

Northern Grampians Shire

**Great Western Public Park & Gardens Reserve
Redevelopment Masterplan 2018-28
Final Report**

Produced by
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1. INTRODUCTION

1.1 Objectives of Masterplan

The objectives of the masterplan are to:

- Assess the demand for the active and passive recreation facilities at the reserve.
- Review the condition of the facilities (playing fields, buildings, courts, lights, car park, park furniture, access roads, fencing, paths, vegetation etc) at the reserve.
- Consult with the reserve users to identify future capital, strategic development opportunities and review club sustainability.
- Provide recommendations for future development works at the reserve including priorities and costings.
- Produce a concept plan for the reserve which shows the locations of the recommended works.

1.2 Project Methodology

The methodology for the development of the masterplan was divided into six related stages:

- *Stage 1 - Project Definition Meeting* - A meeting was held with Council staff to clarify the objectives of the master planning process and agree on the project methodology and schedule.
- *Stage 2 - Literature Review* - Council files, strategy documents and operational policies that have relevance to Great Western Recreation Reserve were reviewed.
- *Stage 3 – Analysis of Demographic Projections* – Relevant leisure and demographic trends were analysed and the implications of these trends for the future development of the reserve were identified.
- *Stage 4 - Audit of Existing Conditions/Use* - The existing conditions at and use of the reserve were described. This description had the following components:
 - Details of the management and maintenance regimes for the reserve and an assessment of the physical condition of the individual components of the reserve
 - A plan which illustrates and describes the condition of the components of the reserve.
- *Stage 5 - Consultation* - User clubs, relevant Council officers and other relevant groups were consulted about their use of the reserve and the improvements that were needed.
- *Stage 6 – Draft and Final Reports* - The findings of the previous stages were documented in a draft report. Council and the user Clubs reviewed the report and suggested deletions and additions were noted. The draft report and preliminary master plan were amended in response to the Council feedback.

2. LITERATURE REVIEW

2.1 Documents

The following documents/files were reviewed:

- NGS Council Plan 2017-21
- NGS Public Health and Well-Being Plan 2017-2021
- NGS Open Space and Recreation Strategy Plan 2014-2023
- Great Western Future Plan 2014-2024
- Great Western Football Netball Club Future Planning Document (2015)

2.2 Outcomes

The documents contain the following information (also see Appendix A for a more detailed analysis of the documents):

- The key outcomes that Council wants to achieve between 2017 and 2021 and the strategies it will use to realise these outcomes.
- The key strategies that Council intends to implement to improve the health and well-being of the Northern Grampians community.
- A strategic plan for the provision, development and management of open space and recreation facilities and services in the Shire.
- Council's objectives with respect to the future development of Great Western.
- The Great Western Football Netball Club's priorities for improvements at the reserve, together with concept plans and estimated costings.

2.3 Implications

The implications of the documents for the redevelopment masterplan for Great Western Public Park & Gardens Reserve are as follows:

- The masterplan should be consistent with and aim to achieve the key strategies outlined in the Council Plan; being happy, healthy and physically active communities and the provision of high quality infrastructure.
- The masterplan should aim to achieve the goals and implement the key strategies of the Public Health and Well-Being Plan; being connected and active communities and well used open space areas.
- The masterplan should be consistent with the vision and objectives of the Open Space and Recreation Strategy and implement the key recommendations of the Strategy; being auditing the facilities at the reserve against State Sporting Association Facility Standards and addressing areas where the facilities at the reserve do not meet the standards.

- The masterplan should aim to achieve the vision for Great Western outlined in the Future Plan; being a vibrant, active and well-connected community.
- The masterplan should review the facility priorities outlined identified in the Great Western Football Club's Future Planning Document and the findings and recommendations of the 2MH Netball Facility Audit, and if they have merit, include them in the redevelopment plan for the reserve.

3. GREAT WESTERN PUBLIC PARK RESERVE

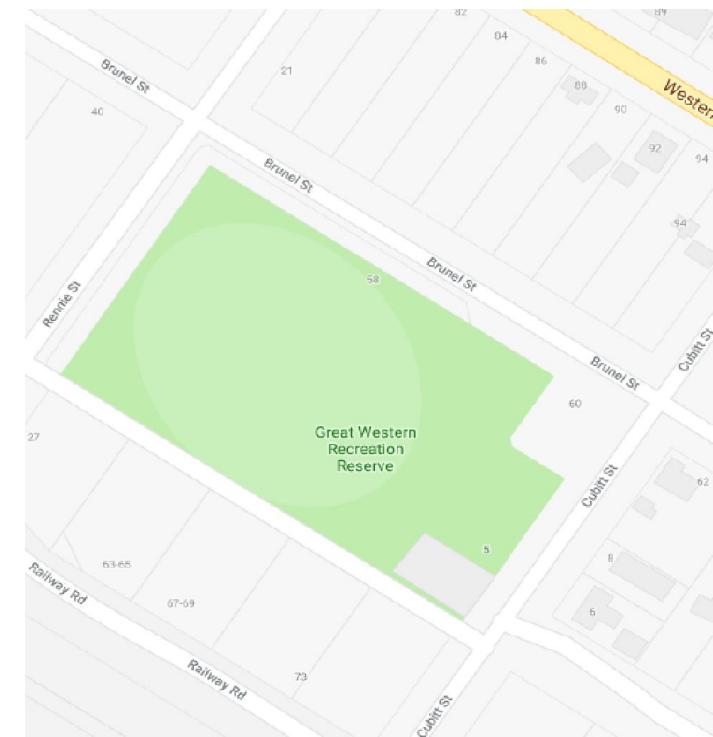
3.1 Description

Great Western Public Park & Gardens Reserve is a 2.5ha reserve located off Brunel St, Great Western. It comprises a football/cricket oval with synthetic wicket and 2 tower lights over the western side of the oval; a football/cricket pavilion with a kitchen/kiosk, female amenities, social room and player and umpires changerooms; an asphalt netball court with shelters and light; netball shed; toilet block; water tank; storage sheds and carpark areas. The reserve is bounded by Brunel St to the north; a house/telecom property and Cubitt St to the east, Rennie St to the west and houses to the south. There are two vehicle entry/exit points to the reserve, the main point off Brunel St and the other off Rennie St.

Map ref	Element
1	Oval
2	Main pavilion/clubrooms
3	Netball courts
4	Netball pavilion
5	Toilet block
6	Carpark
7	Water tank
8	Shed
9	Telecom facility



Border of reserve



3.2 Role and Usage

Great Western Public Park & Gardens Reserve is predominantly an active sporting venue which provides for local level community sport. The regular users of the reserve are the Great Western Football Netball Club in winter, Swifts Great Western Cricket Club in summer and Great Western Primary School all year round. The reserve is used by local residents for informal play and passive activities such as walking for pleasure.

3.3 Management, Occupancy and Maintenance Arrangements

The reserve is predominantly on Crown Land. Northern Grampians Shire Council is the Committee of Management for the main part of the reserve under the Crown Land Reserves Act. Council entered into a seasonal occupancy agreement with the Great Western Football Netball Club in 2015. This agreement has expired. The Swifts Great Western Cricket Club uses the reserve during the summer season under a hire arrangement with the football netball club.

Council owns the area immediately behind the clubrooms. This area currently houses a small storage shed and is targeted for a new netball court in the future.

Telstra owns the parcel of land that services their exchange facility and also houses the netball shed, lighting tower and shade structure. Council are currently negotiating future ownership options and responsibility for this portion of the precinct.

The 2015 seasonal occupancy agreement outlined the responsibilities of Council and the football netball club with respect to the maintenance of the reserve. The breakdown of responsibilities is as follows:

Table 1 – Management and maintenance responsibilities

Organisation	Responsibilities/Tasks
Northern Grampians Shire Council	<p>Mowing, top dressing, over sowing and maintenance of the oval</p> <p>Operation of all watering systems</p> <p>Provision and serving of permanent litter bins (not pavilion bins)</p> <p>Erection, maintenance and removal of goal posts</p> <p>Covering and uncovering of synthetic cricket wickets</p> <p>Maintenance of trees</p> <p>Major repair and/or replacement of ceilings and walls in pavilion due to structural faults or age</p> <p>Replacement of all doors due to structural faults or age. Repair of external doors.</p> <p>All repair and maintenance of roofs and skylights</p> <p>Repair and renewal of all building wiring</p> <p>Annual maintenance of fire extinguishers and replacement when required</p> <p>Replacement of glass in external windows when caused by vandalism</p> <p>Repair of external areas damaged by graffiti</p> <p>Installation and maintenance of all locks</p> <p>General maintenance of plumbing waste pipes and drains and external areas of buildings</p> <p>Repair and/or renewal of all plumbing fixture</p> <p>Repair of faulty internal light fittings</p> <p>Replacement and repair of all external light globes and fittings</p>
Great Western Football Netball Club	<p>Maintenance of buildings and structures in a clean and tidy condition</p> <p>Repair of buildings and structures due to misuse</p> <p>Watering of oval and areas near pavilion as instructed by Council</p> <p>Installation, maintenance and upgrade of all sports lighting, coaches' boxes, scoreboards and ticket boxes</p> <p>Servicing, replacement and repair of heating systems</p> <p>Cleaning and repair of curtains and blinds</p> <p>Cleaning, maintaining, repairing and/or replacement of the following due to foreseeable misuse:</p> <ul style="list-style-type: none"> – Ceilings – Doors – Electrical wiring – Floor surfaces – Internal light globes – Internal painting, – Other permanent fixtures (not listed as Council's responsibility) <p>Filling of fire extinguishers</p> <p>Replacement of glass in internal windows</p> <p>Purchase, installation and maintenance of security systems</p> <p>Compliance of food handling areas with relevant legislation</p>

Council and the user clubs were asked whether the maintenance arrangements as listed in table 1 were satisfactory and reflected actual practice. Their comments were as follows:

- The arrangements listed in the table do not accurately reflect current practice. For example, the table indicates that Council is responsible for the mowing, top dressing, over-sowing and maintenance of the oval and the covering and uncovering of the synthetic cricket wicket. In practice, the Football Netball Club and Cricket Club undertake these works.
- The Football Netball Club and Cricket Club are generally happy with the actual division of the responsibilities. However, they would like Council to take responsibility for the renovation of the oval at the end of the cricket and football seasons – aerating, dethatching, weed removal, topdressing, over-sowing and fertilising.
- Some components of the reserve are not covered in the maintenance arrangements – e.g. reserve and oval fencing, access roads, car parks and netball court surface. These should be included.

4. EXISTING CONDITIONS/SITE ASSESSMENT

4.1 Site assessment

Attributes

- Located in an attractive setting.
- Central position near main highway.
- Irrigated and well drained oval with reasonable grass cover.
- Perimeter fence around the reserve.
- Access road and parking around parts of the oval
- Pipe fence around the oval.
- Pavilion with comparatively large and well-appointed kitchen and social room (social room can extend into the changerooms by opening sliding walls).
- Safe entry/exit points to reserve.
- Undercover area at front of pavilion for spectators.
- Centre cricket wicket in good condition.
- Healthy trees along eastern boundary of reserve.

Deficiencies

1. Narrow oval.
2. Oval and netball courts not oriented north-south
3. Detached toilet block in poor condition
4. Uneven and patchy oval surface and weed growth in some areas.
5. Small and dated umpires' rooms.
6. Dated players' change rooms.
7. Ageing training lights over western half of oval. No lights over eastern half.
8. Cracked and worn netball court coming to the end of its safe playable life.
9. Small basic room for netballers.
10. No male toilets serving the social rooms.
11. No cricket nets or training facility in the reserve.
12. Poorly located and dated scoreboard and timekeepers box.

Plan 1 – Existing Conditions Plan: Deficiencies



4.2 Audit against Sports Association Facility Standards: AFL, Cricket Australia, Netball Victoria

The facilities at the reserve were audited against the National and State Sports Association Facility Standards (see Appendix B on page 31). The audit revealed that the facilities did not meet the standards in the following areas:

- Width and orientation of oval.
- Length and orientation of netball court.
- Strength/Lux level of lights over oval and netball court for training purposes.
- Provision of cricket nets.
- Size of social room, office and players and umpires' change rooms and amenities.
- Size of public toilets.

4.3 Audit by AFL Western District

AFL Western Victoria has audited the football reserves in the Western District. The findings for Great Western Public Park & Gardens Reserve were as follows:

- Overall rating - 65 out of 104.
- Player change facilities – 19 out of 50; away changeroom undersized, amenities undersized, facilities not suitable for female players, dated condition.
- Umpire change facilities – 4 out of 12: changeroom undersized, facilities not suitable for female umpires, dated condition.
- Kitchen/kiosk - 2 out of 4: small storeroom, no internal servery.
- Pavilion – 11 out of 25, no first aid room, no third umpires room, no storage cupboard, dated condition.
- Playing field – 48 out of 68: narrow field.
- Supporting amenities – 5 out of 15: no external covered viewing area, insufficient spectator seating.
- Netball facilities – 20 out of 31: no change rooms, poor court surface.

4.4 Audit of netball facility (2MH consulting)

This Audit assessed the condition and level of compliance of the netball facility at Great Western Public Park & Gardens Reserve. The findings of the assessment were as follows:

- The asphalt surface of the court is in poor condition.

- There are numerous cracks in the courts which suggests the base is failing.
- The surface of the court is raised in some areas.
- The court edges are undulating, cracked and deteriorating.
- The court surface is uneven, and ponding occurs in some areas during and after rain.
- The length of the court is not compliant - 38mm short.
- The lights over the court are not suitable for competition or training.
- The fence around the court is in good condition.
- The goal posts are in good condition. However, their height is non-compliant.
- The shelters and seating are in good condition.

The assessment gave the court a 'poor' overall rating and estimated its life span as 1-3 years. It recommended the following works be undertaken in the short and long term:

Short

- Clean the court surface.
- Seal the cracked areas.
- Grind the lines down and reline with a non-slip paint.
- Make court a compliant length.

Medium to long

- Reconstruct the court as per NA and NV guidelines and relevant Australian standards.
- Erect lights over the court as per NA and NV guidelines and relevant Australian standards.

5. DEMOGRAPHICS/SPORTING TRENDS

5.1 Characteristics of Great Western

For the purpose of this assessment, the catchment area served by the reserve is the Great Western Township area. Some notable demographic characteristics of the area are as follows:

- A population in 2016 of around 400.
- Lower proportions of youth, young adult and older adult age cohorts than Northern Grampians.
- Significantly higher proportions of middle and older middle adult age cohorts than Northern Grampians.
- A median household income higher than Northern Grampians.

The Great Western community is ageing. The median age rose by 3 years over this period and the youth and young adult populations as proportions of the total population declined significantly (note: the township boundaries used in the 2016 census were slightly different to those used in 2011 census).

Table 2 – Demographic characteristics: Great Western

Characteristic	Great Western		Northern Grampians		Victoria
	2011	2016	2016	2016	
Est. population 2011	570	400	11439	12.5	
Child population (0-9 years) as % of total population	9.9%	11.6%	9.4%	12.5%	
Youth population (10-19 years) as % of total population	13.0%	9.8%	11.4%	11.8%	
Young adult population (20-39 years) as % of total population	18.6%	14.6%	18.4%	28.8%	
Middle adult population (40-59 years) as % of total population	27.1%	32.1%	27.7%	25.6%	
Older middle adult population (60-69 years) as % of total population	16.0%	20.9%	16.3%	10.3%	
Older adult population (70+) as % of total population	6.1%	10.9%	16.9%	10.7%	
Median age	45 years	48 years	48 years	37 years	
Australian born	84.8%	85.1%	84.4%	64.9%	
Ave household size	2.3 people	2.3 people	2.2 people	2.6 people	
Median weekly household income	\$1021	\$1075	\$931	\$1419	
Couple family with children as % of all households	35.0%	39.9%	35.0%	46.3%	
One parent families as % of all households	12.0%	10.3%	13.7%	15.3%	
Couple family without children as % of all households	48.0%	51.7%	49.8%	36.5%	

There are no population projections available for Great Western, but it is anticipated that the population will slightly decline and continue to age over the next few decades. It is projected (Victoria In Future 2016) that the populations of the Northern Grampians Shire and the Rural City of Ararat - the LGAs from which the Great Western Football Netball Club and Swifts Great Western Cricket Club draw most of their players - will also age and slightly decline over the same period.

5.2 Sporting trends (for sports played at Great Western Recreation Reserve)

Male participation in Australian Rules Football and cricket is decreasing in rural areas - mainly due to competition from other sports and the general ageing and, in some areas, decline of the population. As a result, some clubs and associations are merging or folding. Netball participation, however, is generally increasing and many rural football/netball associations are expanding their netball competitions. Female participation in Australian Rules football and cricket is increasing in rural Victoria. This participation is being strongly encouraged by Government, the peak sports associations, regional leagues/associations and local clubs.

The AFL is currently in a period of review and in line with the 2017-22 AFL Victoria Strategic Plan they have an understanding of the pressures on clubs in regional and rural areas. The following is an extract of the Strategic Plan and the environment in which football operates:

"There are increasing pressures on people's' time with extended and varied working hours and a greater range of sport, leisure and recreational pursuits competing for our time. The makeup of our communities is also changing. More than one quarter of Victoria's population was born overseas and almost half of all Victorians were either born overseas or have a parent who was born overseas. Victoria is currently growing faster than any other state and Melbourne is the fastest growing capital city in Australia.

Migration continues to drive our population growth, with Victoria's population projected to grow by more than 3 million people by 2050. Almost two thirds (or 1.9 million) will be from overseas migration. Whilst Victoria overall is growing, some parts of the state are experiencing population decline. Both these situations impact on these communities and their football clubs and leagues."

Community Football is one of the key pillars and Key Priorities relevant to local clubs including Great Western are:

Work with football leagues/commissions to find efficiencies to support the volunteer network. Better utilise and promote the Club Improvement Program to support clubs and target those most in need strategically and address in a prioritised approach. Enhance our support of volunteers and club development activities, with particular focus on managing increasing diversity and dealing with social issues in the community. Distribute the management of senior women's competitions to community football leagues. Continue to implement and evolve the Community Club Sustainability Program. Explore measures to reduce the time commitment for community football participants-length of matches, scheduling, training, varying degrees of commitment (i.e. Club 18s). Better utilise Multicultural Community Ambassadors to encourage greater diversity in our clubs. Engage those from diverse backgrounds to umpiring opportunities/programs to assist with recruitment.

5.3 Benchmarking

From the data collected from regional football netball clubs of a similar population, league type affiliation and success including recent finals and premiership experience. Great Western Football and Netball Club (club) has a playing membership ranging between 150-170 participants in the last 2 years competing in 7 netball teams and 4 football teams of which 47% are female and 53% male.

This membership base is mid to high range for participant memberships of clubs researched with the highest registering 171 and the lowest 130 participants.

The club has the highest proportion of female participation of 47% with others surveyed ranging from 36% to 41%

There are 79 junior participants, the club has the highest percentage registered in this category representing 53% with other clubs varying between 61 to 82 junior participants ranging between 47% and 48%.

The club has a strong committee led by a female President and in accordance with the final report of the independent Inquiry into Women and Girls in Sport and Active Recreation - A Five Year Game Plan for Victoria, 40% of the club's 2018 Committee members are women and the club has proudly achieved this well before the 1 July 2019 deadline.

Based on the benchmarking data the Great Western Football Netball Club are comparative to many other clubs in the region in relation to membership, player numbers, committee structures, volunteer base and financial viability.

5.4 Implications for Masterplan

The implications of the demographic and leisure trends for the masterplan are as follows:

- The ageing of the local community and the growing popularity of activities such as walking for exercise and strolling could increase demand for the passive recreation facilities in Great Western. This will heighten the need for improvements to passive recreation spaces - installation of park furniture, the provision of more shade and shelter, construction of walking paths etc.
- The participation trends for the sports that are played at the reserve suggest that demand for the facilities at the reserve for male football and cricket may decline and netball and female football may increase. These trends need to be considered when developing the masterplan and making decisions about the priority of works.
- The growth in women's participation will have implications for pavilion design/development and considerations for female friendly facilities. Change rooms and amenities will need to be made suitable for female players and umpires - i.e. unisex facilities or possibly separate facilities. provision of cubicle showers, replacement of urinals with WCs and installation of more hand basins.

6. CONSULTATION

6.1 Reserve user clubs

Officials from the user clubs were asked to provide information about the following (where relevant):

- Participant/player numbers and trends.
- The activities that the clubs use Great Western Public Park & Gardens Reserve for.
- Predictions about future participant/player numbers.
- The clubs' facility needs.
- The viability of the clubs
- How the facilities at the reserve could be improved?

Their responses were as follows:

Great Western Football Netball Club

- The Club has 2 senior football teams, 2 junior football teams, 3 senior netball teams and 3 junior netball teams (around 170 players in total). It is commencing an Auskick program in 2018.
- All the teams play and train on the oval and netball court at Great Western Public Park & Gardens Reserve. The teams use the oval and court most nights of the week and on Saturdays. The Club participates in the Mininera Football and Netball Leagues. The Club anticipates that its player numbers will remain stable over the next 20 years.
- The Club is strong. It has a hardworking committed committee and is financially viable. Player numbers are good and the Club field teams in all grades of competition. The Club is confident that it will be viable and strong into the future.
- The Club indicates that the following improvements should be made at the Great Western Public Park & Gardens Reserve:
 - Construct a new lit compliant netball court
 - Refurbish and extend the pavilion to provide:
 - Updated kitchen and social rooms
 - Suitable change facilities and amenities for players and umpires
 - Suitable amenities and larger undercover area for spectators
 - A gym and trainers/medical room
 - A timekeepers/office area/scoreboard.

- Remove the existing toilet block
- Upgrade the sports lights over the oval.
- Resurface the existing netball court to make it suitable for training, pre-game warm ups and potentially competition.
- Upgrade the netball shed
- Thin out the trees along the eastern boundary (remove one in every 3 trees)

Swifts/Great Western Cricket Club

- The Club has two senior (A and B Grade) and two junior teams (U/16 and U/13s) and competes in the Grampians Cricket Association. It also has a 'milo' sub-junior program with 40 participants.
- The Club is viable and has a hardworking committee. It has teams in all levels of competition and is the reigning premiers in A Grade and runners up in B Grade.
- The Club uses Great Western Public Park & Gardens Reserve for competition. Its A grade team play on the ground until the turf wicket Central Park is ready. It plays its home B grade and U/16 and U/13s' games at Great Western.
- The Club is generally satisfied with the facilities at the reserve. Its facility concerns are as follows:
 - The oval surface is rough in parts
 - The changerooms are ageing
- Its facility priorities are:
 - Updating the change-areas
 - Improving the playing surface.

Great Western Primary School

- Great Western Primary School has 16 students and is located 275m from the recreation reserve
- The School uses the reserve for physical education classes, netball, football and sometimes athletics. The School has also used the pavilion for classes in times of emergency – when power and water outages have occurred at the school.
- The facilities at the reserve are suitable for the school's needs.

6.2 Associations and Peak Bodies

The Associations and Peak Bodies that run or oversee the competitions the Great Western Football/Netball Club and Swifts-Great Western Cricket Club participate in were asked to comment on:

- Any changes to competition structures or facility rules that will have implications for the clubs using the reserve of the facilities provided at the Great Western Public Park & Gardens Reserve.
- The on and off field strength of the clubs based at the reserve.
- The improvements that are needed at the reserve.

Their comments were as follows:

Grampians Cricket Association

- There are no imminent changes to competition structures, club profiles or facility rules. However, change may occur during the period of the master plan as some clubs are struggling to field teams.
- Swift Great Western Cricket Club is well run and successful on the field. It field sides in all competition grades and has a popular Milo program.
- The facilities at Great Western Public Park Reserve are generally good. The oval is in reasonable condition and the player change rooms and spectator facilities are suitable.
- Priorities for the reserve are improving the oval surface through a more comprehensive annual renovation program.

Mininera and District Football League and Mininera and District Netball Leagues (two separate leagues)

- There are no imminent changes to competition structures, club profiles or facility rules. However, like cricket, change may occur during the period of the masterplan as clubs are struggling to field teams, particularly at the junior level.
- Great Western Football Netball Club is a well administered viable and highly regarded club. It has strong player numbers and field teams in all grades of competition. Its netball and junior football teams have performed well in recent years.
- The Football League's priorities for the reserve are refurbishing and extending the pavilion to provide better change facilities for umpires and players. The Netball League's priorities are a second lit court and suitable change facilities.

Netball Victoria (Western Victoria)

- The netball court at Great Western Public Park & Gardens Reserve is not compliant with national standards. The surface is deteriorating and there is significant cracking right throughout the court. These surface issues are starting to cause safety issues for players and officials and it is recommended that the existing court be redeveloped or a new court constructed. If a new court is provided, it should be located near the existing court and close to the player and official amenities.

- Netball Victoria encourages Local Government to erect lights, that meet minimum training standards, over at least one court. The lights at Great Western do not Where it is feasible, Netball Victoria also recommends the construction of a second court where participation or competition structures warrant it.

AFL Western District

- There are no planned changes to competition structures, club profiles and facility rules.
- Great Western Football Netball Club is a regarded as a well administered and viable club.
- The facilities at Great Western Public Park & Gardens Reserve were recently audited. The players' and umpires' change areas were found to be dated and undersized and not suitable for use by female umpires and players.
- Priorities for the reserve are larger changerooms for umpires which are suitable for female and male umpires and upgraded home and away change rooms which are suitable for female and male players. (Note: these works are considered by AFL Western District to have a high priority across all the facilities in the Western District).

Cricket Victoria, Central Highlands Region (CV)

- There are no planned changes to competition structures, club profiles and facility rules.
- CV has some concerns about the future viability of the Grampians Cricket Association. Some clubs in small towns are losing players to the larger towns clubs. Junior numbers are declining.
- CV is not concerned, however, about the viability of Swifts Great Western Cricket Club. The Association said that Great Western is one of the strongest in the Grampians Association – performing well on and off the field, good player numbers and strong in juniors and milo cricket.
- CV did not indicate any facility priorities for the Great Western Recreation Reserve.

6.3 Council's Recreation Officer

Council's recreation officer was asked to comment on:

- The condition, functionality and suitability of the various facilities in the reserve and indicate the improvements/changes they thought were needed.
- The suitability of the current maintenance and maintenance regimes for the reserve and how they could be improved.

A summary of his comments is as follows:

- The officer largely agrees with the improvements/works suggested by the football netball clubs but noted that many would need external funding to proceed.
- Re maintenance and management and upgrade:
 - Council is aware that the occupancy and maintenance arrangements need review
 - A lease may be the preferred occupancy arrangements as it will give security of tenure
 - The maintenance arrangements need to be clarified and formalised. They also need to cover all the component facilities of the reserve
 - Council may consider increasing its involvement in the maintenance of the reserve.

7. SUMMARY OF IMPROVEMENTS/ASSESSMENT OF MERIT

The following table lists the improvements to the reserve identified in the literature review and condition assessment or suggested during the consultation process and assesses the merits and feasibility of the suggested improvements.

Table 3 – Suggestion improvements and assessment of merit

SUGGESTED IMPROVEMENT	SOURCE						Assessment of merit
	Literature Review	Condition Assessment	Demographic assessment	User clubs	Sports Associations	Council	
Increase the width of the oval	✓	✓					<p>The oval is narrow. Its width is just below the minimum width specified in the AFL's facility standards. More width could be gained by removing the trees along Brunel St or the road reserve on the other side of the oval. 5 to 10 metres could be gained – not a significant increase. The trees are healthy and provide shade for spectators. They also add to the attractiveness of the reserve. The road reserve provides another access point to the reserve. They are valuable components of the reserve. The user clubs and associations concede the oval is small but indicate they are not concerned. They say the reserve functions well as a football and cricket venue. Increasing the width of the oval is not needed.</p> <p>Not recommended</p>
Reorient the football oval and netball court north-south	✓	✓					<p>The ideal orientation for outdoor playing fields and courts is north-south. The playing field and courts at Great Western Recreation Reserve are oriented west-north west/east-south east. The reserve does not have the size or shape to accommodate a north south orientation. The user clubs are not concerned about the current orientation.</p> <p>Not recommended</p>
Provide additional passive recreation facilities in the reserve			✓				<p>The reserve has no passive recreation facilities other than some seating at the front of the pavilion and the access road around the oval which can serve as a walking path. The demographic analysis indicates that the population of Great Western is ageing. This will increase the demand for passive recreation facilities – seating, paths, water fountains, garden areas etc. Great Western Recreation Reserve is a small reserve. Most of the reserve is taken up with playing fields, carpark areas and buildings. It has little space for additional passive recreation facilities. Rather than introduce new facilities, it would be better to maintain the access road in a safe walkable condition so that it can be used as a path. This may encourage more passive use of the reserve.</p> <p>Not recommended</p>

Review the occupancy and maintenance arrangements for the reserve.	✓				✓	The reserve has no formal occupancy arrangements. The agreement entered into between Council and the football netball club in 2015 has expired. The 2015 agreement had a breakdown of maintenance responsibilities. The breakdown does not reflect actual practice. Also, some component elements of the reserve were not covered in the maintenance breakdown. The arrangements need review. Recommended
Convert the grass surface on the playing field to Santa Ana Couch.		✓				The oval surface has several grass species and some weed growth. A single species would be better. Santa Ana couch needs the least water and is the most durable of the warm season grasses. Consideration should be given to converting to this turf cover. Recommended
Upgrade the oval surface		✓			✓	The oval surface is patchy and uneven in areas and has some weed growth. The user clubs fully maintain the oval. They do a good job but do not have the expertise and resources to maintain the oval in ideal condition. They need some assistance from Council. The best way Council could assist would be to undertake the end of season ground renovation program - weed spraying/removal, topdressing, over-sowing and fertilising. Recommended that Council undertake the annual ground renovation program
Upgrade the sports lighting on the western side of the oval.		✓		✓	✓	The lights are old and not very powerful. They need to be updated. Recommended
Investigate options for installing sports lighting on the eastern side of the oval.					✓	The eastern side of the playing field has no lights and therefore cannot be used for early evening training in winter. It would be preferable that this area be lit as the training load could be spread across the whole field. It may be difficult to erect lights over the eastern side. Power lines run along Brunel St which may prevent the erection of lights. However, options should be explored. Recommended
Provide suitable change facilities for the netballers		✓		✓	✓	The netballers do not have dedicated change facilities. They are needed. Recommended
Upgrade and extend the change facilities in the pavilion. Make them suitable for female players and umpires.		✓		✓	✓	The players change facilities are undersized - particularly the away changerooms - and not suitable for female players. The umpire changerooms are very small and not suitable for joint use by male and female umpires. Recommended

Refurbish the pavilion	✓		✓	✓		The pavilion is ageing and needs a general upgrade. Recommended
Update the public toilets	✓		✓	✓		The toilets are old and small. Rather than updating the toilets, a better option would be to replace the toilets as part of the refurbishment and extension of the pavilion.
Repair the cracks in the existing netball court pavement. In the long term reconstruct the court	✓		✓	✓	✓	Great Western has one court. It would be preferable for the reserve to have two compliant netball courts. 13 of the 17 venues used in the Mininera League have 2 courts. This allows the clubs playing at these venues to schedule concurrent games. concurrently. Great Western must play its games consecutively. Two provision options are available to the Club. In the short term, it could reconstruct the existing court and then later construct a new court. Alternatively, it could first construct the second court and then reconstruct the existing court later. The Club prefers the second option.
Provide a new netball court			✓	✓	✓	At football netball venues, Netball Victoria encourages the erection of lights, that meet minimum training standards, over at least one court. The lights at Great Western do not meet these standards. Netball Victoria also recommends the 'construction of a second court where participation or competition structures warrant it'. It is warranted at Great Western Recreation Reserve. The Mininera and District Netball League strongly support the development of the second court. Recommended
Block off the area south of the pavilion to cars (other than emergency vehicles).			✓	✓	✓	The new netball court will be located behind the pavilion. Players and spectators will be gathering and moving through this area. Vehicles should not be allowed in this area for safety reasons Recommended

SUGGESTED IMPROVEMENT	SOURCE						Assessment of merit
	Literature Review	Condition Assessment	Demographic assessment	User clubs	Sports Associations	Council	
Replace the existing scoreboard.		✓		✓		✓	<p>The scoreboard is old and poorly located. It should be replaced and relocated. Consideration should be given to erecting an electronic scoreboard. The Club suggests that the scoreboard be located on the pavilion extension. This may not be the best location from a viewing perspective. A better location, if the board was electronic, would be on the western wing.</p> <p>Recommended</p>
Erect an outdoor family BBQ area.				✓			<p>The football netball club wants to install a BBQ. This will improve the social facilities for members and spectators.</p> <p>Recommended</p>

8. MASTERPLAN

Concept plans which detail the recommended actions at the reserve are provided in Plans 2 and 3 on pages 26 and 27. A development plan listing the costs and proposed timelines for the works and who is the responsible for advancing the works is outlined in Table 4. The timelines for works are described as between 1-5. These numbers indicate the relative priorities of the works with 1 being the highest priority. The costings are estimates and will need to be firmed up through more detailed design and/or costing processes.

Several projects will require external funding from State or Federal Government or other external sources. Potential grant sources are as follows:

- Country Football and Netball Grant Program (Sport and Recreation Victoria (SRV), Netball Victoria and AFL Victoria).
- VicHealth Grants.
- Cricket Australia and Cricket Victoria Club Grants.
- SRV Minor Facilities Grant Program, SRV Planning Grants, SRV Cricket Facilities Program.
- Community Sports Infrastructure Fund (SRV).
- Regional Infrastructure Fund (Regional Development Victoria).
- Building Better Regions Fund (Federal Department of Infrastructure and Transport).
- Stronger Communities Program (Federal Department of Infrastructure and Transport, Local Federal MPs).

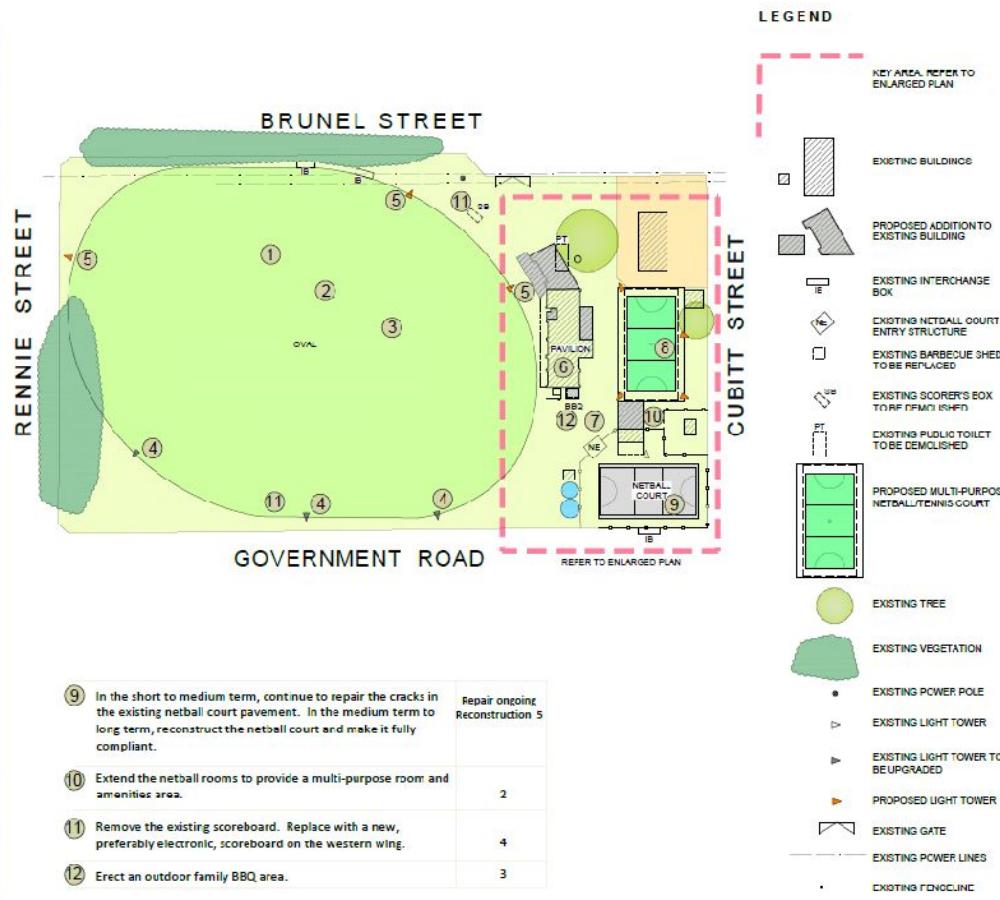
Table 4 – Development Plan

Action	Priority	Estimated Cost \$	Responsibility
Review the occupancy and maintenance arrangements for the reserve.	1	-	Council/Football Netball Club
Convert the grass surface on the playing field to Santa Ana Couch.	2	20,000	Council/Football Netball Club
Introduce an annual oval renovation program at the reserve – aerating, weed spraying/removal, topdressing, over-sowing and fertilising.	1	5,000	Council
Upgrade the sports lighting on the western side of the oval.	2	120,000	Football Netball Club
Investigate options for installing sports lighting on the eastern side of the oval.	3	Investigation 5,000 Erection of lights 120,000	Football Netball Club
Reconfigure, update and extend the existing main pavilion as per the football/netball club's concept design. The redeveloped pavilion should meet AFL and Cricket Australia and Netball Victoria facility standards and incorporate the following works: <ul style="list-style-type: none"> • Refurbish the existing function room, bar and female/disability bathroom area. • Extend the function room into the home changerooms. Refurbish the area. • Convert the away changerooms into the home changerooms. Remove the partition walls of the trainers' room and store. Refurbish the changerooms and make suitable for female and male players. • Construct a gym and trainers'/medical room off the extended function room and reconfigured home changerooms. • Enlarge the umpires' rooms by extending into the secretary's office. Refurbish the rooms and make suitable for female and male umpires. • Enlarge the existing canteen. • Extend the pavilion to provide: <ul style="list-style-type: none"> – Storage rooms – Away change rooms that are suitable for female and male players – Externally accessible public toilets – Timekeepers'/office areas – An undercover spectator area. 	4	800,000	Football Netball Club/Council
Block off the area south of the pavilion to cars (other than emergency vehicles).	1	1,000	Football Netball Club
Construct a new lit fenced netball/tennis court to the south of the main pavilion. Ensure the court complies with Netball Australia/Victoria and Tennis Victoria specifications.	1	120,000	Football Netball Club/Council
In the short to medium term, continue to repair the cracks in the existing netball court pavement. In the medium to long term, reconstruct the court and make it fully compliant.	Repair, ongoing Reconstruction, 5	2,000pa 100,000	Football Netball Club/Council
Extend the netball rooms to provide a multi-purpose room and amenities area.	2	40,000	Football Netball Club/Council
Remove the existing scoreboard. Replace with a new, preferably electronic, scoreboard on the western wing. ¹	4	25,000	Football Netball Club
Erect an outdoor family BBQ area.	3	10,000	Football Netball Club

Plan 2 – Redevelopment Masterplan: Great Western Public Park & Gardens Reserve

Key Recommendations

	PRIORITY
① Review the occupancy and maintenance arrangements for the Reserve.	1
② Convert the grass surface on the oval to Santa Ana Couch.	2
③ Introduce an annual oval renovation program at the Reserve - aerating, weed spraying/removal, topdressing, over-sowing and fertilising.	1
④ Upgrade the sports lighting on the western side of the oval.	2
⑤ Investigate options for installing sports lighting on the eastern side of the oval.	3
⑥ Reconfigure, update and extend the existing main pavilion as per the football/netball club's concept design. The redeveloped pavilion should meet AFL, Cricket Australia and Netball Victoria's facility standards and incorporate the following works:	4
• Refurbish the existing function room, bar and female/disability bathroom area.	
• Extend the function room into the home changerooms. Refurbish the area.	
• Convert the away changerooms into the home changerooms. Remove the partition walls of the trainers' room and store. Refurbish the changerooms and make suitable for female and male players.	
• Construct a gym and trainers'/medical room off the extended function room and reconfigured home changerooms.	
• Enlarge the umpires' rooms by extending into the secretary's office. Refurbish the rooms and make suitable for female and male umpires.	
• Enlarge the existing carpark.	
• Extend the pavilion to provide:	
Storage rooms	
- Away changerooms that are suitable for female and male players	
- Externally accessible public toilets	
- An undercover spectator area.	
- Timekeeper/office area	
⑦ Block off the area south of the pavilion to vehicles (other than emergency vehicles).	1
⑧ Construct a new, lit, 'fenced netball/tennis court to the south of the main pavilion. Ensure the court complies with Netball Australia/Victoria and Tennis Victoria specifications.	1



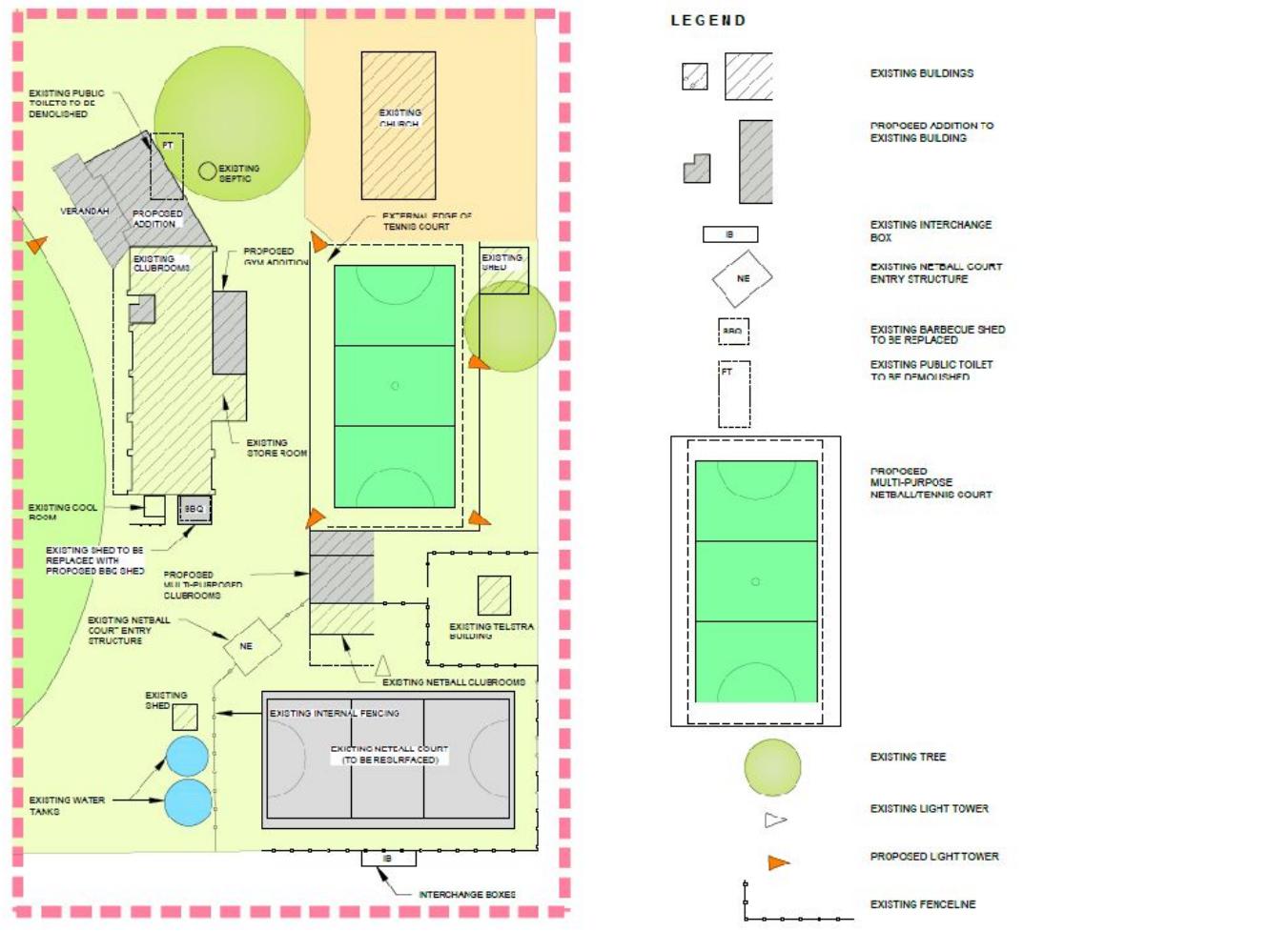
**GREAT WESTERN RECREATION RESERVE -
REDEVELOPMENT MASTERPLAN
GREAT WESTERN FOOTBALL AND NETBALL CLUB**



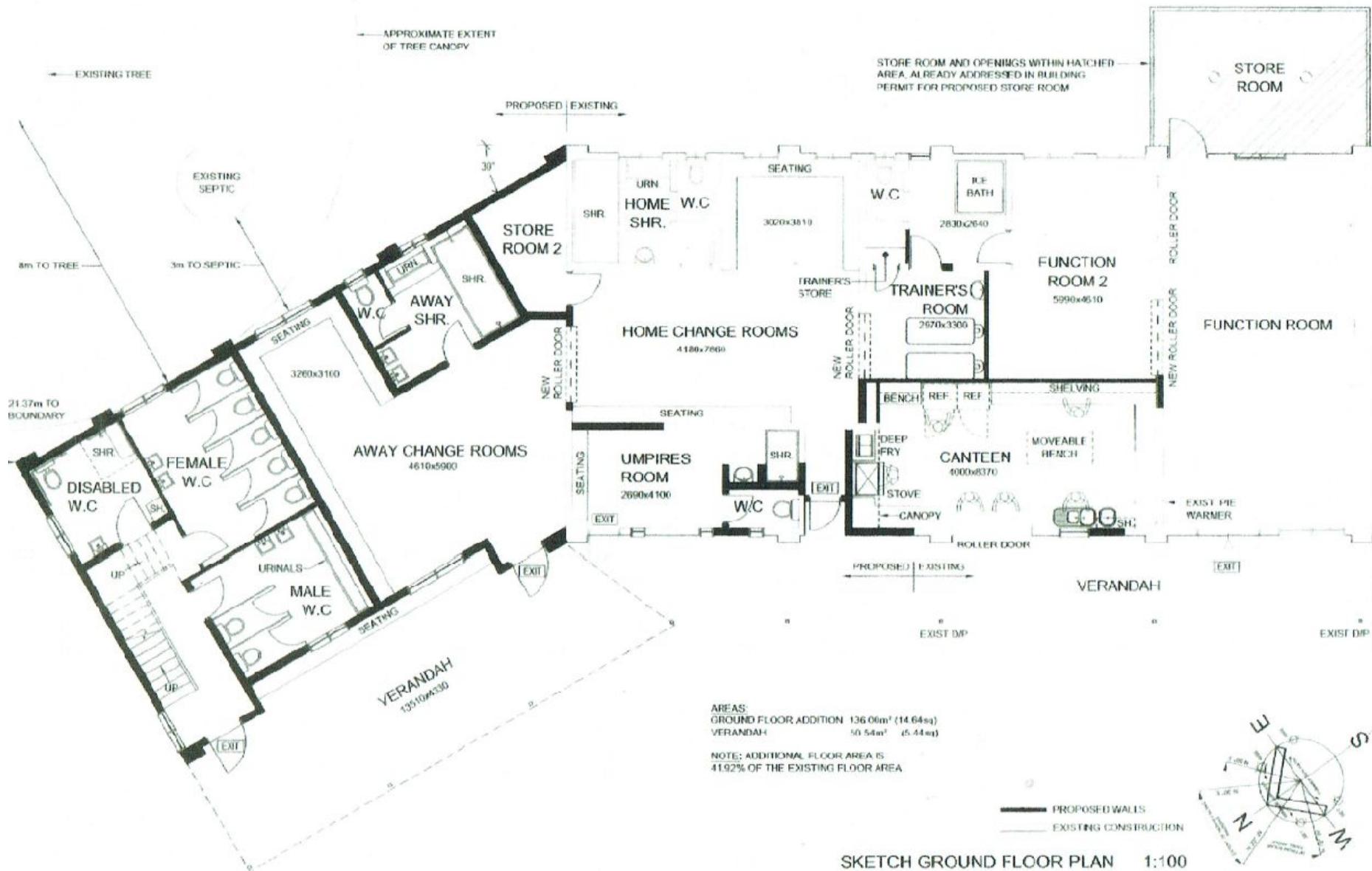
ASR RESEARCH
Suite 7 Chapel Street, Prahran VIC



Plan 3 – Redevelopment Masterplan: Great Western Public Park & Gardens Reserve, Netball Facility



Plan 4 – Proposed floor plan: Redeveloped and extended pavilion



APPENDICES

Appendix A – Literature Review

Documents	Purpose/relevance	Implications for Great Western Recreation Reserve Masterplan
NGS Council Plan 2017-21	<p>This Plan outlines Council's key strategies for the Northern Grampian Shire for the 2013-2017 period. The strategies that have relevance for the redevelopment masterplan for Great Western Recreation Reserve are as follows:</p> <ul style="list-style-type: none"> - Creating happy, healthy and vibrant communities by providing opportunities and encouraging participation in healthy activities. - Enhance the natural and built environment to improve lifestyles and visitation. - Advocacy for new and existing infrastructure. 	<p>The masterplan should be consistent with and aim to achieve the key strategies outlined in the Council Plan.</p>
NGS Public Health and Well-Being Plan 2017-2021	<p>The Plan outlines Council's goals and key strategies with respect to improving the health and well-being of the Northern Grampians Shire community. The goal and strategies that have implications for/relevance to the redevelopment of Great Western Recreation Reserve are as follows:</p> <p>Goals:</p> <ul style="list-style-type: none"> - Work with the community to be connected with each other in increasing physical activity and reducing sedentary behaviour in all environments <p>Strategies</p> <ul style="list-style-type: none"> - Partner with community groups to activate local spaces - Promote existing and new environments that encourage physical activity for all community members. 	<p>The masterplan should aim to achieve the goals and implement the key strategies of the Public Health and Well-Being Plan, being connected and active communities and well used open space areas.</p>
NGS Open Space and Recreation Strategy Plan 2014-2023	<p>This Plan outlines Council's vision and objectives for open space and recreation provision in the Shire and the actions that Council should take to achieve these objectives. The actions in the strategy that have relevance to the redevelopment of the Great Western Recreation Reserve are as follows:</p> <ul style="list-style-type: none"> - Adopt a facility hierarchy for open space – regional, municipal and local - Develop facility guidelines for each level of the hierarchy. Audit the open space areas against the guidelines. Identify deficiencies - Develop NGSC sports facility standards in accordance with the State Sporting Association Standards - Assess the competition suitability of the Great Western Recreation Reserve - Develop a masterplan for the Great Western Recreation Reserve. 	<p>The masterplan should be consistent the vision and objectives of the Open Space and Recreation Strategy and implementing the key recommendations of the Strategy, being auditing the facilities at the reserve against State Association Facility Standards and addressing areas where the facilities at the reserve do not meet the standards.</p>
Great Western Future Plan 2014-2024	<p>This Document presents the community's vision and recommendations for the development of Great Western. The vision is that Great Western will be a 'vibrant village, well connected with the community, spirited in providing a safe, clean, self-sustaining and caring environment, that is a great town to visit and a great town to live'.</p> <p>The key recommendation in the Document that has relevance for Great Western Recreation Reserve is 'to engage with the community about the future use and development of the Town's recreation assets'.</p>	<p>The masterplan should aim to achieve the vision for Great Western outlined in the Future Plan, being a vibrant, active and well-connected community.</p>
Great Western Football Netball Club Future Planning Document (2015)	<p>The Document outlines the Great Western Football Netball Club's facility development priorities and provides plans and costings for these works. The priorities are as follows:</p> <ul style="list-style-type: none"> - New lit and fenced multipurpose netball/tennis court. Upgraded netball rooms (est. \$150,000) - Refurbished and extended pavilion to provide: <ul style="list-style-type: none"> • Suitable change facilities and amenities for players and umpires • Suitable amenities and larger undercover area for spectators. • A gym and trainers/medical room • Upgraded social, bar, kitchen/kiosk and storage facilities (est. \$500,000) • Upgrade sports lighting on western side of oval (est. \$120,000) 	<p>The masterplan should review the facility priorities outlined identified in the Great Western Football/Netball Club's Future Planning Document and if they have merit include then in the redevelopment plan for the reserve.</p>

Appendix B – Audit against AFL, CA and NV Facilities Guidelines

AFL and Cricket

Facility	Preferred minimum provision/size		Meets standards	Comments
	AFL	Cricket Australia		
PLAYING FACILITIES				
Oval size	L135-185m W110-155m	L60-150m W60-150m	Yes No	- Width is just below the minimum size
Run-off	3m	4m	Yes	-
Orientation	N-S	N-S	No	Oriented WNE-ESW
Scoreboards	Yes	Yes temporary	Yes	In poor condition
Lighting Lux	Train-50 Comp-100	-	No	Lights only on western side of the oval
Fencing	900mm	If needed	Yes	-
Centre wicket	-	Synthetic 25-28mX2.4-2.5m	Yes	Pitch is much wider than minimum requirement
Player shelter	6mX1.2m	Shaded area	Yes	-
Officials shelter	1.8mX1.2m	-	Yes	-
Practice net	-	Synthetic, 3-6 nets	No	No nets at the reserve
BUILT FACILITIES				
Players toilets/showers	2X25m ²	2X20m ²	No	Showers and toilets are available but floor area below the minimum size
Player changerooms	2X45m ²	2X20m ²		Changerooms are available but floor area below the minimum size
Umpires' rooms	20m ² -25m ²	15m ²		Umpires' room is available but floor area below the minimum size
Public toilets	Male 10m ² Female 10m ²	Male 15m ² Female 15m ²	No	Toilets are available but floor area below the minimum size
Accessible toilet	5m ²	5.5m ²	Yes	-
First aid/medical room	Optional, 15m ²	Optional, 10m ²	No	-
Kitchen/kiosk	20m ²	15m ²	Yes	-
Social/community room	100m ²	100m ²	no	Social room is available but floor area below the minimum size
Office/administration meeting room	15m ²	Optional, 15m ²	No	Office is available but floor area below the minimum size
External covered viewing area	50m ²	-	Yes	-

Storage				
Kitchen storage	-	Desirable, 8m²	Yes	-
Utility/cleaners room	5m ²	5m ²	Yes	-
External storage	-	30m ²	Yes	-
Timekeepers'/scorers' area	10m ²	Desirable, 3m²	Yes	-
Doctors' room	Optional, 10m²	-	No	-
Massage/strapping room	Optional, 2X10m²	-	No	-
Gym/fitness room	Optional, 20m²	-	No	-
Third umpire/match referee room	Optional, 10m²	-	No	-

Netball

Facility	Preferred minimum provision/size	Meets standards	Comments
	Netball Victoria		
PLAYING FACILITIES			
Court size	30.5mX 15.25m Runoff 3.05m	No Yes Yes	Slightly short
Run-off	3.05m	Yes	-
Orientation	N-S	No	Oriented WNE-ESW
Scoreboards	Yes temporary	Yes	-
Lighting Lux	Training - 100 Competition - 200	No	-
Fencing	If needed	Yes	-
Player shelter	4mX2m	No	Shelters are provided but are smaller than minimum size
Officials shelter	2.5mX1.6m	No	Shelters are provided but are smaller than minimum size
BUILT FACILITIES			
Players toilets/showers	2X14m ²	No	To
Player changerooms	2X20m ²	No	Showers and toilets are available but floor area below the minimum size
Umpires' rooms	15m ² unisex	No	Changerooms are available but floor area below the minimum size
Public toilets	Guide: 2X12m ² Can be unisex	No	Toilets are available but floor area below the minimum size

Accessible toilet	8m ² unisex	No	Toilet is provided but smaller than minimum size
First aid/medical room	10m ²	No	-
Kitchen/kiosk	14m ²	Yes	Shared kitchen with football
Social/community room	25m ²	No	Shared social room with football but below minimum size
Office/administration meeting room	12m ²	No	Shared office with football but below minimum size