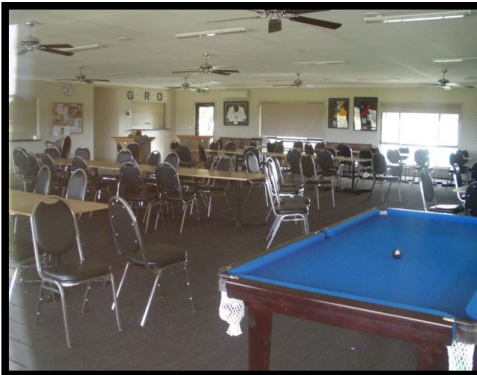


# UNDERBOOL RECREATION RESERVE MASTER PLAN 2009 – 2019



Mildura Rural City Council



### **ACKNOWLEDGEMENTS**

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

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

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

## TABLE OF CONTENTS

	Page
1.0 Introduction .....	4
1.1 Purpose of the Master Plan.....	4
1.2 Underbool Recreation Reserve .....	4
1.3 Participation Trends .....	5
2.0 Background Information .....	5
3.0 Project Methodology.....	6
4.0 Summary of Key Findings Directions .....	6
5.0 Discussion of Issues and Needs .....	7
6.0 Review and Implementation of the Master Plan .....	10
7.0 Action Plan .....	10
8.0 Site Plan.....	14
9.0 Appendices .....	15
Appendix 1 - Photographs.....	15
Appendix 2 - Relevant Information from Council Plan and Community Planning Meetings .....	16

## 1.0 Introduction

### 1.1 Purpose of the Master Plan

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

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

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

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

### 1.2 Underbool Recreation Reserve

Underbool Recreation Reserve is crown land and is managed by a committee that is responsible directly to the Department of Sustainability and Environment.

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

CLUB / ASSOCIATION	OVAL 1 (Grass wicket)		TENNIS CRTS (4) / NETBALL COURTS (2) (Hard court)		TENNIS COURTS (2) (gypsum)		BOWLING GREEN (1)	
	S	W	S	W	S	W	S	W
<b>Underbool / Walpeup Football / Netball Club</b> (Mallee Football / Netball League)								
<b>Underbool Cricket Club</b> (Ouyen & District Cricket Association)								
<b>Underbool Tennis Club</b> (Underbool & District Tennis Association)					Casual use only	Casual use only		
<b>Underbool Lawn Bowls Club</b> (Sunraysia Bowls Association)								

(Code: s=summer, w=winter)

Underbool Recreation Reserve is approximately 11.6 hectares in size and currently includes:

- 1 sports field that caters for football and cricket
- 2 netball courts / 3 tennis courts
- 2 gypsum tennis courts
- Pavilion
- Football Change rooms / Netball change room

### 1.3 Participation Trends

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

#### Football

There are approximately 76 active members of the Underbool Football Netball Club. In 2009 the club fielded teams in the seniors, reserves, under 16 and under 143 age groups.

#### Netball

In 2009 there were approximately 50 players (6 teams) who competed in the senior A, B, and C grades. and junior B and C grades.

#### Lawn Bowls

Participation in lawn bowls has been constant over the last 3 years at approximately 50 players, 22 females and 28 males.

#### Cricket

Participation in cricket has been constant over the last 3 years with 25 active members in 2009. There are 2 teams, 1 Senior Men team and 1 Junior mixed team. There has been an increase in the number of junior females.

#### Tennis

Active player membership of the Underbool Tennis Club has nearly doubled in the last three years from 33 players (1 team) to 59 players (3 teams). This is primarily as a result of an increase in senior male (7 in 2007 / 20 in 2009) and female (10 in 2007 / 23 in 2009) membership.

## 2.0 Background Information

The recreation reserve is located on the north fringe of Underbool township which is approximately 154 kilometres south-west of Mildura. Underbool is a town situated on the Mallee Highway in the Sunraysia region. The town services the grain farmers and graziers in the area.

At the last census (2006) the population of Underbool was 217 which is a slight increase of 5 people on the 2001 population. It is in a region referred to in council's 'Mildura Social Indicators Report' as the 'Mallee Track' which has a population of 772 and extends to the South Australian boarder<sup>(1)</sup>

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

The most dominant form of employment in the Mallee Track region is in agriculture / forestry / fishing (50.9%, compared to regional Victoria as a whole at 9.2%) followed by education and training at 11.6%, (Regional Victoria, 7.9%). In 2006 Mallee Track had an unemployment rate of 2.3% compared to regional Victoria at 5.6%.

Mallee Track has the highest level of volunteering of all regions at approximately 47% of the population compared to Mildura as a whole (approximately 20%) and regional Victoria (approximately 24%).

It is important that opportunities to cater for the sporting needs of all age groups be considered as part of the master plan. However, given the demographic trends for Underbool it will be important to optimise opportunities for people as they age but also for activities that may be encouraged because of the presence of a secondary college in the town (e.g. school sport and environmental studies curriculum).

References: 2006 Census QuickStats: Underbool (State Suburb / 2006 Census QuickStats: Underbool (L) (Urban Centre/Locality; Mildura Social Indicators Report' (2008)

### **3.0 Project Methodology**

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

In addition, this project has incorporated relevant findings and comments from a range of planning sessions conducted with communities over the last 6-8 months in relation to Community Plans and the preparation of the Council Plan. A summary of information drawn from these sources is included in appendix 1.

### **4.0 Summary of Key Findings Directions**

The following points provide a summary of the key directions articulated by the community through the project and through other community planning sessions conducted by council. <sup>(2)</sup>

The priorities for Underbool Recreation Reserve are:

- Resurfacing of the netball / tennis courts and court surrounds including remedial works
- Provision of appropriate netball change facilities

- Installation of lights on the tennis / netball courts
- Sealing of the entry, the entry road and main car park
- Provision of a playground
- Shade structure / sails to the west of the pavilion and
- Vegetation and landscape work.

(2) Council Plan and Community Plan consultation meetings

## 5.0 Discussion of Issues and Needs

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

Underbool Recreation Reserve is home to a range of community sport and recreation activities and groups and comprises some 11.6 hectares on the northern edge of the Underbool township. It is highly valued by the local community as evidenced through information received through this and various other community planning projects<sup>(3)</sup>. The reserve has become particularly important in the region because it is now the home of the combined Underbool and Walpeup football and netball clubs / teams.

(3) Council Plan and Community Plan consultation meetings

The region has experienced a population decline which is further compounded by the ageing of the community. This naturally has impacted on the ability of towns to field their own sporting teams. In 2007 the Walpeup and Underbool communities agreed to amalgamate football and netball activities at Underbool to optimise longer term outcomes for sport in the area.

The Underbool Recreation Reserve Committee of Management have over time developed facilities that now make the reserve one of the iconic reserves in the region. The community has recently completed a new clubroom facility that has been designed to cater for the long term pavilion needs of the reserve and the local community.

The pavilion has been sited so that it has a strong relationship with both the sports oval and the tennis / netball courts. In addition, provision has been made for the relocation of the bowling green in the longer term so that there is an outlook over the green from the pavilion.

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

### Football / Netball / Tennis Precinct

The new pavilion has been developed to a high standard and well integrated with other components of the precinct. It consists of a large multi-purpose room and a large commercial kitchen.

The football change facilities are accommodated in a separate building that has been recently re-roofed and considered adequate for current needs. Netball change facilities are too small and lack basic amenities. Netball players are currently resorting to changing in the public toilets. The

master plan proposes the extension of the building (flat roof) that accommodates the football showers / toilets to provide for netball needs and a 'mirroring' of the football change rooms (peaked roofline) to accommodate netball change rooms. This latter structure would replace the small building currently used by netball.

The master plan recommends the staged upgrade of perimeter fencing and seating as required. Reserve representatives report the oval is in good condition however an allowance has been made for reseeding in the master plan.

The master plan also recognises the committee's aspirations to better integrate buildings (physical and visual) and so includes the 'bagging' / painting of the public toilet block and the construction of a covered way between the pavilion and the toilet block in the action plan.

#### Playground and Recreation Precinct

The master plan recommends the creation of a family / recreation precinct that excludes vehicles. It also makes provision for a playground that optimises the shade provided by trees to the south of the netball courts, the installation of casual seating for use by tennis / netball spectators and parents supervising children in the playground and shade sails to the west of the new pavilion.

The master plan makes significant recommendations relating to road works and carparking at the reserve to manage dust, erosion and traffic speed and circulation. A priority action is the sealing of the entry to the reserve (safety) and the main internal road to the car park located to the south-east of the pavilion. These road works would also include traffic calming measures.

In the short term it is proposed to gravel (dust suppression, erosion, safety) the car park and seal in the longer term.

The entry road that runs along the east side of the gypsum tennis courts is subject to considerable erosion due to the slope of the land. The lower section of the road is a collection point for water from the road itself but also for water that flows between the tennis courts and the bowling greens. The master plan identifies the need to provide a design that addresses erosion caused by run-off in this area.

Vehicle access into the newly created recreation / play precinct will be restricted by landscaping and bollards. Vehicle access will be restricted to service, emergency and administration vehicles only.

The master plan plans for the upgrade of the perimeter road around the oval and the creation of a new exit road into Gnarr Road on competition days. This will minimise traffic and dust in the area immediate to the clubrooms, particularly in the short term while roads are unsealed.

The reserve committee of management has been working with the wider community and council to identify opportunities to optimise water to the site. A connection into the North Mallee pipeline has recently been provided by GWM Water and additional opportunities associated with town water drainage and run-off from the golf course are currently being investigated.



The master plan recognises the need for feasibility / design works to identify the scope of works required to transfer water from a collection point at the golf course (dam) to the reserve. This will then provide a detailed overview of the cost of required works.

#### Lawn Bowls Precinct

The master plan does not propose any significant changes to the lawn bowl precinct in the short term. As bowls infrastructure ages and requires replacement it is proposed that consideration be given to the staged relocation of bowls infrastructure to the north of the new pavilion. This will minimise the number of buildings requiring maintenance and unnecessary costs associated with duplicated facilities. Once facilities have been relocated then the old bowls site should be decommissioned and the area reinstated to bushland.

In the short term it is recommended that a formal pathway be established between the bowls facility and the new pavilion to improve access. Remedial works are recommended for the area to the rear of the bowls clubroom to minimise erosion and manage dust / mud.

#### Old Tennis Courts

The master plan makes an allocation for the upgrading of the surface of the old tennis courts and associated fencing, however works should be in consideration of the level of use of these facilities.

#### Generic Considerations

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

##### Landscaping / vegetation plantings

Vegetation and tree plantings are proposed throughout the reserve, however the priority will be for increased plantings in the pedestrian precinct and in other area to minimise erosion.

##### Signage

There is a need for more prominent signage to the reserve along the highway, primary access roads and at the entry to the reserve. This was identified as a priority to more effectively profile and give direction to the reserve and to profile opportunities, activities and clubs. Internal signage that indicates directions to various precincts and entry / exits is also recommended.

##### Reserve Furniture

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

##### Buildings

The master plan recommends the continued high standard for future building development. The master plan recognises the good work the committee / community has done in relation to the ensuring a uniformity and integration of built structures. The practice of minimising standalone buildings / sheds / structures should be continued. This creates a high standard of amenity.

## **6.0 Review and Implementation of the Master Plan**

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

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

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

## **7.0 Action Plan**

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

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

Priorities have been determined according to whether the action:

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

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

UNDERBOOL - MASTER PLAN ACTIONS & COST ESTIMATES					
No.	TASKLIST	YEAR	COST ESTIMATE	POTENTIAL FUNDING PARTNERS	COMMENT
<b>Football / Netball / Tennis Precinct</b>					
1	Relocate storage shed from behind existing netball change room	2	\$15,000	clubs, CoM	To allow for expansion of netball change rooms
2	Demolish existing netball change room	2	\$25,000	clubs, CoM	
3	Construct new netball change facilities on the site of the current netball change room	2	\$65,000		Building to provide for both home and away teams & include relevant shower, toilet & internal basin amenities. Current inappropriate level / type of provision. Women currently change in small change room & public toilets
4	Replacement of concrete on north-east section of tennis / netball compound -	2	\$20,000	clubs, CoM, council, state govt.	Estimate. Approximately 20% of court coverage. Due to poor concrete mix previously laid
5	Concreting of netball court surrounds	2	\$25,000	clubs, CoM, council, state govt.	Estimate based on quotation provided by CoM. Replacement of bricks with appropriate surfacing. Compliance with Netball Victoria requirements (risk minimisation)
6	Plexi-paving to netball / tennis courts	3	\$50,000	clubs, CoM, state govt.	Once all concreting is complete
7	Installation of lights to netball / tennis courts	3	\$100,000	clubs, CoM, council, state govt.	
10	Covered way between pavilion building & public toilets	10	\$20,000	clubs, CoM	
11	Bagging / painting of public toilets	10	\$10,000	clubs, CoM	Amenity enhancement
<b>Playground / Recreation Precinct</b>					
12	Audit trees in the vicinity of the proposed playground	1	\$15,000	council	Risk minimisation action - requires specialist
13	Upgrade playground	2	\$100,000	clubs, CoM	To cater for wider age group e.g. ages 4 - 12
14	Strengthen tree and vegetation plantings in the precinct	3	\$4,000	clubs, CoM	
15	Install seating and tables	2	\$35,000	clubs, CoM	

UNDERBOOL - MASTER PLAN ACTIONS & COST ESTIMATES					
No.	TASKLIST	YEAR	COST ESTIMATE	POTENTIAL FUNDING PARTNERS	COMMENT
16	Install shade sails to the west of the main pavilion	4	\$15,000	clubs, CoM, council, state govt.	Shade, risk minimisation (sun), amenity enhancement
<b>Oval Precinct</b>					
17	Replacement / upgrade of oval seating	4	\$15,000	clubs, CoM	Consider recycled plastic planks
18	Allocation for minor oval upgrade works	4	\$15,000		
<b>Old Tennis Courts Precinct (gypsum courts)</b>					
19	Resurfacing of courts	7	\$35,000	clubs, CoM	
20	Replacement of perimeter fencing where required	8	\$50,000	clubs, CoM	
21	Formalising of parking along east side of courts	4	\$72,000	clubs, CoM, council	Will require works to remedy erosion (steep grade)
<b>Lawn Bowls Precinct</b>					
22	Landscape works to the rear of the clubroom	3	\$7,500	clubs, CoM	Erosion management, amenity enhancement
23	Construction of a new green to the north of the new pavilion	10+	\$180,000	clubs, CoM, council, state govt.	Longer term provision
24	Decommissioning of old green & clubroom	10+	\$39,000	clubs, CoM	Removal of buildings, regeneration of greens
25	Minor upgrade / amenity works to clubroom	2	\$20,000	clubs, CoM	Modernisation & any required compliance works for short term use
<b>Landscape Works</b>					
26	Strengthen vegetation / tree plantings to the south of the top tennis courts	6	\$8,000	clubs, CoM	
27	Define entry road edge with landscape treatment and / or tree / vegetation plantings	4	\$5,000	clubs, CoM, council	
28	Landscape / vegetation treatment to vegetation area in between the 2 entry roads	4	\$8,000	clubs, CoM	May include bollards in some areas. To prevent vehicle access & encourage regeneration. & for amenity enhancement
29	Formalise pathway between the bowls precinct & the main pavilion	4	\$19,000	clubs, CoM	
30	Tree / vegetation plantings between upper tennis courts and bowling green	9	\$10,000	clubs, CoM	
<b>Road works &amp; car parking</b>					
31	Re-aligning / re-forming and sealing of entry road to the main car	3	\$14,300	clubs, CoM, council	
32	Formalising of car park to the south of the changerooms & surfacing (limestone gravel)	3	\$100,000	clubs, CoM	

UNDERBOOL - MASTER PLAN ACTIONS & COST ESTIMATES					
No.	TASKLIST	YEAR	COST ESTIMATE	POTENTIAL FUNDING PARTNERS	COMMENT
33	Sealing of car park	7	\$80,000	clubs, CoM, council	Dust suppression
34	Replacement of bollards to the south of the changerooms	8	\$7,500	clubs, CoM	Make provision for emergency and service vehicles
35	Allocation for design works for remedial works (erosion) along (left) entry road 1	1	\$10,000	clubs, CoM, council	Specific design treatments are required to address erosion occurring on the access road - in particular the track that runs alongside the 1st set of tennis courts and drainage from between tennis courts and bowling greens
36	Re-forming of left entry road & surfacing with limestone gravel	3	\$12,500	clubs, CoM	Erosion management, dust suppression, amenity enhancement
37	Bollards at end of left entry road to prevent vehicle access into pedestrian only zone	2	\$7,500	clubs, CoM	Creation of a pedestrian only zone that incorporates areas in between main buildings & area to the south of the netball courts. Risk minimisation strategy & creates a family friendly recreation / social environment. Make provision for emergency & service vehicles & people with disabilities access
38	Minor re-forming works to oval perimeter road & topping with limestone gravel	6	\$100,000	clubs, CoM	
39	Minor re-forming works to new exit road & topping with limestone gravel	5	\$20,000	clubs, CoM	To east of reserve onto Reservoir Rd.
40	Treatment of new exit onto Reservoir Rd.	5	\$4,500	clubs, CoM	Erosion management, risk minimisation
41	Provide temporary barrier option at entry to left entry road	1	\$1,000	clubs, CoM	To manage football traffic / fee collection point. Consider chain?
<b>Other Items</b>					
42	Allocation for design works associated with water harvesting and piping of water to the reserve	2	\$40,000	clubs, CoM, council, wider community, state govt.	Purpose is to collect golf course run-off & town storm water run-off in golf course dam & transfer to the reserve. The CoM has \$7,500 towards design / construction works
43	Allocation for works associated with piping works	3	\$250,000	clubs, CoM, council, wider community, state govt.	That is, from town to storage dam (golf course) & from the dam to the reserve. Indicative allocation - Actual amount will be dependent on outcome of design works - refer action 42
45	Allocation for on site works at the golf course -	4	\$70,000	clubs, CoM, council, wider community, state govt.	That is, increasing size of dam & reshaping of bunkers to increase run-off catchment etc. Actual amount will be dependent on outcome of design works - refer action 42
46	Signage - Entry	3	\$10,000		
47	Signage - internal directional signage	4	\$10,000		To tennis / netball car parking, main pavilion / oval
48	Signage - highway / street	2	\$10,000		
	<b>TOTAL</b>		<b>\$1,729,800</b>		

## **8.0 Site Plan**

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

## 9.0 Appendices

### Appendix 1 – Photographs



New pavilion and refurbished change rooms



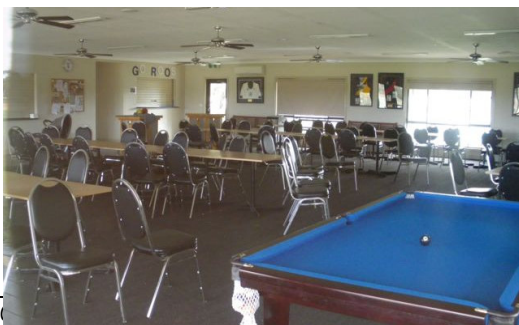
Inside netball change room



Rear of football / cricket change rooms (right). Netball change room to the left



Inside new pavilion – commercial kitchen



Inside new pavilion – multi-purpose room



Lawn bowls facilities

## Appendix 2 - Relevant Information from Council Plan and Community Planning Meetings

### **COUNCIL PLAN** (Consultation Meetings, February 2009. Note meeting was a combined Walpeup / Underbool meeting)

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

- **Priorities**
  - Maintain sporting facilities and associations - football, tennis and other sports are the heart of the community
  - Having trouble getting people on committees and involved - potential for burnout amongst those who do get involved
  - Could be better/ more successful/ more proactive at applying for and getting grants
  - Maintain sporting facilities and associations - football, tennis and other sports are the heart of the community
  - Places to congregate is an important factor for well-being and social connectedness
  - Youth sport is very important. Social / builds community and keeps them out of trouble
  - Harvest storm water - direct storm water into storage tanks
  - Problems with weeds on roadside/ footpaths/ nature strips/ parks - bridle creeper, urban weeds, box thorn
  - Planting of trees has dropped off
  - Greening the Line - keep it going, promote it
- **Sustainability**
  - City looks terrible at the moment - street trees, gardens
  - Add "environmentally sustainable into Council vision"
  - Council support to buy water for sporting grounds
- **Recreation and Sport**
  - Maintain sporting facilities and associations - football, tennis and other sports are the heart of the community
  - Administration and organising of sport is time consuming and costly and difficult to get people involved to keep it going - financial support needed
  - Sporting facilities upgrade
  - Sports important but numbers declined / Lack of numbers but high percentage of participation
  - Committee of Management don't have access to larger amounts of money
  - Water for oval
  - Coaching/ training for children Youth sport is very important / keeps them out of trouble
  - Need steps for Underbool facility
- **Community Vision includes:**
  - 'A community in which volunteering is valued and supported'
  - 'People are encouraged to participate in recreation'



**COMMUNITY PLAN – ‘Underbool Community Plan’ (2007)**

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

- The Community Plan identified 10 priorities, 1 of these is relevant to the master plan, these are:
  - Priority 6 Improve Sport and Recreation Opportunities and Facilities  
The community wants improved passive and active sport and recreation opportunities and facilities
  - Project objectives - To promote participation in sport and recreation for different age groups; to improve sport and recreation facilities
  - Immediate actions to achieve priority 6 - Determine needs, wants and priorities for the reserve development and formulate a master-plan / recreation strategy