

GORDON RECREATION RESERVE

MASTER PLAN 2015-2020



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EXECUTIVE SUMMARY

The Gordon Recreation Reserve Master Plan has been developed by the Gordon Recreation Reserve Committee of Management and Community in partnership with the Moorabool Shire Council. The Master Plan aims to provide a strategic basis to guide future planning and development of the reserve over the next 3-5 years. The Master Plan is a key resource tool to support the Gordon Recreation Reserve Committee of Management to manage and develop the reserve in the future and act as a key resource tool to assist in the identification of funding sources to support development.

The key directions identified for the development of the reserve are:

1. Reconstructing the sportsground playing surface.

This project would create a level playing surface, reducing the west to east slope currently experienced at the site. The development would be undertaken with a cut-and-fill approach and see the expansion of the playing surface to meet current AFL dimensions for senior competition.

The construction would see the installation of associated sportsground infrastructure required to support the playing surface ongoing. This would include, but not be limited to post and rail fencing, sportsground drainage system with five meter spacing of lateral lines, uniformed automated irrigation system, a mixture of warm and cool season grassed and AFL goal posts.

Due to the size and scope of the project, relocation of the existing scoreboard/timekeepers box would be required, as would the removal of the existing post and rail fence surrounding the oval.

2. Install/upgrade sports ground and netball court lighting to Australian Standards

The installation of Australian Standard Lux level lighting will provide for football and netball training. Lighting the courts will allow for increased participation at the reserve as currently no senior netball teams train at the facility due to lack of appropriate lighting infrastructure. An upgrade of sports ground lighting to Australian Standards lux levels for training will create a safe year round training facility allowing for greater use by more user groups, whilst spreading usage uniformly across the oval, reducing load on 'high-use' areas. This element of the project may trigger an electrical upgrade to the reserve.

3. Construct second Netball Court with adjacent player change rooms including toilet and shower amenity.

With the continued growth of female participation, combined with the winter playing environment in Gordon, it has become increasingly more important to provide additional netball space for training and competition. Similarly, the existing netball facility has no toilet or shower amenity provision and spectators are exposed to the elements with no shade or wind protection.

4. Construct new Community Centre/ Sports Pavilion

To meet the growing demands of the community and local sports, it is proposed to undertake a considerable development at the reserve to include the development of a large open plan community space, with associated toilet, storage, bar and kitchen space and canteen. The facility would also encompass new change space to support the sportsground, including home and away team rooms, separate shower and toilet facilities, umpire change space and public toilets.

The facility will be designed in consultation with the community.

INTRODUCTION AND BACKGROUND

1.1 INTRODUCTION

The Gordon Recreation Reserve Master Plan has been developed to strategically guide future development at the Reserve.

1.2 PURPOSE OF THE PROJECT

To develop the Master Plan for the Gordon Recreation Reserve to guide future planning and decision-making in relation to the future management, development and use of the Reserve over the next 3-5 years. The Master Plan is an important resource for the Gordon Recreation Reserve to support the Gordon Recreation Reserve Committee of Management to manage and develop the Reserve in the future to source funding opportunities.

1.3 PROJECT OBJECTIVES & SCOPE

The project objective is to provide a clear, comprehensive and logical plan for the future development of all community facilities (active and passive) provided at the Gordon Recreation Reserve including capital improvement requirements and opportunities.

The scope of the project includes:

- Incorporate the views of the community gathered through consultation undertaken by the Gordon Recreation Reserve Committee of Management with the assistance of Council Officers.
- Review the site to identify potential opportunities and constraints.
- To develop concept plan options, based upon objective data analysis and consultation, identifying the potential future use of the site.
- To identify and assess the capacity of the site to meet the identified recreation and sporting facility needs.
- To develop a Master Plan for the reserve that's implementation is achievable with recommended developments.

1.4 PROJECT METHODOLOGY

Preparation of the Master Plan has been supported by the following project methodology tasks detailed below:

- Project Clarification
- Community Engagement
- Detailed site assessment
- Draft Master Plan
- Community feedback to draft master plan
- Final Master Plan and Report

1.5 STUDY AREA

The Gordon Recreation Reserve is owned by the Crown and managed by the Department of Environment, Land, Water and Planning (DELWP), via a community appointed Committee of Management. The Reserve is located on the corner of Willunga Avenue and Old Melbourne Road in Gordon, close to the Western Highway which runs from Melbourne to Ballarat.

Ballarat, a large regional city with over 100,000 people, is located within twenty minutes' drive. Ballan, which is the nearest service hub, is located less than 10 minutes' drive.

1.5.1 Current Reserve Components and Facilities

The following provides a summary of existing infrastructure at the Gordon Recreation Reserve.

Sportsground	Sportsground lighting
Community Centre/Pavilion	Netball shelter and scorers box
Groundwater Bore	Entrance and Ticket Booth
Water Storage Infrastructure	Netball Court
Scoreboard	Coaches Boxes

1.5.2 Current Reserve usage

The Reserve is currently tenanted by the Gordon Football Netball Club, but is also utilised by several community groups including Auskick, NetSetGo and the Pole Walking group. The Recreation Reserve hosts large local events such as sporting Football and Netball and has been to the Gordon Cricket Club in the past. This usage attracts large numbers of visitors from both inside and outside the Shire to the town and particularly the Recreation Reserve.

1.6 PROJECTED NEED

With the reserve acting as a community hub for its residents, community groups and large sporting events, the existing infrastructure at Gordon Recreation Reserve requires development in order to facilitate the provision of expected future demand for its users and the general community.

MARKET RESEARCH & CONSULTATION

2.1 INTRODUCTION

A summary of the consultation methods undertaken included the following:

- Demographic analysis
- User group survey
- Gordon Recreation Reserve Committee of Management workshops

2.2 DEMOGRAPHIC REVIEW

The following section summarises the key population and demographic characteristics and trends likely to impact future participation in sport and recreation in the area and public open space requirements. The population and demographic profiles are based on the recently completed review as part of the Moorabool Shire Recreation and Leisure Strategy.

2.2.1 Demographic Profile of Moorabool Shire

The demographic characteristics of Moorabool Shire relevant to sport, recreation and leisure planning are outlined below:

- The estimated population of the Moorabool Shire in 2011 was 28,125 people¹. This is an increase of 10.4% since 2006, being a marginally lower rate of population growth than for Metropolitan Melbourne (10.9%) over the same period, but significantly higher than Regional Victoria (5.5%).
- The age profile of the Moorabool Shire is varied when compared to Metropolitan Melbourne. It has a 'younger' profile for the 0-17 year age cohort, a higher proportion of people in the mid-age cohort, and a 'younger' profile for people aged over 70 years.
- Further, Moorabool Shire has a relatively low level of cultural diversity, with 83.1% of residents being Australian-born compared to 63.3% compared to for Metropolitan Melbourne.
- Average weekly household income levels are lower in Moorabool Shire than Metropolitan Melbourne. For socio-economic disadvantage, Moorabool Shire has a SEIFA Index score of 1008.5, which ranks it 52nd in the level of disadvantage of all Victorian municipalities - placing it amongst the least disadvantaged 35% of all municipalities in the state. However, there are pockets of disadvantage in Moorabool Shire, including Bacchus Marsh, Maddingley and Ballan.
- There is a slightly higher proportion of Moorabool Shire residents who live in households with children (46.0%) compared to Metropolitan Melbourne with 44.0%.

2.2.2 Population Projections and Age Cohorts

A key to predicting the future sporting and recreational needs of a local government area is to understand the projected growth of the population, particularly the growth within different areas of a municipality and within specific age cohorts.

The population of Moorabool Shire is projected to grow to 51,730 people by 2041 (or an 81% increase between 2011 and 2041)², however, the projected population growth will not be uniform across the Shire. A significant proportion of the population growth will occur in the east, with Bacchus Marsh and Surrounds projected to experience 76% of all projected

growth in the Shire to 2041. The combined Ballan and Central Moorabool region is projected to experience 21% of all growth, and West Moorabool 3%.

Of note are the findings of the *Small Towns Services Study: Bungaree, Dunnstown and Wallace* (2014). The study concluded that if the three towns were to be connected to reticulated utility services in the future (water, gas and sewerage), an additional 5,000 people could reside in Bungaree and Wallace (West Moorabool) by 2041. The potential additional population of 5,000 people has been taken into account when assessing the adequacy of the current supply of sporting facilities in Ballan and West Moorabool.

Another important characteristic of the projected population growth between the eastern and the western areas of the Shire, is the projected growth by age cohorts. Table 2 shows that there is significantly more growth expected to occur in the age cohorts of 0-11 years and 5–39 years in Bacchus Marsh and Surrounds compared to Ballan and the Rural Balance, even allowing for any additional growth in West Moorabool that may occur as a result of the connection of additional services.

The age cohorts of 0-11 years and 60+ years are important, as trends of growth or decline in these cohorts are important as indicators to assess how the profile of a population might change during the forecast period, i.e. is it ageing, or is it to remain young? The age cohort of 5-39 years is important as most people who are actively involved in organised sporting activities will fall within this age cohort, so the trend of growth or decline in this age cohort can be used to predict with some confidence if the overall demand for sporting facilities is likely to increase, be stable or decrease during the forecast period.

Comparison of Projected Population Growth by Age Cohort between Bacchus Marsh and Surrounds, Ballan and the Rural Balance

Location	0-11 Years		5-39 Years		60+ Years	
	2014 Population	Projected 2041	2014 Population	Projected 2041	2014 Population	Projected 2041
Bacchus Marsh and Surrounds	2,942	4,885	8,156	13,447	3,276	7,243
Ballan	461	850	1,228	2,369	708	1,680
Rural Balance	1,559	2,446	4,200	6,378	2,266	4,574

2.2.3 Implications for Sports and Recreation Planning

The net projected population increase in Moorabool Shire to 2041 will result in a corresponding increase in demand for access to sporting and recreation facilities. Research shows that the rate of participation by people in ‘organised physical activity’ and ‘club-based activities’ is highest for young people and declines with age. Given that the rate of population growth in the Central and West Moorabool regions will be relatively low for the next 25 years, including the active age cohort of 5-39 years, it can be asserted with some confidence that if the provision of sporting facilities in Ballan and the other larger townships is adequate now, then it should remain adequate for the forecast period.

2.2.4 Equity and Diversity

Females of all ages generally have lower physical activity participation rates than males and it is recognised that increased physical activity levels are essential for a community’s health and mental wellbeing. The barriers that prevent more female participation are complex however, undoubtedly the design of sports and recreation facilities plays a key role in

increasing participation rates for women and girls. Designing facilities that provide appropriate toilet and shower amenities for women and girls as well as provide family friendly spaces, including baby changing facilities and playgrounds and are safe and welcoming to women and children will increase the participation rates of females and children..

Provision of diverse physical activity opportunities is also shown to have an impact on increasing female physical activity participation rates and thereby increasing health and mental wellbeing. It is important for the Gordon Recreation Reserve to be a safe and welcoming environment for current and potential user groups such as children, elderly and families to ensure that infrastructure that facilitates increased physical activity for all is provided in the community.

2.3 MOORABOOL SHIRE RECREATION AND LEISURE STRATEGY – SPORT SPECIFIC RECOMMENDATIONS

As part of the investigations and recommendations form the Moorabool Shire Recreation and Leisure Strategy, the demand assessment summarises the following strategic recommendations for the Gordon Recreation Reserve to 2041 in regards to active sports currently being participated at the reserve.

The Recreation and Leisure Strategy Sporting Facilities Audit specifically states that the reserve does not have a master plan. *“A master plan could investigate options to improve the evenness of the oval playing surface, the potential expansion of the pavilion, and the introduction of other recreation facilities and spaces.”*

2.3.1 Australian Rules Football

The demand assessment for Australian Rules Football specifically relating to Gordon Recreation Reserve includes:

- Prepare a reserve master plan.
- Investigate options to improve the level of the oval.
- Upgrade the oval floodlighting to training standard (50 lux).

2.3.2 Netball

The demand assessment for Netball specifically relating to Gordon Recreation Reserve recommends to Identify options to install a second netball court (refer task to the master plan process), but if not possible consider using Gordon Public Park.

2.4 COMMUNITY CONSULTATION

The Gordon Recreation Reserve Committee of Management, consisting of reserve user groups and community members, was consulted to determine their current membership levels, usage patterns and priority infrastructure needs.

Consultation undertaken included:

- Completion of a survey identifying current issues and possible improvements
- Committee of Management and community Master Plan workshop(s)
- Public Exhibition phase

A detailed summary of information submitted in the initial user group consultation process is provided in Appendix C

Key themes collated during the consultation process include:

- Levelling of sportsground playing surface and expansion to meet current AFL dimensions for competition
- Install/upgrade sports ground and netball court lighting to Australian Standards
- Upgrade all sportsground and spectator supporting infrastructure at reserve including car parks, internal road and path network, reserve drainage and water storage.
- Construct second Netball Court with adjacent player change rooms including toilet and shower amenity.
- Construct new Community Centre/ Sports Pavilion

OPPORTUNITIES AND CONSTRAINTS

3.1 INTRODUCTION

The following provides a summary of the opportunities and constraints identified for the ongoing redevelopment of Gordon Recreation Reserve.

3.2 OPPORTUNITIES

- Reconstruction of oval to AFL dimension with lesser gradient, irrigation, drainage and fencing
- Upgrade existing sports ground lighting to meet Australian Standards for training (i.e. 100 Lux)
- Installation of additional netball court
- Install court lighting to meet Australian Standards for training to the Netball Court (i.e. 100 Lux)
- Construction of a new netball shelter with amenities alongside netball courts to provide all weather protection and player facilities
- Improve netball court fencing
- Formalise and widen the entrance to reserve with signage to reduce congestion and safety concerns
- Formalise vehicle pathways throughout the Reserve
- Installation of carpark and hard surface drainage to prevent flooding of spectator areas and oval, whilst collecting run off for irrigation purposes
- Upgrade Water storage dam
- Clearing of trees and vegetation to improve to appearance of the reserve and increase car parking
- New Pavilion development including Community Centre and Player amenities.
- Investigate power usage at the Reserve and possible power upgrade

3.3 CONSTRAINTS

- Small population of Gordon may restrict what needs to be installed at the reserve
- Funding opportunities
- Large variances in terrain

KEY RECOMMENDATIONS

4.1 INTRODUCTION

The vision for the Gordon Recreation Reserve is to become a community hub for the town of Gordon. With the provision of active and passive recreation opportunities and improved infrastructure, the reserve can cater for large sporting events and the growing community groups that utilise the facility

4.2 DRAFT MASTER PLAN DESIGN

The following details the key elements of the recommended draft Master Plan as attached in Appendix B. The recommended layout will ensure the provision of active and passive recreation infrastructure and the amenities to go with it.

1. Reconstructing the sportsground playing surface.

This project would create a level playing surface, reducing the west to east slope currently experienced at the site. The development would be undertaken with a cut-and-fill approach and see the expansion of the playing surface to meet current AFL dimensions for senior competition.

The construction would see the installation of associated sportsground infrastructure required to support the playing surface ongoing. This would include, but not be limited to post and rail fencing, sportsground drainage system with five meter spacing of lateral lines, uniformed automated irrigation system, a mixture of warm and cool season grassed and AFL goal posts.

Due to the size and scope of the project, relocation of the existing scoreboard/timekeepers box would be required, as would the removal of the existing post and rail fence surrounding the oval.

2. Install/upgrade sports ground and netball court lighting to Australian Standards

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An upgrade of sports ground lighting to Australian Standards lux levels for training will create a safe year round training facility allowing for greater use by more user groups, whilst spreading usage uniformly across the oval, reducing load on 'high-use' areas.

Further investigation will be required to determine if this element of the project may trigger an electrical upgrade to the reserve.

3. Vehicle and Pedestrian Management

With large numbers of users visiting the reserve for sporting events each week, the current pedestrian and traffic management system requires upgrading to manage the level of traffic through the Reserve. Increasing the dimensions of the oval will put further strain on the existing system, reducing the car parking available surrounding the oval.

Safety concerns have been raised about the entrance to the Reserve and it is recommended that changing the way vehicles enter the reserve during busy days will ensure safe access to, from and around the reserve which becomes congested in peak times of use.

Additional car parking within the reserve during busy times is also a growing requirement at the reserve and can be achieved in the space at the northern end of the reserve, behind the existing viewing mound. Drainage of these areas will need to be considered as part of the implementation of this recommendation.

4. Construct second Netball Court with adjacent player change rooms including toilet and shower amenity.

With the continued growth of female participation, combined with the winter playing environment in Gordon, it has become increasingly more important to provide additional netball space for training and competition. Similarly, the existing netball facility has no toilet or shower amenity provision and spectators are exposed to the elements with no shade or wind protection. The community is strong in their views that any such development should support family friendly design.

5. Construct new Community Centre/ Sports Pavilion

To meet the growing demands of the community and local sports, it is proposed to undertake a considerable development at the reserve to include the development of a large open plan community space, with associated toilet, storage, bar and kitchen space and canteen.

The facility would also encompass new change space to support the sportsground, including home and away team rooms, separate shower and toilet facilities, umpire change space and public toilets. The facility will be designed in consultation / partnership with the community, which is strong in its views that such a development should support family friendly design.

4.3 TABLE OF WORKS

The below table of works summarises the key recommendations, prioritises each recommendation and provides a broad cost estimate based on previous projects undertaken in recent years across the region.

It is acknowledged that a planning process is required to progress each recommendation to clearly refine the scope, design and funding requirements for each recommendation.

Table of Works

Item	Recommendation	Priority	Approximate Cost
1-4	Reconstruct Sportsground <ul style="list-style-type: none"> • Remove existing and replace with new; Oval fence, goalposts and scoreboard • Cut and fill surface and expand playable area to AFL standard dimensions • Construct Sportsground drainage (5m spacing's) • Construct automated irrigation 	High	\$750,000-\$900,000 (Price based on current commercial rates and does not include potential 'in-kind work' by the community)
5	Investigate and undertake tree removal around reserve	High	\$40,000 (Does not include permits and offsets which may be required)
6	Sports ground and netball court lighting upgrade to Australian training standards	High	\$200,000 (Does not include reserve power upgrade which may be required)
7	Installation of new shelter to the netball courts with toilet and shower amenity	High	\$50,000
8	Construct new additional netball court	Medium	\$40,000
9	Upgrade Dam to improve water retention	Medium	\$20,000
10	Construction of additional overflow car parking north of oval	Medium	TBA
11	Design and construct vehicle and pedestrian paths around the reserve	Medium	T.B.A.
12	Design and construct new community facility and sports pavilion	Low	\$1,600,000 (Price based on current commercial rate for 600m2 building)