



Mildura Rural City Council

Mildura Recreation Reserve Master Plan Review

Final Report
November 2014

Table of Contents

1. Introduction.....	3
2. Mildura Recreation Reserve.....	4
2.1 Location.....	4
2.2 The site.....	4
2.3 Site user groups and key stakeholders.....	6
3. Master Plan Review.....	7
3.1 Previous Master Plan objectives and directions.....	7
3.2 2009 Master Plan progress report.....	8
4. Future Directions.....	9
4.1 Development opportunities.....	9
5. Master Plan Implementation.....	9
5.1 Action and implementation.....	9
5.2 Priority Actions List.....	11
Appendix 1: Consultation and literature review.....	15
Appendix 2: High priority actions.....	16

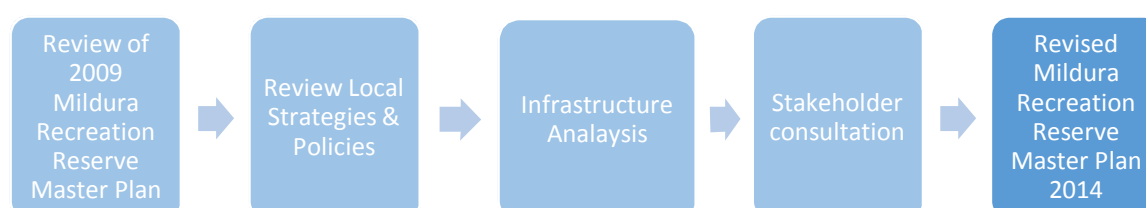
1. Introduction

In 2014, Mildura Rural City Council (MRCC) undertook a process to review the Master Plan for Mildura Recreation Reserve.

The review has given consideration to the existing Master Plan (2009) as well as site conditions and future needs of the Reserve's user groups.

The revised five year Master Plan will provide guidance for MRCC, in their aim to enhance the Reserve and ensure its facilities continue to benefit key user groups as well as the broader local community.

The following process was completed to ensure the revised Master Plan aligned with MRCC's relevant strategies and policies, and was locally focussed.



All uncompleted actions from the 2009 Master Plan that still remain relevant have been incorporated into the 2014 revision and a range of plans, strategies and policies which reference or impact on the future direction of recreation provision in Mildura have also been considered as part of the process.

Numerous MRCC officers were engaged throughout the review process. A key role of these officers was to assess the technical feasibility of proposed user group actions and also identify any infrastructure upgrades deemed necessary for the future operation of the Reserve.

Development of the revised Master Plan has been largely driven by a Reference Group consisting of representatives from the Reserve's regular user groups. Consideration has been given to the changing needs of these user groups as well as the capacity of all stakeholders to deliver the recommended actions.

A strong focus of the Master Plan review was to ensure that the future direction of the Reserve was based on key elements of sustainable decision making. That is, proposed actions need to be economically viable, technically feasible, environmentally compatible and publicly acceptable.



The development of a clear future direction for Mildura Recreation Reserve along with a program of prioritised works, indicative associated costs and potential contributors is provided in section 5.2.

2. Mildura Recreation Reserve

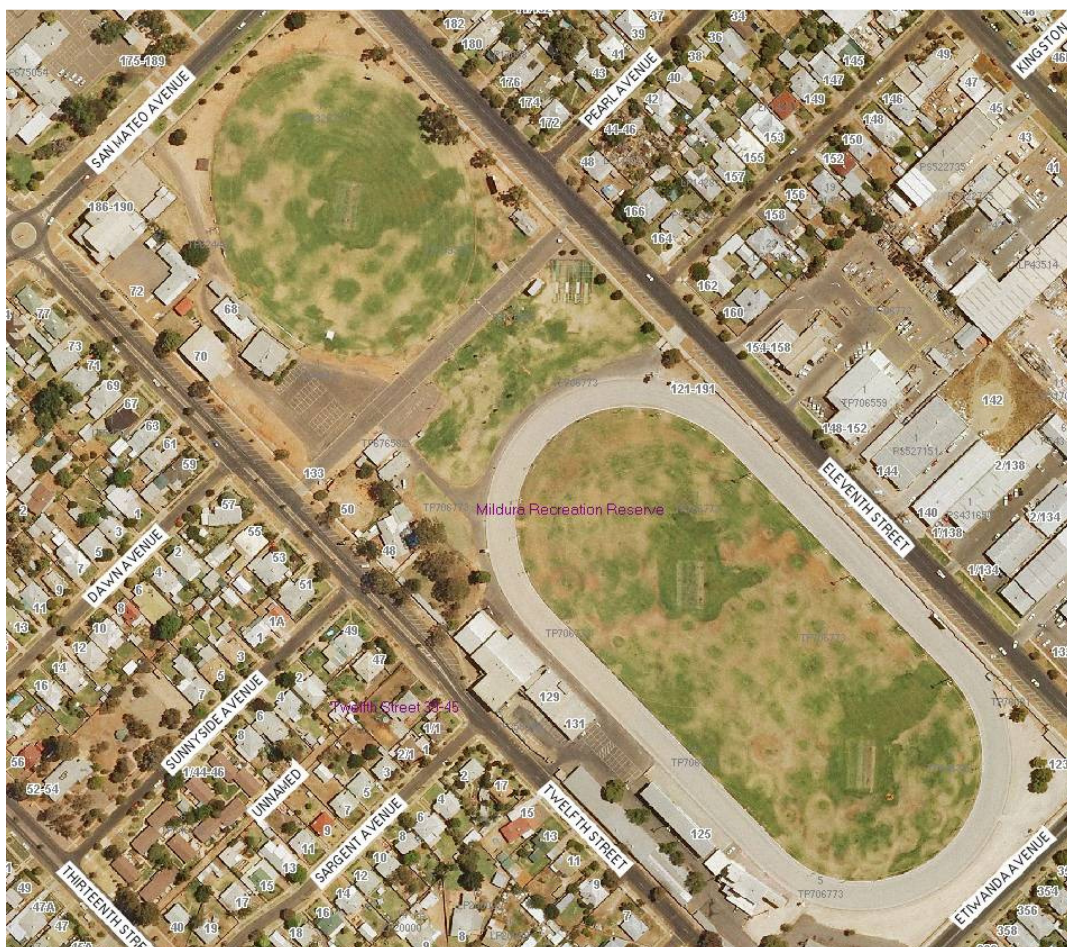
2.1 Location

Located off Eleventh Street, Etiwanda Avenue, San Mateo Avenue and Twelfth Street, Mildura Recreation Reserve is located within 1 kilometre of Mildura's Central Business District.

2.2 The Site

The Reserve is situated on numerous parcels of land with the majority of these being Council owned freehold. However, one section in the eastern corner of the reserve is located on College Lease land.

Figure 1 – Aerial image of Mildura Recreation Reserve



With the exception of grassed area to the north west of the main oval, all other grassed areas are playing or training surfaces. All remaining areas are either bitumen access roads within the Reserve, or gravel access tracks surrounding the trotting track.

The vast majority of buildings are located on the southern side of the playing areas with most of these buildings being leased to regular user groups.

Usage of the Reserve's outdoor playing space is managed by MRCC's Recreation Planning & Development Unit. Whilst most usage is administered via seasonal service agreements, a number of one off events are also conducted at the site throughout the year.

Facilities and Structures

Facilities and Structures on the site include:

- Main oval (Number one oval) with AFL goal posts, turf wicket table, collapsible interchange facilities, scoreboard and training floodlights
- Second oval (Number three oval) with AFL goal posts, turf wicket table, interchange facilities, terraced spectator areas, scoreboard and training floodlights
- Third smaller oval (Number two oval) with turf wicket table and training floodlights
- Harness racing track (length 810m), fenced both sides, lighting, and stewards towers
- Horse stables (approx. 100)
- Two storey pavilion (occupied by harness racing club), bookmakers area, storage facilities
- Grandstand including toilets, undercover storage/vendor facilities to the rear
- Car parking areas
- Social Rooms
- Change rooms
- Function centre (occupied by football club)
- Office space
- Plexi pave netball courts (x2)
- MRCC Youth Centre – to be demolished
- Public toilets
- Irrigation infrastructure storage
- Poultry Sheds
- SES Headquarters
- Fire training track
- Water storage tanks
- Cricket training nets

2.3 Site User groups and key stakeholders

There are currently 17 regular user groups based at Mildura Recreation Reserve. These include:

- Mildura District Gem Club
- Mildura Show Society
- Mildura Fire Brigade
- South Mildura Sporting Club
- Imperial Football Netball Club
- Mildura Football Netball Club
- Mildura Junior Football Netball Club
- Sunraysia Football Umpires Association
- Workers Gol Gol Cricket Club
- Mildura East Cricket Club
- Sunraysia Cricket Association
- Mildura Harness Racing Club
- State Emergency Service
- Sunraysia Football Netball League
- 8/7 RVR Mildura
- Mildura Poultry and Pigeon Club
- Sunraysia Cricket Umpires Association

The number of user groups has remained relatively stable since the 2009 Master Plan was developed with the only change being the result of a merger between the South Mildura Senior and Junior Football Netball Clubs.

The Mildura Recreation Reserve Advisory Board consists of representatives from each of the user groups at the Reserve and this Board plays a valuable role in contributing to and advising MRCC on operational matters pertaining to the Reserve. Similarly, MRCC relies heavily on the input from this group when determining future strategic direction for the Reserve.

MRCC is responsible for the majority of maintenance tasks at the Reserve with Building Maintenance, Parks Services and Asset Services all playing significant roles in ensuring the Reserve's ongoing operation. Some maintenance such as cricket wicket preparation is carried out by the individual clubs.

The current Councillor Portfolio System used by MRCC ensures that Councillors are key contributors to all matters at the Reserve with both the Primary and Secondary Portfolio Councillors for Recreation and Sport actively involved in operational and strategic decision making. The Primary Portfolio Councillor chairs the quarterly Advisory Board Meetings.

3. Master Plan Review

3.1 Previous Master Plan objectives and directions

In 2009, MRCC commissioned a review of the existing Master Plan for Mildura Recreation Reserve. Among other things, this review gave consideration to MRCC's decision to accommodate Mildura Harness Racing Club's desire to remain at the site in the longer term.

The following section provides a summary of key infrastructure related objectives and directions identified in the 2009 Mildura Recreation Reserve Master Plan.

Harness track extension

A number of infrastructure developments identified in the 2009 Master Plan were based on Harness Racing Victoria's planned extension of the existing harness track. These included the relocation of cricket nets within the Reserve and the development of a second full size oval within the infield of the extended harness track.

In 2013, Harness Racing Victoria advised MRCC that it no longer wished to extend the harness track but instead would prefer to resurface the existing track and slightly raise the camber on each of the track bends. This proposed redevelopment was formally approved by MRCC in 2014 with works scheduled to commence in late 2015 following the Mildura Show.

Relocation of a football club

Due to overuse of the main playing surface and the significant traffic congestion during peaks usage times, the 2009 Master Plan also considered the relocation of one of the current football club tenants from the Reserve.

Expressions of interest (EOI) were sought from all three football club tenants regarding the potential relocation to the proposed Mildura South Regional Sport Precinct once developed.

Following conclusion of this EOI process, Mildura Football Netball Club was identified as the club to relocate when the opportunity arose. This intention remains a key assumption of the 2014 review.

Sustainable water use

Climatic changes have significantly impacted on the condition of the Reserve and the ability of the grassed playing areas to cater for the level of use required.

The 2014 Master Plan addressed requirements relating to water sensitive landscape and playing surface design and treatments and opportunities to use alternative water sources.

Growth of sport

Mildura has witnessed a significant participation increase in a number of sports and it is anticipated that this will continue moving forward. Of particular relevance to this Reserve are the significant increases in netball participation and football at the junior level.

Provision of additional netball playing facilities as well as netball/junior football change facilities remains a key objective.

Amenity impact and social/recreation use of the reserve

The reserve and its infrastructure have been developed gradually over time and this has resulted in a poor integration of buildings and building styles. As a result the reserve environs are not encouraging of casual or social use e.g. for family play and social activities.

This is an important consideration given that the previous Master Plan identified the need to create this area and to develop playgrounds and passive areas to make the area attractive for surrounding residents as this is the only large public open space area in this part of Mildura.

Opportunities to improve the overall visual and landscape amenity of the Reserve remains a key consideration in 2014.

3.2 2009 Master Plan progress report

The following list provides a summary of key developments that have been completed at Mildura Recreation Reserve since the development of the 2009 Master Plan:

- Upgrade of kiosks
- Kitchen upgrade – social facilities
- Construction of a new netball court
- Installation of netball court lighting
- Vacation of Youth Centre
- Construction of terraced spectator areas
- Scout Hall rebuilt at alternate location
- Electrical infrastructure upgrades
- Bollarding
- Construction of football interchange shelters
- Resealing of horse movement area
- Change room and storage facility upgrades

A review of the status of actions from the 2009 Mildura Recreation Reserve Master Plan highlighted that a number of actions remain incomplete. However, it should be noted that many of these actions were to follow the planned extension of the harness track which has not occurred. Therefore, these actions are now considered redundant.

4 Future Directions

4.1 Development opportunities

A number of site development opportunities were identified throughout the consultation process with user groups and Council officers. The following opportunities received strong support and therefore have been identified as high priority.

- Addition of new change facilities for netball and junior football
- Provision of more netball courts
- Resurfacing of the playing surface inside the harness track
- Convert to raw water for irrigation
- Conversion of old kiosks under grandstand to change facilities
- Development of a traffic management plan
- Improvement to lighting and security throughout the Reserve

5 Master Plan Implementation

5.1 Action and implementation

The revised Master Plan for Mildura Recreation Reserve has been developed to provide actions that are practical and realistic. Many actions will require further stakeholder consultation through their detailed design and implementation phases.

The priority actions of the Master Plan have been established based on the following criteria:

- Priority 1 - Safety and regulatory compliance
- Priority 2 - Necessary repairs to maintain operations
- Priority 3 - Upgrades / refurbishments / exclusive requests

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

The action list in Section 5.2 identifies the range of partners that are involved throughout the implementation of the works program. Funding contribution recommendations have been made on the basis of:

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

Finally, recommended contributions have not taken into account the expected in kind contributions. It is anticipated that in kind contribution which directly reduces the capital cost of work is a fair and legitimate avenue for all Clubs to contribute to works. However, it should be noted that Council discretion will be used in assessing and/or approving any proposed in kind.

In some cases, identified projects may also be eligible for funding from Council's grants or State and Commonwealth Government programs.

5.2 Priority Actions List

Task	Priority	Indicative Cost	Potential Funding Partners	Comments
Vegetation / Planting / Passive Play Areas				
Retain grassed area between ovals 2 and 3	2			
Retain and protect any existing trees within the reserve and plant more if space allows	3			Current and future tree provision to align with CPTED guidelines
Provide playground facilities and passive recreation areas	3	\$ 60,000	Council	
Playing surfaces				
Investigate support for relocating football playing area within harness track to the northern end	3			
Consider having number 3 oval developed as major cricket venue	3	TBC	Council/Clubs/State Gov	
Upgrade surface of ovals 1 and 2 - includes irrigation and drainage	1	\$ 450,000	Council/Clubs/State Gov	
Provision of 3 x quality turf wickets within reserve - to consider repositioning of cricket wicket tables inside harness track	2	\$ 90,000	Council/Clubs/State Gov	
Upgrade surface of oval 3 - minor	3	\$ 15,000	Council/Clubs/State Gov	
Consider investment in covers for netball courts to enable use by other users	3	TBC	Council/Clubs/State Gov	
Facilities and Structures				
Upgrade benches and toilets in football change rooms - oval 1	2	\$ 40,000	Council/Clubs	
Upgrade timekeeper's facilities	3	\$ 10,000	Clubs	Any works subject to location of main oval
Upgrade media facilities	3	\$ 10,000	Clubs	Any works subject to location of main oval
Erect retractable or permanent net behind football goals to prevent potential for traffic hazards on Etiwanda Ave	1	\$ 25,000	Council/Clubs	

Provide additional netball courts	2	\$ 300,000	Council/Clubs/State Gov	Location options and number/configuration of courts to be determined
Provide change facilities for Netball	1	\$ 600,000	Council/Clubs/State Gov	Location options to be determined and could incorporate public toilets
Provide change facilities for junior football	1			To be incorporated with netball change facilities
Provide more storage for various user groups (eg equipment, cricket rollers, etc)	1	\$ 45,000	Council/Clubs	
Investigate provision of toilet adjacent to football umpires social room	3	\$ 75,000	Council/Clubs	This action to be considered alongside other more cost effective options for toilet provision
Convert old kiosks (under grandstand) to change facilities	1	\$ 80,000	Clubs/Council/State Gov	
Install all access toilet under grandstand (with baby change facilities)	1	\$ 40,000	Clubs/Council/State Gov	
Upgrade Poultry Shed and Cattle Shed	3	TBC	Clubs/Council	
Investigate support for removal of fence alongside fire track	3			
Provide 2nd set of goal posts and scoreboard to allow football to be played concurrently on number 1 and 2 ovals	3	\$ 20,000	Clubs/Council	
Upgrade lighting at number 3 oval	3	\$ 130,000	Council/Clubs/State Gov	
Upgrade change rooms at number 3 oval	3	\$ 35,000	Council/Clubs/State Gov	
Upgrade toilets at number 3 oval	3	\$ 30,000	Clubs/Council	
Upgrade spectator areas (covering terraced areas) at number 3 oval	3	\$ 90,000	Clubs/Council	
Upgrade South Mildura Sporting Club social area	3	\$ 350,000	Clubs/Council/State Gov	
Provide change facilities above bookmakers area between Ray Hepworth Centre and Grandstand	3	\$ 250,000	Clubs/Council/State Gov	Any works here should be considered against provision of change facilities under grandstand

Construct horse barn	3	\$ 700,000	Clubs/Council/State Gov	
Provide housing for reserve's irrigation pump	1	\$ 15,000	Council	
Consider installing wind protection at grandstand ends	3	TBC	Council/Clubs/State Gov	
Investigate need for provision of bench seating around ovals	3	\$ 25,000	Council/Clubs	
Demolish of old ticket box between Ovals 1 & 3 and public toilets next to Harry Zoch Pavilion	3	\$ 30,000	Council	Public toilets to be incorporated In new netball/football change facility
Access / Circulation / Safety				
Develop traffic management plan	1	\$ -	Council	
Provide permanent designated all access car parking within reserve	1	TBC	Council	To be determined upon completion of car parking review
Install all access ramps on fire track to accommodate patrons	1	\$ 10,000	Council	
Determine feasibility of installing all access ramp to grandstand	3	\$ -	Council / Clubs	Assess against possible utilisation of existing facilities for all access
Improve lighting and security at venue	1	\$ 15,000	Council	
Increase surveillance corridors (especially Twelfth St side) at reserve to ensure potential for criminal activity is minimised	1	TBC	Council	
Investigate redesign of Number 3 oval gates (Twelfth St entrance)	1		Council	
Develop agreement to cover maintenance responsibilities for horse movement area	3			
Develop consistent process for restricting through traffic on fire track during reserve usage times	1			
Undertake fire safety audit for Reserve	1		Council	
Car Parking				

Review adequacy for car parking in/around reserve	1		Council	
Services				
Address safety issues with power lines alongside fire track	1	TBC	Council	
Investigate ways to eliminate flooding risk to buildings	2	TBC	Council	To be determined upon completion of drainage review
Convert to raw water for irrigation	1	TBC	Council	
Upgrade drainage and irrigation to ovals	1		Council	Included as part of surface upgrades
Investigate options for incorporating building stormwater with other drainage within reserve	2	TBC	Council	To be determined upon completion of drainage review
Review drainage requirements across site	2	\$ 30,000	Council	
Review lighting across site giving consideration to more efficient/sustainable solutions	3	\$ 10,000	Council	
Consider incorporation of drainage provisions under new netball courts	2	\$ 5,000	Council	
Total		\$ 3,585,000		

Note: Indicative costs for identified works are based on 2014 prices and may be subject to increase at time of project commencement.

6 Appendices

Appendix 1 - Consultation and literature review

A – 1.1 Stakeholder consultation list

A list of stakeholders consulted in the development of the Revised Mildura Recreation Reserve Master Plan is provided below:

- Cr Mark Eckel
- Cr Max Thorburn
- Ray Lyons – Manager Leisure & Cultural Services
- Mark Jenkins – Manager Community Futures
- Matt George – Manager Building & Environmental Services
- Dawn Johnston – Recreation Support Officer
- Andrew Lucchesi – Recreation Officer
- Caitlin Simmons – Community Recreation Officer
- Cath Hall – Environmental Sustainability Officer
- John Edgcumbe – Building Maintenance Coordinator
- Andrew Godfrey – Building Maintenance Team Leader
- Shayne Hooper – Building Maintenance Team Leader
- Trevor Watts – Parks Services Coordinator
- Mark Woodhouse – Senior Technical Officer
- Sjaakie Adriaans – Local Laws Coordinator
- Chris Davis – Road Safety Officer
- Jeni Snadden – Rural Access Worker
- Michael Vaughan – Infrastructure Services Coordinator
- Meagan Wagner – Risk Management Officer
- Alana Nolen – Environmental Health Officer
- Peter Hahn – South Mildura Sporting Club / Sunraysia Cricket Association
- Brendan Bower – Mildura Football Netball Club
- Peter Walker – Sunraysia Football Netball League
- Peter Bishop – Mildura Fire Brigade
- Barry Bottams – Mildura Harness Racing Club
- Jeff Parker – Mildura District Gem Club
- Grant Beggs – Mildura Junior Football Netball Club
- Roger Hancock – Mildura Show Society
- Shane Griffiths / David Nightingale – Mildura East Cricket Club
- Rod Beer / Greg Rhodes – Sunraysia Football Umpires Association
- Bill Sauer – Sunraysia Cricket Umpires Association
- Julian Maloney – Imperial Football Netball Club
- Brian Weightman – Workers Gol Gol Cricket Club

A – 1.2 Literature review

- Mildura Recreation Reserve Master Plan 2009
- Mildura Recreation Assessment 2013
- Indoor Sports Stadium Strategy 2009
- Recreation Strategy 2008
- Public Open Space Strategy 2004

Appendix 2 – High priority actions

Mildura Recreation Reserve Master Plan Reveiw 2014



High Priority Actions:

- 1 - Addition of new change facilities and public amenities
- 2 - Removal of existing public amenities block
- 3 - Provision of additional netball courts
- 4 - Resurfacing of the playing surface inside the harness track
- 5 - Conversion of old kiosks under grandstand to change facilities

Other High Priority Actions:

Conversion to raw water for irrigation
Development of traffic management plan
Improvement to lighting and security throughout the Reserve

