Mildura Rural City Council

OLD AERODROME SPORTING COMPLEX
MASTER PLAN STAKEHOLDER REVIEW

Final Report

NOVEMBER 2009
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## The Study Team

In response to the multi-disciplinary requirements of this study, Mildura Rural City Council commissioned:

- SGL Consulting Group
Section One:
Introduction
1.1 BACKGROUND

SGL was commissioned by Mildura Rural City Council in mid 2008 to complete updated master plans for the provision of sports facilities at the Mildura Recreation Reserve (MRR) and the new Mildura South Sports Precinct site at Sixteenth Street and Deakin Avenue.

The company has also completed an indoor sport stadium strategy that has seen a new regional indoor sport centre recommended to be developed at the Mildura South site.

As part of the review of outdoor sports needs across Mildura, Council has requested SGL as additional work to review the current Masterplan of the Old Aerodrome Sporting Complex (OASC) in terms of:

- Current and future requirements of reserve user groups
- New reserve user group development
- Future development and this reserve's relationship to the upgraded precincts at MRR and the Mildura South Sports Precinct.

A Master plan was developed for the OASC in 2004 by Gary Henshall and Associates. This report seeks to review what has occurred at the site since the master plan was adopted and those stakeholders current and future needs are being catered for whilst also seeking to understand if there are any new issues that need to be addressed.

1.2 PROJECT METHODOLOGY

The project methodology involved the following tasks:

Task 1: Review of 2004 Master Plan

- Review of existing 2004 Master Plan to determine key improvements proposed

Task 2: Review of Actions to Date

- Consultation with key user groups and stakeholders via surveys, meetings and telephone conversations on the changes in facilities and usage since the 2004 Master Plan was developed and whether there are any new stakeholder requirements some 5 years later.
Task 3: Compare Actions to Date

- Compare outcomes of stakeholder consultation against 2004 Master Plan.

Task 4: Conclusions and Recommendations

- Develop final conclusions and Recommendations for Council Review

1.3 REVIEW OF 2004 MASTER PLAN

As well as numerous single sport facilities, Mildura has three active multi sport precincts that provide for many sports and recreational pursuits. They are:

- Mildura Recreation Reserve (MRR)
- Mansell Reserve (MR)
- Old Aerodrome Sporting Complex (OASC).

The Old Aerodrome Sporting Complex was defined as a broad acre park that provides opportunities for passive recreation as well organised sports competition. It has very few areas that are fenced and has an internal walking path that is well patronized.

1.3.1. OASC Master Plan Concept

The 2004 OASC Master Plan layout and key improvements are listed on the following page. On page 5 of this report is a copy of the 2004 Master plan layout for the site.

The 2004 Master Plan identified that the Old Aerodrome Sporting Complex is a major regional sporting precinct catering for both extensive sporting and passive recreation activity. It highlighted that the precinct provided open uninterrupted sight lines from end to end of the reserve.

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.

Key ongoing development priorities were recommended as:

- Creating parkland facilities;
- Formalising and improving car-parking and vehicular circulation;
- Improving facilities, including program space such as the synthetic hockey pitch and supporting amenity such as the multi-purpose facility; and
- Creating new sport and recreation opportunities.
In the 2004 master plan it was suggested the Netball relocate from Mansell Reserve to OASC but this did not occur and later on new outdoor netball courts were built at Mansell Reserve.

The sporting precinct is home to 15 individual sports with over 2000 members that use the venue on a regular basis – some with their own facilities and others that share the amenities.

In the summary and recommendations of the 2004 master plan report a number of features as well as constraints were identified. A comprehensive list and each stakeholder current status is show in Section 4 of this report, however some of the key points are mentioned below.

- Whilst Old Areo’s as an overall precinct has good access to water supplies, there was a suggestion that it needed to be re-engineered to provide a more even spread from the different sources. It can be seen from this report that there is still work to be done to maximize this benefit.

- The traffic access and flow and car-parking was an issue in 2004 and remains to be so from some of the park’s user groups – especially during peak periods of use.

- It was suggested that an innovative playground targeting disabled children be constructed. This has been achieved.

- A number of the toilet blocks in the precinct required upgrades. There has been a gradual process put in place.

- It was also suggested that the wooden cricket pavilion be upgraded, it has since burned down and been replaced.
Section Two: Key Stakeholder Review
## 2.1 Stakeholder Interviews

A number of the key user groups were identified by the Council as the major users and were interviewed (written, phone and personal meeting) in terms of their current usage of the facilities at the OASC and their proposed needs in the future.

Their responses are summarised in the following tables. The groups surveyed were:

- Mildura West Cricket Club
- Mildura Little Athletics
- Football Federation Sunraysia
- Sunraysia Junior Baseball League
- Sunraysia Hockey Association Inc.
- Mildura BMX Club
- St Andrews/Sacred Heart Tennis Club
- Sunraysia Junior Baseball League
- Mallee Touch Association
- Mildura District Radio Car Club
- Sunraysia Softball Association

### Sport: Mildura West Cricket Club

#### Bill Sauer (President)

<table>
<thead>
<tr>
<th>Considerations</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current utilisation of facilities at Old Aeros Precinct</td>
<td>1 October to 1 April plus use the nets for a couple of weeks prior to that. Every second Friday a ladies competition is conducted 6-8 pm. Juniors – Sat 8.30 til 11.30. Seniors – 12 til 6.30 pm. Sunday am – U11 and U13 games. Training – Tuesday 5 – 7.30, Wed 4.30 – 6 (juniors), Thurs 4.30 – 7.30 (juniors and seniors). Busiest times are Saturday.</td>
</tr>
<tr>
<td>Changes since 2004 Masterplan review</td>
<td>Pretty steady in numbers of senior players (Approximately 50) increase in junior teams. Players drop off at 17/18 years of age. Have a new clubhouse and are very satisfied with it.</td>
</tr>
<tr>
<td>Projected future participation and facility needs</td>
<td>Expect the participation rates to remain steady though the number of women playing is increasing. Currently have 2 turf wickets which they are happy with. Council maintains the outfield and the club maintain the wickets. Water is not a problem for the wickets (allowed to use town water for 8 hours per week).</td>
</tr>
<tr>
<td>Schedule of usage</td>
<td>As above</td>
</tr>
</tbody>
</table>
Acceptance as a public broad acre park
Are comfortable with the layout and usage
Occasionally there are some issues with vandals

Major Issues
No issues with parking or traffic because of positioning and playing numbers

Other feedback
Happy with the Council User Group meetings as a forum

Sport: Mildura Little Athletics
Gerard Doyle President

<table>
<thead>
<tr>
<th>Considerations</th>
<th>Response</th>
</tr>
</thead>
</table>
| Current utilisation of facilities at Old Aeros Precinct | Mildura and District Little Athletics uses the athletics facility on:  
  - Sundays for competition  
  - Tuesday and Thursday afternoon for training (week 1 of October to mid March)  
  - Saturday mornings for hurdles training (every 3rd week)  
The majority of schools use the facility for carnivals - August to September |

Changes since 2004 Masterplan review
There has been an increase in numbers participating at local and school level
Registrations have increased from 120 to 200
School use has increased to 23 schools

Projected future participation and facility needs
Increased growth is anticipated due to better facilities, improved council services, larger age group market, and improved awareness due to information ability.
In terms of facilities, the basic needs are being met.
A submission has been tabled for inclusion in the council master plan for upgraded facilities including – increased shade structures, additional synthetic long and triple jump pits and runways, power to the inside of the oval, improved PA speaker system, 2nd discus cage, levelling of the front straight, signage, new hurdles as well as storage spaces.

Schedule of usage
The current schedule of usage meets the demand however there is some concern regarding the re-emergence of adult athletics and their demands for the facilities.
Sunday mornings are the busiest times - Oct to March.

Acceptance as a public broad acre park
“It is a very positive community facility”

Major Issues
Shade, parking at large carnivals or major events, traffic flow, power the oval and an improved PA system

Other feedback
Council staff have been helpful and supportive. “They do an excellent job”
**Football Federation Sunraysia:** Steve Lorinz (FFS President)/Craig Gavin (FFS Treasurer) and information from draft strategic plan

<table>
<thead>
<tr>
<th>Considerations</th>
<th>Response</th>
</tr>
</thead>
</table>
| Current utilisation of facilities at Old Aeros Precinct | They have 6 clubs – 3 based at Aeros and 3 at satellite venues (Merbein, Nichols Point and Irymple) but they all play at Aeros on a Sunday. They only train at their home grounds. They currently have 758 players down from 802 last year but they believe that upgraded amenities would assist them to increase those numbers. Junior 5-10 age group grew by 9%.

They use 5 pitches (9,10,11,12, and 13) where 9 and 11 and 12 have been recently upgraded. Three pitches are utilised to 100% capacity on competition days with the small-sided pitches used to 50% capacity.

On a Sunday (game day) they get over 2000 people through the gate.

They currently charge cars and people to enter their facility on Saturday game days. They charge approx. $1400 per week and pay out $1000 making it their major funding source and essential to their business plan and existence. |

<table>
<thead>
<tr>
<th>Considerations (FFS Cont.)</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Changes since 2004 Masterplan review</td>
<td>They have recently updated the constitution and bylaws and structure to allow them to move forward in a unified way. The Association Committee is now made up of 2 representatives each from all 6 clubs. They are looking to hold the men’s and women’s grand finals at night this year.</td>
</tr>
</tbody>
</table>

Projected future participation and facility needs | Current participation is 758 but they are looking to increase that to over 1000 in the next 2 years and target is to grow to 1200 players by 2012.

One of their biggest issues is the inability to provide adequate change facilities for the women players and this is restricting the development of the leagues for females.

They believe they will reach saturation point within 2 years in terms of space for games at Aeros on a Saturday.

Their master plan proposal is to upgrade and further utilise the satellite venues rather than try to find more space at Aeros. Additional lighting for 2 grounds would assist with training schedules but also for night competitions.

They are looking hold a number of participation-type major events in the future. |

Schedule of usage | Currently have a 6 month lease for the winter but they are starting to use it more in the summer. |
Winter season - end of March to September  
They play on Sunday to avoid clashing with the Australian Rules.  
Training at Aeros - Tuesday (4.30-10), Wednesday (Juniors 4.30-6.30), Thursday (4.30-10)

Acceptance as a public broad acre park  
They have a fence around their fields but it is only enforced on Sundays. The rest of the times it is open to the public.

Major Issues  
The management of the traffic flow is an issue even though they admit that their action of charging cars to enter the soccer area on game day causes much of it. They would like to see Council create a traffic management plan specifying the use of Flora or 11th Street.  
They currently have rooms that they allocate for dressing rooms plus showers and a canteen. They would like to have a new amenities facility.  
The fields are used regularly by other user groups, which then put additional pressure on the quality of the surface that is able to be maintained.

Other feedback  
They consistently get 1 age group Country Championship every year.

<table>
<thead>
<tr>
<th>Considerations</th>
<th>Response</th>
</tr>
</thead>
</table>
| Current utilisation of facilities at Old Aeros Precinct | SJ BL uses the facility separate to the senior baseball association and softball.  
Currently through the winter months the complex is used 6 days per week (both day and night) and it would be used more during summer but this conflicts with |
| Changes since 2004 Masterplan review | Participation numbers have increased dramatically (estimated that it has more than doubled). Increases in last 2 years in Baseball, coach pitch and T-ball. There has been a drop in school-based involvement but it is thought that has been taken up in club participation increases.  
Athlete pathways have been made clearer - now undertake elite training within the national competition and also undertake state selection try-outs on top of normal competitions. |
## Considerations (SJBL Cont.)

<table>
<thead>
<tr>
<th>Considerations</th>
<th>Response</th>
</tr>
</thead>
</table>
| Projected future participation and facility needs                   | Growth is occurring in both junior and senior ranks. A new club has been admitted for this season. Looking to implement an elite academy for baseball. They feel that the current facilities only satisfy the “bare minimum” in term of surfaces. They have identified a number of upgrades that would provide the sport with the capacity to increase its participation levels and skill levels. These are in the 10-year plan (attached) provided by the SJBL but yet to be endorsed or costed. They include:  
- Surface upgrades and fully enclosed fencing to the 2 main diamonds  
- Batting tunnels and pitching pens  
- Upgraded lighting  
- Storage facilities and club “spaces”  
- Additional spectator seating and amenities  
- Additional training spaces  |
| Schedule of usage                                                   | SJBL Home and away season – April til August  
SJBL National season – August til January  
Club and league training – Tuesday, Wednesday, Thursday and Friday  
Competition – Junior all day Saturday and junior participation in senior fixtures on Sundays.                                                                                                                                                                                                                                                                                                                          |
| Acceptance as a public broad acre park                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Major Issues                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Other feedback                                                     | A 10-year plan has been developed and has been tabled with all associated groups however it has yet to get the endorsement of Softball and senior Baseball. Until it does, Council will not consider it. The Sunraysia Baseball League is recognised as the largest and most successful regional baseball program in Victoria.                                                                                                                                                                                                                      |

### Sport Organisation: Sunraysia Hockey Association Inc. Wendy Finn

<table>
<thead>
<tr>
<th>Considerations</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current utilisation of facilities at Old Aeros Precinct</td>
<td>Summer and Winter competitions at the Hockey turf field.</td>
</tr>
<tr>
<td>Changes since 2004 Masterplan review</td>
<td>They have recently moved to the new artificial turf facility from the shared grass facility and clubrooms with Mildura West Cricket club. Have had an increase in participation numbers – 400 in winter and more than 100 in summer.</td>
</tr>
</tbody>
</table>
Considerations | Response
--- | ---
Projected future participation and facility needs | The expectation is for the numbers to continue to grow and then to add another synthetic grass field. Two new grass fields were planned adjacent to the new artificial pitch however the drought has slowed these plans. They feel another artificial turf will meet their needs in the future. Their new clubrooms meet their needs in terms of off filed amenities. Because they don’t share the facility with any other sports they are able to be flexible with their usage.

Schedule of usage | Autumn - winter training – each evening 4.30 to 9pm Weekend winter competition – Friday night, Saturday and Sunday Summer competition – Wednesday evenings Sunraysia Junior Talent Squad training two evenings a week over summer

Acceptance as a public broad acre park | Yes

Considerations (SHA Cont.) | Response
--- | ---
Major Issues | Traffic flow Unmarked car parking Lack of speed bumps Need for another artificial turf facility Landscaping around new club rooms

Other feedback

Sport Organisation: Mildura BMX Club
Ken Cornell

Considerations | Response
--- | ---
Current utilisation of facilities at Old Aeros Precinct | The club currently leases the block of land from the Council. They have just been given access to the gardeners shed for their use. Council mows and maintains the site with the club but the club maintains the track themselves.

Changes since 2004 Masterplan review | The club is 30 years old. The numbers have increased from 30 in 2004 to between 60 and 70 members now. They currently have a $10,000 council grant to fence the track as a risk mitigation solution for public who use the track. The overall usage has increased. They are exploring the idea of incorporating mountain bikes.
### Considerations

<table>
<thead>
<tr>
<th>Projected future participation and facility needs</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>They are regularly holding “track active days/have a go” where they promote the sport to new members. They are slowly and steadily growing. They are looking to get the jumps/tricks riders involved in the club as well – to increase the numbers. Would like some facilities for spectators. Need lights to allow them to compete on Friday nights. They have investigated the costs for this - $40 – 50,000. They are putting in a submission to the state government. They also need to investigate getting power to the site for these lights.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Schedule of usage</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use the facility all year round though the heat in summer restricts them (&lt;38 degrees). Three times per week – Tuesday and Thursday nights for training and Sundays for Racing.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Acceptance as a public broad acre park</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>In favour of it but have to fence their facility as a risk measure.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Major Issues</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>There are no toilets close to the track. Currently use soccer’s amenities. The traffic flow is generally okay except on Sundays when the soccer is on. They have alternative entrance off 11th Street but it is not utilised by all patrons as directed. They would like to the gate between the BMX and the athletics widened. When the soccer is on, all cars are stopped at the entrance to soccer to pay an entrance fee and this slows any flow. They also have occasional problems with vandals wrecking the track – hence the fence.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Other feedback</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Closest tracks are in Bendigo and Adelaide and there is one being constructed in Swan Hill. They have juniors who are eligible to qualify for the World Championships in Adelaide this year.</td>
<td></td>
</tr>
</tbody>
</table>

### Sport Organisation:

**St Andrews/Sacred Heart Tennis Club Robyn Herbert**

<table>
<thead>
<tr>
<th>Considerations</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current utilisation of facilities at Old Aeros Precinct</td>
<td>Use all courts regularly (see below) Jointly the 2 clubs have 242 members including juniors and seniors (~100).</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Changes since 2004 Masterplan review</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>The recommendations from the 2004 master plan to create a walkway through by moving the fence lines has not eventuated due to the changes in standards for the extension to the baseline runoff. It was also recommended that an additional 4 courts be</td>
<td></td>
</tr>
</tbody>
</table>
constructed. This has not happened yet but if it goes ahead it will be more than likely funded by the clubs. Lighting on 4 courts ($44,000) has been constructed.

| Projected future participation and facility needs | The participation numbers are growing especially in the juniors. Currently can’t schedule all the games to start at 9am (too many) Will require additional courts in the future. |
| Schedule of usage | busiest form May to mid-September Play on Saturday from 8.30am till dark. Training – Wednesday and Thursday nights – 3 til late. Wednesday morning ladies competition. Twilight competition on Wednesday all year |
| Acceptance as a public broad acre park | They are very happy with the concept. They lock the tennis off during times of non-use. |
| Major Issues | On Saturday mornings they share the parking with other sports |
| Other feedback | Park for play next door is very successful More lighting for the precinct would be good |

**Sport Organisation:** Sunraysia Baseball League Ian Bishop

<table>
<thead>
<tr>
<th>Considerations</th>
<th>Response</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current utilisation of facilities at Old Aerodrome Precinct</td>
<td>Senior Baseball – Use of 3 Diamonds on Sundays from March to August/September each year. – Use of 2 further Diamonds on special occasions. Junior Baseball – Use of up to 12 Diamonds each Saturday for the same period. Senior Team Training – 3 Clubs twice a week in the evenings. There are 160-170 players in seniors and approx. 400 juniors each week.</td>
</tr>
<tr>
<td>Changes since 2004 Masterplan review</td>
<td>none</td>
</tr>
<tr>
<td>Projected future participation and facility needs</td>
<td>A slight increase is being projected as a new team outside of Mildura has just been formed. The league would like to extend the side netting to the back nets and erect Home Run fences on the 2 main Diamonds. This is not in their financial planning at the present time. Currently meets the needs.</td>
</tr>
<tr>
<td>Schedule of usage</td>
<td>As above</td>
</tr>
<tr>
<td>Acceptance as a public broad acre park</td>
<td>Yes</td>
</tr>
<tr>
<td>Major Issues</td>
<td>Traffic flow mainly but also car parking. Football training on Baseball grounds’ outfields causes damage to the surface.</td>
</tr>
<tr>
<td>Other feedback</td>
<td>No</td>
</tr>
</tbody>
</table>
Section Three: Changes at OASC Since 2004
### 3.1 REVIEW OF 2004 MASTERPLAN ACTIONS

The table below summarises the upgrades suggested in the 2004 master plan and the current status of this work in March 2009 when Stakeholder interviews were held.

<table>
<thead>
<tr>
<th>2004 Master Plan Proposed Upgrades</th>
<th>Current Status as at March 2009</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Baseball works:</strong></td>
<td></td>
</tr>
<tr>
<td>Baseball diamond upgrade</td>
<td>- regular maintenance</td>
</tr>
<tr>
<td>Baseball fence</td>
<td>- still to be installed</td>
</tr>
<tr>
<td>Lighting</td>
<td>- in planning</td>
</tr>
<tr>
<td>Storage shed</td>
<td>- completed</td>
</tr>
<tr>
<td>Public toilet upgrade</td>
<td>- completed</td>
</tr>
<tr>
<td><strong>Athletics works:</strong></td>
<td></td>
</tr>
<tr>
<td>Relocate long jump area</td>
<td>- Not completed</td>
</tr>
<tr>
<td>Returf athletics track</td>
<td>- regular maintenance completed</td>
</tr>
<tr>
<td>Synthetic high jump area</td>
<td>- Not completed</td>
</tr>
<tr>
<td>Relocate javelin pit</td>
<td>- Not completed</td>
</tr>
<tr>
<td>Establish “crustadust” facilities</td>
<td>- Not completed</td>
</tr>
<tr>
<td><strong>Cricket works:</strong></td>
<td></td>
</tr>
<tr>
<td>Club room extension</td>
<td>- new club rooms completed</td>
</tr>
<tr>
<td>Formalised car parking</td>
<td>- use existing</td>
</tr>
<tr>
<td><strong>Hockey/Touch/Table Tennis and Ballet works:</strong></td>
<td></td>
</tr>
<tr>
<td>Build new multi purpose pavilion</td>
<td>- Completed in modified form hockey only, due to non-availability of sufficient funds from other partners and operational requirements of hockey</td>
</tr>
<tr>
<td>Synthetic Hockey pitch</td>
<td>- Completed</td>
</tr>
<tr>
<td>2 grass hockey/touch pitches</td>
<td>- Yet to be completed</td>
</tr>
<tr>
<td>2 junior hockey pitches</td>
<td>- Yet to be completed</td>
</tr>
<tr>
<td>Lighting</td>
<td>- Yet to be completed</td>
</tr>
<tr>
<td>Seating</td>
<td>- Yet to be completed</td>
</tr>
<tr>
<td>Car Park</td>
<td>- general car parking used</td>
</tr>
<tr>
<td><strong>Soccer (now known as football) works:</strong></td>
<td></td>
</tr>
<tr>
<td>Car park</td>
<td>- not completed</td>
</tr>
<tr>
<td>Bollards</td>
<td>- Completed</td>
</tr>
<tr>
<td>Seating</td>
<td>- Yet to be completed</td>
</tr>
<tr>
<td>Upgrade pavilion</td>
<td>- Future planning</td>
</tr>
</tbody>
</table>

Commercial in Confidence
### 3.2 KEY REVIEW FINDINGS

Listed below is a summary of the current situation for each of the major stakeholders user groups based on the consultation conducted with members of their committees of management.

**Mildura West Cricket Club**
- Have had new clubrooms built recently
- Are expanding in numbers of players (women)

**Mildura Little Athletics**
- Currently negotiating with Council for upgrades to the facilities
- Expecting increases in numbers of participants

**Football Federation Sunraysia**
- Require upgrades to surfaces and lighting
- Need additional playing and warm-up surfaces (with preference for synthetic surface) in near future
- Require change facilities and amenities for women players (preference is for unisex change rooms)
- Seeking other amenity enhancements such as internal and perimeter shelter

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<table>
<thead>
<tr>
<th>2004 Master Plan Proposed Upgrades</th>
<th>Current Status as at March 2009</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Tennis works:</strong></td>
<td></td>
</tr>
<tr>
<td>Realign tennis fence</td>
<td>- no longer a requirement</td>
</tr>
<tr>
<td>New fence</td>
<td>- no longer a requirement</td>
</tr>
<tr>
<td>Pavilion extension</td>
<td>- yet to be completed</td>
</tr>
<tr>
<td>4 new tennis courts</td>
<td>- yet to be completed</td>
</tr>
<tr>
<td>Lighting</td>
<td>- yet to be completed</td>
</tr>
<tr>
<td><strong>BMX works:</strong></td>
<td></td>
</tr>
<tr>
<td>Upgrade pavilion</td>
<td>- some works done</td>
</tr>
<tr>
<td>Shelters</td>
<td>- still planned</td>
</tr>
<tr>
<td>Seating</td>
<td>- still planned</td>
</tr>
<tr>
<td>Landscaping</td>
<td>- completed to date</td>
</tr>
<tr>
<td>Car park</td>
<td>- Completed</td>
</tr>
<tr>
<td><strong>Accessible Play ground works:</strong></td>
<td></td>
</tr>
<tr>
<td>Establish a playground that is accessible to all abilities</td>
<td>- Completed</td>
</tr>
</tbody>
</table>
**Sunraysia Junior Baseball League**
- Participation numbers are growing
- Require upgrades to facilities to make them a centre of excellence

**Sunraysia Hockey Association Inc.**
- Have a new synthetic pitch and new clubrooms recently built
- Awaiting the construction of 2 further grass fields

**Mildura BMX club**
- Require lights
- They have no power to the site
- Require spectator facilities

**St Andrews/Sacred Heart Tennis Club**
- No longer need fence re-aligning
- 4 new courts still planned but would like lighting for them

**Sunraysia Baseball League**
- Facility currently meets the need though they are increasing in numbers
- Would like additional fences for fields

**Mallee Touch Association**
- Participation is increasing, projected strong growth in future years
- Currently share cricket and soccer spaces, likely to need access to additional space in short to medium term

**Mildura District Radio Car Club (Remote Control Car Club)**
- Very happy with their site but need services attached and are seeking to invest in infrastructure improvements
- Looking to get a longer lease with Council

**Sunraysia Softball Association**
- Currently the facility meets the needs though the numbers are increasing
- Have issues with the traffic flow

### 3.3 Relationship to Other Sports Precincts and Users

In the majority the sports have their own facilities and spaces. There are only a couple that share the fields – namely Touch and baseball/softball.

In terms of sports that may be able to utilise the new outdoor pitches at 16th and Deakin, Football (soccer) and Touch may be the only ones that may benefit from being able to expand by using them.
This is not required at this stage as the fields are adequate and there is a vacant site of land adjacent to the Hockey facilities that would be adequately cater for the sports if it was developed.

Football Federation Victoria (FFV) and Football 'Sunraysia with support from Council have drafted a strategic plan for the ongoing development of football (soccer) in the region. As part of the plan it has been identified that the growth of the sport has lagged behind that experienced throughout Victoria and Australia. Both organisations believe that the sport has great potential in the region, especially if supported by infrastructure developments and programs. For example Football Federation Australia has identified the need to cater for those players who are geographically isolated and cannot access programs in major cities—particularly for talented players aged between 12-15 years. Currently one of the major programs which provides a pathway for talented players, coaches and referees requires Mildura based players to train and compete in a 'home base' at Bendigo.

The draft Strategic Plan recommends the FFV, Football Federation Sunraysia and Mildura Rural City Council investigate the establishment of a Regional Centre of Excellence located adjacent to the Main Pitch at the OASC. Initial facility requirements could be quite basic and built incrementally over time and possess the ability to share with other complementary sports in the precinct i.e. hockey. Indicative requirements include meeting rooms (with video/computer analysis), gym, sports medicine treatment area, change rooms and potentially dormitory style accommodation.

The FFV has also indicated a commitment to the region to bring it into line with the type of growth being experienced across most parts of the state (18% growth in 2008) — this may include the delivery of decentralized resources and the ability to fly in and fly out specialist coaching, refereeing and club development expertise.

Assuming there is some growth in the sport and new programs are developed there will be a need to consider the development of further program space and supporting amenity in future years beyond the capacity of the existing site. These facility requirements compliment the ongoing requirement for touch football to access additional playing space and amenity in future years and are consistent with precinct’s master plan.

In order to future proof the site opportunities to purchase adjoining land and integrate into the precinct would be prudent.
Section Four: Conclusions and Recommendations
4.1 UPDATED OASC MASTERPLAN REVIEW CONCLUSIONS

Interviews have been completed with current users and potential future users at the Old Aerodrome Sporting Reserve to identify any changes to the adopted 2004 Master Plan as well as monitor any new needs or demands.

- The existing spaces generally meet the current needs of the sports.
- There are still issues with the traffic management and car-parking in the precinct - especially during busy periods or cross-over times. A review has commenced to address these issues.
- Sports are regularly applying for upgrade of facility and services works assistance from Council as per the 2004 master plan and this appears to be working well.
- Sports in general are increasing their numbers of participants and will need additional facilities on the site in the medium to long term.
- The major projected expansion in program and participation numbers can be addressed by developing multi-purpose spaces and amenity and is consistent with broad master plan.
- Those organisations seeking to invest in infrastructure improvements are seeking longer term tenancy arrangements.
- Some sports such as football (soccer) are seeking to develop new programs (e.g. the establishment of a Regional Centre of Excellence) in the precinct which will require additional program space and supporting amenity.
- It would be prudent for Council to acquire some adjoining land to the reserve for long term future sporting reserve and parkland expansion.
- All users enjoy the ‘broad acre’ concept of the park and as facilities and use increases it supports the opportunity of council future proofing the site by acquiring the adjoining available land. Strategically if this land is sold to another party it will be a lost future proofing opportunity.
- The precinct is used for passive as well as participation based sports and activities and is not suited for major event activities.
- Council has sought funding from the Federal Government for the construction of a Global Learning Centre on-site which can also enhance soccer change room and other amenity provision. If developed this may impact on existing parking and landscape on the Flora Avenue frontage of the soccer fields.
4.2 PROJECT RECOMMENDATIONS

The following recommendations are proposed as part of the update of the Old Aerodrome Sporting Reserve Master Plan Review.

That Council:

**Recommendation One:**
Retains the principles of the 2004 Master Plan and that the precinct remain as a broad acre park with the emphasis on participation based (rather than spectator-based) and passive activities.

**Recommendation Two:**
Investigates the acquisition of the adjoining land (approximately 4.1 ha) to the reserve for long term future sporting reserve and parkland expansion.

**Recommendation Three:**
Notes that in order to enable the ongoing development of its activities and provide security of tenure and a level of certainty for undertaking infrastructure works the Remote Control Car Club should be provided with a long term occupancy agreement for the area it occupies in the field behind the St Joseph College Stadium subject to a Town Planning Permit being obtained by the club and if this is not approved, an alternative location be provided for this club.

**Recommendation Four:**
Completes the review of traffic management lay-out for the site in consultation with user groups and implements changes as a priority.

**Recommendation Five:**
Reviews the car parking requirements with consideration being given to developing a formal car-park between No 3 & No 4 Ovals and adjacent to the recently relocated Mildura West Cricket Club and Werrimull Football clubrooms.

**Recommendation Six:**
Engages a suitable design company to review and update the drawings of the 2004 Master Plan to reflect the adopted changes.