

MURTOA SHOWYARDS RESERVE MASTER PLAN



FINAL REPORT
JANUARY 2023

About this document

This document is the Master Plan Report for Murtoa Recreation Reserve prepared by @leisure Planners.

The additional documents prepared for this project are:

- Volume 1: Site Analysis
- Volume 2: Community Survey Findings
- Volume 3: Issues and Opportunities Report

The views expressed in the consultation section of this document are those provided by the Murtoa community. They do not necessarily reflect the views held by @leisure or Council.

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Yarriambiack Council and @leisure Planners acknowledge the activities of Yarriambiack Shire Council are being held under the traditional skies and in the waterways and lands of the Wotjobaluk, Jaadwa, Jadawadjali, Wergaia and Jupagulk people, and we pay respect to their Elders past, present and emerging as the custodians of the environment.

Cover photos courtesy @leisure Planners

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Rear 534 Mt Alexander Road Ascot Vale VIC 3032 Australia
+61 3 9326 1662 info@atleisure.com.au www.atleisure.com.au

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1. Introduction

1.1 Purpose

What is a master plan?

A master plan is a blueprint for the future development.

A master plan is an agreed direction by the landowner/manager and users about the best way to develop a site or a facility, based on the current demand and condition of facilities and context. It is not intended to be a commitment to fund development projects in the short term.

The intent is to be able to direct a complete package of improvements over time and develop components of that plan as and when funds become available, therefore a master plan shows the broad concept and areas for development, rather than specific design details. These packages of improvements are often expressed as recommendations or potential future projects that are expected to improve the community access and use of a venue or facility over a period of 10 years+.

As recommended actions they may not necessarily be delivered in the immediate or long term due to budget and other priorities or factors.

Project aim

The project aim is to develop a Master plan for the Murtoa Recreation Reserve, which provides the Yarriambiack Shire Council with:

- Clear guidelines regarding the level and standard of sporting facilities at the Murtoa Recreation Reserve that Council should provide for residents

- A five to ten year costed strategy for the development and future provision of sporting facilities within the recreation reserve
- Clear priorities and standards for the maintenance and development of infrastructure upon the sporting Reserve
- Clear definition of Council's, other resource partners, and the community's role in the development of facilities, and
- Identification of gaps in provision of recreation facilities, and appropriate location for identified gaps whether within existing reserve or elsewhere.

Objectives

The objectives of this project are to:

- Undertake a demographic analysis of the Murtoa catchment area and identify existing and future population trends that may impact upon the growth or decline of specific recreation activities, including sustainability of user clubs
- Liaise with local and peak sporting/recreation bodies and industry groups to identify trends that may impact future demand for sporting and recreation facilities at the Recreation Reserve
- Identify development priorities for the future planning, development and/or upgrade of existing and/or new recreation facilities within the Recreation Reserve in response to identified needs
- Research and identify the short, medium and long terms needs of users occupying the Recreation Reserve to enable the Council to provide an appropriate range and standard of recreation infrastructure to match current and future needs
- Review and assess the current provision of recreation facilities, programs and services provided at the Murtoa Recreation Reserve in

terms of community need, usage, gaps in service provision and adequacy

- Identify environmental considerations in any future developments, with specific focus on water management and renewal energy initiatives
- Consider the possible co-location, relocation or rationalisation of existing recreation facilities at the Recreation Reserve
- Review the role of Council and the community in the development of recreation infrastructure, i.e. what should be the Council's responsibility and what should be the user groups/Committee of Management responsibility
- Develop a strategic business plan for the Recreation Reserve Committee of Management
- Develop a Masterplan, which links to existing plans and strategies and is responsive to community expectations, as well as being achievable, realistic and attainable within the Councils' budgetary framework.

Outcomes

The project is required to achieve the following outcomes:

Analysis of sport and recreation issues to be resolved through:

- Assessing demographic information that will assist in predicting population growth
- Identifying and clarifying sport and recreation demands and user preferences, Identifying gaps in sport and recreation offerings and barriers to resident participation
- Identify non-users and reasons for non-participation, and
- Working closely with the various departments within the Council to identify important sport and recreation issues.

Assessment of guidelines and policies by preparing a 'key issues report',

- Current and projected sport and recreation facilities usage
- Dual/joint community use of sport and recreation facilities
- Current environmental management and sustainable design features
- Current asset condition reports, (investigation may be required)
- Cost of provision of sport and recreation
- Reserve maintenance issues
- Role of Council and sporting clubs
- Safety and risk management issues, and
- Identification of rationalisation of users and/or land at the reserve.

Establish capital works priorities for the Murtoa Recreation Reserve for the next decade through:

- The development of a prioritised capital works program, including timelines and cost estimates / Quantity Surveyor Reports for developments, and
- Developing high-level conceptual plans for proposed works.

Ensure effective implementation of the Murtoa Recreation Reserve Masterplan through:

- Establishing realistic goals and objectives for sport and recreation provision and facility planning
- Identifying priorities over a five-year period for the implementation of the Recreation Reserve Master plan, including cost estimates
- Developing high-level concept plans for facility development priorities
- Preparing specific Action Plans for implementation, which are inclusive of a proposed capital works schedule identifying costs and priorities for maintenance and construction, and
- Developing a strategic business plan for the Murtoa Recreation Reserve in line with priorities and costings of recommended capital works.



Figure 1 Entry to Murtoa Recreation Reserve. Image @leisure Planners

1.2 Policy and planning drivers

The table below summarises the documents that influence the development of sports facilities in the Yarriambiack Shire Council and have been reviewed. More details about the documents reviewed can be found in Appendix 1.

Table 2: Key plans and documents that influence the provision of sporting facilities at Murtoa Recreation Reserve

	Plans	Sports guidelines
National	<ul style="list-style-type: none"> • Sport 2030 – National Sports Plan • Sport Australia Corporate Plan 2018-2022 • Australian Sports – The Pathway to Success (2010) • The Future of Australian Sport (2013) • State of Australian Cities Report (2013) 	<ul style="list-style-type: none"> • Community Cricket Facility Guidelines. Cricket Australia 2015 • Tennis Infrastructure Planning. Planning, Design, and Delivery Resource. Tennis Australia. 2018
State	<ul style="list-style-type: none"> • Active Victorian Strategic Framework For Sport and Recreation 2017-2023 • Victorian Public Health and Wellbeing Plan 2019-2023 • Victoria Infrastructure 2021 • Disability Inclusion Action Plan 2019-2022 • Built Environment Climate Adaption Action Plan 2022-2026 	<ul style="list-style-type: none"> • AFL Preferred Facilities Guidelines (AFL VIC) 2019 • Facilities Manual Netball Victoria
Regional	<ul style="list-style-type: none"> • Wimmera Southern Valley Regional Growth Plan 2014 	
Municipal	<ul style="list-style-type: none"> • Yarriambiack Shire Council Plan 2021-2025 • Yarriambiack Sports and Recreation Strategy 2016-2025 	
Site specific	<ul style="list-style-type: none"> • Murtoa Community Action Plan 2021 	

1.3 Context

The town of Murtoa

Murtoa is a lakeside town, located on the main rail line from Melbourne to Adelaide, in the northern Wimmera region of north-west Victoria. It is 30 km west of Horsham. Within the Shire of Yarriambiack, it is one of the major towns along with Hopetoun, Rupanyup and Warracknabeal.

The town is on the Silo Art Trail, is home to the Stick Shed (National Heritage listed Murtoa No.1 Grain Shed) and surrounds the picturesque Lake Marma.

Prior to 1870 the town was known as Marma Gully. It is generally accepted that Murtoa means 'home of the lizard' in the language of the local First Nation people, probably the Jaadwa language group.

The first European to explore the area was Major Thomas Mitchell who travelled through the district in 1836.

The local post office opened in 1874. In 1876 a flour mill was established and in 1877 the police arrived, and the Lutherans built St John's church. The railway reached the town in 1879 and it became the primary Wimmera railhead for wheat. Today, Murtoa, which handles 500,000 tonnes of grain a year, is the largest grain handling facility in Victoria.

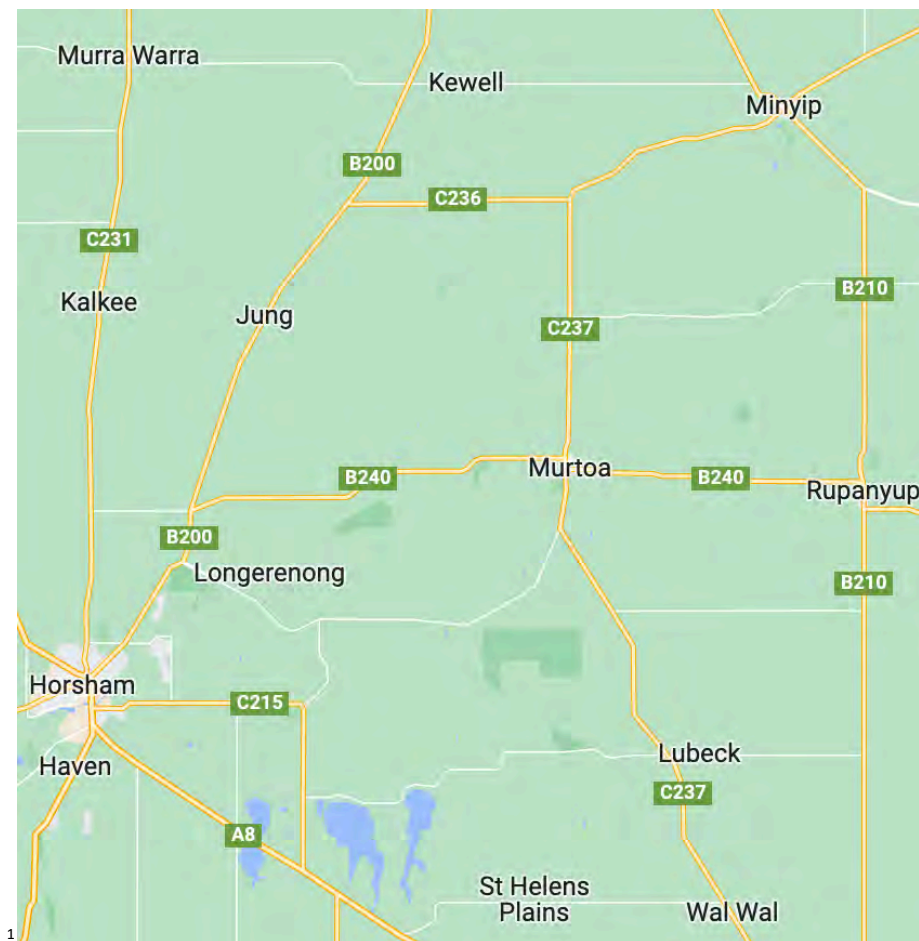


Figure 2. Map of Murtoa and surrounding townships. Image google.com/maps

¹ aussietowns.com.au

Relationship of the Reserve to other land uses

The Murtoa Recreation Reserve, locally referred to as the Murtoa Showyards Reserve, is one of a series of public reserves that wrap around the Lake Mama and which are managed by community committees. Immediately to the north of the Reserve is the caravan park. There is the lake itself which has a shared trail around most of the lake edge, and a swimming pool and tennis courts north of the caravan park.

To the north of the lake is Rabi Park, which has green lawn, picnic facilities, a playground, a skate park, toilet block and planting.

The other key recreation precincts in the town are the racetrack, south of the Reserve, Lake Marma to the east, tennis courts - north of the reserve, the bowling club on Lloyd Street, Rabi Park and Murtoa College.

User groups

The Reserve is home to the Minyip-Murtoa Football Netball Club (Wimmera Football League), Lubeck-Murtoa Cricket Club (Horsham Cricket Association) and the Murtoa A and P Society.

The Murtoa Show is held on the first weekend in October and is part of Murtoa's 'Big Weekend' celebrations.

The Minyip-Murtoa football club was established in 1995 following the merger with the rival club from the neighbouring town. The Murtoa Football Club was established in the 1880s and played in several leagues including the Borung and Dunmunkle Shire Football League, Wimmera District Football League and the Mid Wimmera Football League.



Figure 3 The image above shows the Reserve in relation to other key sporting landmarks in town, notably Lake Marma to the east and the Murtoa Racecourse to the south. Image Google Earth

1.4 The site

The following aerial image shows the site of the Murtoa Recreation Reserve in which the Master plan is developed.

The land is owned by the Crown and managed on behalf of the Department of Environment Land Water and Planning (DELWP) by a local Committee of Management.



Figure 4 Aerial view of Murtoa Recreation Reserve. Image-Project Brief

The following image shows the different parcels of land that make up the Showyards Reserve – Parcels A, B, D and E. Parcel C is not part of the Showyards Reserve. Parcel ‘D’, south of Racecourse Road, is not included in the Brief for the purpose of this Master Plan.

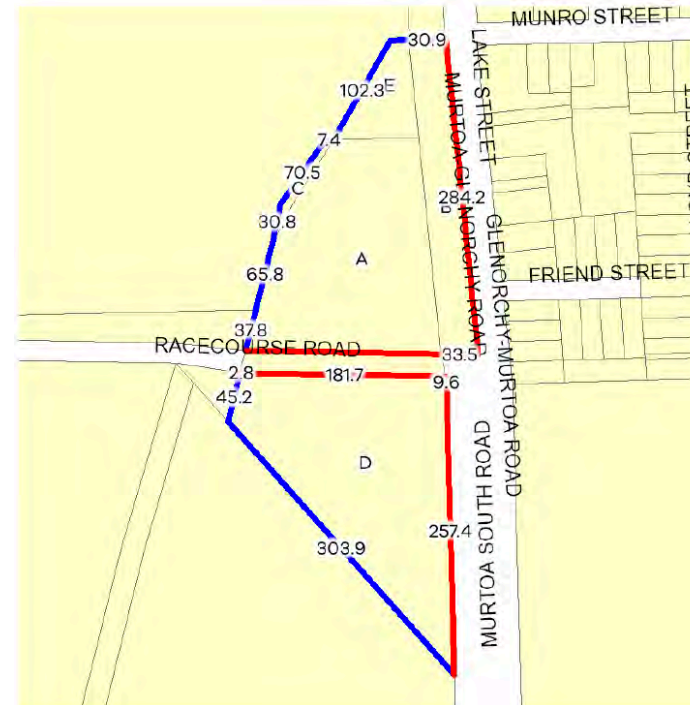


Figure 5 The four parcels of land and their dimensions that make up the Murtoa Recreation Reserve 2. Image-Mapshare Vic

² Map Share Land Vic 2020.

Planning Scheme Zones and Overlays

Parcels A, B, C and D is zoned SUZ2 - Special Use Zone 2, to allow the operation of Showyards including the use of regular sporting and cultural events. Parcel E the area where the netball court is located, is zoned PPRZ – Public Park and Recreation Zone. Immediately to the north and west, the Caravan Park and Lake Mama is also zoned PPRZ. East of the Reserve, the residential area, is zoned TZ – Township.

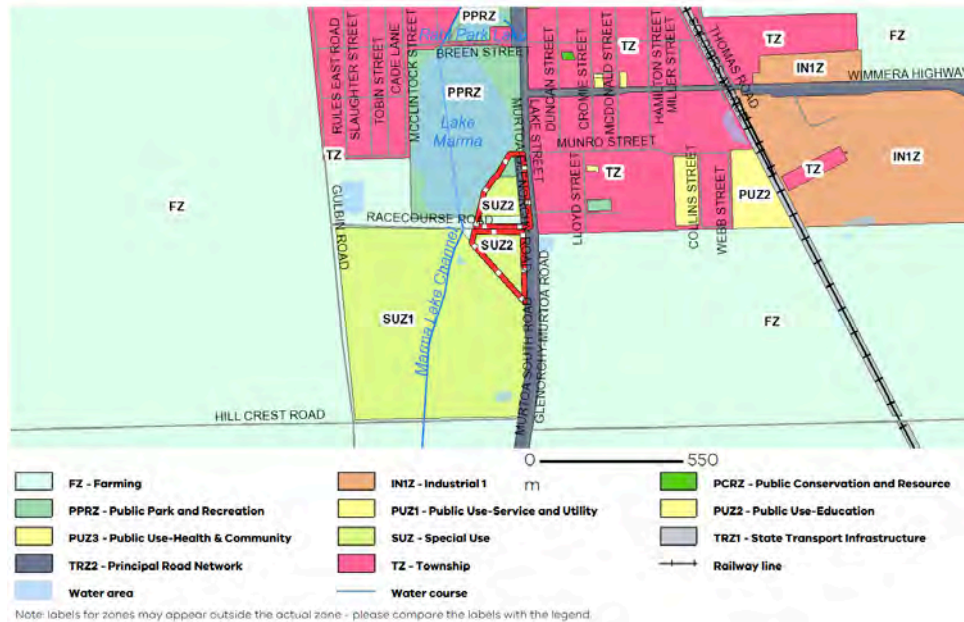


Figure 6. Planning scheme zones over the site and adjacent properties

There are no planning overlays over the Recreation Reserve land however there are heritage overlays in adjacent land. See following image from VicPlan.



Figure 7. Planning overlays adjacent to the site

All or part of this property is an 'area of cultural heritage sensitivity'. 'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018 and include registered Aboriginal cultural heritage places and landform types that are generally regarded as more likely to contain Aboriginal cultural heritage. Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two-part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed. If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered.

One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.³



Figure 8. Planning overlay (shaded area) showing area of Aboriginal Cultural Heritage across the Reserve

1.5 Existing facilities and features

The site is relatively flat and has no major encumbrances and is in a prominent location on a major road.

The Reserve has boundary plantings with established trees to the west along Lake Mamma and recent plantings along the east side.

Parking inside the Reserve is relatively limited with space around the oval boundary however cars are restricted from the northern half of the reserve on football game days.

The reserve has a number of facilities including the following:

- Football Change rooms for home and away teams and umpires
- Community Centre including kitchen, kiosk, toilets
- Agricultural and Pastoral Pavilion
- AFL/Cricket Oval – including a synthetic wicket, inground sprinkler system, flood lighting – 4 towers, scoreboard, goal netting – north end, coach's/player boxes
- Cricket nets – (2)
- Netball courts – (1)
- Netball store/admin
- Playground
- Public toilet block x 2
- Spectator shelter
- Storage shed
- Entry ticket booth.

³ Vicplan Planning property Report – Racecourse Road Murtoa

Football Change Rooms

- The facility was opened in June 2012 and was built by the Yarriambiack Shire Council and the Murtoa Showyards Committee of Management
- These blend in well with the style of the older buildings and the colours are matched. This helps with a good overall presentation of the ground
- The building includes change rooms for home and away teams, open showers x 4 and toilets x 2 for players, umpires change rooms with shower and toilets, a player's gym with a small amount of equipment. Upstairs is a timekeeper's room and a meeting room that provides a good view of the ground which is offered as a 'corporate box' on game day that raises good funds for the club.

Opportunity

- Change rooms do not provide separate facilities for male and female umpires and shower/toilet facilities do not meet current female friendly guidelines.

Community Centre – 'The White House'

- The community centre is a repurposed school building that provides for community activities as well as a sports pavilion for cricket, netball, and football

Opportunity

- Replace the community centre and merge it with the show pavilion include dividable internal spaces, with modern catering facilities and toilets

Agricultural & Pastoral Society Show Building/Ladies Pavilion

- Incorporating the A and P Society building into a new Community Centre at the Reserve is generally accepted to provide the space required for a second netball court. Retaining the mural on the east wall of the existing building is strongly supported.

Opportunity

- Incorporate into new community centre and use space for second netball court

Netball Courts

- There is one dedicated acrylic surfaced netball court, with lighting suitable for training
- The court was last upgraded in 2012/13
- There is no formal shade, shelter or seating available for spectators
- Players use change facilities and toilets inside the Community Rooms
- Support facilities include a small shelter with a bench seat and a clubroom for administration duties
- There is some surface cracking along the west side of the court and evidence of water pooling at the north end
- There is no fencing to stop balls running off the court.

Opportunity

- Upgrade existing court and construct second court immediately to the east of existing. Provide support infrastructure that meets Netball Victoria guidelines including lighting. Fencing. seating and shelter.
- Construct standalone netball change rooms that meets Netball Victoria guidelines for a regional level facility.

Oval and support facilities

- The oval runs north-south and is approximately 178m long x 123m wide
- The oval is predominantly used for football, cricket, and the annual Murtoa Show and horse events. Local school and district athletics carnivals are also held on the ground
- Irrigation is provided by an inground sprinkler system
- There are four light towers that allow for night football
- A galvanised pipe rail extends around the perimeter of the oval
- Bench seating extends around the north
- A manual enclosed scoreboard on east side of oval is in good condition
- There is no formal drainage system installed on oval
- There is no net at the south end of the oval fence line to retain balls
- Corellas are causing substantial damage to the sealed spectator surface north and west of the oval
- The oval has a synthetic grass wicket on a concrete base. The wicket is wearing with some pieces missing along the edges and the join in the middle of the wicket lifting.

Opportunity

- Replace the synthetic turf wicket strip and cover the whole concrete block
- Provide an electronic scoreboard
- Adding ball netting at the south end of the oval
- Update irrigation system to improve efficiency and reduce water costs

Cricket nets

- There are two open concrete cricket nets with synthetic grass surfaces in the southwest corner of the Reserve
- The galvanised pipe and wire netting structures are lined internally with cord netting
- The synthetic grass pitches are in average condition and the wire netting is poor. There is no netting to stop balls being driven straight back past bowlers
- Synthetic grass does not extend to the sides of the nets offering no protection for the longevity of cricket balls.

Opportunity

- Upgrade netting around nets
- Update synthetic grass to fully cover pitches
- Add power at cricket nets for bowling machine use
- Provide additional storage

Spectator facilities

- Extensive covered spectator shelters or 'stands' extend from the change rooms on the west side of the oval, north towards the community rooms
- They are steel structures with iron sheeting on the roof and west or rear that offer protection from rain and prevailing winds
- Spectator seating is a mix of fixed plastic seats in front of the community centre, aluminium bench seating around the oval, aluminium portable tiered seating and the timber structures noted above

- An extensive timber deck on the north side of the Community Centre allows for views over the netball courts and the Lake. It also provides a large outdoor social space post game.

Opportunity

- Provide additional covered seating for oval viewing

Public toilets

- There are public toilets at the south end of the Reserve and on the west side of the oval beside the community centre
- There are female toilets in the community centre but not accessible
- There are no toilets in the A & P pavilion
- Toilets for football players and umpires are in the change rooms
- There are no toilets suitable for people using a wheelchair or needing a change bench.

Opportunity

- Upgraded toilet facilities that are family friendly and accessible

Entries and parking

- There are vehicle entries to the Reserve. Two off Lake St and one off the Racecourse Road
- The north entry off Lake St includes formal iron gates and a large timber clad ticket box. This entry is most used as it allows access to the key facilities at the north of the oval
- The south entry from Lake St is used on match days for vehicle entry to the Reserve and has a small entry booth for volunteers on match day

- The entry from Racecourse Road is close to the cricket nets and those wanting to park south of the change rooms. There is no hard surface parking at the south end of the Reserve
- When football games are in progress, the northern half of the reserve is limited to pedestrian traffic only.

Opportunity

- Allow for better provision for disabled parking at north end of oval
- Provide further parking access around the oval.
- Allow for overflow parking along Lake St.

Play space

- A play space, installed in the last 5 years is located just north of the A & P Pavilion to the east side of the netball
- It is adjacent to several mature trees. It is relatively dark adjacent to the trees however natural shade is provided
- The area is fenced and mulched
- There is a swing, slide and climbing equipment. More swinging and rotating items would be popular.

Opportunity

- Move playground to central location so that parents/carers can view sporting and social events while supervising children.

Trees and green space

- Established trees are located along the south and west boundaries of the Reserve and in the northeast corner shading the playground

- Flowering gums have been recently planted along Lake St. on the east side of the Reserve
- A dripper system is installed to water new trees in the southwest boundary of the reserve
- Planting along the roadside is healthy and more targeted to wind breaks rather than tall trees
- The fence obscures good views of the lake and the trees.

Opportunity

- Introduce additional shade trees to the reserve for shelter and improve presentation. Locally sourced native species preferred with dripper system.

A Site Analysis that assessed the issues with each facility was prepared and submitted in April 2022.

2. Demand for sport and recreation in Murtoa

2.1 Population and demographic profile

The key demographic factors that influence the demand for sport and recreation activities are population size, age, gender, income, education, cultural background, disability and location of residence and availability of facilities.

There are an estimated 892 residents in Murtoa, comprising about 14% of Yarriambiack Shire Councils total population.

Future population projections suggest that the Murtoa population will decrease to 849 residents in 2026 and 764 in 2036, The population pyramid identifies that the decrease will occur over all age groups, suggesting that in 15 years' time there will be a similar age spread between the different ages.

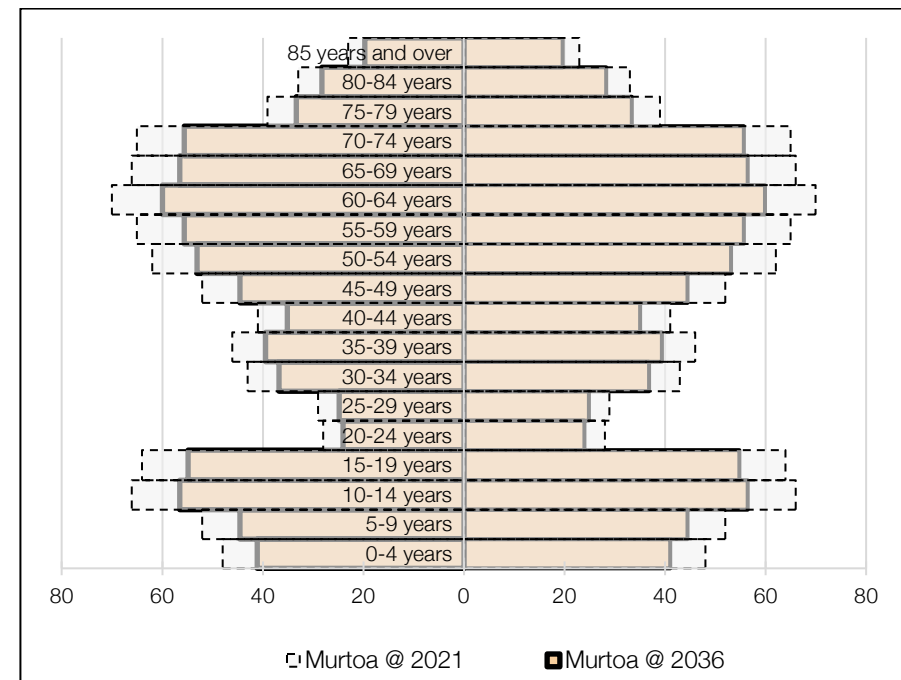
The largest service age group of Murtoa residents are empty nesters at 60-64 years. The age pyramid identified the Murtoa population thins out when residents are in their 20's, with residents returning or relocating to the township when they are in their 30's. Murtoa's median age is 48 years⁴, which is older than the median age for rural and regional Victoria (43 years) and the median for Greater Melbourne (38 years).

The demographic profile of Murtoa suggests that there is a relatively high propensity for residents to play sport, due to:

- A proportion of residents were born in Australia (89%) and have English as their first language (93%). In 2021 there were 14 indigenous residents in Murtoa⁵.

- Half of the residents (49%) do not have a long-term health condition compared to the Victorian average of 61%
- Murtoa's index of social disadvantage is 933. This is slightly higher than Yarriambiack Shire, 953 and below the regional Victorian average of 986⁶

Table 3: Murtoa population period 2021-2036



⁴ ABS 2021 Census Quickstats - Murtoa

⁵ Ibid

⁶ ABS Index of Relative Socio-economic Disadvantage. 2016

2.2 Existing and projected use of Murtoa Recreation Reserve

Club usage

Data collected from the clubs during our engagement indicates that the Murtoa Showyards Reserve is a popular and well used venue for both clubs and individuals.

In addition to the usage as per the club data below, the Reserve is a popular site for individuals to walk, run and socialise. It is difficult to estimate the casual usage of the Reserve, but it is expected that usage will continue to grow if facilities continue to improve, and Murtoa follows the trend in growth of non-organised activity that is occurring Australia.

Data from AusPlay shown in the graph below shows how non-sport physical activities have grown significantly from 2001 to 2020.⁷

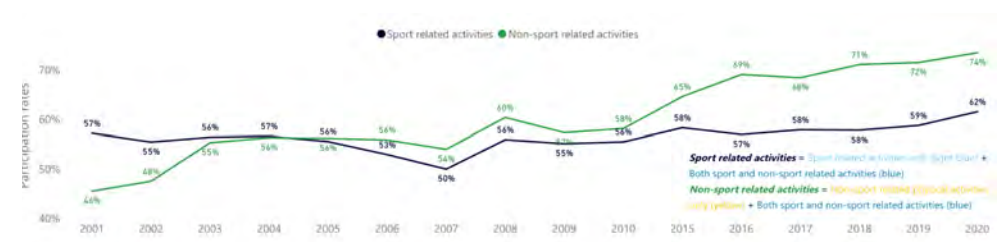
Although the reserve is predominately a sports reserve, it has an important secondary open space function as a social/family recreation area. It can accommodate a significant amount of unorganised physical and social activity. This is due to its relatively large size, central and prominent location on a main road, flat topography and the existing facilities that attract people to the Reserve. However, it does not cater well for people with a disability.

For this reason, additional attractions and improvements should be made to the Reserve to benefit a broader range of the community.

The higher and increasing proportion of women and older persons are participating in non-organised physical activities and sports.

The following graphs shows the growth in sport related activities and non-sport related activities from 2001 to 2020 from data gathered by ERASS and AusPlay surveys.

Table 4 The growth in sport related activities and non-sport related activities from 2001 to 2020 from data gathered by ERASS and AusPlay surveys



More than 19 teams and groups consider Murtoa Showyards Reserve as ‘home’. Almost all clubs have suggested that the demand for team participation is continuing following the COVID 19 pandemic.

The football, netball and cricket clubs use the Reserve as their main social and training base. The A and P Society use the venue for the annual Show and local and district schools use the oval for annual athletics carnivals.

The Community Centre is used for a wide variety of social events by different local organisations.

Table 2 below shows the number of sport teams based at the Murtoa Showyards Reserve and the estimated current participation.

⁷ Participation Trends In Australia. app.powerbi.com

Table 5. The number of sport teams based at Showyards Reserve and the estimated participation

Club	Current no. teams/members	Estimated participants	Participation Trend
Lubeck Murtoa Cricket Club	2 senior teams (30)	30	Steady
Dunmunkle Renegades	Minis and 2 junior teams (30)	30	Steady
Murtoa Football Club	2 senior teams (60), 3 junior teams (80-100) and AusKick (20)	180	Steady
Murtoa Netball Club	4 Senior teams (35), 3 junior teams (30) plus Net Set Go – 30	95	Growing
A and P Society	Up to 1000 spectators and 250 program entries	1000	Growing
Murtoa College	Ultimate Frisbee, Gridiron, Cross Country, Athletics	270	Steady
Dunmunkle School Sports Association	Track and Field events (5 schools)	300	Steady

The table below shows the number of current participants per sport at Murtoa's Showyard Reserve compared to that projected from State organised participation rates*.

Table 6. The no. of participants per sport at in Murtoa shown against potential participants based on the State organised participation*

Sport	Participants 2021/22	Projected VIC** 2021	Projected VIC 2026	Projected Vic 2036
AFL	180	48	46	41
Cricket (outdoor)	60	31	29	26
Netball (outdoor)	95	14	13	12

*Note: 'Organised participation' is activity formally organised or conducted by or at a club, association, school or other type of organisation.

**Projected participation is based on state organised participation rates, applied to the Murtoa projected and existing population.



Figure 9. Football Change rooms

Club affiliations

Clubs based at the Showyards Reserve are affiliated with several regional competitions including the following.

Wimmera Football Netball League

The Wimmera Football Netball League coordinates the winter competitions of football and netball across 10 towns and 9 clubs in the region. Finals are played at an independent venue from the senior football finalists. The Murtoa Showyards Reserve regularly hosts finals for the League.

Horsham Cricket Association

The Horsham Cricket Association is made up of 21 senior teams in A Grade (5), B Grade (7) and C Grade (9) competitions. There are 23 junior teams in Under 16, 14 and 12. In recent seasons Lubeck/Murtoa have enter a team in both B Grade and C Grade. Junior cricketers from Murtoa play for the Dunmunkle Renegades.

Wimmera Agricultural Societies Association

The Murtoa A and P Society is affiliated with the Victorian Agricultural Societies Ltd. (V.A.S.Ltd.), The Equestrian Federation of Australia (E.F.A.) and the Wimmera Agricultural Societies Association (W.A.S.A.). The Wimmera Agricultural Societies Association which is made up of 15 show societies based in towns across the Wimmera. Shows are largely held between late September and October each year.



Figure 10. 2022 Murtoa A & P Show Program Cover

3. User views

3.1 Methods of engagement

Feedback from the stakeholders and the community was sought in several ways including telephone interviews, on-site meetings and online workshops.

- A site visit was conducted on 4 March 2022, with members of the Committee of Management, sports clubs, Council, AFL Victoria and Tennis Victoria. A second @leisure staff member visited the site independently the following weekend
- A community survey was conducted via Survey Monkey and hosted on Councils Have Your Say Page between 2 March 2022 and 30 March 2022
- Telephone interviews of clubs and user groups were conducted to ascertain the nature of their facilities and services
- Interviews were conducted with representatives from AFL Victoria, Netball Victoria, Cricket Victoria and Tennis Victoria
- On site meetings were limited due to restrictions in relation to Covid19
- Individual submissions were also accepted
- The Draft Master Plan was reviewed by the Steering Committee and DEWLP - Grampians Region - (See comments Appendix 3).

Table 4. The table below shows the range of engagement and number of people contacted as part of the study.

Engagement Method	Contacts	Completed/Submitted
Inception meeting	1	1
Telephone calls	28	18
Community surveys	153	153
Emails sent	2	2
On site visits/meetings	NA	2

Some 153 people responded to a community survey using Survey Monkey via the Council website. They were asked their current visitation frequency, what activities they do and what they liked about the reserve, about improvements and new developments and priorities.

A summary of comments made by survey respondents regarding key facilities and features of the reserve are noted below.

Park users

- 40.5% of the respondents are regular visitors
- 3.3% respondents don't visit the park.

Frequency of use

- 40.5% of respondents visit more than one a week
- 17.0% visit once per week
- 7.8% visited once a month
- 5.9% visited once a year.

The main features and facilities that respondents liked about Reserve were:

- Proximity to lake and views
- Football and netball
- Green space and grass areas
- The oval and its condition
- Cricket
- Being able to watch football and netball from the same location
- Improved facilities with the greatest community benefit
- Netball facilities – second court and change facilities
- Community Centre
- Oval and cricket pitch
- The Show pavilion
- Spectator shelter and seating
- Car parking.

A detailed report of the survey results is documented on the Murtoa Showyards Reserve Master Plan Community Survey Findings. April 2022.

3.2 Stakeholder interview summary

Interviews were conducted by telephone with representatives of user groups of the reserve and peak sporting bodies including AFL, Cricket, Netball and Tennis. From the interviews, it appears that the Reserve broadly meets the needs of the major user groups however several improvements are required to meet future needs.

Priorities raised by more than one user group included the following:

- Construction of a second netball court and associated amenities including lighting, seating, shelter, fencing and compliant run offs
- Community Centre upgrade
- Netball change rooms
- Oval irrigation improvement
- Display space for Show entries
- Improved cricket nets
- Accessible and family friendly toilets
- Retain mural on Show pavilion.

Other items raised included:

- Net at south end of oval to retain balls
- Improved play space in location that sports can be viewed
- Retain and improve entry ticket booth
- Allow for formal parking along Lake St. including bus parking
- Upgrade change rooms to meet female friendly guidelines
- Upgrade external fencing along Lake St from 'farm fencing' to appropriate sporting reserve fencing
- Upgrade required for tennis courts north of the reserve.

Multi lined courts

During the community engagement there was some discussion regarding multi lined courts. It was suggested that multi lined tennis/netball courts may impact a club's opportunity to host Wimmera Netball League finals. It was confirmed by the Wimmera Football Netball League that multi line courts would not impact a club's potential to host netball finals.

3.3 Key trends

The following diagram illustrates key relevant trends relating to parks and sports.

Key Park and Sport Trends: Accessibility, quality, diversity, informality, equity, safety and sustainability

	<ul style="list-style-type: none"> • Dependence and 20 min neighbourhoods Distance or lack of walkability mean some communities may be totally dependent on a space to meet everyday play sport and recreation needs 		<ul style="list-style-type: none"> • Wheels Increased demand for bike facilities, wheeled toys and mobility devices • The whole family needs to play together: all genders, ages and abilities included is sports, recreation and play
	<ul style="list-style-type: none"> • Increasing demand and understanding of importance of green space and sport and development on sites with no natural environment features – green and communal spaces 		<ul style="list-style-type: none"> • Female participation – growth in sports such as AFL, soccer and cricket
	<ul style="list-style-type: none"> • Access to nature for restorative values, play, diversity, shade, sustainability and perception of quality 		<ul style="list-style-type: none"> • Higher service and provision standards to drive equity, ensure parks and sports facilities are safe, fit for purpose, and for asset management and budgeting. • Increasing standards for support facilities, playing field size and female friendly facilities
	<ul style="list-style-type: none"> • Climate emergency: renewable energy, permeable and high albedo surfaces, recycle water • Data collection – People/vehicle counters to measure casual use of parks. Analysis of social media data to capture user thoughts and behavior 		<ul style="list-style-type: none"> • Inclusion and universal design All play spaces, paths and facilities can be made inclusive of people with a disability not just regional, or “destination spaces,” or special separate spaces • Technology: Wi-Fi to connect to wearable tracking devices, live stream sport, operate irrigation systems, and monitor moisture content of playing fields
	<ul style="list-style-type: none"> • Less club sport, more social and individual sports access for community and social sports and programs important 		<ul style="list-style-type: none"> • Increasingly manicured design promoted by developers in new development areas mean local parks have to consciously provide less structured environments with which to engage • Wellbeing: Physical activity, social connection and environmental lenses are needed in design.

3.4 Implications of demand

The data gathered from user groups, peak bodies and the community engagement show there is strong demand for local sports facilities as well as other activities.

Although the population of Murtoa is not large and aging, there is high participation in sport at all age levels and this is likely to continue.

The Wimmera Southern Mallee region (includes Yarriambiack Shire) has the highest membership rates (% of total population) for netball in regional Victoria. The membership rate is 4.2% compared to the Victorian Rural and Regional average of 3.2%.⁸

Participation in AFL is high in Yarriambiack Shire compared to the state average. Results from the Yarriambiack Sport and Recreation Strategy community survey showed 21% of those over 15 years participated in AFL at least once a year compared to 5% of Victorian participants.⁹

Data from Cricket Victoria is older but suggests similar high participation levels with a player to population penetration rate in the Western Country region (includes Yarriambiack Shire) almost double that of Cricket Victoria's Country Region average (3.19% compared with 1.88%) and the second highest female participant base across the State, including Metro Regions (333 total, 109 additional players between 2014/15 and 2016/17).¹⁰

The Murtoa clubs conduct introductory programs including Net Set Go, AusKick, and junior cricket programs to introduce juniors to sports and help establish a base for the existing clubs.

Existing facilities will require ongoing improvements and upgrades to cater for regular and growing usage. While demand for new nonsporting activities at the Reserve will also grow.

Expanded picnic facilities, walking trails and play equipment is likely to be well utilised.



Figure 11. Spectator shelter on western side of oval

⁸ Netball Victoria Statewide Facilities Strategy

⁹ Yarriambiack Sport and Recreation Strategy. 2016-2025

¹⁰ Cricket Victoria Infrastructure Strategy 2018-2028

4. Murtoa Showyards Reserve – Now and the next 10 years

4.1 Vision

To provide a sustainable community space that promotes recreation, social and business opportunities.

4.2 Objectives for change

1. To function as a central hub for community sport, recreation and events in Murtoa
2. To maintain in balance: facilities that serve people from a broad range of age groups and abilities, for unorganised and club competition sport, recreation, and natural elements that provide shelter and shade, restorative values and habitat and high-quality landscape amenity
3. To embrace environmental sustainability in relation to building and ground management, playing and traffic surfaces and asset development
4. To support the growth and development of clubs and user groups.

4.3 Sustainability initiatives

Future developments at the Reserve will be expected to incorporate a range of environmental initiatives, as follows.

Water usage

- Consider irrigation technology that monitors soil moisture and adjusts irrigation system accordingly
- Monitor and record water meters and usage to ensure leakage and waste is minimised

- Upgrade old irrigation systems to reduce water loss and improve efficiency
- Primarily plant indigenous and trees and vegetation suited to the climate and soils to increase survival rates and benefit local fauna
- Limit the use of sports turf to only fields and play areas to reduce the need for watering
- Use other hardy grass species for any other lawn areas.
- Reduce paved surfaces, especially dark surfaces to allow rainwater to permeate the surface and help reduce the heat island affect
- Improve the soil condition of the root zones of trees with mulch and compost.

Provide additional trees

Plant appropriate trees in different areas to increase comfort and attract use, especially in the hot weather, for:

- Shade
- Amenity value
- Wind protection, and
- Play value.

Solar energy

- Install solar roof panels to Community Centre and change rooms and consider a battery to reduce the centre's operational costs
- Install solar security and path lighting.

Recycling

- Use sustainable building materials such as park benches that are made from recyclable materials and recycled rubber in playgrounds

- Install recycling bins to encourage visitors to recycle plastic paper and glass.

Other

- Ensure all lighting is converted to LED lighting.



Figure 12. Mural on Show Pavilion completed by students from Murtoa High School.

5. Site Master Plan, Community Centre concept and netball change rooms

Following are the chosen concept designs for the overall site and the Community Centre following stakeholder and community feedback.

5.1 Proposed site plan with Community Centre Option 3

Site plan showing the Community Centre slightly west of the existing position with views to the Lake and the oval.

5.2 Community Centre Option 3

The preferred Community Centre layout. Note, further detailed design required once funding is sought.

5.3 Netball change rooms

Netball change room location and potential layout. Note, further detailed design required once funding is sought.

LEGEND

1. COMMUNITY CENTRE

- Replace in medium term
- Include dividable multipurpose social space for 180 people, toilets, commercial kitchen/canteen, bar, cool room, storage, decking north side, spectator cover south side
- Maximise views to lake and oval
- Shaded coverage be provided over outside decking (roofing, shade sails or electric awning)
- Construct an outdoor BBQ area on the decking with stainless steel benches, water and power

2. ENTRY

- Maintain north entry off Lake St. and upgrade ticket booth to include power
- Maintain south entry for off Lake St. for vehicle entry for football/netball games and major events
- Maintain entry off Racecourse Rd. for training nights and service vehicles

3. SPECTATOR FACILITIES

- Maintain and improve spectator shelter with additional seating
- Provide additional covered seating for oval viewing

4. OVAL AND ASSOCIATED FACILITIES

- Upgrade irrigation to maintain surface and reduce water loss
- Consider irrigation technology that monitors soil moisture and adjusts irrigation system accordingly
- Install goal netting at south end
- Replace the synthetic turf wicket strip and cover the whole concrete block
- Install a drink fountain/s near oval and courts

5. EXISTING CHANGE ROOMS

- Provide all gender change and shower facilities for players and umpires and bring them in line with AFL Victoria Facility Guidelines - Local Level Facility standard

6. STORAGE SHED

- Retain existing shed for user group storage












7. CRICKET NETS

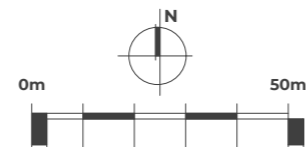
- Upgrade synthetic grass over existing concrete
- Replace nets in long term
- Add power at cricket nets for bowling machine use
- Add small cricket storage shed near nets

8. PARKING/OVERFLOW PARKING/OPEN SPACE

- Consider improving area south of Racecourse Rd. to cater for overflow parking during major events e.g., Murtoa Show, particularly for large vehicles
- Retain flat open area for carnival zone on Show Day between north entry and Community Centre
- Formalise car parking, with disabled bays to service, community rooms, netball and oval
- Upgrade hardstand area. Maintain as pedestrian zone on game days
- Main open space in southeast for large vehicle parking
- Allow oval fence parking from scoreboard around to change rooms
- Reduce paved surfaces, especially dark surfaces to allow rainwater to permeate the surface and help reduce the heat island affect
- Develop a Traffic Management / Parking Plan for the Murtoa Recreation Reserve

KEY

-  Existing trees
-  Existing trees to be removed
-  New planting
-  New vehicle access
-  Existing walking trail/footpath
-  Green/pedestrian zone
-  Existing sportsfield lighting
-  Existing building
-  Existing building to be removed
-  New building
-  New playground location



9. TREE PLANTING/GREEN SPACE

- Continue to maintain existing trees and plant out site boundaries and provide shade trees in key locations
- Primarily plant indigenous and trees and vegetation suited to the climate and soils to increase survival rates and benefit local fauna
- Improve the soil condition of the root zones of trees with mulch and compost

10. NETBALL COURTS

- Construct second netball court in area of current A and P Building, including lights (100-200 lux), team bench, players and officials shelter and fencing (court fencing and new boundary fence)
- Address change of level on existing court edge
- Fence south end to retain balls
- Consider multi line court for tennis/basketball x 1
- Review existing court, rebuild or reseal with acrylic resin
- Maintain existing lights of 200 lux

11. SHOW PAVILION

- Remove Show pavilion and incorporate storage, display and social space in new community centre
- Retain pavilion mural - Potential location for mural as part of new fence line after second netball court is constructed

12. NEW NETBALL CHANGE ROOMS

- New netball change rooms x 2 plus umpires' room, first aid, store, admin, shade (Min 160sq m) as per Netball Victoria guidelines
- West side of courts to link to community room

13. SCOREBOARD

- Maintain scoreboard and replace with electronic scoreboard in long term

14. CRICKET WICKET

- Replace synthetic grass and extend over concrete base in medium term

15. PLAYGROUND

- Relocate playground with sight lines to oval, netball court/s and community room so that parents/carers can view sporting and social events while supervising children

16. PERIMETER FENCE

- Upgrade boundary fence along Lake St. to replace rural fence with style befitting a regional sports reserve

17. PUBLIC TOILETS

- Remove toilet block at south end of reserve - relocate between change rooms and storage shed include accessible and family friendly features
- Incorporate toilets into new community centre that service internal and external use
- Remove outdoor men's toilet

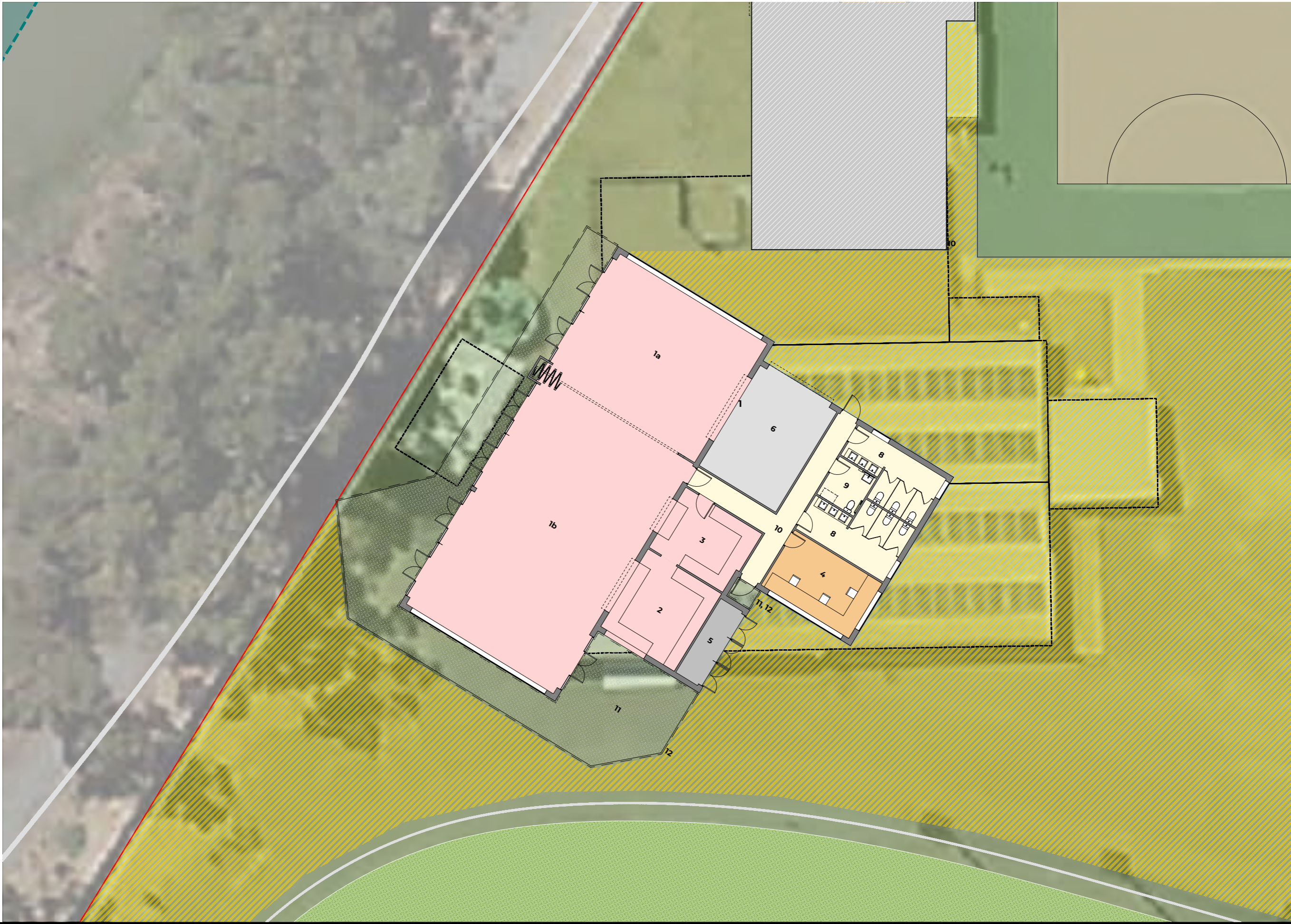
18. SALES BOOTH

- Retain and maintain sales booth

19. NEW CRICKET STORAGE

- Included installation of power





MURTOA RECREATION RESERVE
COMMUNITY CENTRE - OPTION 3
SCHEDULE OF ACCOMMODATION

LOCAL & COMMUNITY STANDARDS		
NO.	NAME	AREA / m ² actual.
1a	Multipurpose / social / function room	80
1b	Multipurpose / social / function room	150
2	Kitchen	25
3	Bar	20
4	Administration office	23
5	Services	9
6	Storage	34
8	Public toilets	35
9	Accessible toilet / family change	6
10	Circulation	19
Total Building Area		401
11	Hardstand surround	125
12	Covered viewing	125

MURTOA RECREATION RESERVE MASTERPLAN
MASTERPLAN - PRELIMINARY CONCEPT PC01



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Project No.: A22124

Client: YARRIAMBIACK SHIRE COUNCIL | @leisure

Location: MURTOA RECREATION RESERVE 51 LAKE STREET MURTOA VICTORIA 3390 AUSTRALIA



Name: CONCEPT FLOOR PLAN - COMMUNITY CENTRE - OPTION 3
Date: Wednesday, 18 January 2023 Scale: 1:100 @ A1 / 1:200 @ A3

Sheet / Revision: **MP_1.2/D**



MURTOA RECREATION RESERVE
NETBALL CHANGE ROOMS
SCHEDULE OF ACCOMMODATION

NO.	NAME	NETBALL VICTORIA LOCAL & COMMUNITY STANDARDS
		AREA / m ² actual.
1	Player change rooms	20
2	Player amenities	14
3	Officials' change rooms and amenities total	30
4	First aid room	13
5	Administration office	15
6	Services	6
7	Storage	20
8	Accessible toilet / family change	9
Total Building Area		127
9	Hardstand surround	142
10	Covered viewing	97

MURTOA RECREATION RESERVE MASTERPLAN
MASTERPLAN - PRELIMINARY CONCEPT PC01



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Project No:
A22124

Client:
YARRIAMBIACK SHIRE COUNCIL | @leisure

Location:
MURTOA RECREATION RESERVE 51 LAKE STREET MURTOA VICTORIA 3390
AUSTRALIA



Name:
CONCEPT FLOOR PLAN - NETBALL PAVILION

Date: Wednesday, 18 January 2023 Scale:

Sheet / Revision: **MP_1.4/A**

5.4 Option 5 – Requirements to build outside Reserve boundary

The proposal to move the Community Centre south along the western boundary of the oval requires approval from the DELWP, or 'landowners consent'. as it is outside the Show Yards Reserve boundary. The land west of the Reserve is managed by the Lake Mama Reserve Committee of Management.

Some key considerations that will apply to this process, and some of the conditions of DELWP's support will include:

- Consideration of the merits of the proposal taking into account the reservation purposes
- Ongoing management responsibilities for Committees of Management
- Environmental impacts of site works and any ongoing environmental management issues for the lake environment
- The level of community support
- A Native Title check.

For landowner consent, Council will be considered the "proponent" of the works and not a Committee of Management (CoM) over the two affected Crown land reserves.

DELWP will need evidence in writing that the proposal is supported by the Lake and Murtoa Reserve Committees of Management and that they understand they will be responsible for ongoing management of the new facilities, including financial management and issuing/administering leases and licences with user groups.

The proposal extends from the Murtoa Showyards Reserve, currently used for football, netball, cricket, agricultural shows and other structured activities, and onto the adjoining Lake Marma Public Park and Gardens reserve, available for passive general public use. This would require amendment of the Crown land reserve boundary, through survey and Governor In Council approval.

The process is estimated to take 6-12 months to complete.

DELWP would require evidence from Council of broad community consultation and support for the proposal, including with Traditional Owners, particularly given the loss of some unrestricted public access via walking paths around Lake Marma.

The Wimmera Catchment Management Authority should also be consulted to minimise any potential impacts with regards to flooding and water levels. Prior to giving any consents, DELWP will seek advice from the Council planning team on how this proposal will be considered in accordance with the relevant planning scheme, given the proposal will occur partly in the Public Park and Recreation Zone (PPRZ).

Under the Planning and Environment Act, the Public Land Manager in this case is DELWP, as community member Committee of Managements are not recognised by the Act as land managers.

6. Implementation Plan

The following table shows the priority for each recommendation in the plan. (Short term (1-2 years), medium term (2-5 years) and long term (5-10 years).)

Table 1. Recommendations

	Recommendations	Priority
1.	Community Centre	
a	Replace in medium term. Include dividable multipurpose social space for 180 people, toilets, commercial kitchen/canteen, bar, cool room, storage, covered decking north side with BBQ area, spectator cover south side. Maximise views to lake and oval Optional stage to community room for community gym, small function space, Show display area. (Min. 140 sq. m)	Medium
2.	Entry	
a	Maintain north entry off Lake St and upgrade ticket booth to include power	Medium
b	Maintain south entry off Lake St for vehicle entry for football/netball games and major events	Medium
c	Maintain entry off Racecourse Rd for training nights and service vehicles	Medium
3.	Spectator facilities	
a	Maintain and improve spectator shelter with additional seating	Medium
b	Provide additional covered seating for oval viewing	Medium
4.	Oval and associated facilities	
a	Upgrade irrigation to maintain surface and reduce water loss. Consider irrigation technology that monitors soil moisture and adjusts irrigation system accordingly	Medium
b	Install goal netting at south end	Medium
c	Replace the synthetic turf wicket strip and cover the whole concrete block	Medium
d	Install a drink fountain/s near oval and courts	Short

	Recommendations	Priority
5. Existing change rooms		
a	Provide all gender change and shower facilities for players and bring them in line with AFL Victoria Facility Guidelines – Local Level Facility standard	Short
6. Storage shed		
a	Retain existing shed for user group storage	Long
b	Provide additional storage for cricket and Show committee near cricket nets	Medium
7. Cricket nets		
a	Upgrade synthetic grass over existing concrete	Short
b	Replace nets in long term	Long
c	Add power at cricket nets for bowling machine use	Medium
8. Parking/overflow parking/open space		
a	Develop a traffic management and parking plan for the reserve	
b	Consider improving area south of Racecourse Road to cater for overflow parking during major events e.g., Murtoa Show, particularly for large vehicles	Medium
c	Retain flat open area for carnival zone on Show Day between north entry and Community Room	Long
d	Formalise car parking, with disabled bays to service, Community Centre, netball and oval. Upgrade hardstand area. Maintain as pedestrian zone on game days	Short
e	Maintain open space in southeast for large vehicle parking. Allow oval fence parking south from scoreboard around to change rooms	Medium
f	Reduce paved surfaces, especially dark surfaces to allow rainwater to permeate the surface and help reduce the heat island affect	Medium
9. Tree planting/green space		
a	Continue to maintain existing trees and plant out site boundaries and provide shade trees in key locations. Primarily plant indigenous and trees and vegetation suited to the climate and soils to increase survival rates and benefit local fauna	Short
b	Improve the soil condition of the root zones of trees with mulch and compost	Short
10. Netball courts		

	Recommendations	Priority
a	Construct second netball court in area of current A and P Building. Including minimum 3.6m between courts 3.05m obstacle-free run-off zone. 1.2m-1.5m wide pedestrian circulation zone on outside of courts. With new multi lined netball court, including lights (100-200 lux) , team bench, players and officials shelter and fencing (court fencing and new boundary fence) Address change of level on existing court edge. Fence south end to retain balls Consider multi line court for tennis/basketball x 1.	Short
b	Review existing court. Rebuild or reseal with acrylic resin. Maintain existing lights of 200 lux	Medium
11. Show pavilion		
a	Remove Show pavilion and incorporate storage, display and social space in new community centre	Short
b	Retain pavilion mural. Potential location for mural as part of new fence line after second netball court is constructed	Short
12. New netball change rooms		
a	New netball change rooms x 2 plus umpires' room, first aid, store, admin, shade (Min 160sq m) as per Netball Victoria guidelines. West side of court/s to link to community centre	Short
13. Scoreboard		
a	Maintain scoreboard and replace with electronic scoreboard in long term	Long
14. Cricket wicket		
a	Replace synthetic grass and extend over concrete base in medium term	Medium
15. Playground		
a	Relocate playground with sight lines to oval, netball court/s and community centre so that parents/carers can view sporting and social events while supervising children	Short
16. Perimeter fence		
a	Upgrade boundary fence along Lake St. to replace rural fence with style befitting a regional sports reserve	Medium
17. Public toilets		
a	Remove toilet block at south end of reserve. Relocate between change rooms and storage shed include accessible and family friendly features	Medium
b	Incorporate toilets into new community centre that service internal and external use. Remove outdoor men's toilet	Medium
18. Sales booth		
a	Retain and maintain sales booth	Medium

	Recommendations	Priority
19. Environmental initiatives		
a	Install solar roof panels to Community Centre and change rooms and consider a battery to reduce the centre's operational costs	Medium
b	Install solar security and path lighting	Medium
c	Ensure all lighting is converted to LED lighting Install recycling bins to encourage visitors to recycle plastic paper and glass	Medium
20. Tennis		
a	Second netball court maybe line marked for tennis however and an upgrade of the 4 existing acyclic tennis courts north of the Reserve is required alongside the provision of LED lighting for all four courts. Refer to Murtoa Tennis Club Summary Condition & Works Recommendation Report. 31 March 2020	Medium

7. Cost plan

Summary

Indicative Cost Plan

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Murtoa Recreation Reserve

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Indicative Cost Plan

Murtoa Recreation Reserve

Item	Description	Quantity	Unit	Rate	Total (AUD)
1	Murtoa Recreation Reserve Masterplan				
2	Indicative Cost Plan				
3	25 January 2023				
4					
5	Notes / Exclusions				0
6					
7	<u>Priority Items</u>				
8	Short	1	sum		1,750,000
9	Medium	1	sum		5,571,000
10	Long	1	sum		161,000
11					
12	Construction Cost				7,482,000
13					
14	Design Contingency	10.0	%		749,000
15	Cost Escalation - allow 12 months	5.0	%		412,000
16	Construction Contingency	10.0	%		865,000
17	Total Construction Cost				2,026,000
18					
19	Consultants Fees	10.0	%		203,000
20	Council Internal Costs	2.0	%		41,000
21	FF&E to new Netball Change / Community Centre	Allow			60,000
22	Authority Approval Fees	1.5	%		31,000
23	Total Project Cost				9,843,000

Detail

Indicative Cost Plan

@Leisure
Murtoa Recreation Reserve

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@Leisure Murtoa Recreation Reserve	Indicative Cost Plan
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Item	Description	Quantity	Unit	Rate	Total (AUD)
	Notes / Exclusions - Elemental Summary				
5.1	Document used				
5.2	Masterplan concept by 106Architects dated 12 September 2022		Note		
5.3	Briefing notes from @Leisure Planners		Note		
5.4	Exclusions				
5.5	GST		Note		
5.6	Cost Escalation beyond allowance		Note		
5.7	Adverse soil conditions including rock excavation, soft spots, contaminated soil		Note		
5.8	Staging Costs		Note		
5.9	Piling or Bored pier Foundations to building structures		Note		
5.10	Asbestos or other hazardous materials removal		Note		
5.11	Land, legal, marketing and finance costs		Note		
5.12	Public Art		Note		
5.13	Works to existing buildings not noted on masterplan		Note		
5.14	Loose furniture and fittings (FF&E) to existing buildings and externally		Note		
5.15	Active IT and AV equipment		Note		
5.16	Items noted as Excluded in the detail of the cost plan		Note		
	Total - Notes / Exclusions				0

@Leisure **Indicative Cost Plan**
Murtoa Recreation Reserve

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Short - Elemental Summary				
8.1	New Netball Change rooms				
8.2	New netball change rooms x 2 plus umpires' room, first aid, store, admin, shade	160	m2		699,390
8.3					
8.4	All Gender Change & Shower Facilities to AFL Vic Guidelines				
8.5	Retrofit of existing showers	1	allow	85,650	85,650
8.6	- New hot water system, existing roughins to remain	1	allow	10,000.00	10,000
8.7					
8.8	Exterior & Landscape				
8.9	Drink fountain near oval and courts	1	item		12,000
8.10	Upgrade synthetic grass over existing concrete cricket nets	1	item	17,000.00	17,000
8.11	Relocate playground with sight lines to oval, netball court/s and community centre	1	item	32,500.00	32,500
8.12	Formalise car parking, with disabled bays to service, Community Centre, netball and oval	1	item	80,750.00	80,750
8.13	Plant out site boundaries over 100 mt and provide shade trees in key locations. Primarily plant indigenous and trees and vegetation suited to the climate and soils	1	item	46,500.00	46,500
8.14	Improve the soil condition of the root zones of trees with mulch and compost over 250mt of existing perimeter trees	1	item	45,000.00	45,000
8.15	Construct second netball court in area of current A and P Building	1	item		432,350
8.16	Remove show pavilion	1	item		45,000
8.17	Retain mural as part of new fence line	1	PROV SUM		15,000
8.18					
8.19	Preliminaries				
8.20	Preliminaries (15%)	1	item		228,860
	Total - Short				1,750,000



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Indicative Cost Plan

Murtoa Recreation Reserve

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Short				
	New netball change rooms x 2 plus umpires' room, first aid, store, admin, shade				
8.2.1	New netball change rooms x 2 plus umpires' room, first aid, store, admin, shade (Min 160sqm as per Netball Victoria guidelines)				
8.2.2	Change rooms	20	m2	2,900.00	58,000
8.2.3	Amenities	14	m2	3,600.00	50,400
8.2.4	Officials change rooms and amenities	30	m2	3,600.00	108,000
8.2.5	First aid	13	m2	3,000.00	39,000
8.2.6	Admin	15	m2	3,000.00	45,000
8.2.7	Services	6	m2	2,500.00	15,000
8.2.8	Storage	20	m2	2,500.00	50,000
8.2.9	Accessible toilet / family change	9	m2	5,000.00	45,000
8.2.10	Grossing - 10%	13	m2	3,000.00	38,100
8.2.11	Netball Vic guidelines - min 160sqm - balance of area	20	m2	3,000.00	60,900
8.2.12	Subtotal				509,400
8.2.13					
8.2.14	Hardstand (1 no access ramp included)	142	m2	245.00	34,790
8.2.15	Covered viewing	97	m2	1,600.00	155,200
	Total - New netball change rooms x 2 plus umpires' room, first aid, store, admin, shade				1,208,790
	Construct second netball court in area of current A and P Building				
8.15.1	Court area, incl. minor earthworks and multi lining	1	allow	160,000.00	160,000
8.15.2	100-200 lux new lighting	1	allow	65,000.00	65,000
8.15.3					
8.15.4	Team bench	2	no	10,000.00	20,000
8.15.5	Team Shelters (on concrete slab)	2	no	10,000.00	20,000
8.15.6	Officer shelter (on concrete slab)	1	no	15,000.00	15,000
8.15.7	New fence 3m	1	allow	82,350.00	82,350
8.15.8					
8.15.9	Change of level on existing court edge - allow ret. wall	1	allow		50,000
8.15.10	Fence to south end	50	m	400.00	20,000

@Leisure Murtoa Recreation Reserve		Indicative Cost Plan			
Item	Description	Quantity	Unit	Rate	Total (AUD)
	Short				
	Total - Construct second netball court in area of current A and P Building				432,350
	Total - Short				1,750,000

@Leisure

Indicative Cost Plan

Murtoa Recreation Reserve

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Medium - Elemental Summary				
9.1	New Community Centre				
9.2	New Community Centre	1	item		2,038,422
9.3					
9.4	Maintain & Refurbishment				
9.5	Maintain north entry off Lake St and upgrade ticket booth to include power	1	allow	42,500.00	42,500
9.6	Maintain and improve spectator shelter with additional seating	1	allow	315,000.00	315,000
9.7	Provide additional covered seating for oval viewing	1	note		Included above
9.8					
9.9	Landscaping and External Services				
9.10	Upgrade irrigation to maintain surface and reduce water loss. Consider irrigation technology that monitors soil moisture and adjusts irrigation system accordingly	1	allow	461,000.00	461,000
9.11	Install goal netting at south end	1	allow		50,000
9.12	Replace the synthetic turf wicket strip and cover the whole concrete block	1	allow		40,000
9.13	Provide additional storage for cricket and Show committee near cricket nets (30 sqm)	1	allow		45,000
9.14	Add power at cricket nets for bowling machine use (and connection to new storage)	1	allow	26,800.00	26,800
9.15	Develop a traffic management and parking plan for the reserve	1	allow		5,000
9.16	Consider improving area south of Racecourse Road to cater for overflow parking during major events e.g., Murtoa Show, particularly for large vehicles	1	allow	658,000.00	658,000
9.17	Review existing court. Reseal with acrylic resin. Maintain existing lights of 200 lux	1	allow	51,400.00	51,400
9.18	Replace synthetic grass on oval cricket pitch and extend over concrete base in medium term	1	allow	16,000.00	16,000
9.19	Upgrade boundary fence along Lake St. to replace rural fence with style befitting a regional sports reserve	290	m	250.00	72,500
9.20	Remove toilet block at south end of reserve. Relocate between change rooms and storage shed include accessible and family friendly features	1	allow	200,000.00	200,000
9.21	Incorporate toilets into new community centre that service internal and external use. Remove outdoor men's toilet	1	allow	15,000.00	15,000
9.22	Install solar roof panels to Community Centre and change rooms and consider a battery to reduce the centre's operational costs	1	allow		100,000
9.23	Install solar security and path lighting	1	allow	90,000.00	90,000
9.24	Ensure all lighting is converted to LED lighting		note		included
9.25	Install recycling bins to encourage visitors to recycle plastic paper and glass	1	allow	50,000.00	50,000

@Leisure Murtoa Recreation Reserve		Indicative Cost Plan			
9.26	Second netball court line marking for tennis and an upgrade of the 4 existing acyclic tennis courts north of the Reserve is required alongside the provision of LED lighting for all four courts.	1	allow		567,000
9.27	Preliminaries				
9.28	Preliminaries (15%)	1	item		727,378
	Total - Medium				5,571,000



@Leisure

Indicative Cost Plan

Murtoa Recreation Reserve

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Medium				
	New Community Centre				
9.2.1	<u>Demolition</u>				
9.2.2	Remove existing building	435	m2	150.00	65,322
9.2.3	Remove the semi-open area on the north facade	1	allow		15,000
9.2.4					
9.2.5	<u>New Build</u>				
9.2.6	Multipurpose / social / function room	230	m2	3,300.00	759,000
9.2.7	Allow for operable wall (Including structural changes)	1	allow	25,000.00	25,000
9.2.8	Kitchen	25	m2	4,500.00	112,500
9.2.9	Bar	20	m2	5,000.00	100,000
9.2.10	Allow for commercial kitchen / canteen / bar equipment incl coolroom	Allow			200,000
9.2.11	Admin	23	m2	3,000.00	69,000
9.2.12	Services	9	m2	2,500.00	22,500
9.2.13	Storage	34	m2	2,500.00	85,000
9.2.14	Public toilets	35	m2	4,000.00	140,000
9.2.15	Accessible toilet / family change	6	m2	5,000.00	30,000
9.2.16	Circulation	19	m2	3,000.00	57,000
9.2.17	Grossing - say 10%	40	m2	3,000.00	120,600
9.2.18					
9.2.19	Hardstand surround with Covered viewing	125	m2	1,900.00	237,500
	Total - New Community Centre				2,038,422
	Second netball court line marking for tennis and an upgrade of the 4 existing acyclic tennis courts north of the Reserve is required alongside the provision of LED lighting for all four courts.				
9.26.1	Tennis marking to second netball court	1	allow	7,000.00	7,000
9.26.2	Upgrade existing acrylic tennis courts	4	no	120,000.00	480,000
9.26.3	New lighting to tennis courts	Allow			80,000
	Total - Second netball court line marking for tennis and an upgrade of the 4 existing acyclic tennis courts north of the Reserve is required alongside the provision of LED lighting for all four courts.				567,000

@Leisure					Indicative Cost Plan	
Murtoa Recreation Reserve						

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Medium				
	Total - Medium				5,571,000

@Leisure	Indicative Cost Plan
Murtoa Recreation Reserve	

Item	Description	Quantity	Unit	Rate	Total (AUD)
	Long - Elemental Summary				
10.1	Replace cricket nets x 2 in long term	1	allow		100,000
10.2	Maintain scoreboard for 36 mo and replace with electronic scoreboard in long term	1	allow	39,500.00	39,500
10.3					
10.4	Preliminaries (15%)	1	item		21,500
	Total - Long				161,000

8. Appendices

Appendix 1. Stakeholder consulted as part of this plan

Appendix 2. Background document review

Appendix 3. DWELP feedback on Draft Report

Appendix 4. Community Centre and site layout options

Appendix 1. Stakeholders consulted as part of this plan

Name of organisation / group	Position	Status of interview
Lubeck Murtoa Cricket Club	President	Completed
Minyip Murtoa Football Netball Club	President	Completed
Minyip Murtoa Football Netball Club	Netball Representative	Completed
Murtoa Show Committee	President	Completed
Murtoa Show Committee	Committee member	Completed
Reserve Committee of Management/Steering Committee	Committee Member	Completed
Murtoa Progress Association	President	Completed
Murtoa Progress Association	Secretary	Completed
Murtoa Progress Association	Ex-Secretary	Completed
Lake Marma Committee of Management	President	Completed

Name of organisation / group	Position	Status of interview
Murtoa College	Acting Principle	Completed
Murtoa Tennis Club	President	Completed
Murtoa Caravan Park	Manager	Completed
Murtoa Events	Coordinator	Completed
Department of Environment, Land, Water and Planning	Acting Manager	Completed
Netball Victoria	Northern Region Manager	Completed
Tennis Victoria	Club Development Officer	Completed
AFL Victoria	Region Manager	Completed
Cricket Victoria	Manager – Western Country	Completed
Sport and Recreation Victoria	Manager - Grampians	Completed

Appendix 2. Background document review

Wimmera Southern Mallee Regional Growth Plan

The Wimmera Southern Mallee Regional Growth Plan provides a regional approach to land use planning in the Wimmera Southern Mallee. It covers the municipalities of Hindmarsh, Horsham, Northern Grampians, West Wimmera and Yarriambiack and identifies opportunities for encouraging and accommodating growth and managing change over the next 30 years. There are nine principles and key directions that have been identified to support this plan. These are presented in the table below.

Principles and key directions

The principles and key directions identified to achieve the 2041 vision for the Wimmera Southern Mallee are:

Principle	Key directions
1. Growth should be encouraged throughout the region to create a network of integrated and prosperous settlements	<ul style="list-style-type: none"> • Make opportunities for population and economic growth available throughout the Wimmera Southern Mallee • Support a highly connected network of settlements based on communities of interest
2. Key centres should be a focus to manage population change and access to services	<ul style="list-style-type: none"> • Focus urban development and community facilities in existing settlements • Plan for Horsham and the region's district towns to act as focal points for development and provide facilities to smaller neighbouring communities
3. Ecological health and rural landscapes should be enhanced	<ul style="list-style-type: none"> • Protect regionally significant environmental assets • Encourage greater connectivity between areas of medium to high natural value • Identify and protect the region's significant landscapes
4. Key agricultural resources should be protected, productivity maintained, and the development of industry supported	<ul style="list-style-type: none"> • Protect land and environmental resources which make a significant contribution to the region's agricultural productivity • Encourage diversification of agricultural production which takes advantage of natural and infrastructure assets • Support local industries, activities and infrastructure which complement and enhance the region's agricultural sector
5. The region's assets should be used to facilitate the diversification of the economy and build a resilient community	<ul style="list-style-type: none"> • Encourage diversification of the regional economy through building on the region's assets, particularly agriculture, energy, mining and tourism • Provide commercial, retail and industrial opportunities within each community of interest
6. Planning should support adaptation to changes in climate	<ul style="list-style-type: none"> • Plan for the potential economic and social impacts of climate change • Manage the risks associated with natural hazards
7. The development of distinct settlements should be supported to create healthy, attractive and liveable communities	<ul style="list-style-type: none"> • Support liveable communities through the development of a range of housing, quality urban design and access to community facilities • Protect those valued characteristics of towns which make them unique and liveable
8. Opportunities for growth should be identified to facilitate appropriate local development	<ul style="list-style-type: none"> • Promote a positive and adaptable approach to planning for the Wimmera Southern Mallee
9. Infrastructure required to support growth should be identified	<ul style="list-style-type: none"> • Support servicing infrastructure that facilitates urban growth, environmental resilience and economic development • Encourage social infrastructure that is well located, flexible and accessible • Integrate planning for freight and passenger transport with the land use directions of this plan

Wimmera Southern Mallee Regional Growth Plan (cont.)

Murtoa

Future directions

- Support Murtoa as a service centre, predominantly serving its local area
- Allow for the development of Murtoa as an alternative residential option within commuting distance of Horsham

Murtoa is located 30 kilometres east of Horsham and relies on this centre for employment and higher order services. Murtoa will continue to provide some services and jobs for local residents and its rural hinterland but will also act as a commuter town to Horsham. It is expected demand for new houses will be focused on lower density residential property and some infill.

Demand for expansion of the town is not expected in the short- to medium- term but should be monitored.

Land use policies, strategies and actions

- Retain and enhance services and facilities appropriate to servicing the local community
- Monitor the need for additional residential and industrial land

Yarriambiack Shire Council Plan

The Yarriambiack Shire Council Plan outlines the priorities and goals for the young Yarriambiack Shire Council between 2021 and 2025. The plan includes four strategic objectives, each with a number of actions and directions shared between the key stakeholders.

These goals include”

1. A vibrant and diversified economy
2. A healthy and inclusive community
3. A robust and thriving environment
4. A council, who serves its community

The objectives within the plan that relates to the Murtoa Recreation Reserve include:

- Master planning for future sport and recreation facilities
- Maintaining a contemporary sport and recreation strategy to ensure appropriate investment of resource
- Having opportunities for passive recreation such as accessible walking tracks
- Make sure consultation is accessible including outside business hours
- Increasing access to heat reducing treatments such as shade
- Working with stakeholders to strengthen weed and pest management to preserve high ecological value native vegetation.

Yarriambiack Sport and Recreation Strategy 2016-2025

The strategy sets out four key priority areas.

1. Participation
2. Facilities
3. Club development
4. Support from Yarriambiack Shire

Priority developments for Murtoa from the municipality sport and recreation action plan and the facility audit included:

- Recreation Reserve planning. Prepare master plan for the recreation reserve in Murtoa.
- Install a compliant ramp and accessible toilets in the community centre (High priority). Ramp nor the toilets are compliant with DDA regulations
- Access cheaper water (High priority). Negotiate with GWM Water to secure recreational water rates for sport and recreation facilities wherever possible.

Yarriambiack Shire assists with the preparation of funding applications on behalf of sports clubs and committees of management for facility upgrades, but generally does not provide funds towards such works, unless the works are for non-club based infrastructure such as cycling / walking trails and skate parks.

Council provides an annual contribution to sports facilities to assist with maintenance costs.

Up to \$500 is provided by Council for community-based organisations through its 'Community Group Financial Assistance Scheme'

The Strategy provides a guide for each town in the Shire for the minimum level of facility development.

Murtoa was classified as a medium town (300-1000) and recommended to have the following facilities that may apply to Murtoa Recreation Reserve:

Sports oval and change facilities - developed to a medium level

Netball court and change facilities - one to two at each recreation reserve, preferably line marked for tennis too

Tennis court - Up to three tennis courts suitable for local competitions, social use and practice

Community centres / halls - maybe one in town, an one at a recreation reserve.

Park with BBQ, public toilet and picnic facilities – at least one park to be provided, preferably in a central location so that it is accessible to all. Should have an accessible toilet.

Playground with open space for ball games - a local level playground should be provided within the park and also in the recreation reserve.

Murtoa Community Action Plan 2021

The Community Action Plan was drafted to detail how the vision and ideas articulated by the community could be achieved.

Murtoa's strengths include:

- Our people and community spirit
- Forward thinking driven community that gets things done
- Rural lifestyle and location
- Local businesses and shopping has all the essentials you need.

Community assets include:

- Local businesses, local services and local employers
- Lake Marma
- The Stick Shed
- Tourism and public facilities
- Strong farming culture and agriculture industry.

Frequent future challenges the Murtoa community raised in 2019:

- Growing our community: Keep people in Murtoa and attract new people to Murtoa
- Support local businesses and attract new businesses
- Retain and build services (health and childcare)
- Maintaining and improving current infrastructure
- Space for further development, industrial and tourism opportunities.

Opportunities raised in the community survey (59 responses) cover four main areas. These include:

- Basic services
- Community and connectivity

- Infrastructure opportunities
- Economic development opportunities

Community projects related to Murtoa Recreation Reserve include:

- Netball - Second, netball court
- Netball - Women's change facility
- Oval - Raised seating for courts and oval
- Basketball ring installed for youth
- Activities and spaces for youth activities i.e., bumper cars, laser tag or visiting circus
- Tennis – Tennis club further funding for finalisation of newly completed top surface of court #3
- Tennis - Lighting upgrade to existing light towers and installation of additional lighting towers to light up the other two courts
- Tennis - Purchase a high-pressure court cleaner to avoid excessive future maintenance costs
- Master plan for whole recreation reserve
- Kitchen upgrade.

AFL Preferred Facility Guidelines 2019

Community Facility Hierarchy Model

State
Regional
Local
Remote
Junior/school

Regional

Often cater for more than one code or activity. These facilities ideally have perimeter fencing to restrict vehicle and pedestrian access, amenities with capacity to host finals and representative games and have oval surface quality maintained to a high standard.

Local

Local facilities are designed to cater for local level competition within individual suburbs, townships, or municipalities and are usually also the 'home' of a seasonal club. Facilities and playing surfaces are provided to home and away competition standard only. However, local leagues should aspire to get local facilities used for finals to regional level standards.

Lighting

Whilst the average minimum lux levels for club night competition is 100 lux, clubs, leagues and councils should consider providing a minimum 150 lux should they wish to take contemporary spectator requirements into account. Where possible, it is recommended that clubs and councils inspect sites with recent installations to increase their understanding of the impact of different lighting levels. Regional venues are recommended to have 200 lux minimum to cater for competition at a semie professional level

Pavilions

Generally positioned on the western side of the oval Social / community room

AFL strongly recommends that social / community rooms and support infrastructure be provided at all levels. Total sizes may be influenced by likely average crowd attendance.
Flexibility of the space is desirable to enable it to cater for a variety of community uses. This can be achieved with operable walls
Utility Cleaners Room
Fit out to include an appropriate cleaners sink, hot and cold water, shelving, hooks and drainage.

Kitchen and Kiosk

Facility designs will require local municipal Health Department approval. Access to storage immediately adjacent to the kitchen / kiosk and internal / external servery is paramount. Where possible kiosks and serveries should allow volunteers manning these areas a view of the playing field

Office / Administration / Meeting

The inclusion of an office / administration / meeting room is required to facilitate club management. These spaces are important in assisting volunteers in the significant duties they undertake.

Public Toilets

Final sizes will depend on likely crowd attendance based on historical data, municipal town planning requirements and building code requirements. Public toilets should be easy to access from inside and outside the building and be signed appropriately with consideration of gender-neutral provision.

Clock

An approved match time clock that can be seen by spectators, players and officials shall be provided at all State League venues. Any finals venue should strongly consider installing a time clock, potentially as part of an electronic scoreboard.

Optional for regional venues.

Community centre draft components and room size

Component	AFL Guidelines (Pavilion - Regional – min. sqm)
Social	150
Multi-purpose	
Foyer	
Bar /cool room	
Kitchen	30
Admin	20
Men's toilets	15
Women's toilets	15
Accessible	5
Store (accessible externally)	20+
Store (accessible internally)	20
External covered area	75
Utility/Cleaners	5+
Total	355

Draft netball change room components and room size

Component	Netball Victoria Guidelines (Min. Local sqm)	Netball Victoria Guidelines (Min. Sub regional sqm)
Home change	20	25
Player amenities	14	20
Away change	20	25
Player amenities	14	20
Umpires change and amenities	16	20
Umpires' duty room	10	10
Storage	20	25
First aid	10	15
Spectator shelter (20 per court)	40	40
Admin office	12	20
Accessible toilet/family change	8	8
Total	184	228

Facilities Manual Netball Victoria

STANDARD REQUIREMENTS

ITEM	LOCAL
Number of courts	1-3 courts
Activities	<ul style="list-style-type: none"> - Modified games and programs - Junior participation and skill development - Training and Competition - Community use - Regional Victorian Netball League
Court specifications	Compliant courts
Surface type	Acrylic, asphalt (outdoor), sprung timber (indoor)
Multi-lined	Yes
Goal posts	3.05m height 60mm-100mm diameter NetSetGO adjusted to 2.4m height
Goal post padding	3m high to full length and diameter of post. 2.4m length for NetSetGO
Lights	Indoor Lux: 300 training, 500 competition Outdoor Lux: 100 training, 200 competition
Fencing around courts	If required

COURT AREAS

ITEM	LOCAL
Team bench	2 team benches per court to accommodate min. of 10 people each. Recommend 6m length bench or tiered seating with 2 x 3m length benches, plus space for a wheelchair/standing area required (0.915m width min.)
Team shelter (outdoor only)	For outdoor courts only: 2 shelters per court Prefer 4.5m length x 2m depth (assumes tiered seating and includes space for a wheelchair/standing area min. 0.915m width x 1.525m* depth area).
Officials bench	1 bench per court to accommodate min. of 2 people. Recommend min. 1.2m length bench plus 0.915m for a wheelchair/standing area.
Officials shelter (outdoor only)	For outdoor courts only: 1 shelter per court Prefer min. 2.5m length x 1.6m depth (includes space for seating plus a wheelchair/standing area min. 0.915m width x 1.525m* depth area).
Player amenities	Min 2 areas, min 14m ² each area Unisex facility – min 1 shower, 2WCs and 2HBs in each area

SUPPORTING INFRASTRUCTURE & AMENITIES

ITEM	LOCAL
Player change rooms	Min 2 rooms, min 20m ² each room The 20m ² floor area is a minimum size and based on 14 players using a room at the one time.
First aid room	1 room, min 10m ²
Umpires changerooms and amenities	Min 3 unisex rooms. Min 2 changerooms: min 5m ² each (1WC, 1HB in each) Min 1 changeroom: min 5m ² each (1 shower)
Umpire duty room	1 room, min 10m ²
Public toilets in pavilion/stadium	Guide: 2 rooms, min 12m ² each room Min 2WCs, 2HBs in each room
Accessible toilet/shower/ baby change area	1 area – unisex, min 8m ² 1WC, 1HB, 1 shower, 1 baby change table
Spectator shelter (outdoor courts only)	Min 20m ² per court
Spectator seating	Bench seating or suitable spaces to accommodate approx. 30 – 50 people per court.

PAVILION & CAR PARKING

ITEM	LOCAL
Administration office	Min 1 office, min 12m ²
Tournament office	–
Canteen/kiosk/ kitchen	Min 1 area, min 14m ²
Multipurpose/ social/function room	Min 25m ² Kitchenette/bar
Storage	Indoor and/or outdoor – min 20m ²
Media room	–
Car parking	Type and number of spaces to be determined by a traffic/parking assessment. Pick up/drop off point provided within the car parking area. Bus facilities required. Accessible parking spaces to be provided.

Appendix 3. DELWP Feedback on draft report

Thank you for the opportunity to provide comment on the draft masterplan for the Murtoa Showyards Reserve. (O200979). It is always good to see the future potential of Crown sites such as these.

Overall, DELWP Land and Built Environment are supportive of the draft master plan development, and broadly of the works proposed within it. We do however have some concerns, but are able to provide the following comments in relation to the draft:

- Our first and major concern is the proposed construction impacts on the lake and would need to see a plumbing system plan/stormwater management plan. In addition, we would want to see the impact to the embankment considered, including erosion etc.
- It is noted that an inground sprinkler system (irrigation) & dripper system is installed and it is proposed to upgrade this system so it is more efficient with less water lost. I would be suggested that future plantings be connected to this irrigation system at time of planting.
- No tree/vegetation removal has been noted in the plan, however it's clear in the aerial that vegetation will be affected.
- Aspects of the plan involve construction/development outside of the boundary of the Murtoa Showyards Reserve. DELWP would require all developments to be constrained entirely within the reserve area and not to encroach beyond the reserve boundary.

I note that at this stage Council is seeking DELWPs review and feedback on the draft masterplan, and that this plan is a 10-year strategic plan for Murtoa Showyards Reserve with no physical works or development(s) planned/proposed at this stage. I note also that you are aware of the requirements for Landowner Consent and funding.


- DELWP Land and Built Environment would need to review all plans for development and provide Landowner Consent prior to any future works proceeding.

- Relevant assessment and consultation relating to Native Title requirements and Traditional Owner rights would need to be undertaken as part of this consent provision and may impose further requirements.
- As a Crown land site managed by a DELWP appointed Committee of Management (the Murtoa Showyards Reserve Committee Inc), Land Manager Consent would also be required from the Committee of Management supporting any future development(s)
- It is noted that minimal tenures are currently in place authorising the use of the site by third party users . It would be recommended that any such tenures required be developed in anticipation of any future development(s) to ensure that the appropriate arrangement are in place for reserve users. The proceeds from any such tenures can assist the Committee of Management in the management and maintenance of the reserve. DELWP Land and Built Environment can assist the Committee of Management with the development of any required tenures.

I hope these comments can be of assistance, and I wish Council the best with their vision for the reserve in future.

Appendix 4. Community Centre and site layout options

There were six options considered for the long-term development of the Reserve by the Steering Committee. Four options were in the current location of the Community Centre and two options south of the current location but outside the existing property boundary.

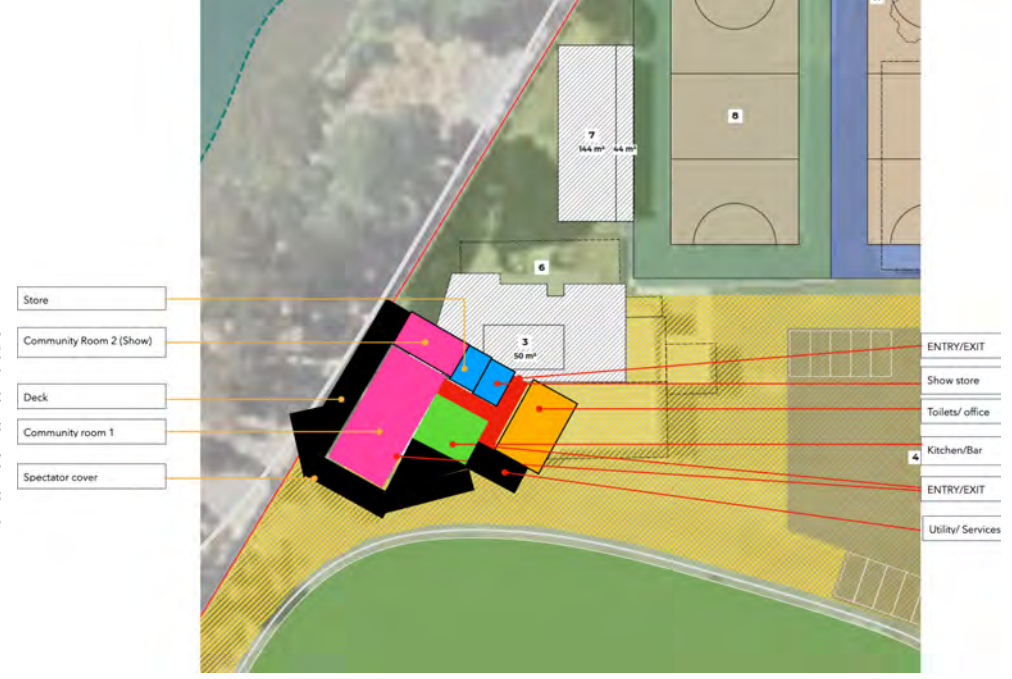
Initial Draft Option	Option 1
	

An initial draft layout was provided by 106 Architects with direction to design in accordance with the AFL Pavilion Regional Level Facility Guidelines. Following feedback from the Project Steering Committee, a further 5 options were developed.

Option 1. Options 1 to 3 were designed to incorporate better views of the Lake, while also providing clear views to the oval. Options 1-3 are in a similar location to the existing building. Room dimensions were based on the initial draft concept provided by 106 Architects.

Option 2

Option 3



Option 2 provided other layout options in the similar location to the Initial Draft Option and Option 1

Option 3 provided another layout option in a similar location to the Initial Draft Option and Option 2. Option 3 was the Steering Committees preferred option if Option 5 cannot proceed.

Option 4

Option 5



To take further advantage of the Lake views and have the Community Centre with a better orientation to the oval, the Steering Committee asked for options that showed the building closer to the existing change rooms on the west side of the oval but outside the existing property boundary.

Option 5 shows the required spaces in a more elongated format outside the property boundary. Option 5 is the Steering Committee's preferred option but due to the steps required to build outside the property boundary, including DEWLP approval, it was not progressed. Some tree removal will be required with this option along with treatment of the Lake embankment. See below for copy of enlarged Community Centre plan and site plan.

Proposed site plan with Community Centre Option 5

Site plan showing the Community Centre south of the existing position but outside the existing property boundary.

Community Centre Option 5

Draft Community Centre layout outside existing property boundary.

LEGEND

1. COMMUNITY CENTRE

- Replace in medium term
- Include dividable multipurpose social space for 180 people, toilets, commercial kitchen/canteen, bar, cool room, storage, decking north side, spectator cover south side
- Maximise views to lake and oval
- Shaded coverage be provided over outside decking (roofing, shade sails or electric awning)
- Construct an outdoor BBQ area on the decking with stainless steel benches, water and power

2. ENTRY

- Maintain north entry off Lake St. and upgrade ticket booth to include power
- Maintain south entry for off Lake St. for vehicle entry for football/netball games and major events
- Maintain entry off Racecourse Rd. for training nights and service vehicles

3. SPECTATOR FACILITIES

- Maintain and improve spectator shelter with additional seating
- Provide additional covered seating for oval viewing

4. OVAL AND ASSOCIATED FACILITIES

- Upgrade irrigation to maintain surface and reduce water loss
- Consider irrigation technology that monitors soil moisture and adjusts irrigation system accordingly
- Install goal netting at south end
- Replace the synthetic turf wicket strip and cover the whole concrete block
- Install a drink fountain/s near oval and courts

5. EXISTING CHANGE ROOMS

- Provide all gender change and shower facilities for players and umpires and bring them in line with AFL Victoria Facility Guidelines - Local Level Facility standard

6. STORAGE SHED

- Retain existing shed for user group storage

7. CRICKET NETS

- Upgrade synthetic grass over existing concrete
- Replace nets in long term
- Add power at cricket nets for bowling machine use
- Add small cricket storage shed near nets

8. PARKING/OVERFLOW PARKING/OPEN SPACE

- Consider improving area south of Racecourse Rd. to cater for overflow parking during major events e.g., Murtoa Show, particularly for large vehicles
- Retain flat open area for carnival zone on Show Day between north entry and Community Centre
- Formalise car parking, with disabled bays to service, community rooms, netball and oval
- Upgrade hardstand area. Maintain as pedestrian zone on game days
- Main open space in southeast for large vehicle parking
- Allow oval fence parking from scoreboard around to change rooms
- Reduce paved surfaces, especially dark surfaces to allow rainwater to permeate the surface and help reduce the

9. TREE PLANTING/GREEN SPACE

- Continue to maintain existing trees and plant out site boundaries and provide shade trees in key locations
- Primarily plant indigenous and trees and vegetation suited to the climate and soils to increase survival rates and benefit local fauna
- Improve the soil condition of the root zones of trees with mulch and compost

10. NETBALL COURTS

- Construct second netball court in area of current A and P Building, including lights (100-200 lux), team bench, players and officials shelter and fencing (court fencing and new boundary fence)
- Address change of level on existing court edge
- Fence south end to retain balls
- Consider multi line court for tennis/basketball x 1
- Review existing court, rebuild or reseal with acrylic resin
- Maintain existing lights of 200 lux

11. SHOW PAVILION

- Remove Show pavilion and incorporate storage, display and social space in new community centre
- Retain pavilion mural - Potential location for mural as part of new fence line after second netball court is constructed

12. NEW NETBALL CHANGE ROOMS

- New netball change rooms x 2 plus umpires' room, first aid, store, admin, shade (Min 160sq m) as per Netball Victoria guidelines
- West side of courts to link to community room

13. SCOREBOARD

- Maintain scoreboard and replace with electronic scoreboard in long term

14. CRICKET WICKET

- Replace synthetic grass and extend over concrete base in medium term

15. PLAYGROUND

- Relocate playground with sight lines to oval, netball court/s and community room so that parents/carers can view sporting and social events while supervising children

16. PERIMETER FENCE

- Upgrade boundary fence along Lake St. to replace rural fence with style befitting a regional sports reserve

17. PUBLIC TOILETS

- Remove toilet block at south end of reserve - relocate between change rooms and storage shed include accessible and family friendly features
- Incorporate toilets into new community centre that service internal and external use
- Remove outdoor men's toilet

18. SALES BOOTH

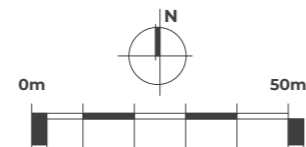
- Retain and maintain sales booth

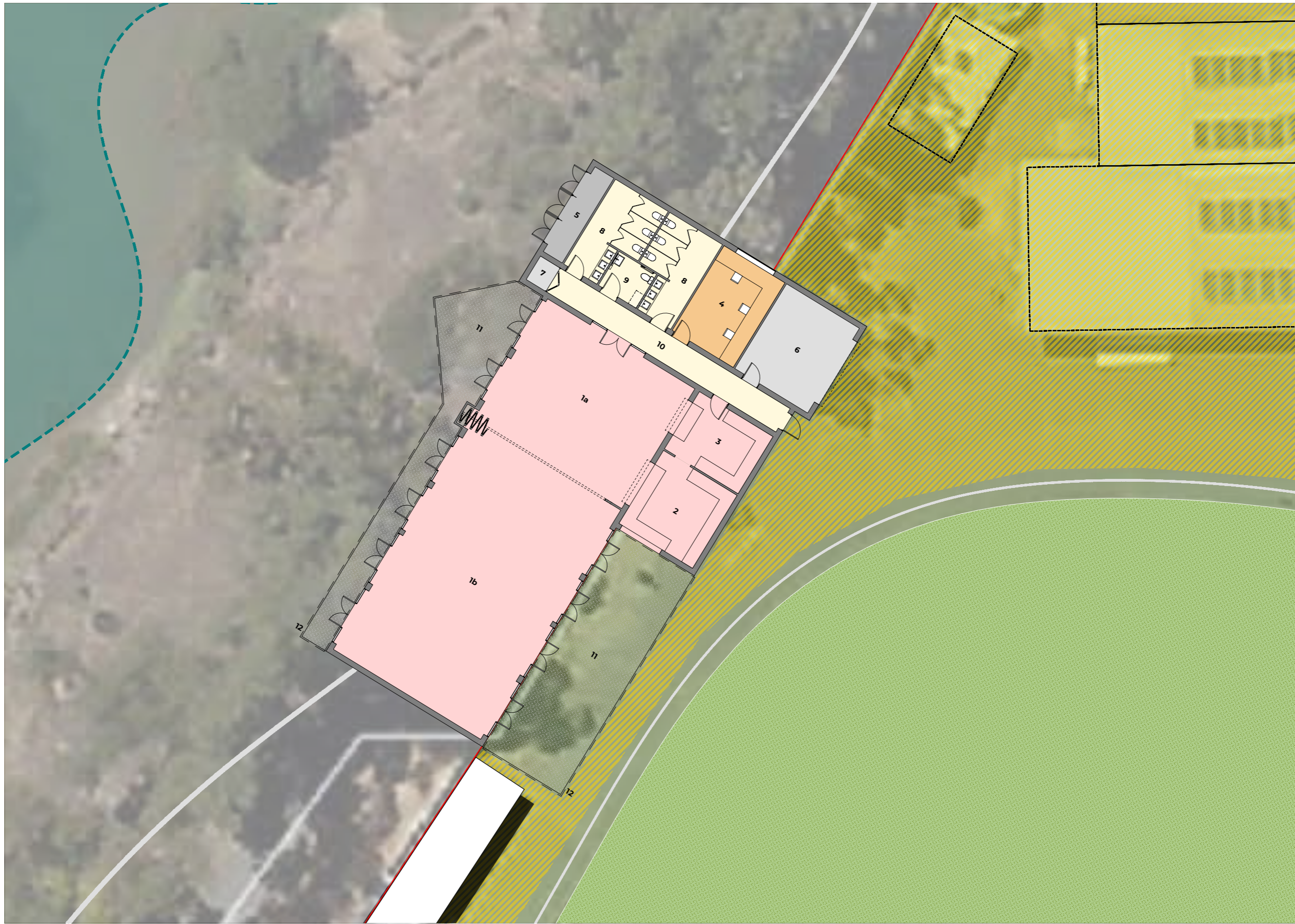
19. NEW CRICKET STORAGE

- Included installation of power

KEY

- Existing trees
- Existing trees to be removed
- New planting
- Existing building
- Existing building to be removed
- New building
- New playground location
- New vehicle access
- Existing walking trail/footpath
- Green/pedestrian zone
- Existing sportsfield lighting





MURTOA RECREATION RESERVE
COMMUNITY CENTRE - OPTION 5
SCHEDULE OF ACCOMMODATION

LOCAL & COMMUNITY STANDARDS		
NO.	NAME	AREA / m ² actual.
1a	Multipurpose / social / function room	80
1b	Multipurpose / social / function room	150
2	Kitchen	25
3	Bar	20
4	Administration office	24
5	Services	9
6	Storage	30
7	Cleaners storage	3
8	Public toilets	35
9	Accessible toilet / family change	9
10	Circulation	23
Total Building Area		408
11	Hardstand surround	120
12	Covered viewing	120

MURTOA RECREATION RESERVE MASTERPLAN
MASTERPLAN - PRELIMINARY CONCEPT PC01