

MURRAYVILLE RECREATION RESERVE MASTER PLAN 2009 - 2019



Mildura Rural City Council



ACKNOWLEDGEMENTS

Council thanks the community for its contribution to the Murrayville 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 reserve the valuable community asset it is today.

The clubs and organisations that co-ordinate activities at Murrayville Recreation Reserve are also recognised for their commitment to developing sport and recreation opportunities for the wider community.

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1.0 Introduction

1.1 Purpose of the Master Plan

The purpose of the Murrayville Recreation Reserve Master Plan is to provide a framework to guide the planning and development of Murrayville Recreation 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 reserve and how it wants the reserve reflect to reflect 'community pride' and sense of place.

The community also recognise that a longterm strategy is necessary to ensure the reserve provides for future generations in a sustainable and responsible manner. The preparation of a master plan to guide the upgrade of facilities was identified as a high priority in the Murrayville Community Plan.

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 Murrayville Recreation Reserve

Murrayville Recreation Reserve is crown land (Department of Sustainability and Environment) with council the designated committee of management. Tenant groups use the park under a lease agreement with council.

The following table provides an overview of the organisations that use facilities at the reserve:

CLUB / ASSOCIATION	OVAL (Grass wicket)		NETBALL COURTS (2)		BASKETBALL COURT (1)		TENNIS CRTS (6) (Grass court)	
	S	W	S	W	S	W	S	W
Murrayville Football - Netball Club (Mallee Football League / Mallee Netball Association – affiliated with Netball SA)								
Murrayville Cricket Club (Wimmera-Mallee Cricket Association)								
Murrayville Basketball Club Mallee International Rules Basketball Association								
Murrayville Golf Club (Local competition only)								
Murrayville Tennis Club (Southern Mallee Lawn Tennis Association / Underbool and District Tennis Association (hard court))								

Murrayville Recreation Reserve is approximately 49 hectares in size and currently includes:

- 1 sports field that caters for football and cricket
- 2 netball courts
- 6 grass tennis courts
- A 9 hole golf course and clubhouse
- Sport / community social facility
- A football change pavilion / kiosk

1.3 Participation Trends

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

Football – Football is struggling to survive. The club has no under 18 team and the under 16 team has players as young as 11 making up the numbers. There are only 6 registered under 16 age group players playing in the team. The committee predicts there will not be a football club at the reserve in 3 to 5 years. The declining number of football teams in the region is problematic for the local competition / league. In 2009 the club fielded 2 teams however one of these teams is made up of players from out of town. Games have been forfeited because of a lack of numbers

Netball – Junior netball numbers are holding however senior teams rely on players asking friends to fill in. Players from lower grades also making up more senior team numbers.

Tennis - The club has 2 teams of 6 players (3 males / 3 females). Tennis competition has been modified in recent years due to the declining number of players available. In the past teams consisted of 8 players.

Basketball - The club has 1 men's, 1 women's and 2 junior teams. In the past there was 4 junior teams. The women's team is currently very strong and has won 7 of the last 10 grand finals. Men struggle for numbers during harvesting season.

Cricket – The club has 1 senior team and 1 under 16 team, however the under 16 team is made up of 10 and 11 year old players due to a lack of registered under 16 players. The future of cricket at the reserve is doubtful given the declining number of players.

Golf – The club has 25 members who use the course April through to September. Competition is a local competition only and very few tourists use the course. The club / course remains viable because the course is a dry course and requires limited maintenance.

Casual Users – There are an estimated 10 people who use the oval on a daily basis for walking / exercising.

Soccer – the community is considering introducing a local soccer competition because of the requirement for less players and the opportunity to field mixed teams in the junior age groups.

2.0 Background Information

The recreation reserve is located on the north fringe of Murrayville township which is approximately 213 kilometres south-west of Mildura. At the last census (2006) the population of the 'state suburb' (ABS census region) Murrayville was 656. The data for this suburb is not available for 2001. However the population of the town (ABS – 'urban centre / locality') of Murrayville in 2001 was 231 and for 2006, 212. This shows an 8.2% decline in population in the 5 year period between 2001 and 2006.

Murrayville is part of a region referred to in council's 'Mildura Social Indicators Report' as the 'Mallee Track' which has a population of 772. Compared to the population of Mildura Rural City overall the Mallee Track region has a higher percentage of population in the 45-64 (28.4%, MRCC at 24.5%) and a significantly higher percentage of its population in the over 65 age groups (23.2%, MRCC 14.8%). It has a lower percentage of its population in all other age groups and a significantly lower percentage in the 20-44 age groups (24.1%, MRCC at 31.1%). In comparison to all other regions within the Mildura LGA it has an older population and one that is ageing more rapidly than other regions

The most predominant form of employment in the Mallee Track region is in agriculture / forestry / fishing (50.9%, compared to regional Victoria as a whole at 9.2%) followed by education and training at 11.6%, (Regional Victoria, 7.9%). In 2006 Mallee Track had an unemployment rate of 2.3% compared to regional Victoria at 5.6%. Mallee Track has the highest level of volunteering of all regions at approximately 47% of the population compared to Mildura as a whole (approximately 20%) and regional Victoria (approximately 24%).

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 Murrayville it is particularly important that opportunities for people as they age be optimised at the reserve.

References; 2006 Census QuickStats: Murrayville (State Suburb / 2006 Census QuickStats: Murrayville (L) (Urban Centre/Locality; Mildura Social Indicators Report'

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 1.

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⁾

The priorities for Murrayville Recreation Reserve are:

- Upgrading of football / cricket change rooms
- Provision of netball change rooms
- Upgrading of netball courts to ensure compliance with relevant guidelines
- Upgrading of the playground
- Upgrading of road surfaces (dust suppression)
- Creation of environmental / wetland area (former Duthie's oval)
- (Introduction of a local soccer competition.)

(1) Council Plan and Community Plan consultation meetings

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.

Murrayville Recreation Reserve is home to a range of community sport and recreation activities and groups and comprises some 49 hectares on the northern edge of the Murrayville township. The reserve is highly valued by the local community which is evident by the priority given to the reserve in the *Murrayville Community Plan (2007)*. The plan identifies 9 planning priorities of which 2 are particularly relevant to the Murrayville Reserve Master Plan. Priority 4 relates to the upgrading of sporting facilities and the general amenity of the reserve to make it more attractive to users and spectators and to encourage greater participation in sport and recreation. Priority 6 relates to the creation of a wetland on 'Duthie's Oval' to recreate environmental features associated with the Mallee environment. The reserve master plan addresses these community plan priorities.

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

Entry and Proposed Wetland Precinct

The Murrayville Community Plan proposes the development of a wetland in the area between the oval and Recreation Road. This wetland is seen as an opportunity to enhance the reserve and to provide an alternative natural, educational and recreation environment in the town. The project has been identified as a priority in the Community Plan and the Murrayville Secondary College has made a commitment to facilitate the project.

The master plan makes significant recommendations relating to traffic management works (including car parking) at the reserve to manage dust, erosion and traffic speed and circulation. A priority action is the sealing of the entry to the reserve and the main internal road to the ticket box.

These road works would also include traffic calming measures.

Clubrooms and Netball Precinct

The master plan proposes the creation of a pedestrian only precinct to create a safe family and recreation area and to address concerns relating to the mix of vehicles and pedestrians in and around the precinct.

Buildings in this area include an old tin structure that contains the change rooms, kiosk and under cover viewing area. This structure is old and not of a standard that caters for current sporting needs. The precinct also includes a brick building that incorporates the social rooms, public toilets and a small under cover area. This building is approximately 20 years old and is set back from the oval. Because the building is set back and to the south of the oval it is not ideally located in terms of consolidation as the main change and social facility to replace the current change rooms. There are currently no change facilities for netball players and the netball administration room is a small shed.

Two options were considered for the replacement of the current change facilities and provision of netball change facilities. Option 1 would involve a new building on the site of the current change facilities. This building would bring all indoor functions together including social, change and administration rooms and would have an outlook over both the oval and netball courts. Option 2 would involve extending and modifying the existing brick building that caters for social functions to include change rooms (football / cricket and netball), additional storage, a possible fitness room (depending on feasibility and consideration of other provision options in the town) and viewing verandahs that overlook the netball courts and the oval. Given the good condition of the existing brick building and the cost associated with building a new pavilion, option 2 is recommended. This will require changing the internal configuration of the building by converting the existing social rooms to change rooms and adding new social rooms to the east of the existing building. This would position the indoor social / viewing areas and associated outdoor viewing areas including verandahs closer to the oval. A structural evaluation of the building is required to determine the feasibility of this approach over the provision of a new building. Provision has been made in the master plan for concept design plans and indicative costings to be prepared.

The declining Murrayville population and related decline in local sport participation renders it difficult to justify the expenditure required to bring sporting facilities up to the required standard. The level of investment in new and upgraded infrastructure will in part be dependant on council's infrastructure policies relating to small and remote communities. Any infrastructure development or upgrade at the reserve must optimise use by the broader community and should not duplicate other existing or proposed infrastructure development in the town.

There are 2 netball courts, one is concrete and the other is asphalt. Raw concrete courts are not supported by Netball Victoria as they become too slippery in the wet. It is recommended they have either a non-slip paint application or an acrylic coating or asphalt layer applied. The courts do not have the required run-off / surround or the necessary clearance from structures. This master plan recognises that netball at Murrayville is affiliated with Netball SA however consideration should be given to providing courts that are consistent with accepted industry standards. Any upgrades to the courts should be undertaken in consideration of these guidelines.

The master plan proposes the removal of disused / old playground equipment and its replacement with play equipment that caters for a wide age range and more creative play opportunities. The current ply area provides good natural shade but needs tidying and the future playground needs

to comply with relevant guidelines and legislation. Before a new playground is constructed trees in the area should be assessed and consideration should be given to shade from trees being supplemented with shade sails. Retaining the playground in the same precinct means that it has a good relationship with both the tennis courts and the netball courts, however a short length of low barrier fencing barrier is recommended given the proximity to the netball courts.

Oval

The declining and ageing population in the town means the football club is struggling to field teams. It is estimated that approximately half of the players in senior teams come from outside the district and these players are increasingly difficult to engage on a regular basis. The community is looking to introduce soccer at the reserve because it requires fewer players and provides opportunities for both males and females, particularly in junior age groups where mixed teams can be fielded. The school has a strong soccer program which would feed into a local club. The Football Federation of Victoria (FFV) has said that it will support endeavours by rural communities looking to establish local competition.

Tennis Precinct

The master plan proposes the longer term removal of the tennis clubroom when the main pavilion is upgraded. A new spectator shelter would be constructed along the south side of the courts.

Generic Considerations

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

Signage

The need for effective signage to the reserve along major access roadways and at reserve entries was identified as a priority for both ease of access for newcomers, and to profile opportunities and activities at the reserve. Internal signage that indicates directions to precincts and facilities is required at various points throughout the reserve.

Park Furniture

The master plan recommends a programmed replacement / addition of reserve furniture such as oval perimeter fencing, traffic bollards, seating etc. as required. It is proposed that the standard of this furniture be specified so that the overall amenity of the reserve is improved over time in accordance with desired standards. This will create a uniformity of provision and a strong and continuous 'theme' throughout the reserve.

Buildings

The master plan recommends that upgrades to existing structures or the provision of new structures require consolidation of buildings. Adherence to building standards and style that are consistent throughout the reserve is also a priority and the community should work with council to develop these provision guidelines.

There should be a move away from free standing sheds and storage structures and a move to incorporating tenant group requirements under one roofline as much as possible. This will support the community's aspirations for an improved quality of provision and visual amenity at the park.

6.0 Review and Implementation of the Master Plan

This master plan has been developed to provide a guide for the development of Murrayville 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 responds to funding availability / 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 Murrayville 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.

MURRAYVILLE - MASTER PLAN ACTIONS & COST ESTIMATES					
No.	TASKLIST	YEAR	COST ESTIMATE	POTENTIAL FUNDING PARTNERS	COMMENTS
Entry & Proposed Wetland Precinct					
1	Formalise / upgrade and open up the entry	2	\$5,000	clubs, community groups, CoM	Include sealing of entry
2	Upgrade entry road to ticket box	7	\$7,000	clubs, community groups, CoM	Minor reformatting works & topping works
3	Seal entry road	10	\$28,000	clubs, community groups, CoM	Dust suppression / erosion management
4	Minor earthworks to shape & define wetland area	4	\$10,000	school, community groups, CoM	Widen in some areas, remove pot-holes / low lying points. Includes surfacing with crusher dust
5	Landscape works to wetland area	5	\$10,000	school, community groups, CoM	
6	Tree & vegetation planting of wetland area	Yrs 1-5	\$15,000	school, community groups, CoM	
7	Upgrading of entry fencing	6	\$10,000	clubs, CoM, council	
8	Extension of boundary fencing along Recreation Rd.	7	\$30,000	clubs, CoM, council	Making provision for pedestrian access through fence
Clubrooms & Netball Precinct (a new defined pedestrian only zone)					
	Development of clubroom / social complex:				Focused on existing football clubrooms
9	Allocation for design concepts and indicative costings	3	\$10,000	council	
10	Stage 1 - Construct new social facilities and football / cricket change rooms to the east of the existing social rooms.	6	\$235,000	clubs, community groups, state govt.	Including veranda to the east & west to provide shaded viewing areas to both the netball courts and oval. To cater for football & netball requirements. Incorporate existing open undercover area as toilets
11	Stage 2 - Convert existing social rooms to netball change rooms	8	\$20,000	clubs, community groups, state govt.	
12	Stage 3 - Add verandahs to the north and the west of the pavilion	9	\$35,000	clubs, community groups, state govt.	Including extension of veranda along the east side of the building
13	Stage 4 - Add additional multi-purpose room space	10+	\$95,000	clubs, community groups, state govt.	Dependent on needs analysis and alternative provision options with other facilities in Murrayville
14	Demolish old football change rooms / afternoon tea clubrooms	6	\$10,000	clubs, CoM	

MURRAYVILLE - MASTER PLAN ACTIONS & COST ESTIMATES					
No.	TASKLIST	YEAR	COST ESTIMATE	POTENTIAL FUNDING PARTNERS	COMMENTS
15	Extension of netball / basketball courts	2	\$15,000	clubs, CoM, council, state govt.	
16	Plexipaving of concrete netball / basketball court and extensions	2	\$50,000	clubs, CoM, council, state govt.	To comply with netball Victoria Guidelines
17	Plexi-paving of asphalt court	2	\$50,000	clubs, CoM, council, state govt.	Allocation for minor remedial works included
18	New netball shelters	3	\$30,000	clubs, CoM, council, state govt.	Replacement / upgrading of existing
19	Replacement of bollards along south end of courts and extension to end of existing clubrooms	1	\$10,000	CoM	Restricts car access to pedestrian zone & protects new tree / vegetation plantings
20	Replace / upgrade bollards extending from the south end of the pavilion to the oval boundary	3	\$10,000	CoM	To control / restrict access to pedestrian only zone. Keyed access for emergency & service vehicles & for people with disabilities
21	Progressive removal of bollards from within the pedestrian zone	2	\$8,000	CoM	
22	Review condition of trees in the proposed playground area between the tennis courts & the west netball court	1	\$2,000	council	Risk minimisation
23	Review of existing play equipment to ensure it complies with standards	1	\$2,000	council	Also review soft fall under equipment
24	Upgrade playground	3	\$100,000	clubs, community groups, CoM	Additional / new equipment to cater for ages 4 - 12. Include adult and child friendly seating
Oval Precinct					
25	Oval upgrade	7	\$36,000	council	
26	Allocation for upgrade of lighting	8	\$35,000	CoM	
27	Provision of 4 soccer goals	2	\$10,000	clubs, CoM, council, state govt.	
28	Upgrade perimeter road around oval	5	\$18,000	CoM	Widen in some areas, remove pot-holes / low lying points. Includes surfacing with crusher dust (short term) and sealing in the longer term Estimated cost \$16,000 – no base course required.
Tennis Precinct					
29	Minor / temporary upgrade to the tennis pavilion	2	\$10,000	clubs, CoM	Short term until the new social rooms are developed to provide for upgraded amenity / compliance requirements
30	Demolish tennis clubroom	4	\$30,000	council	

MURRAYVILLE - MASTER PLAN ACTIONS & COST ESTIMATES					
No.	TASKLIST	YEAR	COST ESTIMATE	POTENTIAL FUNDING PARTNERS	COMMENTS
31	New shade structure along south side of tennis courts & upgraded seating	4	\$15,000	clubs, CoM	
32	Extend watering system to allow for the watering of the areas south of the tennis courts and playground	2	\$50,000	clubs, CoM	
33	Relocate existing mower shed / nets storage shed to the abut the north-east corner of the tennis courts	4	\$15,000	clubs, CoM	For amenity enhancement
Vegetation Works					
34	Tree planting along entry road	5	\$6,000	clubs, community groups, CoM	
35	Formalising of access to golf clubrooms with vegetation plantings / bollards		\$7,000	clubs, community groups, CoM	To managed car access / opportunity for natural regeneration of defined areas. Dust suppression
36	Tree & vegetation plantings in area of existing football change facilities	4	\$8,000	clubs, community groups, CoM	
37	Tree / vegetate area to the east of the tennis courts & extend to the east of the playground	2	\$7,000	clubs, community groups, CoM	In pedestrian zone. Amenity enhancement
38	Tree plantings in the area to the west of the netball and golf facilities	4	\$6,000	clubs, community groups, CoM	Mulching and landscaping to define parking areas. Dust suppression. Protection of existing trees / vegetation
Other Items					
39	Upgrade entrance signage	2	\$5,000	council	
40	Warning signage along entry roadway - re golf balls & speed	1	\$10,000	council	Note that roadway intersects 2 golf fairways
41	Internal directional signage to tennis, golf and oval parking	3	\$10,000	council	
	Total		\$1,075,000		

8.0 Site Plan

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

9.0 Appendices

Appendix 1 – Photographs



Social / multi-purpose room and public toilets (right end of building)



Football / cricket change rooms (right end of building) and kiosk / shelter.



Rear of football / cricket change pavilion. Area in between pavilion and playground



Concrete netball court facing towards golf clubrooms



Tennis clubhouse



Tennis clubhouse



Play equipment



Car parking area behind change facility looking south to social rooms



Social rooms



Basketball / netball court



Proposed wetland area looking towards the town of Murrayville – reserve entry to the right



Inside football / cricket change pavilion

Appendix 2 – Relevant Information from Council Plan and Community Planning Meetings

COUNCIL PLAN (Consultation Meetings, February 2009)

The following is a summary of information / comments from council consultation meetings (Feb 2009) relevant to the master plan:

- Kids walking across train tracks and major highway to get to recreation reserve (need pedestrian crossing)
- Ongoing support from MRCC/ government for building maintenance, hall, footy oval, mowing, pool, caravan park
- Look after existing equipment/ facilities rather than new each time e.g. old hall versus new building
- Community needs grants to plan asset management
- Recreation and Sport
 - Team sports are an issue as there are not enough numbers to fill the teams - alternative non-team sports
 - Need to plan for the future when there is no football club (next 10 years)
 - Soccer camp - need to develop facilities to cope with these things
 - Need to promote activities for aging population
 - No decent walking tracks Need facilities
 - Recreation Master Plan feasibility study - huge priority
- Financial sustainability
 - Need to have a long-term view Look after existing equipment/ facilities rather than new each time e.g. old hall versus new building
 - Community needs grants to plan asset management
- Vision
 - Recreation and sporting facilities that are able to meet the different needs and demographics of all communities in the municipality

COMMUNITY PLAN – ‘Murrayville Community Plan’ (2007)

The following is a summary of information from the Community Plan that is relevant to the master plan:

- The Community Plan identified 9 priorities, 2 of these are relevant to the master plan, these are:
 - Priority 4 - Recreation reserve redevelopment including upgrading of sporting facilities and the general amenity of the reserve so that visiting the reserve is more enjoyable for users and spectators and to encourage participation in sport and recreation activities
 - A master plan is recommended to guide development at the reserve
 - Priority 6 – Creation of a wetland at the recreation reserve on ‘Duthie’s Oval’, that is to recreate environmental features associated with the Mallee environment. The wetland would take advantage of the natural drainage in the area and run-off from the grain shed
 - Benefits – enhanced environmental features, attracting wildlife, alternative recreation environment
 - Note that the school is willing to co-ordinate the project.