

# **OLD AERODROME SPORTING COMPLEX MASTER PLAN REVIEW**

**2022**

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## 1. Introduction

The current Master Plan for the Old Aerodrome Sporting Complex (OASC) was developed following a consultant review in 2009. The Master Plan's intent was to guide the planning and development of the reserve over the next 10 years. The first Master Plan was developed for the OASC in 2004 by Gary Henshall and Associates.

In 2009 the sporting precinct was home to 15 individual sports with over 2000 members that used the venue on a regular basis. The 2020 review identified 23 regular user groups based at the reserve.

In 2020, Mildura Rural City Council (MRCC) undertook a process to review the Master Plan for OASC Reserve.

The aims and objectives for each of these Master Plan Reviews are to:

- Identify current and future facility needs in consultation with existing user groups and internal stakeholders.
- Ensure agreed developments align with recreation and asset management planning principles.
- Incorporate identified developments into an action plan with priority ratings, indicative costs and potential funding contributors so as to provide clear direction for Council and user groups for the next 5 years and beyond.

A number of projects identified in the 2009 – 2020 Master Plan have been completed or are currently under construction. These projects include:

- Construction of formalised car parking spaces
- Acquisition of adjoining land to the reserve for long term future sporting reserve and parkland expansion
- Installation of lighting to AFL and Cricket competition standard on Oval No. 2
- Development of the Remote Control Car Club facility
- Ongoing development of the BMX Facility
- Construction of storage facilities for Football (Soccer) and Little Athletics

Both the 2004 and 2009 versions of the OASC Master Plans highlighted the need for some investigation into the water supply across the reserve. Quoted from the 2009 review - "Whilst Old Aero's as an overall precinct has good access to water supplies, there was a suggestion that it needed to be re-engineered to provide a more even spread from the different sources. It can be seen from this report that there is still work to be done to maximize this benefit." This action has been listed as a priority action in the 2022 version of the Master Plan.

The projects listed above generally align with the Master Plan's action list, however through detailed design and further consultation with the community and user groups they have developed and varied over time. With this, it is important to undertake a review of the current Master Plan in order to accurately capture the work that has been completed in order to effectively determine the priorities for the reserve over the next 5 years.

A number of regular user groups have recently approached Council requesting support for further major facility developments. Some of these projects are not captured in the current Master Plan. This review will ensure that these proposed developments are considered through an integrated approach in partnership with other key user groups and the broader community, and that the works are reflective of current and future needs. Due to the change in use and demand at the reserve it is important that the review is undertaken in order to ensure the Master Plan's identified actions are relevant and prioritised in alignment with the community's, internal stakeholders and current users expectations and desires.

The review has given consideration to the existing Master Plan (2009) as well as site conditions and future anticipated 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.

MRCC recognise that a review of the Masterplan may occur, prior to 2027 if circumstances change relating to current tenants or other major changes to sporting clubs/associations within the district.

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 remain relevant have been incorporated into the 2022 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 the reserve's regular user groups with support and assistance from Council's Recreation Planning & Development (RP&D) staff. 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 the OASC Reserve along with a program of prioritised works, indicative associated costs and potential contributors is provided in section 5.2

## **2. Old Aerodrome Sporting Complex**

### **2.1 Regional Context**

MRCC is located in the far north west of Victoria, covering a vast geographic area bordered by the South Australia-Victoria border to the west, the Murray River/NSW border to the north//east and Big Desert Wilderness Area to the south. The region is home to more than 55,000 people, with over 32,000 people residing in Mildura City (2018 estimates), which is located 550km northwest of Melbourne and 400km northeast of Adelaide.

### **2.2 The Site**

The OASC is located on the north-west fringe of Mildura. The reserve is approximately 5.7 hectares in size and is crown land (Department of Environment, Land, Water and Planning) with council the designated committee of management. Tenant groups use the reserve under a lease or service agreement with council.

The OASC is the major sport and recreation precinct located on the corner of Eleventh Street and Flora Avenue. It accommodates 23 individual sporting and community groups. The OASC is also an important broad acre park for local residents. It is a central place for people to walk the dog, play with children and enjoy the ambience of an indigenous landscape.

The Mildura Rural City Council Public Open Space Strategy April 2021 highlights the lack of public open space within the north-west fringe area of Mildura, and given the documented benefits to the community of public open space, the OASC is an important piece of land to be maintained for both the community and sporting participants.

The submissions received from sporting clubs through this process have the potential to change the face of the OASC from a broad acre sport and recreation park to that of a sporting precinct. Given the lack of open space in this area it is necessary for Council to maintain areas of the park as open space recreation with the addition of opportunities for non-organised and social physical activity, as well as environmental components and perimeter trails wherever possible.

### **2.3 Future urban growth**

The OASC is located within the area covered by Ontario-Flora Precinct Land Use Vision and Urban Design Guidelines. This document, prepared in 2010, shortly after the previous masterplan was adopted, identifies areas for expansion of the OASC reserve, and areas adjoining the reserve for future urban growth.

Future urban growth is currently proposed at the south western end of the OASC between Flora Avenue and the Mildura Golf Course. This growth will comprise suburban houses and additional open space areas.

This new urban area will introduce a new road frontage to the reserve, providing an additional opportunity for access to the reserve. Shared paths connecting through the reserve between this area and the existing path along Eleventh Street should be provided.

Future residents will benefit from the recreational opportunities provided by the reserve, their needs for non-organised recreation and public open space should be considered.

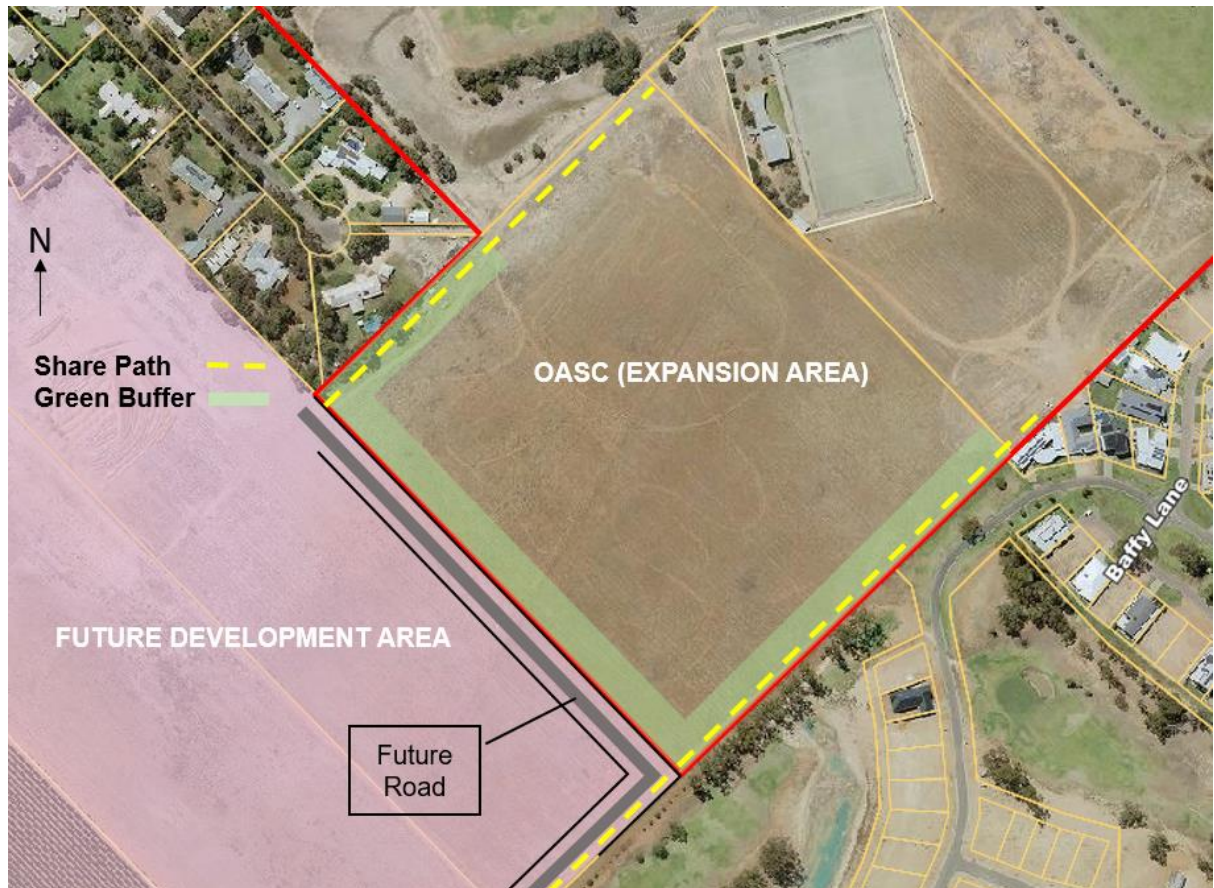
The impacts of lights at night, noise, and balls on future residents who will face the reserve and be located nearby need to be considered. A buffer of trees along the edge of the

reserve, similar to what exists along Eleventh Street would be a suitable means of reducing these impacts.

To accommodate the proposed future urban growth, the south west corner of the OASC should include the following elements:

- Shared path connections to the future edge road in two locations (parallel to the golf course, and parallel to the rear fences of existing hood court residences).
- A green buffer, including tall canopy trees, at least 20m wide between future and existing residences and recreational facilities.
- Reserved land to be developed as open space in response to future needs.

As shown below:





**Figure 1 – Aerial image of Old Aerodrome Sporting Complex**





## **Facilities and Structures**

Facilities and Structures on the site include:

- 2 sports fields that cater for AFL football and cricket (1 with competition standard lighting)
- 14 synthetic tennis courts
- 1 Remote Control Car track
- 1 playground including all abilities swing
- 2 ovals that cater to cricket and baseball
- 1 grass athletics track
- 6 baseball diamonds
- 1 synthetic hockey pitch with lights
- 5 grass soccer pitches
- 1 BMX track
- 6 Clubrooms
- 5 public toilet blocks
- 5 car parks

## **2.4 Site User groups and key stakeholders**

There are currently 23 regular user groups based at OASC. These include:

- Mildura West Cricket Club
- Werrimull Football Netball Club
- Sacred Heart Tennis Club
- St Andrews Tennis Club
- Mildura RC Car Club
- Mildura and District Little Athletics Centre
- Mildura Storm BMX Club
- Football Federation Sunraysia – Competitions
- Mildura United Soccer Club
- Three Colours Soccer Club
- Sunraysia Touch Football Association
- Sunraysia Soccer Academy
- Sunraysia Baseball – Competitions
- Wanderers Baseball Club
- Hawks Baseball Club
- Eagles Baseball Club
- Sunraysia Softball Association
- Sunraysia Hockey Association – Competitions
- Koowinda Hockey Club
- Rivaside Hockey Club
- Mildura Wanderers Hockey Club
- Waratahs Hockey Club
- St Joseph’s College
- Various casual users

The number of user groups has increased by 8 since the 2009 Master Plan was developed.

Each user group was provided with a template and support from RP&D staff to develop individual organisation facility plans (refer to Appendix 1 for a list of representatives). This part of the planning was undertaken during COVID-19 restrictions when face to face meetings were not possible and worked well. It allowed the process to continue and also provided each club with their own facility plan. It is recommended that this process continue post COVID.

MRCC is responsible for the majority of maintenance tasks at the reserve with Facility Services, Parks & Gardens and Asset Services all playing significant roles in ensuring the reserve’s ongoing operation. Minor maintenance such as cricket wicket preparation is carried out by the cricket club.

### **3. Master Plan**

#### **3.1 Previous Master Plan objectives and directions**

In 2009, MRCC commissioned a review of the Master Plan for the OASC. The following section provides a summary of the key issues and needs identified in the 2009 OASC Master Plan.

- The existing spaces generally meet the current needs of the sports.
- There are still issues with the traffic management and car-parking in the precinct – especially during busy periods or cross-over times. A review has commenced to address these issues.
- Sports are regularly applying for upgrade of facility and services works assistance from Council as per the 2004 master plan and this appears to be working well.
- Sports in general are increasing their numbers of participants and will need additional facilities on the site in the medium to long term.
- The major projected expansion in program and participation numbers can be addressed by developing multi-purpose spaces and amenity and is consistent with broad master plan.
- Those organisations seeking to invest in infrastructure improvements are seeking longer term tenancy arrangements.
- Some sports such as football (soccer) are seeking to develop new programs (e.g. the establishment of a Regional Centre of Excellence) in the precinct which will require additional program space and supporting amenity.
- It would be prudent for Council to acquire some adjoining land to the reserve for long term future sporting reserve and parkland expansion.
- All users enjoy the ‘broad acre’ concept of the park and as facilities and use increases it supports the opportunity of council future proofing the site by acquiring the adjoining available land. Strategically if this land is sold to another party it will be a lost future proofing opportunity.

### 3.2 2009 Master Plan progress report

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

- Construction of formalised car parking spaces
- Construction of new clubrooms for Cricket and Hockey
- Installation of lighting to AFL and Cricket competition standard on Oval no 2
- Development of the Remote Control Car Club facility
- Ongoing development of the BMX Facility
- Construction of storage facilities for Cricket, Football (Soccer) and Little Athletics

A review of the status of actions from the 2009 OASC Master Plan highlighted that a large number of actions remain incomplete. However, it should be noted that recent changes in usage and subsequent user group development priorities has meant that these may no longer be applicable.

Council has also purchased 8ha of additional land adjoining the OASC to accommodate future expansion (as shown below).



## 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.

- Installation of match standard lighting to Football (Soccer) Pitches number 9, 11 and 12.
- Upgrade of the BMX starting gate and hill to international standard
- Investigate the feasibility of a synthetic athletics track
- Prepare lighting plans for the Remote Control Car Club facility
- Upgrade of the existing cricket nets and construction of additional nets at John Hall Oval
- Prepare plans and specifications to realign tennis courts to reduce number from 16 to 14 to achieve run off compliance
- Prepare design plans and specifications to appropriate baseball lighting standards to upgrade lighting to ovals 5 & 6.
- Prepare design plans and specifications to upgrade existing hockey pitch to appropriate Hockey Australia standards.
- Review the existing irrigation system across the entire reserve, including water authority infrastructure to determine upgrade requirements.

Since the development of the previous masterplan, two major studies affecting the planning of public open space and recreational facilities have been undertaken by council. Implementing the recommendations of these studies is a high priority for council. These studies made the following recommendations relating to the OASC:

- *Add opportunities for non-organised and social physical activity to sporting reserves where possible, as well as environmental components and perimeter trails.* Design and develop internal recreational path network within the OASC. Protect public access to ovals when not in use for organised sport. Prevent fragmentation of reserve by minimising fences and areas of exclusive use.
- Enhance the connectivity of the public open space network with off road trails. Design and develop path network within the OASC, including links to paths identified in the Mildura Tracks and Trails strategy and to new growth areas.
- Enhance opportunities for shade by planting trees. Identify areas to plant additional trees and develop tree planting program.
- Enhance opportunities for walking and socialising dogs.

### 4.2 Council Owned Land and Future Use/Demand

Groups have identified the Council owned parcel of land adjacent to the existing Hockey Pitch and club rooms as an area for expansion for their respective sports.



The existing Master Plan developed in 2009 noted and assumed that there would be significant growth in soccer participation. With this assumption, the Master Plan noted that *‘in order to future proof the site opportunities to purchase adjoining land and integrate into the precinct would be prudent.’*

The Ontario – Flora Precinct Land Use Vision and Urban Design Framework identifies a need to incorporate an interface between the planned residential development next to the vacant block of land off of Hood Court with the Old Aerodrome Sporting Complex.

This interface will require the following key elements to be included in the layout of the expansion area including:

- A landscaped corridor within the expanded OASC along the edge adjoining the development plan area. This will provide an interface with a proposed edge road and a pleasant outlook for the dwellings opposite the reserve on that road.
- A landscaped corridor within the expanded OASC along the edge adjoining the golf course. This will connect with an existing landscaped area within the reserve and provide an interface with existing development within the golf course.
- A path network running parallel to the edge of the golf course. This will provide a future connection from Eleventh street, through the reserve to connect to a future path network within the development area.

It would be beneficial to begin plantings within the interface areas as soon as possible so that they are established prior to the development of the adjoining residential land.

Development of the development plan area may create additional demands for public open space or introduce uses that are sensitive to certain recreational activities. Due to this uncertainty, with the exception of the interface areas, it would be premature to determine the use of the OASC Land that abuts the development plan area at this stage.

In addition to this, the purchase of additional land was made on the understanding it was for long term future growth. Whilst there is current demand from recreation groups to expand (e.g. additional hockey pitches) there is also suitable land available within the existing reserve to accommodate this growth.

The recently adopted Public Open Space Strategy notes that new residential developments along Flora Avenue need to be adequately provisioned with quality public open space, it has not yet been determined what role OASC may play in providing this.

With this, we suggest the Master Plan should identify the parcels discussed above as allocated for future Public Open Space and connectivity, and it should identify the interface areas so that plantings can commence.

#### **4.3 Potential shift in OASC purpose**

There is a consistent theme to a number of projects identified by user groups of the reserve. A number of projects, if supported and delivered, would create sport specific spaces that limit or deny access to informal users of open space (those not partaking in the activity the facility is built for, or not associated with the club).

The following measures will allow the OASC to continue to support informal use of the OASC by the public, while supporting user groups to upgrade their facilities.

- Where possible, public access to recreational facilities when not in use should be maintained
- If required, proposed sport specific spaces should be carefully considered in relation to other enclosed spaces and edges, so the flow of the park, and access across it is not interrupted, and so 'dead' spaces with poor access or visibility are not created.
- Provide additional options for informal recreation including enhanced pedestrian and cycling access and informal recreation facilities such as paths, seating and exercise equipment

These measures would help prevent and compensate for the loss of public access to sport specific areas.

This outcome is also supported by the recently adopted Recreation Strategy.

An example of this opportunity is on the corner of Twelfth Street and Riverside Avenue (behind the St. Joes Stadium). This section of land has received a number of enquiries from the public and organisations.

Consideration should be given to creating additional driveway/ access corridor from Twelfth Street through that parcel of land, as recommended in Ontario – Flora Precinct Land Use Vision and Urban Design Framework, to form an alternate connection to the car park behind the football ovals. The justification for this is to reduce congestion in the existing parking areas. If paired with a high-quality trail alongside, it could form a good legible link to Twelfth street from the reserve.

## 5 Master Plan Implementation

### 5.1 Action and implementation

The revised Master Plan for the OASC 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 - High level demand by clubs, safety and regulatory compliance, strong strategy basis

Priority 2 - Medium level demand by clubs, necessary repairs to maintain operations, some strategic basis

Priority 3 – Upgrades, refurbishments, exclusive requests, little or no strategic basis

The implementation of the Master Plan is reliant upon the capacity of stakeholders to actively attract and negotiate funding. To this end, it is important to appreciate that the 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 the 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 contribution.

In some cases, identified projects may also be eligible for funding from Council's grants or State and Commonwealth Government programs and will rely on a successful funding application to deliver the project.

## 5.2 Priority Actions List

Ref No	Task	Priority	Potential Funding Partners	Indicative Cost	Comments
<b>Football (Soccer) Precinct</b>					
1	Sports Lighting to Pitch 12 - Stage 1: Prepare design plans and specifications to soccer match standard.	1	MRCC & FFS	\$16,000	MRCC Recreation Assistance Grant – Planning Stream
2	Sports Lighting to Pitch 12- Stage 2: Installation of lighting to soccer match standard.	1	MRCC, FFS, FV, SRV	\$250,000	State Government – World Game Facilities Fund
3	Sports Lighting to Pitch 9 & 11 - Stage 1: Prepare design plans and specifications to soccer match standard.	1	MRCC & FFS	\$16,000	MRCC Recreation Assistance Grant – Planning Stream
4	Sports Lighting to Pitch 9 & 11- Stage 2: Installation of lighting to soccer match standard.	1	MRCC, FFS, FV, SRV	\$500,000	State Government – World Game Facilities Fund
5	Extension to existing Pavilion (Including change rooms, umpire change rooms, social space, kitchen and kiosk) - Stage 1: Prepare construction plans and specifications.	3	MRCC & FFS	\$25,000	MRCC Recreation Assistance Grant – Planning Stream
6	Extension to existing Pavilion (Including change rooms, umpire change rooms, social space, kitchen and kiosk) - Stage 2: Construction of sports pavilion.	3	MRCC, FFS, FV, SRV	\$1,500,000	State Government – World Game Facilities Fund
7	Installation of additional drinking bubblers.	3	MRCC & FFS	\$12,000	MRCC Minor Facilities Upgrade Grant
<b>Total Football (Soccer) Precinct</b>				<b>\$2,319,000</b>	
<b>BMX Precinct</b>					
8	Replacement of start hill and starting gate.	1	MRCC & BMX	\$80,000	MRCC Recreation Assistance Grant – Major Facility Upgrade Stream
9	Lighting to Track - Stage 1: Prepare design plans and specifications to appropriate BMX standard.	1	MRCC & BMX	\$16,000	MRCC Recreation Assistance Grant – Planning Stream
10	Lighting to track - Stage 2: Installation of lighting to appropriate BMX standard.	1	MRCC, BMX SRV	\$250,000	State Government – Local Community Sports Infrastructure Fund
11	Installation of shade sails over the spectator area along the first straight and presentation area.	3	MRCC & BMX	\$80,000	MRCC Recreation Assistance Grant – Major Facility Upgrade Stream
12	Asphalt from finish line and through staging area	3	MRCC & BMX	\$150,000	MRCC Recreation Assistance Grant – Major Facility Upgrade Stream
13	Stage 1 -Identify a suitable location and design for toilets and change rooms to service the facility.	3	MRCC & BMX	\$0	
14	Stage - 2 Construction of toilets and change rooms to service the facility.	3	MRCC & BMX	\$150,000	MRCC Recreation Assistance Grant – Major Facility Upgrade Stream
15	Construction of Storage Shed	3	BMX	\$30,000	MRCC Recreation Assistance Grant – Minor Facility Upgrade Stream

16	Installation of three tier grandstands with weather protection	3	MRCC & BMX	\$30,000	MRCC Recreation Assistance Grant – Minor Facility Upgrade Stream
17	Upgrade Presentation platform	3	MRCC & BMX	\$15,000	MRCC Recreation Assistance Grant - Minor Facility Upgrade Stream
18	Upgrade PA system	3	BMX	\$5,000	Club
19	Landscaping - Ongoing planned improvements include planting of ground covers, shrubs, applying mulch, extending timber railing and increasing lawn areas.	3	BMX	\$5,000	Club
<b>Total BMX Precinct</b>				<b>\$811,000</b>	
<b>Athletics Precinct</b>					
20	Investigate the feasibility of a synthetic athletics track.	1	MRCC & MLAC	\$18,000	MRCC Recreation Assistance Grant – Planning Stream
21	Develop a funding strategy for the construction of a synthetic athletics track if shown to be feasible.	3	MRCC & MLAC	\$0	No funding required
22	Apply for funding to construct a synthetics athletics track in line with funding strategy if shown to be feasible.	3	MRCC & MLAC	\$2,550,000	Unknown at this stage
23	Continue upgrading the common areas in the pavilion, focussing on the kitchen, kiosk and toilets.	1	MRCC	\$100,000	MRCC - Rates
24	Improve wheel chair access to the rear external doors in the pavilion	1	MRCC	\$10,000	MRCC - Rates
<b>Total Athletics Precinct</b>				<b>\$2,678,000</b>	
<b>Radio Control Car Club Precinct</b>					
25	To construct a shade structure over the facility.	3	MRCC & MRCCC	\$80,000	MRCC Recreation Assistance Grant – Major Facility Upgrade Stream
26	Lighting to Track - Stage 1: Prepare design plans and specifications to appropriate standards.	3	MRCC & MRCCC	\$16,000	MRCC Recreation Assistance Grant – Planning Stream
27	Lighting to track - Stage 2: Installation of lighting to appropriate standard.	3	MRCC, MRCCC, SRV	\$250,000	State Government – Local Community Sports Infrastructure Fund
<b>Total Radio Control Car Club Precinct</b>				<b>\$346,000</b>	
<b>Cricket and AFL Football Precinct – John Hall Oval</b>					
28	Construction of new scoreboard	3	MRCC & MWCC	\$30,000	MRCC Recreation Assistance Grant – Minor Facility Upgrade Stream
29	Identification of site for new junior hard wicket	1	MRCC, SCA & MWCC	\$0	No funding required
30	Construction of new junior hard wicket	1	MRCC & MWCC	\$20,000	MRCC Recreation Assistance Grant – Minor Facility Upgrade Stream



31	Construction of additional cricket nets	1	MRCC & MWCC	\$80,000	MRCC Recreation Assistance Grant – Major Facility Upgrade Stream
32	Lighting to cricket nets - Stage 1: Prepare design plans and specifications to appropriate cricket standards.	3	MRCC & MWCC	\$16,000	MRCC Recreation Assistance Grant – Planning Stream
33	Lighting to cricket nets - Stage 2: Installation of lighting to appropriate cricket standard.	3	MRCC & MWCC	\$150,000	MRCC Recreation Assistance Grant – Major Facility Upgrade Stream
34	Kitchen upgrade (to commercial standard) to cater for catering due to increased participation at the site.	3	MRCC & MWCC	\$80,000	MRCC Recreation Assistance Grant – Major Facility Upgrade Stream
35	Extension to existing Pavilion to include female friendly change rooms- Stage 1: Prepare construction plans and specifications.	2	MRCC & MWCC & SRV	\$25,000	MRCC Recreation Assistance Grant – Planning Stream
36	Extension to existing Pavilion to include female friendly change rooms - Stage 2: Construction of sports pavilion.	2	MRCC, MWCC	\$350,000	State Government – Local Community Sports Infrastructure Fund
37	Installation of Security Lights to viewing shelter at Oval 1	3	MWCC	\$5,000	Club
38	Investigation of the need for netball facilities at OASC	3	MRCC, SFNL, MNA, WFNC	\$0	No funding required
<b>Total Cricket and AFL Precinct</b>				<b>\$756,000</b>	
<b>Tennis Precinct</b>					
39	Realignment of courts to reduce number from 16 to 14 to achieve run off compliance - Stage 1: Prepare plans and specifications	1	MRCC & SC & SATC	\$20,000	MRCC Recreation Assistance Grant – Planning Stream
40	Lighting upgrade to align with new court layout - Stage 1: Prepare design plans and specifications to appropriate tennis lighting standards.	1	MRCC & SC & SATC	\$16,000	MRCC Recreation Assistance Grant – Planning Stream
41	Realignment of courts to reduce number from 16 to 14 to achieve run off compliance - Stage 2: Construction of realigned courts.	1	MRCC & SC & SATC	\$750,000	Unknown at this stage
42	Lighting upgrade to align with new court layout - Stage 2: Installation of lighting to appropriate tennis lighting standards.	1	MRCC & SC & SATC	\$500,000	Unknown at this stage
43	Weather proofing the walk way between the club house and the toilet area with a roof on the existing beams.	3	MRCC & SC & SATC	\$15,000	Club
<b>Total Tennis Precinct</b>				<b>\$1,301,000</b>	
<b>Baseball Precinct</b>					
44	Install shade between dugouts on field 4	3	MRCC & SBA	\$25,000	MRCC Recreation Assistance Grant – Minor Facility Upgrade Stream
45	Lighting upgrade to field 5 & 6 - Stage 1: Prepare design plans and specifications to appropriate baseball lighting standards.	1	MRCC & SBA	\$16,000	MRCC Recreation Assistance Grant – Planning Stream
46	Lighting upgrade to field 5 - Stage 2: Installation of lighting to appropriate baseball lighting standards.	1	MRCC, VBA, SRV & SBA	\$250,000	State Government – Local Community Sports Infrastructure Fund

47	Lighting upgrade to field 6 - Stage 2: Installation of lighting to appropriate baseball lighting standards.	1	MRCC, VBA, SRV & SBA	\$250,000	State Government – Local Community Sports Infrastructure Fund
48	Field 5 base path cut-outs as per facility guidelines.	3	MRCC & SBA	\$10,000	MRCC Recreation Assistance Grant – Minor Facility Upgrade Stream
49	Field 6 infield resurface and base path cut-outs as per facility guidelines.	3	MRCC & SBA	\$10,000	MRCC Recreation Assistance Grant – Minor Facility Upgrade Stream
50	Extension to existing pavilion to better cater to user groups- Stage 1: Prepare construction plans and specifications.	3	MRCC & SBA	\$25,000	MRCC Recreation Assistance Grant – Planning Stream
51	Extension to existing pavilion to better cater to user group needs - Stage 2: Construction of sports pavilion.	3	MRCC, M&DLAC, SRV & SBA	\$500,000	State Government – Local Community Sports Infrastructure Fund
52	Field 5 - Extension of existing back net structure	1	MRCC & SBA	\$15,000	MRCC Recreation Assistance Grant – Minor Facility Upgrade Stream
53	Field 5 (A) - Create new junior and softball diamond in leftfield corner	3	MRCC & SBA	\$10,000	MRCC Recreation Assistance Grant – Minor Facility Upgrade Stream
54	Field 6 - Batting tunnel & pitching bullpen - 1st base side	3	MRCC & SBA	\$25,000	MRCC Recreation Assistance Grant – Minor Facility Upgrade Stream
55	Field 6 - Extension of existing back net structure	1	MRCC & SBA	\$15,000	MRCC Recreation Assistance Grant – Minor Facility Upgrade Stream
56	Investigation of need for additional change facilities and best location.	3	MRCC & SBA	\$0	No funding required
57	Field 7 – Reorientate back net and diamond on field 7	3	MRCC & SBA	\$20,000	MRCC Recreation Assistance Grant – Minor Facility Upgrade Stream
58	Field 6 - Paving - 3rd base side off field	3	SBA	\$10,000	Club
59	Field 5 - Paving between dugouts off-field	3	SBA	\$10,000	Club
60	Field 3 - installation of seating for juniors	3	MRCC & SBA	\$10,000	MRCC Recreation Assistance Grant – Minor Facility Upgrade Stream
<b>Total Baseball Precinct</b>				<b>\$1,201,000</b>	
<b>Hockey Precinct</b>					
61	Upgrade existing hockey pitch - Stage 1: Prepare design plans and specifications to appropriate Hockey Australia standards.	1	MRCC & SHA	\$20,000	MRCC Recreation Assistance Grant – Planning Stream
62	Upgrade existing hockey pitch - Stage 2: Installation of new pitch surface to meet appropriate Hockey Australia Standards	1	MRCC, SHA, HV, SRV	\$650,000	State Government – Local Community Sports Infrastructure Fund
63	Upgrade exiting lighting to LED on the existing pitch	3	MRCC, SHA, HV, SRV	\$250,000	State Government – Environmental Grant

64	Investigate the feasibility and demand for a second synthetic hockey pitch.	1	MRCC & SHA	\$15,000	MRCC Recreation Assistance Grant – Planning Stream
65	Construction of a second synthetic hockey pitch with LED Lights - Stage 1: Prepare design plans and specifications to appropriate Hockey Australia standards and potential for amenities to service pitch 2.	1	MRCC & SHA	\$20,000	MRCC Recreation Assistance Grant – Planning Stream
66	Construction of a second synthetic hockey pitch with LED Lights - Stage 2: Construction of new pitch surface to meet appropriate Hockey Australia Standards potential for amenities to service pitch 2	1	MRCC, SHA, HV, SRV	\$1,500,000	Unknown at this stage
67	Construction of a synthetic warm up area.	3	MRCC & SHA	\$70,000	MRCC Recreation Assistance Grant – Major Facility Upgrade Stream
<b>Total Hockey Precinct</b>				<b>\$2,525,000</b>	
<b>Total</b>				<b>\$11,937,000</b>	
<b>Mildura Rural City Council (MRCC)</b>					
68	Eleventh Street Toilet Demolition (Near John hall Oval) (AE009 & AE010)	1	MRCC		MRCC Rates – dependant on successful budget bid
69	Aero Ovals Pavilion Toilet Design & Renewal	2	MRCC		MRCC Rates MRCC Rates – dependant on successful budget bid
70	BMX / Soccer Toilet Replacement	2	MRCC		MRCC Rates – dependant on successful budget bid
71	Aero Ovals Tennis Club Toilet Block refurbishment	2	MRCC		MRCC Rates – dependant on successful budget bid
72	Eleventh Street (near Baseball) Toilet Demolition (AE017)	1	MRCC		MRCC Rates – dependant on successful budget bid
73	Review the existing irrigation system across the entire reserve, including water authority infrastructure to determine upgrade requirements.	2	MRCC		MRCC Rates – dependant on successful budget bid
74	Implement recommendations of irrigation review and audit.	2	MRCC		MRCC Rates – dependant on successful budget bid
75	Add opportunities for non-organised and social physical activity to sporting reserves where possible, as well as environmental components and perimeter trails – Stage 1 - Design	3	MRCC		MRCC Rates – dependant on successful budget bid
76	Add opportunities for non-organised and social physical activity to sporting reserves where possible, as well as environmental components and perimeter trails – Stage 2 - Construction	3	MRCC		MRCC Rates – dependant on successful budget bid
77	Review existing parking provision across the reserve to determine if it meets existing and future needs.	2	MRCC		MRCC Rates – dependant on successful budget bid

**Note:** Indicative costs for identified works are based on 2021 prices and may be subject to increase at time of project commencement.  
Indicative costs listed as TBC are due to the exact scope of those action items being unknown at this stage.

## **6 Appendices**

### **Appendix 1 - Consultation and literature review**

#### **A – 1.1 Stakeholder consultation list**

A list of stakeholders consulted in the development of the Old Aerodrome Sporting Complex Master Plan 2022 is provided below:

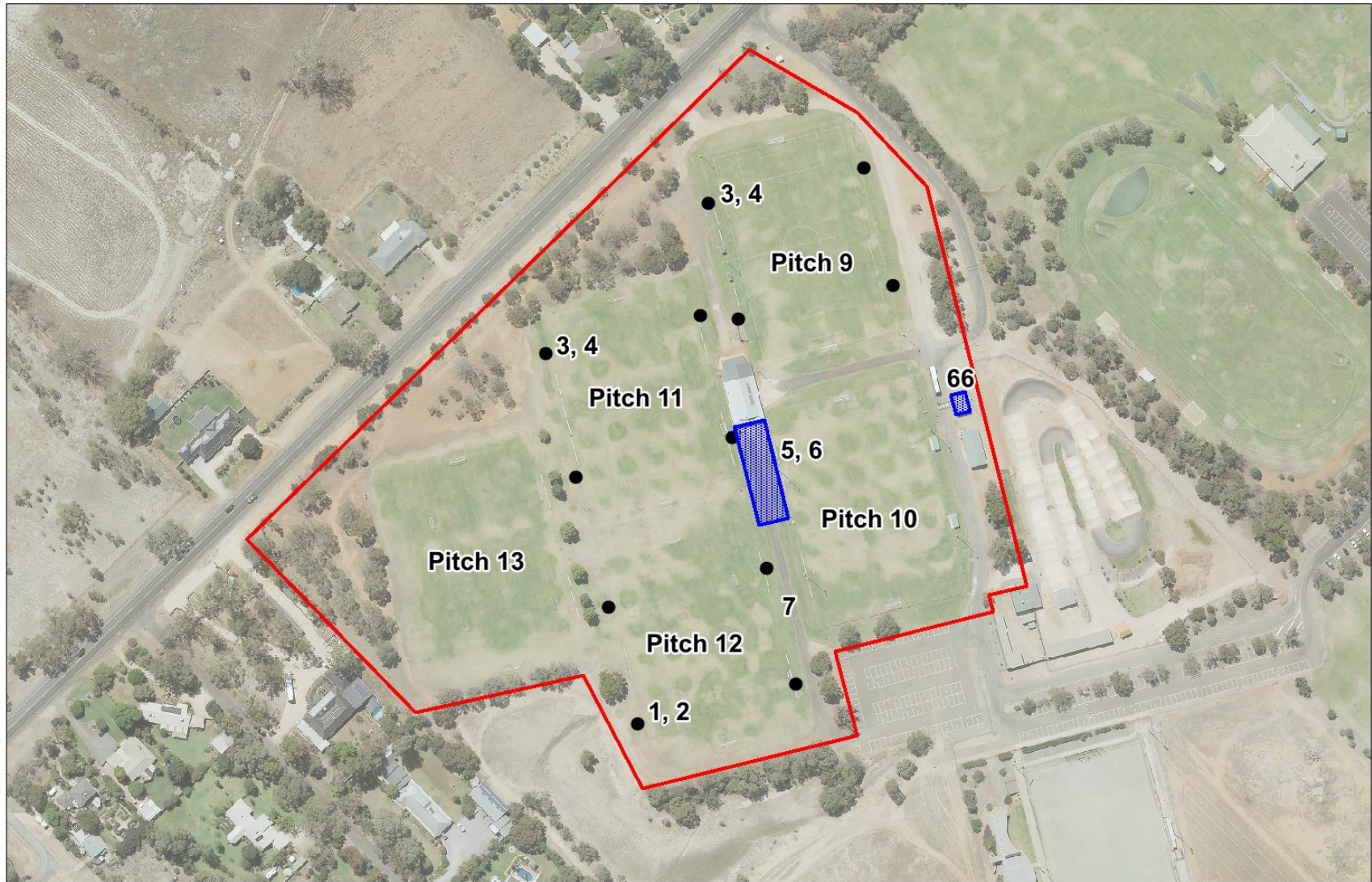
- Sharyn Arnold - Facility Projects Team Leader
- Dean Umback - Parks & Gardens Coordinator
- George Hibbard - Strategic Planner
- Thomas Stevenson - Recreation Development Coordinator
- Andrew Lucchesi – Recreation officer
- Brandon Dixon – Mildura West Cricket Club
- Alanie Sleep – Werrimull Football Netball Club
- Andrew Farlie – Sunraysia Cricket Association
- Inez Sullivan – St Andrews & Sacred Heart Tennis Clubs
- Josh Barlow – Mildura RC Car Club
- Nick Carroll – Sunraysia Baseball League
- Steve Erlandsen – Mildura & District Little Athletics Centre
- Andrew Carrigan – Sunraysia Hockey Association
- Susan Watts – Football Federation Sunraysia
- Anton Wurfel – Football Federation Sunraysia
- Leigh Pyke – Mildura BMX
- Rob Faux – Mildura BMX

#### **A – 1.2 Literature review**

- Recreation Strategy 2008
- Recreation Strategy 2021-2031
- Public Open Space Strategy 2004
- Mildura Public Open Space Strategy 2021

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**Old Aerodrome Sporting Complex Master Plan April 2022**  
**Football (Soccer) Precinct**





**Old Aerodrome Sporting Complex Master Plan April 2022**  
**BMX Precinct**





**Old Aerodrome Sporting Complex Master Plan April 2022**  
**Athletics Precinct**





**Old Aerodrome Sporting Complex Master Plan April 2022**  
**Radio Control Car Club Precinct**





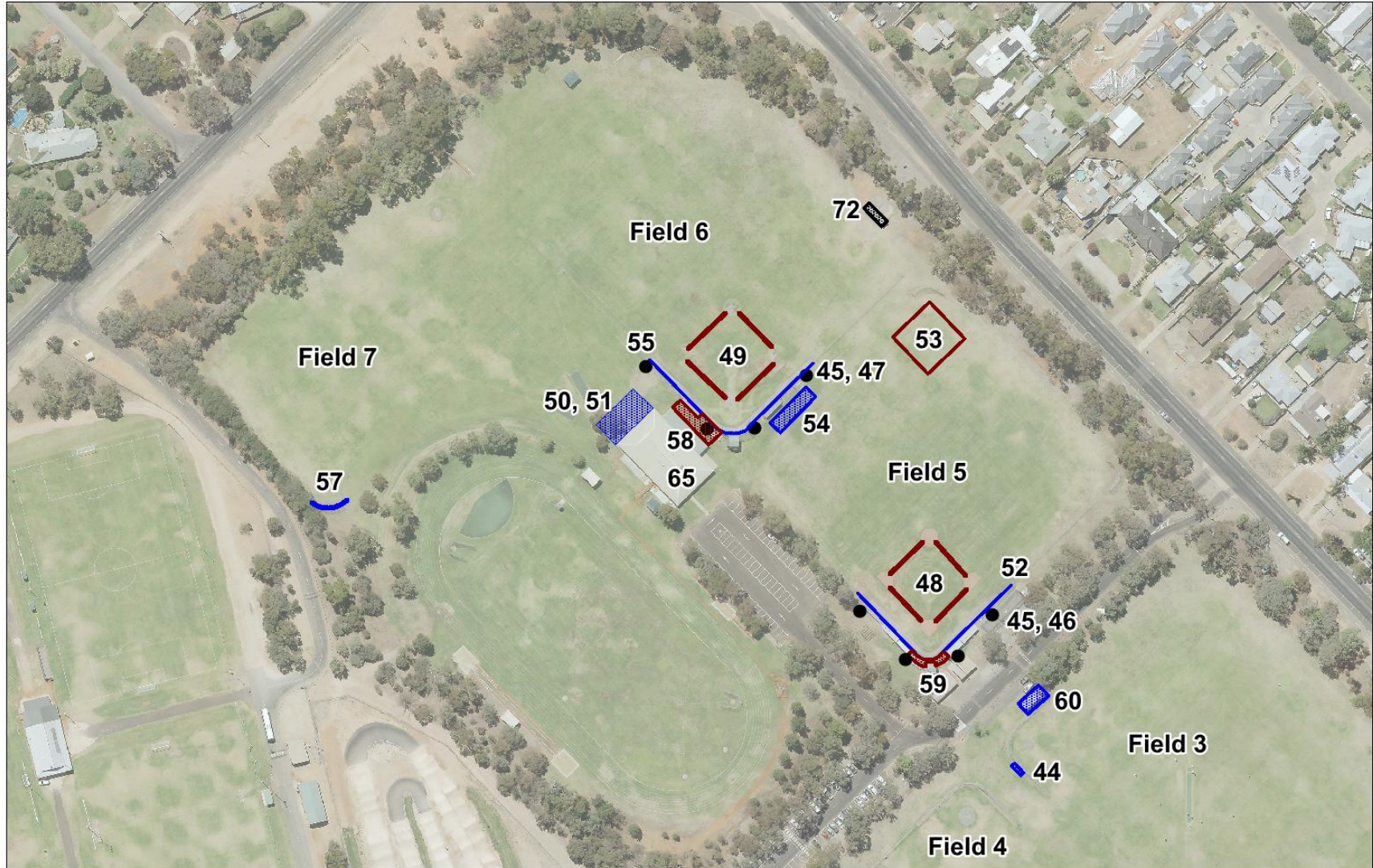
**Old Aerodrome Sporting Complex Master Plan April 2022**  
**Cricket and AFL Football Precinct**





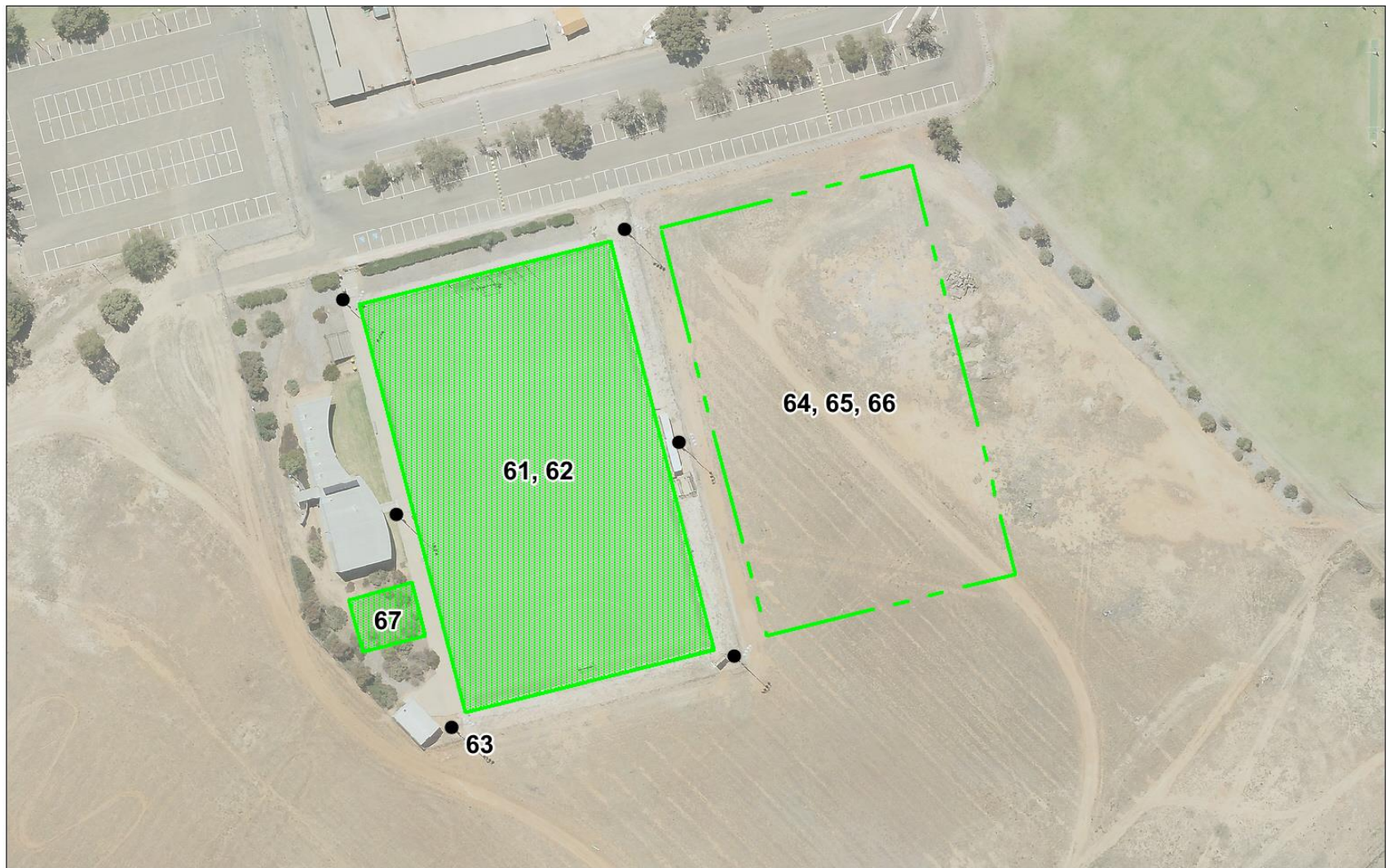
**Old Aerodrome Sporting Complex Master Plan April 2022**  
**Tennis Precinct**





Old Aerodrome Sporting Complex Master Plan April 2022  
Baseball Precinct





**Old Aerodrome Sporting Complex Master Plan April 2022**  
**Hockey Precinct**





**Old Aerodrome Sporting Complex Master Plan April 2020**  
**Site for non-organised recreation and social activity**