

CARDROSS RECREATION RESERVE MASTER PLAN 2009 - 2019



Mildura Rural City Council



ACKNOWLEDGEMENTS

Council thanks the community for its contribution to the Cardross Recreation Reserve Master Plan by attending community planning meetings, forwarding submissions and providing feedback on draft documents.

Council also takes this opportunity to acknowledge the many individuals and community organisations that help make the reserve the valuable community asset it is today.

The clubs and organisations that co-ordinate activities at Cardross Recreation Reserve are also recognised for their commitment to providing a variety of sport and recreation opportunities for a diverse range of groups.

TABLE OF CONTENTS

	Page
1.0 Introduction	4
1.1 Purpose of the Master Plan.....	4
1.2 Cardross Recreation Reserve	4
1.3 Participation Trends	5
2.0 Background Information	5
3.0 Project Methodology.....	6
4.0 Summary of Key Findings Directions	6
5.0 Discussion of Issues and Needs	6
6.0 Review and Implementation of the Master Plan	9
7.0 Action Plan	9
8.0 Site Plan.....	12
9.0 Appendices	13
Appendix 1 - Photographs.....	13
Appendix 2 - Relevant Information from Council Plan and Community Planning Meetings	14
Appendix 3 - Submissions to the Project.....	15

1.0 Introduction

1.1 Purpose of the Master Plan

The purpose of the Cardross Recreation Reserve Master Plan is to provide a framework to guide the planning and development of the reserve over the next 10 years.

While this is a 10 year plan it is based on a 30+ year vision the community and in particular tenants have for the reserve. Through this master plan the community articulates its aspirations for the park and how it wants the reserve to reflect 'community pride'.

The community also recognise that a long term strategy is necessary to ensure the reserve provides for future generations in a sustainable and responsible manner.

The master plan should be a document that is reviewed regularly and modified in response to changing needs and additional requirements identified over the period of the plan.

1.2 Cardross Recreation Reserve

Cardross Recreation Reserve is located 15.5 kilometers south of Mildura and is approximately 4.4 hectares in size. The reserve is owned by council (freehold) who has in place a number of lease agreements with clubs that tenant the reserve. The following table provides an overview of these organisations and the facilities they use at the reserve:

CLUB / ASSOCIATION	OVAL 1 (Grass wicket)		NETBALL COURTS		CLUBROOMS	
	S	W	S	W	S	W
Cardross Cricket Club (Red Cliffs Cricket Association)						
Cardross Football / Netball Club (Millewa Football Netball League)						

(Code: s=summer, w=winter)

The reserve currently includes:

- 1 sports field that caters for cricket and football
- 2 netball courts
- 1 playground
- Football pavilion (old)
- Cricket pavilion (old)
- Partially completed new change rooms and public toilet

1.3 Participation Trends

The following provides a summary of sport participation trends at the reserve:

Cardross Football / Netball Club

Football – Player membership for football has been consistent for past 3 years at approximately 95 players (4 teams) including 22 sub-juniors (1 team), 40 junior players (2 teams) and 32 senior players (1 team).

Netball – Player numbers have been constant for netball for the past 3 years with approximately 65 players. This includes 20 sub-juniors, 22 juniors (2 teams) and 23 senior players (3 teams).

Cardross Cricket Club

- Player numbers have been constant for cricket for the past 3 years with approximately 40 players. This includes 15 juniors (1 team) and 25 senior players (2 teams).

Tennis – tennis has not yet established a competition at the reserve

2.0 Background Information

At the last census (2006) the population of Cardross (state suburb) was 739. This represents a decline in the population of 19 people or 2.6% between the 2001 and the 2006 census.

The highest percentage of the Cardross population is in the 25-54 age groups (45.57%) followed by the 5-14 age groups (18%). The percentage of the population in both the 25-54 age group (MRCC 40%, Cardross 45.7%) and the 0-14 age group (MRCC 22.1%, Cardross 24.5%) is significantly higher than for the MRCC as a whole. People over 55 in Cardross represent 18.1% of the population while the same group represent 25.1% of the total MRCC population. 'Couples with children' are the most common household type (60.6% of families) which is significantly higher than for the whole of MRCC (37%)

In 2006 60.9% of the population was employed full-time while the area had an unemployment rate of 4.2%. Employment is primarily in managerial professions (22.2%, MRCC 17.3%) followed by labouring (16.6%, MRCC 15.9%) and trades / technician work (14.3%, MRCC 13.7%).

It is important that opportunities to cater for the sporting needs of all age groups be considered as part of the master plan, however given the demographic trends for Cardross it is particularly important that opportunities for families and young people be optimised at the reserve.

References: 2006 Census QuickStats: Cardross (State Suburb), ABS; National Regional Profile: Mildura (RC) (Local Govt. Area)

3.0 Project Methodology

This master plan is one of 12 master plans prepared for township reserves across the municipality. The project involved workshops with sporting club and reserve representatives, review of project submissions, interviews with stakeholders and workshops with council staff.

Communication with key stakeholders has been ongoing throughout the project to refine the master plan. In addition, this project has incorporated relevant findings and comments from a range of planning sessions conducted with communities over the last 6-8 months in relation to Community Plans and the preparation of the Council Plan. A summary of information drawn from these sources is included in appendix 2.

4.0 Summary of Key Findings Directions

The following points provide a summary of the key directions articulated by the community through the project and through other community planning sessions conducted by council ⁽¹⁾

(1) Council Plan and Community Plan consultation meetings

The priorities for Cardross Recreation Reserve are:

- Completion of works associated with the public toilets and change rooms
- Completion of additional works associated with partially constructed pavilion facilities
- Improving the standard and presentation of buildings, including the removal of old buildings
- Creation of a safe pedestrian zone that includes the playground and separates vehicles from pedestrians
- Tree and vegetation plantings
- The relocation of the cricket nets
- Upgrading of the oval and the provision of additional lighting.

5.0 Discussion of Issues and Needs

This section provides a discussion of the issues and opportunities raised through various consultation forums. This section should be read in conjunction with the Action Plan as it provides the basis for the tasks and priorities detailed in the plan.

Information in this section reflects feedback received through this project and also through other community planning meetings conducted over the last 6-8 months. ⁽²⁾

(2) Council Plan and Community Plan consultation meetings

Cardross Recreation Reserve is a small compact site located approximately 15 kilometers from Mildura. The community is very tight knit and the reserve is an important sport and recreation precinct. The tenant groups want to work towards a greater involvement of the broader community in activities at the reserve and use of facilities once they are completed.

This master plan reflects the community's vision for the reserve to be family friendly, safe / secure and welcoming. It also recognises the football / netball clubs desire for the reserve to 'express community feeling through sport' and the community's priorities for the reserve relating to upgraded facilities, safety, family friendly opportunities and increased vegetation / plantings.

Tenant clubs are having to address a range of issues inherited from the previous administration in relation to the sports pavilion. The pavilion upgrade commenced over the last 8 months has not complied with council works permits and has exceeded the scope of works for which approval was given. Works have ceased until agreement is reached with council in relation to the altered scope of works and funding availability. Tenant clubs are in discussion with council in relation to strategies to ensure completion of the pavilion and associated projects.

Considerable additional funds will be required for remedial works and to complete the building. This will significantly impact on the funds available for the implementation of other components of the master plan.

For the purpose of the discussion the reserve has been divided into a number of precincts.

New Pavilion Precinct

The primary consideration in this precinct will be the completion of works associated with the public toilets and the change rooms. This will be followed by works to weatherproof the remaining structure (short term) and complete it in the longer term. This will potentially require the sectioning and securing of the components of the building for which approval was not granted until funds become available.

The incomplete works and the poor condition of old pavilion infrastructure severely impacts on the presentation of the reserve and in particular the pavilion precinct. Comment provided at the community meeting clearly indicates the current state of the pavilion structure does not reflect the community's aspirations for the reserve or the township of Cardross.

The longer term vision for this precinct is the creation of a pedestrian zone that extends from the south side of the pavilion to the netball courts. This will create a social and family friendly environment and will address the conflict between pedestrians (particularly children) and vehicles in this area.

The master plan proposes a low-line fence behind the pavilion to stall children from running across the road to access the open space on this side of the road. It also relocates play equipment into the pedestrian precinct and recommends the expansion of play facilities to provide for a wider range of ages and more creative play opportunities. This location allows for parents / carers playing netball or watching sport from the precinct to more effectively monitor children in the play ground. It also removes the play equipment from its current site in the car park. Only restricted vehicle access will be allowed in the precinct (e.g. access to the cricket storage facility, emergency and services vehicles). In order to establish the pedestrian precinct the existing entry to the reserve will be relocated to the south side of the pavilion.

The master plan makes provision for a shaded social area to the rear or east of the pavilion (shade provided by the building) and a veranda to the west to cater for spectators.

Cricket Nets and Netball Precinct

The cricket nets require relocation so that the circular road access does not cross in front of the nets (rutting / risk management) and to minimise wear on the playing surface due to the run-up to the nets being on the pitch. The master plan also allows for the provision of spectator shelters to the north and west of the netball courts.

Oval Precinct

The master plan proposes the addition of two lighting towers on the west side of the oval. This will enable the training load to be distributed across the playing surface and so reduce the wear on the pitch under the current lights.

As oval perimeter fencing requires renewal it should be replaced by bollards that incorporate boundary seating on the east side of the oval in conjunction with the pedestrian precinct. The master plan recommends the continuation of oval perimeter plantings of clusters of lemon-scented gums to provide wide shade canopies. This will provide spectator shade, particularly relevant for cricket, and will improve the amenity of the reserve overall. These plantings will build on the plantings already commenced at the reserve. Provision has been made for perimeter parking around the oval and the master plan proposes a secondary exit from the reserve on game days. This will relieve congestion at the main entrance by providing an alternative exit for traffic parked along the north-west and north boundary of the oval.

The master plan proposes enhancement works at the corner of Torney Road and Dairntnunk Avenue. This will provide more of a feature entrance and approach to the reserve and will protect established trees. Parking has been formalised to the south of the oval to optimize the number of cars that can be accommodated in the precinct

The master plan recommends the investigation of the need to retain the fenced area in the south-west corner of the reserve. If this is no longer required, it is recommended that the fence be removed and the area re-vegetated and possibly landscaped in line with plantings proposed across the rest of the reserve. This will allow greater flexibility for car parking and will provide the opportunity for enhanced vegetation plantings.

Generic Considerations

The following provides an overview of issues that apply to the park as a whole.

Vegetation

This master plan proposes tree / vegetation plantings throughout the reserve. Where possible informal landscaping treatments will also be used to managed vehicle access to spaces in the reserve however more formal treatments e.g. bollards may be required in some areas.

Signage

The need for effective signage to the reserve along major access roadways and at reserve entries was identified as a priority for improved way-finding and to better profile opportunities and activities at the reserve.

Buildings

This master plan recommends that upgrades to existing buildings or the provision of new buildings require consolidation of buildings as a priority. Adherence to building standards and style that are consistent throughout the park is also a priority and the community should work with council to develop these provision guidelines for any future developments or upgrades. It should be a requirement of any further building works that structures be consolidated under one roofline as much as possible.

6.0 Review and Implementation of the Master Plan

This master plan has been prepared to guide the development of Cardross Recreation Reserve. It is important that the master plan be reviewed on a regular basis to ensure that it responds to the current priorities of the community, to changing community sport and recreation participation trends and to funding availability and opportunities.

The timing of various tasks outlined in the master plan may vary depending on a number of factors including:

- the capacity of the community to raise local funds
- the availability of state and federal government grants
- the availability of council grants and other competing council budget items and
- changing community priorities and needs

7.0 Action Plan

This section contains the 'action plan' that lists tasks required to guide the development of Cardross Recreation Reserve over the next 10 years. Some actions will fall outside the 10 year scope of the plan. They have however been documented so they are retained for future consideration.

The action plan also identifies the key stakeholders responsible for facilitating / resourcing the tasks, cost estimates and timelines. Priorities identified for any given year do not commit any potential funding partners, government or community. Rather they provide a guide for future planning, government budget allocations and community fund-raising. Priorities have been determined according to whether the action:

- has any risk management implications
- has significant implications for the future / survival of the sport
- caters for a priority need in the broader community
- was significant throughout the community consultation process
- has health and wellbeing implications for the broader community
- has particular implications in relation to the demographic profile of the area
- has been identified as a priority by Council, state and federal government agencies.

The cost items in the master plan are estimates only. Final costs will be subject to the final scope of works approved / agreed and detailed design findings. They will also vary depending on fluctuations in the price in materials and labour, access to volunteer labour and in-kind support, and environmental conditions identified as part of detailed design process.

CARDROSS RECREATION RESERVE - MASTER PLAN ACTIONS & COST ESTIMATES					
No.	ACTION	YEAR	COST ESTIMATE	POTENTIAL FUNDING PARTNERS	COMMENT
New Pavilion Precinct (including pedestrian only zone)					
1	Close existing entry to the reserve & create new entry to the reserve approximately 50mts north of Torney Rd / Dairtnunk Ave intersection	2	\$500	council, clubs, VicRoads	Prevents access across cricket nets & removes cars from new 'pedestrian only' zone
2	New (low) fence on the boundary of the reserve (includes closing of existing entrance)	2	\$10,000	council, clubs, VicRoads	Risk management (children running across road) To extend north as far as the edge of the netball enclosure and south to Torney Rd making provision for the new entrance . To include inset to allow for 4 car spaces for access to the public toilets
3	Multi-purpose pavilion				
4	Stage 1 - Finalise the construction of public toilets	1	\$5,000	clubs, community	To be completed as a priority & remainder of building made safe / secure until funds available for completion of change rooms
5	Stage 2 - Completion of change rooms including allocation for amendments to design plans	3	\$150,000	clubs, community	
6	Stage 3 - Construction of multi-purpose community rooms including allowance for design works	8	\$75,000	clubs, community, state govt.,	To accommodate football, netball & cricket activities & community activities
7	Stage 4 - Addition of storage room to the north of the new pavilion	8	\$20,000	clubs, community	
8	Stage 5 - Addition of verandah to the west of the new pavilion	9	\$25,000	clubs, community	Including paving
9	Stage 6 - Addition of undercover area to the east of the new pavilion	10+	\$20,000	clubs, community	Including paving
10	Installation of security light at entrance of new public toilets	1	\$10,000	council	Including sensor light
11	Installation of bollards to the south of the pavilion between the oval boundary and the reserve boundary (Dairtnunk Ave.)	1	\$5,000	clubs, council	Forms south boundary of pedestrian only zone. To include access provision to the east and west of the pavilion for service and emergency vehicles
12	Relocation of existing swing to new pedestrian only zone	2	\$250	council	
13	Installation of new playground between netball courts and pavilion	4	\$80,000	clubs, community, state govt.,	
14	Make provision for occasional car access between cricket nets & netball courts through pedestrian zone to the cricket store room	5	\$3,000	council, clubs	Restricted keyed access only through pedestrian only zone

CARDROSS RECREATION RESERVE - MASTER PLAN ACTIONS & COST ESTIMATES					
No.	ACTION	YEAR	COST ESTIMATE	POTENTIAL FUNDING PARTNERS	COMMENT
Cricket Nets and Netball Precinct					
15	Relocation of cricket nets to the west side of the netball courts	5	\$6,000	clubs, council, state govt.,	Allow for car access between the netball courts and the cricket nets
16	Installation of shade / seating shelters around perimeter of netball compound	3	\$25,000	clubs, council, state govt.,	
Oval Precinct					
17	Upgrade of playing surface	10+	\$50,000	clubs, community, state govt.,	
18	Installation of 2 additional lighting towers on the west side of the oval and allocation for power upgrade.	8	\$40,000	clubs, community, state govt.,	To spread training load on oval surface. Include sensor security lighting into car park area on light towers (personal safety measure)
19	Upgrade perimeter fencing incorporating primer seating along east side of oval	9	\$50,000	clubs, community, state govt.,	
Hardworks					
20	Formalise car parking to the south of the oval. FCR and shaping.	10+	\$75,000	council, clubs	
21	Sealing of new entrance to the reserve and to the south of the pavilion	6	\$20,000	council, clubs	Dust suppression
22	Formalise car parking around perimeter of the reserve	4	\$10,000	council, clubs	In line with tree plantings
23	Formalise roadway around north of oval and to additional game day exit gate to the north of the netball courts	5	\$10,000	council, clubs, VicRoads	To minimise congestion at the main entry on game days. To allow cars parked along the north and north-west boundary of the oval to exit via the north gate
24	Formalise and seal game day exit	6	\$10,000	council, clubs, VicRoads	
25	Make provision for occasional vehicle access between netball courts and cricket nets to cricket pavilion		\$10,000	clubs, council	
Landscape works					
26	Create dry creekbed feature in south-east corner of the reserve with additional tree plantings (longer term)	10+	\$3,000	council, community, clubs	Longer term. Creates an amenity feature in the town & at the reserve entrance
27	Formalise car parking around trees in the south-east corner (short-term)	2	\$5,000	council, clubs	Short- term. Parking restricted with bollards and / or landscaping for protection of trees. Need to determine the stability of the ground in this area
28	Investigate ground stability if car parking to be encouraged in the south-east corner of the reserve	2	\$2,000	council	

CARDROSS RECREATION RESERVE - MASTER PLAN ACTIONS & COST ESTIMATES					
No.	ACTION	YEAR	COST ESTIMATE	POTENTIAL FUNDING PARTNERS	COMMENT
29	Investigate the need to retain enclosure in the south-west corner of the reserve	2	\$5,000	council	Originally provided for protection of remnant vegetation. This vegetation may no longer exist
30	Tree plantings on east side of the pavilion	6	\$3,000	council, clubs	Cluster plantings of shade trees
31	Tree plantings between netball courts and pavilion and to the east side of the netball courts	5	\$6,000	council, clubs	Maintain clearance from courts to minimise leaf debris etc. on courts (risk management)
32	Vegetation screenings around new water tanks	3	\$2,000	council	
33	Shade tree plantings around the perimeter of oval	2	\$3,000	council, clubs, community	Cluster plantings
34	Shade tree planting in car parks to the south and south west of the oval	6	\$3,000	council, clubs, community	
35	Vegetation plantings along the west boundary of the reserve and in south-west corner	10+	\$3,000	council, clubs, community	
36	Plantings along northern end of the reserve	8	\$3,000	council, clubs, community	
Demolition works					
37	Demolish old toilets at north end of the reserve	1	\$15,000	council	
38	Demolish old clubrooms	7	\$15,000	council, clubs	
39	Demolish old cricket club shed	7	\$5,000	council, clubs	
Other Items					
40	Directional signage at entry	2	\$10,000	council	
41	Directional signage on highway	2	\$10,000	council	
42	Investigate opportunities for 'children crossing' warning signs on Dairtnunk Ave. on the approach to the reserve	1	\$2,000	council	Risk management. Note that children cross the road to the open space area on the other side of the road
	Total		\$804,750		

8.0 Site Plan

The site plan provides a graphic representation of the master plan.

9.0 Appendices

Appendix 1 – Photographs



Old and new sections of pavilion



South end of old pavilion



Pavilion and shedding infrastructure



To the east of the old pavilion



Netball courts



Access road between netball courts and oval



Old toilet blocks - to be demolished on completion of new public toilet facilities



Cricket nets – to be relocated



Fenced area in south-west corner of the reserve. The need for the retention of fencing to be reviewed



Corner of Dairtnunk Avenue and Torney Road from behind the pavilion



Play equipment and car park to the south of the oval



Corner of Dairtnunk Avenue and Torney Road – enhanced landscape treatment recommended

Appendix 2 - Submissions to the Project

The following provides a summary of submissions received as part of the project:

SUBMISSIONS TO THE PROJECT

The following provides a summary of submissions received as part of the project:

Submission 1 – Cardross Football / Netball Club

- Football Participation Numbers
 - Sub – juniors have been steady at approximately 22 / 1 team for past 3 years
 - Juniors – boys and girls have been steady at 1 team each for past 3 years
 - Senior males membership steady for last 3 years with 32 / 1 team
- Netball Participation Numbers
 - Sub – juniors have been steady at approximately 20 players for past 3 years
 - Juniors – girls has been steady at 22 / 2 team for past 3 years
 - Senior females membership steady for last 3 years with 23 / 3 teams for past 3 years
- Cricket Participation Numbers
 - Juniors – boys has been steady at 15 / 1 team for past 3 years
 - Senior males membership steady for last 3 years with 25 / 2 team
- Tennis – tennis has not yet established a competition at the reserve
- Other activities noted at the reserve
 - Sporting finals
 - A, B, C grade cricket (annual) – 150+ people
 - Note that football / netball finals no longer held at the reserve because of the condition of facilities
 - Willowfest Cricket Carnival – 300+ people from around Australia
 - Inter-school sports 500+ people
 - School Cross country – 200+ people
 - Car Rally (Annual) – 60 people
 - Community Family Day – 150+ people
 - Kite flying, nature e.g. sun-setting, astronomy, lunch / toilet stop by cyclists, walking / jogging by local community
- Vision for the reserve – family friendly, safe / secure, welcoming
- The reserve allows the community to express 'community feeling' through sport. It is the community hub
- Priorities – toilets, safer / child friendly environment, upgraded facilities, roads / pathways, playground upgrade and relocation the near the clubrooms, one safe entry / exit, fencing, shade, night lighting, roadway maintenance
- The reserve needs to better cater for all age groups – safer internal roads / access, handrails / public toilets.
- Increase flora and fauna at the reserve, increase role as part of a wildlife corridor.