



# mildura south recreation assessment

prepared by hansen partnership  
november 2013



urban planning | urban design | landscape architecture

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# 1 introduction

This Mildura South Recreation Assessment has been prepared by hansen partnership to provide an overview of the recreation needs associated with the Mildura South Growth Area. The document forms part of a broader assessment of Mildura's recreation needs but focuses on the requirements associated with the Mildura South community. This document therefore seeks to do the following:

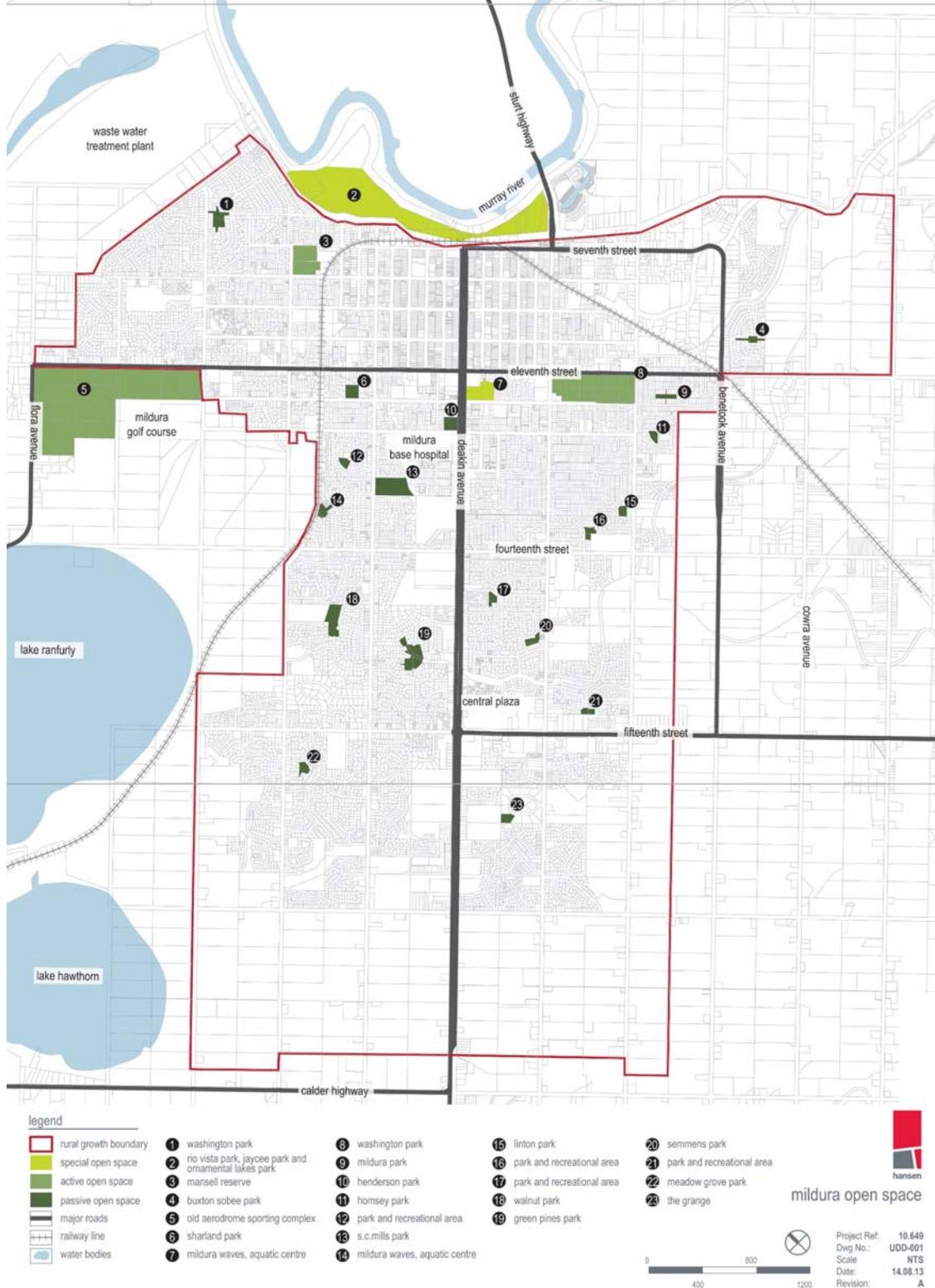
- Identify existing sporting facilities in the urban area of Mildura including their location, current uses, area and potential for expansion.
- Identify known gaps and associated issues in the provision of recreation facilities in Mildura.
- Identify principles and criteria for assessing the location of new facilities.
- Identify and assess potential locations.
- Provide clear recommendations to Council as to the preferred option for addressing the identified gaps and the option which provides the best overall outcome for the Mildura community.

While an assessment of the preferred location for an Indoor Facility for the broader Mildura community remains on-going, in the shorter term there is a strategic imperative to identify the preferred location for the active recreation space for the future residents of the Mildura South Growth Area. Council needs to have a clear understanding of the optimal location for these facilities in order to allow planning for this area to proceed.

It is important to acknowledge that this document is not intended to provide a new assessment of the gaps and requirements within the Mildura area but to confirm existing identified gaps and the best location for those having regard to broader strategic planning imperatives, in addition to the more specific locational needs of the particular recreational gaps, in particular the gaps associated with growth in Mildura South.

## 2 existing recreation facilities

Before beginning an assessment of the location of any new facilities, it is important to gain an understanding of existing recreation facilities in Mildura. These are documented in Appendix 1 and also in Figure 1 following:



### 3 known gaps and issues

There are a number of documents which have been prepared previously which identify either new facilities required within Mildura, or issues with existing provision which requires relocation or upgrading of existing facilities. These documents include:

- Public Open Space Strategy (2004)
- Mildura Sporting Reserves Master Plan (2004)
- Mildura South Framework Plan (2007)
- Mildura Recreation Reserve Master Plan (2009)
- Indoor Sport Stadium Strategy (2009)
- Old Aerodrome Sporting Complex Master Plan Stakeholder Review (2009)

These documents identify a range of gaps in the provision of recreation facilities. This assessment considers the needs associated with the Mildura South growth area and associated opportunities.

#### mildura south

Mildura South is the next growth area to develop for Mildura. The *Mildura South Strategic Framework Plan* was prepared for the area in 2007. This identifies that the area is likely to accommodate 8,400 new residents. A Precinct Structure Plan (PSP) is currently in the process of being prepared for the area which will provide an update on the framework plan, however, for the purposes of this assessment the population numbers identified in the framework plan are appropriate in assessing the needs of the residential population within this area. The framework plan identified:

- A network of open smaller parks with local facilities within the residential areas.
- Village greens located in two activity centres.
- A 'proposed regional sporting stadium'.

The most specific recommendation in relation to recreation facilities in the framework plan is as follows (pg49):

*Open space (to Clause 56 Standard C13 requirements) offering a variety of experiences and providing for a range of uses including walking, cycling, dog walking, active (soccer, oval) recreation and passive (picnic park, BBQ, bird watching) recreation, potential for BMX track and Skate Park.*

The only area identified to accommodate 'active' recreation uses within the framework plan are three lots at the junction of Sixteenth Street and Deakin Avenue, which are also identified as addressing some of the area's drainage requirements. It is therefore unclear from the framework plan what aspects of new residents needs are to be accommodated in that area, nor what is meant by the identification of the area as a 'proposed regional sporting stadium'.

The more localised needs such as parks and dog walking areas will be assessed through the PSP process, as will the location for linear connections. Gym facilities are generally private businesses that would be expected to be accommodated within any commercial areas. However, the needs related to outdoor playing fields and courts (if required) can be expected to be provided in one central location and have Council involvement in their provision.

Given an indicative population of 8,400 residents, there will be a need for an areas of 'active' open space to be provided within the area. While the framework plan identifies these as "soccer, oval", for the purposes of this assessment it is assumed only that there will be a need for an area of around 10 hectares to allow for the development of multiple ovals or sporting fields to meet the needs of the local community.

For a population of less than 10,000 the metropolitan standards developed by the Growth Areas Authority identify that there would be a requirement for a 'Level 1 Active Open Space'. The standard for this type of open spaces identifies that:

*The minimum neighbourhood model should have the capacity to accommodate the equivalent of two full sized Australian Rules football / cricket ovals or 3 full soccer fields, even though other sports may be allocated in the reserve.*

*Key characteristics of quality active open space must include:*

- a) Public ownership.*
- b) Sport as its primary purpose and function.*
- c) Located conveniently and suitably to the community and users it is intended to serve.*
- d) Community has access to the sports fields for informal recreation when sporting activities are not in progress.*
- e) Appropriately zoned in local planning scheme or management plan.*
- f) Access and use for sporting purposes is allocated by council / agency.*
- g) Used by the community consistent with primary purpose.*
- h) Designed and constructed to meet specific sporting standards and requirements including drainage and irrigation.*
- i) Appropriate run-out and safety and circulation zones.*
- j) Managed and maintained to meet sporting requirements.*
- k) Land must be unencumbered so it can support necessary associated infrastructure (eg perimeter fencing, cricket nets, light towers, scoreboards, pavilions, car parking).*

The identified area for this land should be between 8 and 10 hectares. Therefore there will be a need to allocate 8-10 hectares of unencumbered land for active recreation uses to meet the needs of the new Mildura South population.

### mildura south drainage requirements

One of the other important factors that needs to be considered in determining the requirements for new recreation facilities is an understanding of the existing requirements for drainage within the Mildura South area. To date there has been some confusion regarding the land requirements for the recreation needs as the land identified for recreation uses has also been identified as meeting some of the drainage needs of the broader Mildura South growth area.

The land at the corner of Sixteenth Street and Deakin Avenue is understood to have been acquired originally for the purposes of accommodating a drainage basin that formed part of the wider drainage network for the Mildura South growth area (both north and south of Sixteenth Street). This area is one of the lowest points within the drainage network and there will undoubtedly be drainage works that need to be accommodated alongside any recreation facilities should they be located in this area. This offers excellent opportunities to integrate passive open spaces in the area around the drainage requirements. A clever design response could yield an area of high quality public space, however, it is important at this higher level of planning to ensure that the land required for drainage in this area considered separately to the active recreation needs when considering any further acquisition of land that may be required.

Given the uncertainty as to the potential severity of flooding (noting that the land was not subject to any major impacts during Mildura's last significant flood event) and the timeframes for development of urban drainage infrastructure around the site, this area for drainage should be provided separately to the required sporting facilities. The relationship between active recreation uses in the Mildura South area and the drainage requirements should be subject to careful consideration though any design phase.

The overall drainage plan for the Mildura South area is replicated below.

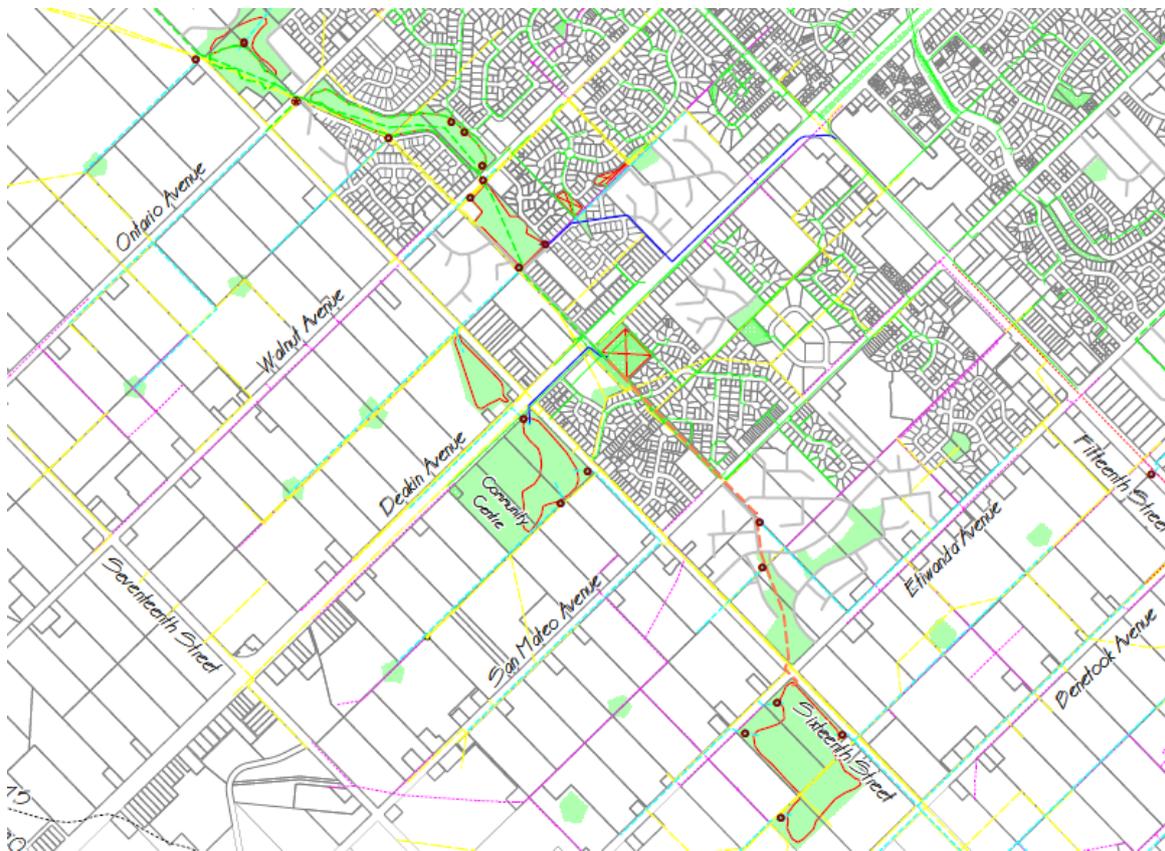


Figure 2: mildura south drainage plan (2007)

The plan (Figure 2), and more recent modelling, indicate a need for approximately 4-6ha of land on the east side of Deakin Avenue and 2-3ha on the north side of Deakin. The depth of the required basins as proposed is not identified on the plan or confirmed through more recent modelling. The particular depth and slope of drainage basins is a factor in considering whether they can be incorporated into wide areas of passive open space. In light of the benefits in integrating these drainage requirements with passive open space, it is assumed that the larger estimates will be required in order to provide shallower basins and to distribute these through the area. As such, presuming the land to the west side of Deakin Avenue is also acquired for the identified basin, a nominal area of 6ha will need to be allocated alongside any other recreational needs located south of the Deakin Avenue / Sixteenth Street intersection.

### mildura recreation reserve

The most recent assessment of Mildura's existing sporting reserves (Mildura Recreation Reserve Master Plan, 2009) identified a significant issue with the existing facilities at the Mildura Recreation Reserve. In addition to harness racing, the facility is currently used by three different football clubs. Particularly given the climatic conditions, this overuse of the existing facilities is creating significant issues. At least one of the clubs should relocate from the reserve. The potential was identified for the harness racing to either relocate or to develop a realigned track to better accommodate ovals within the perimeter, however it is understood that neither of these options is being pursued. This adds additional impetus to the need to relocate one of the football clubs from the area. It is understood that, in order to facilitate such as relocation the following would be needed at a minimum:

- Access to at least one full sized Australian rules football oval.
- Associated new change rooms and club room facilities.
- Additional space for training purposes.

## other needs and considerations

### current spatial distribution of sporting facilities

MRCC has experienced growth in population over the past 20 years, increasing the demand for open space. The most pronounced increases in population have been in Mildura South, Irymple and Nichols Point/ Koorlong, with a corresponding increase in demand for open space in these localities.

All three major sporting reserves, Old Aerodrome, Mansell Reserve and Mildura Recreation Reserve are located between Twelfth Street and the river, whereas population growth has occurred and is projected to occur south of Fourteenth Street. Council adopted recreation strategies therefore indicate that future demand for sporting reserves should be accommodated in Mildura South.

### regional sporting events

There are also opportunities associated with the provision of regional level open space facilities to host larger scale events and attract additional people to Mildura. The hosting of regional level events require consideration of number of additional matters including:

- Appropriate amount of car parking, and bus parking
- An easy to find location on a main road
- Proximity to dining and accommodation opportunities

## 3.1 summary of land requirements

On the basis of this information the following (approximate) land requirements are considered necessary in the short to medium term within Mildura. These requirements are identified as separate elements, however there is the potential for some reduction in land to be considered on the basis of co-location. It is important to note this assessment does not address the potential needs for growth areas to the south-east of the existing urban areas, nor does it include the longer term hockey needs which were identified as requiring an additional 4 hectare adjoining the Old Aerodrome Reserve.

- 8-10 hectares for active open spaces to service the Mildura South community. The 10 hectare figure has been utilised for these purposes in recognition of existing gaps in the provision of facilities.
- 9 hectares to accommodate drainage needs to the corner of Sixteenth Street and Deakin Avenue (3 to the west and 6 to the east). A more generous figure of 8 hectares for the eastern area has been used for the purposes of this assessment to provide a level of certainty regarding the ability to incorporate drainage requirements as part of passive open spaces.

Therefore, and most importantly, it needs to be acknowledged that a minimum area of around 18 hectares will be required in Mildura South regardless of any other needs associated with recreation in the broader Mildura context.

In the first instance, any new facilities in Mildura South should provide the opportunity for one of the clubs to relocate as the active space reserve is likely to include at least one full sized oval and a new pavilion in line with GAA standards. Any upgrade to the Old Aerodrome Reserve or establishment of new active recreation space in a growth area has the capacity to accommodate AFL games, dependant on the level of investment Council is willing to invest in facilities. It does not directly impact on the location or amount of land required.

## 4 principles

Mildura Rural City Council have prepared a *Community Infrastructure Site Evaluation Framework*. This framework was prepared independently and provides a 'best practice' document which brings together a range of factors which should be considered in determining the optimal location for the often significant amount of investment that are associated with the provision of community facilities. Community facilities includes recreation facilities such as those subject to this assessment. The framework seeks to bring together many of the Social, Natural and Built Environment related aspirations Council has expressed through existing adopted documents, as well as those related to prudent economic management into a single framework. The framework identifies that:

*Evaluation of a site to determine its capacity to accommodate one classification of infrastructure (e.g. recreation, sport) must consider the opportunities to achieve other social environmental, economic and asset provision objectives. For example, there may be significant merit in co-locating recreation, education and social infrastructure together. This aim of this is to minimise construction and maintenance costs and optimise community strengthening benefits.*

The Community Infrastructure Site Evaluation Framework identifies a total of eight principles that need to guide decision making. Most relevant to this Recreation Assessment is:

### ***Principle 3 – Co-location of facilities***

#### ***Where appropriate, opportunities to co-locate community facilities will be optimised***

*Council will co-locate facilities in order to optimise social (e.g. recreation, health and well-being, community strengthening), economic (e.g. minimising construction, maintenance and management costs) and environmental (e.g. minimising impact on the environment, minimising support infrastructure) outcomes.*

A series of criteria for assessing the suitability of sites for the location of community infrastructure were developed. It is important to note that these criteria were developed to be applicable across a wide range of infrastructure types, but those of most relevance to recreation are replicated in Appendix 2.

Given there is considerable overlap between many of the criteria, for the purposes of this study, many of them can be consolidated to avoid duplication. Also importantly, many of criteria relate to more specific detail regarding design or management of sites. For example, in the case of new facilities, issues such as universal access are matters which can be addressed at design stage. Many of the questions re the capacity of the site to accommodate various elements (such as running circuits or dog walking areas) will also be based primarily on how the site is designed and what parameters are included in any brief for the sites design. The principles below therefore represent a summary of the criteria within the framework which have been adjusted to ensure their relevance to the assessment being undertaken by this project.

In addition, the intent of the criteria has also been considered in broadening out some of the identified criteria. For example, it is considered relevant to addressing criteria such as 'is the site easy for the community to access?', to consider not only the existing patterns of settlement but also the longer term growth patterns of the city to ensure that any assessment of the ease of access remains relevant in the longer term.

Principles to guide assessment of the location of recreation facilities are as follows:

New recreational areas should:

- Be easy for the community to access by public transport.
- Have connections to, or be located on, key public paths, trails and cycle routes.
- Be able to co-locate with related community infrastructure (e.g. schools).
- Improve the equitable distribution of facilities within the broader urban area.
- Consideration of long term growth patterns.

- Address more multiple existing gaps in the provision of recreational facilities where possible.
- Be able to easily disperse traffic to avoid congestion.
- Be able to provide suitable on-site accommodation of car-parking (and bus parking if required).
- Use existing Council land where possible and minimise new land acquisition to reduce costs to the community.
- Have appropriate separation and interfaces (e.g. avoidance of back fences).
- Be able to cater for a range of sporting groups and ideally, other community groups in a single location.
- Be of sufficient size to integrate active and passive recreational areas, play spaces etc.
- Lack significant site constraints including identified flooding risks, significant flora and fauna or topography that would require significant modification.
- Have the potential for longer term expansion or intensification of uses on the site.
- Be able to provide an excellent 'sustainability' outcome through management of water resource and other measures.
- Have the potential to provide wider benefits to the surrounding urban areas.
- Be highly visible in order to both raise awareness of recreational opportunities, but also recognise the use of any facilities by non-local residents and increase passive surveillance.

## 5 potential locations

The preceding Chapter of this document has identified the recreation facilities that existing strategies and plans have identified are needed for Mildura and what principles should underpin decision making in relation to their location. This chapter explores different options for the location of these facilities.

### 5.1 mildura south locations

In light of the unequivocal need for recreation facilities to be provided in the Mildura South Growth Area, to service the local needs to the population, the first level of assessment will look at the possible locations within this area. The Mildura South Growth Area is identified in Figure 3 below.



Figure 3: mildura south growth area

In narrowing down the potential allocations within Mildura South, the following is noted:

- The Mildura South Growth Area will begin to develop over the next few years, following completion of planning for the area. The land to the north side of Deakin Avenue is identified to develop first and has been rezoned to Residential 1 Zone, while the land to the south remains in a Farming Zone
- Land above Sixteenth Street is also referred to as Mildura South and has developed in the previous decade. This existing urban area has very little public open space and no recreational facilities.
- The main area of open space here is a significant open space corridor which combines a linear wetland to accommodate drainage requirements, and a series of public spaces and linear trails.

- As part of the Strategic Framework Plan, Sixteenth Street is identified as forming a key 'greenway' which will connect all the major attractors of the precinct along a key (green) movement corridor, encouraging walking and cycling along this key route.
- Council owns three existing parcels at the corner of Sixteenth Street and Deakin Avenue (aligned along Deakin Avenue) totalling approximately 12ha.

Given the above, there is a clear imperative to locate any new facilities to service the Mildura South Growth Area along the Sixteenth Street spine, where the development of significant new facilities will bring benefits to the broader urban areas, in particular existing Mildura South residents. As such, the location of the recreation facilities for Mildura South along Sixteenth Street is supported, however, further consideration should be given to other locations along this spine which would be capable of accommodating a 10ha site in an appropriate configuration to support the development of recreation facilities (i.e. to establish ovals on a north south alignment and accommodate sufficient car parking).

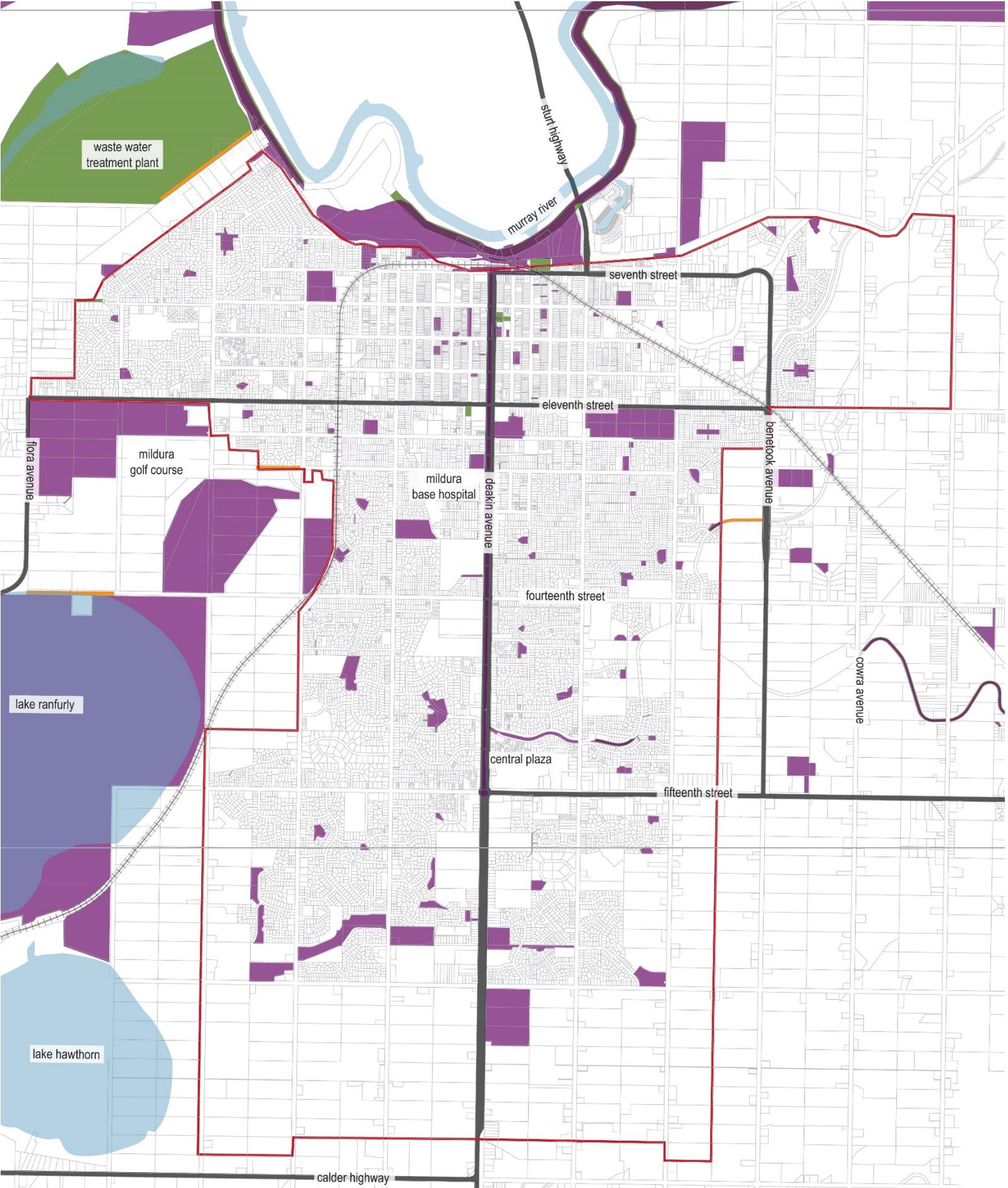
## 5.2 locations beyond mildura south

Consideration of land outside the Mildura South growth area should consider firstly whether land already owned by Council could accommodate the required recreation requirements, before considering the urban area more broadly in light of possible future acquisitions. Land owned by Council should be the first priority as the acquisition of land is an expensive process that should be avoided if possible, but consideration also needs to be given to the broader urban area. The existing land parcels owned by Council (or the Crown) are identified in the following figure.

In looking at Council owned land within Mildura it is clear that there are very limited sites which are above 3 hectares in size and therefore offer the flexibility to ensure appropriate configuration and accommodation of associated facilities. Of those sites, the majority are currently being utilised for important assets, as outlined below:

- The Mildura Waterfront, which is the subject of major redevelopment.
- The Etiwanda wetlands.
- Old Aerodrome Reserve.
- Mildura Recreation Reserve.
- Mansell Reserve.
- SC Mills Reserve.
- The site at the corner of Deakin Avenue and Sixteenth Street, mentioned previously.
- A large area immediately adjoining Lakes Hawthorn and Ranfurly.
- The Council depot on Benetook Avenue.

Of these areas, only the site at the corner of Deakin and Sixteenth is identified for further consideration. The remaining sites are either the most suitable locations for their existing uses, have no capacity to accommodate additional development or are not located within a suitable distance of the Mildura South community.



- legend**
-  rural growth boundary
  -  crown licence land
  -  crown reserves land
  -  council sites
  -  major roads
  -  railway line
  -  water bodies



**mildura council/  
crown owned land**

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In looking at non-Council owned land beyond Mildura South potential sites for assessment have been refined on the basis of the two key criteria:

- They are sites which adjoin existing facilities, thereby offering the benefits of co-location and access to existing facilities.
- They are sites which have a main road location, and offer the potential for secondary main road access.

#### Undeveloped parcels of land between Fifteenth and Sixteenth Streets

There are undeveloped parcels of land both along Deakin Avenue and Sixteenth Street, as well as to the north side of Riverside Avenue which could potentially be acquired by Council. While these sites have the potential to accommodate some sporting facilities and the sites on Deakin are on a main road, none of the sites have the potential to gain access to a second road to ensure dispersal of traffic and ease of access or are of sufficient size. They are constrained in access by existing urban development or the lakes. Therefore, these sites are not suitable.

#### Land along Eleventh Street between the existing urban area of Mildura and Karadoc Avenue

This land is within an area identified for longer term growth of the city, and any recreation facility located there in the short term would have the potential to co-locate with recreational and other community facilities that may be established to serve any new residential area. Given the likely population is unknown at this point, this option would require further investigation. Eleventh Street is a main connector road, and beyond Karadoc is considered to be too far removed from the existing residential area. However, the area is too far from the Mildura South area to provide relevant facilities.

#### Land along Fifteenth Street between Mildura and Irymple:

Land between Benetook and Sandilong Avenues has been identified (and zoned) for future community uses. While it is not adjoining existing facilities it has the potential (as with land on Eleventh Street) to co-locate with recreational and other community facilities that may be established to serve a new residential area. While this is closer to the Mildura South growth area it is still too far to meet the needs of the Mildura South community.

#### Land along Sixteenth Street between Deakin Avenue and Riverside Avenue:

Additional land along Sixteenth Street also offer opportunities for the development of the required recreation facilities. This land has the opportunity to provide a frontage to the main Sixteenth Street activity spine, and to offer access to the existing Mildura South community. It also has the potential to provide multiple road frontages and remains relatively undeveloped at this point as a result of planning not proceeding. This area should therefore be carefully considered as an alternative to the existing identified location at the corner of Sixteenth Street and Deakin Avenue.

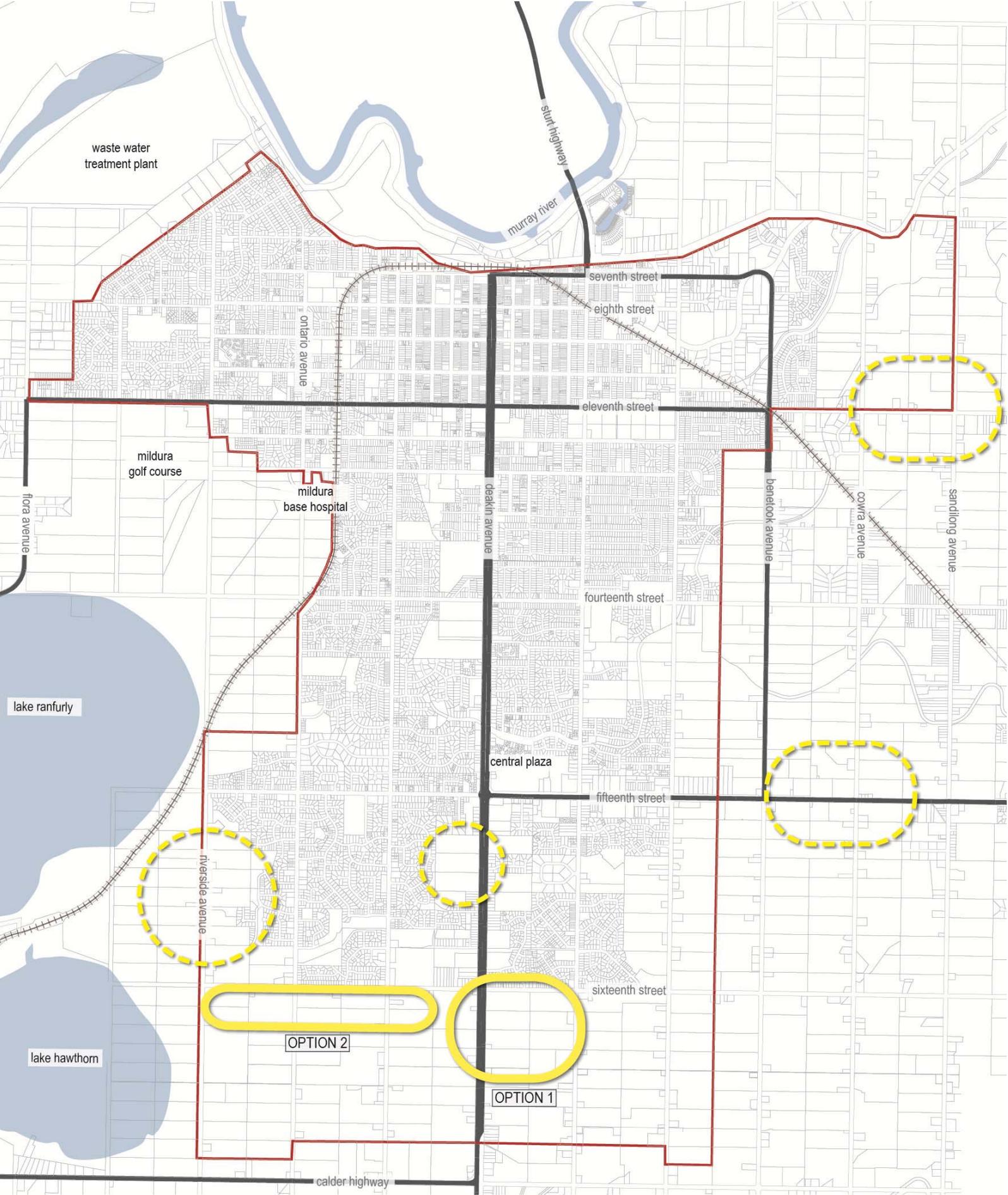
## 6 assessment and recommendations

On the basis of the discussion in the previous chapter, two options for the provision of future recreational needs in Mildura South have been subjected to further consideration in line with the identified principles.

The two options that have been highlighted are as follows:

- OPTION 1 At the intersection of Deakin and Sixteenth Street, providing additional land is acquired.
- OPTION 2 Another site along Sixteenth Street within the Mildura South Growth Area, such as the area known as the Lower Murray Water site.

These options are identified spatially on the following plan (Figure 5), along with other potential sites mentioned in the previous chapter. It is noted that both options will involve the acquisition of land by Council. One of the options allow for acquisition of land associated with the recreation facilities to be combined with either existing or future land acquisition for drainage purposes. Given acquisition of land will be required, an additional consideration has been included within the assessment whereby the potential cost of the land is considered (i.e. whether than land could be acquired by Council at a lower costs due to existing zoning or development potential).



legend

-  urban growth boundary
-  primary sites subject to further investigation
-  sites considered for further investigation
-  major roads
-  railway line
-  water bodies



mildura potential open space land

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## 6.1 assessment

A further assessment of the advantages and disadvantages of each option is summarised below, with each options' ability to meet the principles given a ranking from 1 to 4 (four being the least desirable and 1 being the most desirable). Comments about the factors which relate to the ranking have been included for clarity.

*Note: in relation to the area at the corner of Sixteenth Street and Deakin Avenue, an area of 8ha has been presumed to be needed to accommodate drainage requirements in the area of land already owned by Council. Any land required for recreational purpose is considered in addition to this requirement.*

criteria	option 1	option 2
Use existing Council land where possible and minimise new land acquisition (including the acquisition of dwellings) to reduce costs to the community.	<ul style="list-style-type: none"> <li>Some additional land would be required (approx 6ha excluding land required for drainage).</li> <li>Subject of previous controversy regarding acquisition of dwellings, however additional land could be acquired without needing to acquire dwellings to accommodate uses in this area.</li> </ul>	<ul style="list-style-type: none"> <li>A site of approx. 10ha would be required.</li> <li>This would be in addition to the existing land acquired by Council at Sixteenth and Deakin.</li> </ul>
	2	3
Minimise costs associated with any acquisition of land	<ul style="list-style-type: none"> <li>Land zoned for Farming.</li> <li>Known landowners expectation of residential development opportunities.</li> </ul>	<ul style="list-style-type: none"> <li>Land zoned Residential 1.</li> </ul>
	3	4
Be able to co-locate with related community infrastructure (e.g. schools)	<ul style="list-style-type: none"> <li>Ability to plan from scratch to ensure optimal outcomes and integration, including co-location with schools and other community infrastructure.</li> </ul>	<ul style="list-style-type: none"> <li>Ability to plan from scratch to ensure optimal outcomes and integration, including co-location with schools and other community infrastructure.</li> </ul>
	1	1
Be easy for the community access by public transport	<ul style="list-style-type: none"> <li>Has two existing bus services which provide access.</li> <li>Will be centrally located in southern part of Mildura.</li> <li>Location on both Deakin Avenue and on key activity spine of Sixteenth Street.</li> <li>Likely to be additional services into the future given new growth in the area.</li> </ul>	<ul style="list-style-type: none"> <li>Has one existing bus service which provide access.</li> <li>Potential to be centrally located (if at eastern end).</li> <li>Location on key activity spine of Sixteenth Street.</li> <li>Likely to be additional services into the future given new growth in the area.</li> </ul>
	1	2
Have connections to, or be located on, key public paths, trails and cycle routes	<ul style="list-style-type: none"> <li>Part of existing walking and cycle networks.</li> <li>Identified future connections and links to broader trails.</li> <li>Located within and adjoining residential growth areas.</li> </ul>	<ul style="list-style-type: none"> <li>Identified future connections and links to broader trails.</li> <li>Located within and adjoining residential growth areas.</li> </ul>
	1	2
Be able to cater for a range of sporting groups and ideally, other community groups in a single location.	<ul style="list-style-type: none"> <li>Potential to integrate a broad range of facilities and activities onsite.</li> </ul>	<ul style="list-style-type: none"> <li>Potential to integrate a broad range of facilities and activities onsite.</li> </ul>
	2	2
Improve the equitable distribution of facilities within the broader urban area	<ul style="list-style-type: none"> <li>Improves access to recreation facilities for existing growth area.</li> </ul>	<ul style="list-style-type: none"> <li>Improves access to recreation facilities for existing growth area.</li> </ul>
	1	1
Consider long term growth patterns	<ul style="list-style-type: none"> <li>Is located within an identified growth area.</li> </ul>	<ul style="list-style-type: none"> <li>Is located within an identified growth area.</li> </ul>
	1	1

criteria	option 1	option 2
Address more multiple existing gaps in the provision of recreational facilities where possible	<ul style="list-style-type: none"> <li>Could address all gaps in one location, should Council determine to locate the indoor facilities here (noting potential additional land may be required).</li> <li>Additional facilities may be required in the south eastern growth areas in the longer term.</li> </ul>	<ul style="list-style-type: none"> <li>Could address all gaps in one location should Council determine to locate the indoor facilities here (noting potential additional land may be required).</li> <li>Additional facilities may be required in the south eastern growth areas in the longer term.</li> </ul>
	1	1
Be able to easily disperse of traffic to avoid congestion	<ul style="list-style-type: none"> <li>Access to both Sixteenth Street and Deakin Avenue.</li> </ul>	<ul style="list-style-type: none"> <li>Access to both Sixteenth Street and potential access to another road.</li> </ul>
	1	2
Be able to provide suitable on-site accommodation of car-parking (and bus parking if required)	<ul style="list-style-type: none"> <li>Generous space could be available for car and bus parking.</li> </ul>	<ul style="list-style-type: none"> <li>Generous space could be available for car and bus parking.</li> </ul>
	1	1
Lack of significant site constraints including identified flooding risks, significant flora and fauna or topography that would require significant modification	<ul style="list-style-type: none"> <li>Will need to integrate drainage requirements for the Mildura South area.</li> <li>Did not flood in latest significant flood event.</li> <li>Land is relatively flat.</li> <li>Land has been cleared.</li> </ul>	<ul style="list-style-type: none"> <li>Did not flood in latest significant flood event.</li> <li>Land has been cleared.</li> </ul>
	2	1
Be of sufficient size to integrate active and passive recreational areas, play spaces etc.	<ul style="list-style-type: none"> <li>Potential opportunities for integration.</li> </ul>	<ul style="list-style-type: none"> <li>Potential opportunities for integration.</li> </ul>
	2	2
Have the potential for longer term expansion or intensification of uses on the site.	<ul style="list-style-type: none"> <li>High.</li> </ul>	<ul style="list-style-type: none"> <li>Potential, but dependant on speed of development adjoining.</li> </ul>
	1	2
Be able to provide an excellent 'sustainability' outcome through management of water resource and other measures.	<ul style="list-style-type: none"> <li>Opportunities to ensure high sustainability standard in new design.</li> <li>Potential to integrate water requirements with wetland system.</li> </ul>	<ul style="list-style-type: none"> <li>Opportunities to ensure high sustainability standard in new design.</li> <li>Unknown access to recycled water.</li> </ul>
	2	2
Have the potential to provide wider benefits to the surrounding urban areas (aside from access to rec facilities).	<ul style="list-style-type: none"> <li>Improved amenity in the Mildura South area.</li> <li>Potential integration with a celebration of key intersection between 'greenway' and Deakin Avenue.</li> </ul>	<ul style="list-style-type: none"> <li>Improved amenity in the Mildura South area.</li> </ul>
	1	2
Be highly visible in order to both raise awareness of recreational opportunities, but also recognise the use of any facilities by non-local residents and increase passive surveillance	<ul style="list-style-type: none"> <li>Located on a main entry road.</li> </ul>	<ul style="list-style-type: none"> <li>Limited.</li> </ul>
	2	4
Have appropriate separation and interfaces (e.g. avoidance of back fences)	<ul style="list-style-type: none"> <li>Could be managed through planning process to ensure optimal outcomes.</li> </ul>	<ul style="list-style-type: none"> <li>Could be managed through planning process to ensure optimal outcomes.</li> </ul>
	1	1
<b>TOTAL</b>	<b>26</b>	<b>34</b>

## 6.2 recommendation

Using the matrix outlined above, Option 1 (the location of existing Council owned land at the intersection of Sixteenth Street and Deakin Avenue) is the recommended location for the required active open space for the Mildura South Growth Area. The area also provides opportunities for one of the football teams currently using Mildura Recreation Reserve to relocate.

Key factors which led to this area being the recommended option include:

- The ability of the site to address an identified lack of facilities in the existing Mildura South area as well as the new growth area.
- The ability of the site to build on existing Council owned land.
- The ability to maximise co-location and multi-use of the land.
- Its location on two key access corridors, being Deakin Avenue and the proposed Sixteenth Street 'greenway'. This increases both the existing and potential future access to a range of transport options, in particular, public transport.
- The location of the facilities on Deakin Avenue also offer a high level of visibility and potential to be developed as a key feature within the Mildura South growth area.

In making a determination about the location of recreational facilities in Mildura South the following key points are highlighted:

- Identification of the location of an 'active' Recreation Reserve for Mildura South is required.
- Failure to identify the location for recreation land has the potential to compromise the on-going development of Mildura by delaying the planning process for the city's only current growth area.
- Identification of another area within Mildura South (Option 2) is likely to require acquisition of significantly more additional land and would not have the advantage of Deakin Avenue exposure.
- In addition, it is prudent when planning for any associated land acquisition for Mildura South, to ensure that sufficient land is acquired to provide flexibility to respond to the longer term needs of the community.
- The amount of land and / or configuration required to accommodate the required recreation facilities in Mildura South is not a determining factor in the identification of the preferred option.

It is understood that there may be concern about revisiting an area for development (and therefore some land acquisition) that was previously identified problematic by an independent Panel and was the cause of considerable community concern. However, there are a number of matters which should be considered in relation to this:

- The development of a Recreation Reserve in this location (whether for Mildura South or for a combined indoor / outdoor facility) could occur in a number of configurations and does not have to involve the acquisition of dwellings.
- This document provides a clear strategic justification for the acquisition of the land which was not clearly articulated at the time it was considered by the Planning Panels.
- The development of this recreation reserve could be staged over time if required to facilitate the acquisition of land. It is noted that the Mildura South growth area is planned to develop in two stages and the development of the recreation reserve could follow similar staging, although it is noted that there may be advantages for Council in developing a facility as a single project.

### 6.3 conclusion

Having regard to be best location for the provision of the required recreation facilities from a strategic planning perspective, it is recommended that Council identify the Mildura South Recreation Reserve at the intersection of Sixteenth and Deakin Avenue. The provision of the facilities in this location offers the most overall benefit for the Mildura community. Should Mildura South also be identified as the most appropriate location for any indoor facilities, then the location would be the logical choice, noting that there may be some additional land requirements associated with the establishment of such a facility.

The identification of this site allows the planning for the Mildura South Growth Area to proceed. It is important that this planning process proceed in order to avoid unintended constraints on Mildura's growth through lack of available greenfield land for development. Identifying the preferred location for this reserve means that planning for the first stage of Mildura South's development can proceed on the basis that the recreation needs will be provided at the identified site.



appendix 1  
existing recreation facilities

#	name	location	size	facilities	expansion potential
1.	Washington Park	Centre between Colonel Court, Riverside Avenue, Coonawarra Close and Washington Drive	1.3ha	Open space: playground, BBQ facilities, and basketball court.	No.
2.	Mildura Riverfront	North and south of Hugh King Drive and north of the railway line or Cureton Avenue.	Approx. 40ha	Regional open space includes Rio Vista Park, Jaycee Park and Ornamental Lakes Park; Aquatic based recreation reserve; playgrounds, BBQ facilities, toilet facilities, picnic areas, 68 tennis courts, 4 bowling courts and car parking	Some expansion capacity
3.	Mansell Reserve	Between Seventh and Eighth Street along Ontario Avenue.	4.3ha	Regional open space; community playground, 12 netball courts and 3 bowling courts.	Some capacity to expand to the south east.
4.	Buxton Sobee Park	Between Sobee Place and Buxton Place.	0.96ha	Residential park including a playground and basketball court.	Some expansion potential of a vacant lot on the south east corner of the park.
5.	Old Aerodrome Sporting Complex	Corner of Flora Avenue and Eleventh Street (Ranfurly Way)	51.2ha	Soccer; hockey; baseball; cricket, athletics, rugby, informal recreation; major playground	Expansion potential to the south west.
6.	Sharland Park	North of Twelfth Street between Walnut Avenue and Stuart Avenue.	1.2ha	Residential park including a playground.	Limited expansion potential on the north-west corner.
7.	Mildura Waves, Aquatic Centre	Corner of Deakin Avenue and Twelfth Street	2.5ha	Aquatic Centre: 25m indoor heated swimming pool, spa, sauna, outdoor 50m lap pool, dive board, child care centre, café and health club.	No.
8.	Mildura Recreation Reserve	Eleventh Street between San Mateo and Etiwanda Avenues.	12.8ha	Harness racing; 3 ovals used for cricket and football; club facilities, netball. Major events venue; major playground; netball; SES depot; Mildura Fire Brigade clubroom; Youth Services facility; Mildura Agricultural Show and Showgrounds Pavilion	No capacity.
9.	Mildura Park	Between Hector Street, Barry Avenue, Leonard Street and Cleary Avenue.	0.56ha	Residential park	No capacity.
10.	Henderson Park	Corner of Thirteenth Street and Deakin Avenue.	1.6ha	Open space including picnic tables, Mildura's war memorial and toilet facilities.	Capacity across Thirteenth Street to the south.
11.	Hornsey Park	Surrounded by Hornsey Park	0.61ha	Residential park	No.
12.	Parks and Recreation	Surrounded by Kiata Drive	0.46ha	Residential park	No.
13.	S.C.Mills Park	Corner of Walnut Avenue and Sandpiper Drive	3.7ha	Major playground, toilet facilities.	No.
14.	Parks and Recreation	At end of Beasy Court	0.64ha	Residential park	No.
15.	Linton Park	Between Brian Street, Weir Crescent and Etiwanda Avenue.	0.56ha	Residential park	No.

16	Parks and Recreation	East of Dennis Avenue between Fourteenth Street and Christie Parade	0.58ha	Residential Park	No.
17	Parks and Recreation	Corner of Kalimna Drive and Acacia Drive	0.51ha	Residential park with playground.	No.
18	Walnut Park	At the end of many cul-de-sacs including: Upland Drive, Patricia Drive, Nancy Court, Ashwood Court, Sirius Court and Anwyl Court.	1.9ha	Open space with playground and picnic areas.	Yes, there is potential capacity on the vacant lots on the north western boundary.
19	Green Pines Park	At the end of multiple roads or cul-de-sacs including; Muscat Court, Anthony Street, Dylan Court and Primrose Drive.	2.6ha	Open space with playground and basketball court.	Yes, potential on vacant lot on the north east boundary.
20	Semmens Park	Corner of Semmens Crescent and Dundas Court.	0.63ha	Open space with playground and picnic area.	No potential.
21	Parks and Recreation	South of Batey Crescent and Maloney Drive	0.47ha	Residential park	No potential.
22	Meadow Grove Park	End of Meadow Grove cul-de-sac.	0.61ha	Residential park	Vacant lot to the north west.
23	The Grange	End of Mitchell Court cul-de-sac	0.65ha	Residential park	Potential land to the north west
24	St Joseph's College	On Twelfth Street between Olive Grove and Langtree Parade.	Approx. 2.8ha	St Joseph's College includes: cricket nets, oval, and 2 basketball courts.	Limited.
25	Mildura Basketball Association	Corner of Eighth Street and King Avenue	1.2ha	Basketball; Netball	No.



appendix 2  
community infrastructure framework identified criteria

site evaluation criteria
<b>PRIMARY EVALUATION CRITERIA - SPORTING INFRASTRUCTURE</b>
Does the site have the capacity to accommodate indoor sporting infrastructure?
Does the site have the capacity to accommodate outdoor sporting infrastructure?
Does the site have the capacity to accommodate site management infrastructure including traffic infrastructure (car and bus parking)?
Does the site have the facilities and / or space to cater for major events?
Does the site have sufficient space to accommodate any required buffers to sensitive uses?
<b>OTHER IDENTIFIED EVALUATION CRITERIA - SPORTING INFRASTRUCTURE</b>
Is the site easy for the community to access?
Does the site support the ability of sporting and recreation organisations to provide a diverse range of programs and activities?
Does the site provide opportunities for integration of higher level facilities?
Is the site above the 1 in 20 year flood level?
Does the site have space for separation of infrastructure on the site between active and passive use including roadways etc?
Is the site appropriate for its use in terms of orientation, topography and quality?
Does the site have access to recycled water services?
Does the site have the ability to promote sharing of spaces between sports?
Does the site links to pedestrian and cycle paths?
What is the extent of native vegetation, cultural heritage and drainage requirements and opportunities for integration?
Does the site have the ability to provide additional relief or training areas in response to specific climatic stresses present in Mildura?
<b>PRIMARY EVALUATION CRITERIA - PARKLAND (associated)</b>
Does the site have the capacity to accommodate spaces that encourage active lifestyles?
Does the site have the capacity to accommodate a playspace within eyesight of the active uses?
Does the site have space to accommodate internal circuits or pathways?
Can the site connect other trails and paths?
Does the site have space to accommodate internal circuits or pathways?
Does the site have capacity to incorporate social amenities such as BBQs, toilets and picnic areas?
Could the site accommodate youth activity areas?
Could the site accommodate off leash areas for dog walking, with appropriate separation from active sporting uses?
<b>SECONDARY EVALUATION CRITERIA - GAPS</b>
Does the site provide opportunities to address gaps in local access?
Does the site provide opportunities to address gaps in regional or state level facilities?
Could the site potentially accommodate unquantified or additional demand if required?
<b>SECONDARY EVALUATION CRITERIA - COMMUNITY HUBS</b>
Could the site build on or provide the basis for a community hub and satisfy demand in the wider area?
Are connections between community facilities and the site possible without major road barriers?
<b>SECONDARY EVALUATION CRITERIA - ENVIRONMENTAL OUTCOMES</b>
Does the site have potential to incorporate measures to reduce or minimise water consumption?
Is the site located where it can enable to capture of stormwater for watering?
Does the site have potential to enhance or protect the natural environment?
Could the site potentially improve the aesthetic outcomes within the urban area?
Does the site have the potential to provide a 'model' of environmental sustainability?
Can the site be managed to avoid or minimise salinity impacts?

<b>SECONDARY EVALUATION CRITERIA - ACCESSIBILITY</b>
Is the site located to minimise physical barriers and have the ability to minimise perceptual barriers?
Is the site accessible by existing cycle connections?
Can the site provide for the integration of a range of different uses for different parts of the community?
Is the site optimally located in terms of people's ability to safely access it on foot?
Is the site proximate (or could it be) to school and other community facilities to facilitate easy access from these sites?
Is the site close to a variety of accommodation options?
Does the site have good access from regional and location transport options?
Can the site be monitored easily through passive surveillance?
Is the site highly visible to increase awareness of the facilities?
<b>SECONDARY EVALUATION CRITERIA - ASSET MANAGEMENT</b>
Does the site provide Council with opportunities to address the asset renewable gap?
Could the site provide for the consolidation and integration of infrastructure?
Does the site avoid the duplication of assets and infrastructure?
Does any associated acquisition of land provide an appropriate cost-benefit ratio to Council?