trees</i>				
<i>Angle parking, more shady trees, seating, upgrade toilets, more parking</i>				
10. Identify the top 3 improvements	<b>Number of Responses (unprompted)</b>			
<i>Provision for spectator</i>			18	
<i>Picnic Settings</i>			13	
<i>Landscaping</i>			12	
<i>Improved playground</i>			12	
<i>Improved playing surface</i>			7	
<i>Improved traffic management</i>			7	
<i>Walking trails</i>			6	
11. If the above improvements were made, how would it impact your use of the Reserve				
<i>My usage would definitely increase</i>	17		39	
<i>My use might increase</i>	14		32	
<i>My use would probably not change at all</i>	13		30	
12. Please use the space to provide for any further ideas or improvements				
■ <i>Maintain the park for passive recreation activity</i>				
■ <i>Angle parking</i>				
■ <i>Protection around trees</i>				
■ <i>Improve railway crossing</i>				
■ <i>Additional lighting</i>				
■ <i>Don't put houses on it</i>				
■ <i>Seal the parking and access area</i>				
■ <i>Sport and recreation use can occur there and are balanced</i>				
■ <i>Important public area council should make sure it stays as is</i>				
■ <i>Retain the open feel of the parkland</i>				
■ <i>Seats and lights</i>				
13. Are you	<b>Number of Responses</b>		<b>Response Ratio (%)</b>	
<i>Male</i>	18		39	
<i>Female</i>	28		61	
14. Please tick which age range applies to you				
<i>13 – 19 years</i>	4		9	
<i>20 – 32 years</i>	7		15	
<i>33 – 45 years</i>	4		9	
<i>46 – 55 years</i>	2		4	
<i>56 – 70 years</i>	20		43	
<i>Over 70 years</i>	10		21	

Question	Number of Responses	Response Ratio (%)
15. How many people reside in your household		
1	10	22
2	23	51
3	4	9
4	5	11
5	2	4
Over 5	1	2
16. How many vehicles are in your household?		
1	13	31
2	22	52
3	5	12
Over 3	2	5
17. Use the space to ask any questions or provide any other comments about the Reserve		
■ Keep it as it is		
■ I feel unsafe at night – put in more lighting		
■ Suspect that the survey is to sell the area for subdivision		
■ Will it continue as a park or as a sporting reserve		
■ It is an extension of our household for kids and grandkids		
■ Asset to our neighbourhood		
■ Great space for families		
■ Don't subdivide the area		
■ Add a jogging track		
■ Don't sell it		
■ Buses during netball tournaments are a problem		
■ Dog bins		
■ I don't play but I like to watch – put in more seats		
■ Minor seats		
■ Ensure that Mansell remains as is for public and sport		



## Appendix D Key Informants

- Wolf Duda, Parks & Gardens, Mildura Rural City Council
- Mark Jenkins, Building Maintenance, Mildura Rural City Council
- Phil Pearce, Chief Executive Officer, Mildura Rural City Council
- Julie Jewell, Events Development Facilitator, Mildura Rural City Council
- James Goldsworthy, Manager Development Services, Mildura Rural City Council
- Murali KG, Assets Co-ordinator, Mildura Rural City Council
- Peter Congress, Sunraysia Football League
- Patrick Maloney, Mildura Show Society
- Brian Weightman, Sunraysia Cricket Association
- Brian White, Imperial Football Club
- Peter Wild, Sunraysia Cricket Association
- Marlene Byrnes, Sunraysia Football League Netball Association
- John McCarthy, Manager Youth & Family Services, Mildura Rural City Council
- Trevor Aust, Sunraysia Junior Football Association
- John Hall, Mildura West Cricket Club
- Rhonda Bradmore, Mildura East Cricket Club
- Kevin Bradmore, Mildura East Cricket Club
- Ross Weightman, Workers Gol Gol Cricket Club
- Cheryle Grey, Mildura Youth Centre
- Michael Helwig, SES
- Ros Milverton, Mildura Netball Association
- Pam Thompson, Sunraysia Netball Association
- Melissa James, Sunraysia Hockey Association
- Michael Crisera, Sunraysia Soccer Association
- Marion Murphy, Mallee Touch Association
- Phil Gee, Sunraysia Junior Baseball League
- Sue Howard, Sunraysia Softball Association
- Mark Kemp, Mildura Harness Racing Club
- Barry Bottoms, Mildura Harness Racing Club

- Merle Watson, St Andrews / Sacred Heart Tennis Club
- Max Tolson, St Andrews / Sacred Heart Tennis Club
- Anthony Smith, Mildura Little Athletics Club
- Natalie Kiel, Mildura BMX Club

## Appendix E Copies of Media Articles

Sunraysia Daily, 1 May, 2004

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### EDITORIAL

## Providing grounds for scepticism

SUNRAYSIA residents wanting the best recreational facilities for the district have much to be sceptical about the latest efforts to form a framework for the region's sporting amenities.

When Dr K. L. Marriott first presented council with his "City of Mildura Leisure Services Planning Study" in 1986 there was an enthusiasm among sporting groups that has long since waned.

There was hardly a ripple of eagerness when Mildura Rural City Council recently announced that it was preparing a master plan for Mildura's three major sport and recreation reserves.

Only scepticism remains among sporting organisations after similar reports in the mid-1980s and early and late 90s amounted to only a few improvements.

Certainly, there was no overall approach to take up the recommendations and actually do something about them.

It appears that the issue of Mildura's recreational facilities remain in the "too hard basket" as they have been for the best part of two decades.

There is unlikely to be a queue waiting outside council's Madden Avenue offices waiting for a copy of yet another sport and recreational review when it is to be released in June.

Most with an interest in this area already know what the report will contain -- develop the Aerodrome Ovals and reduce the amount of use at the Mildura Recreational Reserve.

While the report will also consider future activities at Mansell Reserve, it has been the proposed development of the Aerodrome Ovals versus the established Mildura Recreation Reserve, more specifically No.1 Oval, that will offer report authors their greatest challenge.

While sporting bodies were pouring over Dr Marriott's 1980s report, Mildura West Cricket Club made the bold move to re-locate from No.1 Oval to the under-used Aerodrome Ovals and the club has not looked back since.

The Sunraysia Hockey Association followed a few years later with a handshake agreement for the cricket club to use the facilities during the summer and the hockey during the winter and that agreement has offered both organisations the best of both worlds.

larity football clubs in recent times. However those groups had to be prepared to make some tough decisions if they wanted to improve their own facilities.

"Council has only so much money to go around," Mr Jobson said.

"So football clubs have to be prepared to put in their own fair share of both money and effort," he said.

"Often there has been the money and no effort, so nothing has happened, and often there has been a little of both and nothing has happened.

derful setting in which to play their sport," Mr Jobson said.

Mr Jobson said Mildura West Cricket Club "bit the bullet" and re-located from City Oval to the Aerodrome Ovals in the late 1980s and now enjoyed comfortable surroundings and playing surfaces among the best in the region.

"And there has been other opportunities in the past for something to happen with football clubs," Mr Jobson said.

"City Oval, for as long as I can remember, has not been a good football oval because there are cricket pitches on it, there have been bare areas because the watering system has not

What has been evident over the years in regard to sporting amenities is that you cannot please everyone all of the time, so if a few of those organisations took a step back and settled for something which may not be perfect but remains a start for the future, then it would be a best case scenario.

Those bodies are not only the sporting organisations, but council as well.

Unless there is some give and take among all the affected groups, no headway will be made beyond the soon-to-be-released recreational master plan.

It will be yet another report, costing ratepayers yet more money and the fear is, based on history, that nothing will happen.

That is unless the relevant bodies agree to work together.

The release of the report will be most timely with the 16th World Hot Air Balloon Championship to be held in late June and early July, and Victorian Sport Minister Justin Madden, who is expected to visit during the ballooning titles, should be one of the first to read the report.

Clearly there is a money issue with such a major restructure of any sporting club, and the State Government needs to realise that there is much untapped potential at the Aerodrome Ovals.

The Mildura Harness Racing Club clearly has "right of way" at No.1 Oval. If that is the case then so be it, but rather than re-ignite long-standing feuds, let's look at alternatives for football in particular -- and the Aerodrome Ovals is one huge alternative.

The ovals are situated on one of the city's main thoroughfares, there is ample parking, a basketball centre next door, speedway tracks and a competitive shooting range up the road, cricket, hockey, tennis, baseball, softball and soccer fields, a BMX track and a golf course adjoining the ovals.

If this is not a mecca of district sporting amenities then what is?

Still, the perception exists that the Aerodrome Ovals is an untapped resource which needs to be packaged properly so that it does not become another overused City Oval in years to come.

If there is a concerted effort from all concerned, they can make it happen.

back when talks first began they would be there now enjoying a good, quality sporting life," he said.

"It's one thing to go canning council, but another to get off their bums and have a go for themselves.

"In an ideal world there would be a football oval with no cricket pitches on it and I'm not sure if there is still room for that at the Aerodrome.

"There's no use having a go at council because sporting bodies weren't prepared to take the chance to re-locate and put in the hard yards to make it work.

"If it's too late for that to happen now then they only have themselves to blame, not the council," Mr Jobson said.

Sunraysia Daily, 14 April, 2004

# Club training

## Footballers must give way to harness racing

By LAUREN WARE

**T**WO football clubs have had their season thrown into turmoil with a new rule preventing training sessions at City Oval while harness racing meetings are held.

Imperials Football Club was last night left without a training ground, while Mildura Football Club will tonight make other arrangements for its training session.

The ruling, which will only affect Mildura and Imperials football clubs, was introduced this season by Mildura Rural City Council and will see each club forced to train at an alternate venue while harness racing meetings are held.

The new rule - which will force Imperials to make other training arrangements four times before June 30, while Mildura will have to find another training ground three times during this time - has been introduced this season due to public liability insurance and occupational health and safety concerns.

The ruling follows an agreement signed by Mildura Harness Racing Club and the football teams in 2001, which permitted five clashes a season between harness meetings and football training.

This agreement did not allow exclusive use for either party

training to happen simultaneously.

And while the affected clubs support the move to prevent football and harness racing happening simultaneously at the same venue, club and league officials are disappointed with council's refusal to negotiate the ruling or consider pressuring Harness Racing Victoria to alter its meeting schedule.

Sunraysia Football League chief commissioner Peter Congress described council's decision as "very, very poor", saying it would impact the clubs' performance and financial capabilities.

He said he was particularly concerned about the way council had treated both clubs and had failed to realise the impact it would have on senior and junior players.

"I went to council in November acknowledging the safety risk and council sent a letter in March telling the clubs to make other arrangements," he said.

"That's far from satisfactory."

"He said with both clubs fielding about nine sides each, along with the 50 umpires that use the recreation reserve, it was not a simple matter to "make alternative arrangements".

"Again it just highlights the lack of quality sporting facilities in Sunraysia," he said.

"It just comes back to the real lack of recreation facilities of a reasonable condition."

# turmoil



# No assistance with alternative training venues

## Continued from Page 1

Mr Congress said despite council's initial offer to help find clubs alternative training areas, no one had come forward to offer assistance.

He said the full impact of the ruling was not yet evident, with the league currently unaware of the harness racing dates set for the second half of the football season.

"It's very poor, once again footy gets the raw end of the stick," he said.

"We fully understand that harness racing has to hold their events, but it just comes back to too many users of the same sporting facility and it's probably not going to go away in the foreseeable future because the money is not there to build something new.

"It's not right, there's been no talk of what we will do next season and we still don't have the dates for the next half of the harness racing season."

Imperial Football Club

president Michael Hickey said the club was "most unimpressed" with the new ruling, which saw club members jogging around the streets last night because there were no other grounds available.

He said it was very difficult to make alternate arrangements for training on Tuesday nights because most other football clubs, including those in the Millewa Football League, trained that night, leaving no grounds available.

But he said the true impact of the ruling would be felt in June when Imperial would be without a training ground two weeks in a row.

Mr Hickey said he expected this would have a severe impact on the club's Saturday performance, especially at such a crucial point in the season.

"We realise it's a risk and safety issue, we were concerned about that and it was our club that pointed it out to council last year, and we accept that

harness racing and football can not happen at the same time at the same venue," he said.

"But we think the alternative is that harness racing should be held only on Friday nights during the football season."

It is understood Harness Racing Victoria has dedicated Friday night meetings for metropolitan areas, Saturday night meetings for major regional areas and mid-week meetings for smaller regional areas.

But Imperial secretary Brian White yesterday called on council to put more pressure on Harness Racing Victoria to change its meeting schedule to allow for only Friday night meetings during the football season, or more meetings in summer when there was no clash with football.

Mildura Football Club football manager Nathan Murphy said the club, which trains Monday and Wednesday nights, was able to make an arrangement with South Mildura Football Club, which trains Tuesday and

Thursday nights, to use its oval for Monday night's training session.

He said his club was lucky to be able to make this arrangement because it still allowed them to access their rooms and facilities, whereas Imperials, who train the same nights as South Mildura, did not have this option.

Mr Murphy said Mildura was able to make the arrangement with South Mildura this week, but "who knows what's going to happen in the future".

"We are going to make alternate arrangements, it's not ideal but we are going to keep going at this stage just to get through it," Mr Murphy said.

Mildura Rural City Councillor for recreation Tom Crouch said letters had been sent to the clubs prior to the start of the season and council had offered its assistance in finding alternate training facilities for the nights training could not be held at City Oval.

"It's unfortunate, but when you look at the number of training nights in a season, it's not that big an impact, it's only three or four nights a year," he said.

"It's part of the whole issue, there are so many users at the recreation reserve, it's the most used recreation reserve in the region."



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## After the Siren

# Let's enjoy our footy

THE football public of Sunraysia will see plenty of good young local talent mixed with a smaller than usual influx of outside recruits and the usual batch of seasoned local 'stars' in season 2004.

The vibes coming from the Sunraysia Football League clubs are positive, despite some being a little short of player numbers and some being short of helpers.

I believe that our clubs have finally worked out that over spending is not the answer and the amount of young raw football talent that we have available throughout the district will enable them to achieve their goals.

I appeal to all past and present players and supporters to get behind their clubs to ensure they remain a viable concern now and in the future. There are a number of one percent jobs involved in the day-to-day running of a footy club and it is now that your clubs need some assistance. Your support may only be to purchase a 2004 club membership, it all helps.

Season 2004 is shaping up to be one of our most even competitions for some time and we wish everyone well in their endeavors as

they strive for success in the various grades, including netball.

There have been a couple of changes at board level and we continue to have a full quota of commissioners which keeps the job enjoyable.

Our team this year consists of Geoff Jones as administration manager who supports our board of Rob Morgan, Andrew Wood, Neville Ward, Bob Fox, John Parker, Michael Iredale and Kevin Forbes.

At club level we welcome on board four new presidents and four new secretaries.

In 2003 it was pleasing to see two new SFL life memberships awarded for service to the game of football in Sunraysia. Neil Hurley for service as administrator and Wayne Mayne for his exemplary service as a player.

The only cloud that hangs over the Sunraysia Football League is the total lack of support shown to Australian Rules Football in Sunraysia by the Mildura Rural City Council.

Which is quite disturbing as we see our clubs as an extension of community service clubs and until council's attitude changes and they see our



● SFL chief commissioner Peter Congress says the Sunraysia public will be treated to a feast of junior talent set to go on show in season 2004.

competition as a supplier of sport and recreation to a very large number of family groups throughout the district, we will struggle to prosper.

To our clubs and their volunteers, our sponsors, umpires and loyal bands of supporters I wish everyone a successful and safe 2004 football season.

Peter Congress  
Chief Commissioner  
Sunraysia Football League.

## Appendix F Probable Costings

The costings below are 2004 estimates only, based on limited information about soil types, existing surfaces, etc, hence can only be used as a guide. Most estimates are exclusive of GST and installation:

SITE	ITEM	DESCRIPTION	QUANTITY	TOTAL COST
<b>MANSELL RESERVE</b>				
Parkland Facilities	Permanent Bollards	Around walking track – timber @ \$30 each	180	\$5,400
	Walking Path	Compacted granitic sand / steel edge @ \$15 per lineal metre	1,000 metres	\$15,000
	Seating	@ \$2,500	5	\$12,500
	Security Lighting	15 lux minimum on 6-8 metre poles @ \$2,000	6	\$12,000
	Playground Facilities	Basic playground components catering for multiple age groups with access for people of all abilities	1	\$55,000
	Playground Ancillary Features	Shade Sail and Soft Fall for Playground	1	\$20,000
	Drinking Fountain	@ \$1,500	1	\$1,500
	Picnic Shelter with BBQ	Erection of shelter onto concrete pad with BBQ	1	\$35,000
	Tree Planting	60 seedlings @ \$2.50 and 40 staked and framed semi established trees @ \$25.00 per tree	100	\$1,150
	Landscaping	Preparation of mulched beds, grass, etc	-	\$3,000
	Drainage	Requires independent assessment	-	Not known
Netball Facilities	Netball Courts	Plexipave courts with goal posts and padding @ \$22,000	12	\$264,000
	Lighting	Competition Level	6 lights 100 lux minimum – may be some savings achieved by mounting lights back to back on the poles	\$70,000
	Bench Seats	@ \$2,500	14	\$35,000
	Signage	Timber and steel fixed in concrete footings @ \$1,500 each	4	\$6,000
	Control Room	3.5m x 5m (175m sq) @ \$1,700 per sq metre plus \$5,000 for connections and fixtures	1	\$34,750
	Grass Netball Courts	Temporary. Form and establish grass @ \$2.50 per square metre	1563 sq metres	\$4,000

SITE	ITEM	DESCRIPTION	QUANTITY	TOTAL COST
	Pavilion Extension	Improved change facilities and meeting area – 25 square metres @ \$1,700 per square metre, plus internal modifications of approx \$10,000	1	\$52,500
<i>Sub-Total</i>				\$621,400
<b>OLD AERODROME OVAL RESERVE</b>				
Parkland Facilities	Road Works	1,130 metres of bituminous hot mix over compacted gravel @ \$200 per lineal metre	1,130 metres	\$226,000
	Walking / Cycling Path	Compacted granitic sand / steel edge @ \$15 per lineal metre around Parkland	2,440 metres	\$36,600
	Signage	4 Major Activity Boards @ \$3,000 each and 10 directional and distance signs – timber and steel fixed in concrete footings @ \$1,500 each	14	\$27,000
	Seating	Along path @ \$2,500	10	\$25,000
	Security Lighting	15 lux minimum on 6 to 8 metre poles along path @ \$2,000	10	\$20,000
	Permanent Bollards	Around path near cricket pitches @ \$30	195	\$5,850
	Playground	Park for Play with associated infrastructure such as shade, seating, fencing, etc	1	\$350,000
	Pathway	Concrete – for children on tricycles / bicycles @ \$45 per square metre	40 metres	\$1,800
	Toilet Upgrade	Estimated	-	\$10,000
	Tree Planting	1000 seedlings @ \$2.50 and 200 staked and framed semi established trees @ \$25.00 per tree	1,200	\$7250
	Drainage Review	Requires independent assessment	-	Not known
	Irrigation and Grey Water Recycling System Review	Requires independent assessment	-	Not known
Baseball	Baseball Diamond Upgrade	Fields 3 and 4 @ \$5,000 each	2	\$10,000
	Baseball Fence	Partial fencing of baseball diamonds @ \$30 per metre (excluding installation)	320 metres of high chain wire mesh fence	\$9,600
	Lighting	Competition Level for 2 diamonds: 500 lux on the infield and 300 on the outfield set on 8 x 30 metre poles @	2	\$225,000



SITE	ITEM	DESCRIPTION	QUANTITY	TOTAL COST
		\$225,000 per diamond (minus pole costs)		
	Storage Shed	6m x 12m (72 sq m) x \$1,500	1	\$108,000
	Public Toilet Upgrade	Estimated		\$10,000
Athletics	Relocate Long Jump	150 sq m of rubberized surface inside track @ \$90 per square metre		\$13,500
	Returf and Roll Athletics Track	Turf Grass. 3800m sq @ \$2.50 per square metre	3,800 sq m	\$9,500
	High Jump Area	Synthetic rubber surface @ \$90 per square metre	600 sq m	\$54,000
	Relocate Javelin Pit	150 sq m of rubberized surface inside track @ \$90 per square metre	150 sq m	\$13,500
	Establish 'Crustdadust' Facilities	600 sq m @\$20 per square metre	600 sq m	\$12,000
Cricket / Umpires Facilities	Club room Extension	Extension size: 8m x 7m (56 sq m) @ \$1,700 per sq m plus fittings @ \$4,800 fittings	1	\$100,000
	Formalised Car Parking	Bituminous hot mix over compacted gravel @ \$23 per square metre	2,064 sq metres	\$47,472
Hockey / Touch Football / Table Tennis / Ballet Facilities	Development of a Multi Purpose Facility	15m x 40m (600 sq m) @ \$1,700 per sq m plus \$30,000 fittings and connections (excluding power connections)	1	\$1,050,000
	Hockey Pitch	Synthetic (sand filled)	1	\$600,000
	Night Lighting	Competition Level – 350 lux minimum with 8 x 18 metre poles	8 poles	\$100,000
	Seating	Bench seating @ \$2,500	12	\$30,000
	Full Sized Hockey / Touch Football Pitches	100m x 61m (6,100 sq m) grass, ground preparation, drainage, irrigation, etc @ \$200,000	2	\$400,000
	Junior Hockey Pitches	50m x 31m (1,550 sq m) - grass ground preparation, drainage, irrigation, etc @ \$100,000	2	\$200,000
	Car Park	Bituminous hot mix over compacted gravel @ \$23 per square metre	1,820 sq metres	\$41,860
Soccer Facilities	Car Park	Bituminous hot mix over compacted gravel @ \$23 per square metre	2,100 sq metres	\$48,300
	Bollards around Car Park	Permanent @ \$30 each	54	\$1,620

SITE	ITEM	DESCRIPTION	QUANTITY	TOTAL COST
	Spectator Seating	@ \$2,500 each	12	\$30,000
	Upgraded Pavilion	Extension – 12m x 15m (180 sq m) @ \$1,700 per sq m plus \$20,000 fittings	1	\$326,000
Tennis Facilities	Realign Tennis Fencing	Tennis Club labour	-	At their own expense
	New fence	Wire mesh fence with powder coated pipe work without installation @ \$40 per metre	110m	\$4,400
	Extend Tennis Club Pavilion and add pergola	5m x 10m (50 sq m) @ \$1,700 per sq m plus \$15,000 fittings	-	\$100,000
	Car Park	Bituminous hot mix over compacted gravel @ \$23 per square metre	1,930 sq metres	\$44,390
	Tennis Courts	Synthetic grass surface	4	\$60,000
	Night Lighting	Lights for 16 courts – 100 lux minimum on 4 x 8 metre poles	16 courts	\$110,000
BMX Facilities	Upgrade Pavilion	Upgrade size – 10m x 10m (100m sq) @ \$1,700 per sq m plus \$15,000 fittings	1	\$185,000
	Shelters	@ \$10,000	2	\$20,000
	Seating	@ \$2,500	6	\$15,000
	Landscaping	Preparation of garden beds, etc	-	\$10,000
	Car Park	Bituminous hot mix over compacted gravel @ \$23 per square metre	1,500 sq m	\$34,500
<i>Sub-Total</i>				<b>\$4,733,142</b>
<b>MILDURA RECREATION RESERVE</b>				
Harness Racing Facilities	Relocate Track	Estimated by the Planning and Development Office of Harness Racing Victoria	1	\$7,000,000
Football Facilities	New Ovals	Site preparation (i.e. removal of harness racing infrastructure and leveling of site) @ \$300,000. Ground preparation, drainage, turf and irrigation system @ \$450,000 each oval	1	\$1,200,000
	Fencing	Around Oval Number One – 500 metres in length	1	\$27,000
	Ticket Boxes	@ \$15,000	3	\$45,000
	Scoreboard	Relocate both scoreboards and construct storage space under each	1	\$30,000
	Lighting	Club competition level 100 lux minimum for Ovals 1 and 2 – 8 x 25 metre	4	\$240,000

SITE	ITEM	DESCRIPTION	QUANTITY	TOTAL COST
		poles (excludes installation)		
	Lighting Reorientation	Reorient direction of 2 existing lights near proposed kiosk @ \$10,000 each	-	\$20,000
	Bench Seats	@ \$2,500	12	\$30,000
	Viewing Mounds	Creation of grass viewing mound for spectators	-	\$30,000
	Kiosk	16 square metres @ \$1,700 per sq m plus fixtures @ \$4,800		\$32,000
	Bollards	Permanent @ \$30 each	12	\$360
Cricket Facilities	Turf Wickets	80 square metres of washed Legend Cooch @ \$9.35 and black clay ~ \$2,500. Excludes installation	2	\$4,000
Netball Facilities	Netball Courts	Plexipave courts with goal posts and padding @ \$22,000	2	\$44,000
	Netball and Umpire Change Rooms / Public Toilets	18m x 15m (270 sq m) x \$1,700 per square metre plus \$21,000 connections and fixtures	1	\$460,000
	Lighting	2 x 12 metre poles in centre of court and 4 15 metre poles on corners	4	\$27,000
Parkland	Car Parking	Bituminous hot mix over compacted gravel @ \$23 per square metre	13,325 sq metres	\$306,475
	Access Road	Bollard edge, re-grad and surface, compacted rock with hot mix and graded with drainage @ \$200 per lineal metre	140m	\$28,000
	Tree Planting	162 staked and framed semi established trees @ \$25.00 per tree	162	\$4,050
	Public Toilet	Erection of toilet onto concrete slab, including fittings and lighting	1	\$50,000
	Landscaping	Preparation of garden beds, etc	-	\$10,000
	Paved Area	Clay pavers @ \$25 per square metre plus base (crushed rock and sand) and base preparation	455 square metres	\$22,750
	Terraced Stands	Made of grass and sleepers. Capacity of 160 people each @ \$40,000	2	\$80,000
	Removable Bollards	850mm high with base permanently concreted into pavement @ \$347	111	\$40,000

SITE	ITEM	DESCRIPTION	QUANTITY	TOTAL COST
		plus installation ~ \$1,483		
	Playground	Basic playground components catering for multiple age groups with access for people of all abilities	1	\$55,000
	Cyclone Fence	1.8 metre high chain wire mesh fence with wiring at top and bottom with steel poles and lacing, plus 7 double gates opening to 3 metres and 1 single gate opening to 1 metre	1.1km	\$28,000
SES / Fire Brigade / Youth Facility	Extension to Multi Purpose Pavilion – 2 storeys	Extension (368sq m) @ \$1,700 per square metre plus allowance for extra reinforcing and staircase @ \$41,750 plus \$20,000 connections and fixtures, plus 550 sq m yard made of bituminous hot mix over compacted gravel @ \$23 per square metre	1	\$700,000
Scout Hall	Rebuild Scout Hall	17m x 14m (238 sq m) @ \$1,700 per square metres plus \$15,000 connections and fittings	1	\$419,600
	Demolish Existing SES Building	Estimated	1	\$5,000
<i>Sub-Total</i>				<i>\$10,938,235</i>
<b>TOTAL</b>				<b>16,292,777</b>