



Rupanyup Recreation Reserve Master Plan

May 2024



Yarriambiack
SHIRE COUNCIL



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Executive summary

Introduction

Rupanyup Recreation Reserve is the key sports venue in Rupanyup. It is home to more than 200 netball, AFL, cricket and tennis players. Additionally, it provides a quality pavilion for community functions and events and a single court indoor facility.

The Reserve is located to the north-east of the CBD with road frontage to Gibson Street. While there is little room (nor demand) for facility expansion, a number of the embellishments are not functioning well - creating an opportunity to re-imagine facility layout and flow through the Master Plan process.

Existing situation

The 6ha Reserve is Council-owned and managed by an appointed committee of management (through a 5-year lease). The site is zoned Special Use.

The Reserve is flat and heavily embellished for formal sporting purposes:

- lit football field with synthetic cricket wicket
- total of 8 hard courts (2 shared lit netball-tennis courts, 6 unlit tennis courts)
- single court indoor sport facility
- 1-net cricket practice facility
- fenced play node
- range of ancillary buildings (community pavilion, tennis/netball pavilion, old kitchen and amenities building, eastern amenities building, Charles Ayrey Pavilion (large open shed), covered grandstand, ticket entry booth, pump and storage shed)
- disused Country Fire Authority (CFA) training facilities.

Demand for upgrade

Demand for upgrades to the Reserve has been established through consultation with Council, user groups and peak bodies and consideration of existing opportunities. Key directions include:

- sport
 - a range of existing quality facilities (two new tennis/netball courts, tennis/netball pavilion, community pavilion and formal entry)
 - opportunity for targeted facility upgrade (e.g. indoor sport facility; covered grandstand)
 - opportunity for layout and aesthetic enhancements (e.g. space between the tennis/netball facility and community pavilion; removal of disused CFA facilities).

Over-arching design principles

Preparation of the Master Plan reflects efforts to:

- seek realistic and sustainable infrastructure development
- develop multi-use facilities that reflect the level of training and competition the Reserve attracts.



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Introduction

Project overview

ROSS Planning was commissioned by Yarriambiack Shire Council to develop a master plan for Rupanyup Recreation Reserve. The Reserve is the home for formal sport for the town and also provides a key community function space.

This Master Plan represents an opportunity to build upon the existing opportunities and to provide a clear strategic (and sustainable) vision for the Reserve.

What is a master plan?

A master plan provides a vision for a site, identifying what it should look like and how it should function into the future. It establishes a strong and consistent direction by providing a framework for ongoing improvement. It considers the interrelationship between:

- current character and functionality
- public expectations and needs
- emerging issues and trends
- the realities of the economic, social, environmental and legislative context of the time.

The result is a plan that balances needs across a range of often conflicting interests. The master plan does not necessarily suggest that all elements should proceed immediately, or that Council or the user groups should be responsible for all capital costs, in respect of those items that are progressed.

It is important to note that the intent of a master plan is to provide a framework for future development of the Reserve over an extended period of time so that ad hoc improvements are avoided, and community use and long-term viability are maximised. To ensure this intent is achieved, a master plan should be monitored regularly to ensure the outcomes continue to meet community needs in the best possible way.

Hierarchy of planning and processes

It is important to note that the master plan provides a preferred strategic concept for the site. However, further detailed investigation and design is required prior to construction of the individual elements identified. These investigations may include:

- topographic surveys
- geotechnical investigations
- required planning approvals
- detailed design and construction drawings
- bill of quantities
- tenders and procurement processes.

Engagement of professionals with appropriate qualifications will be essential for these tasks.

Project objectives

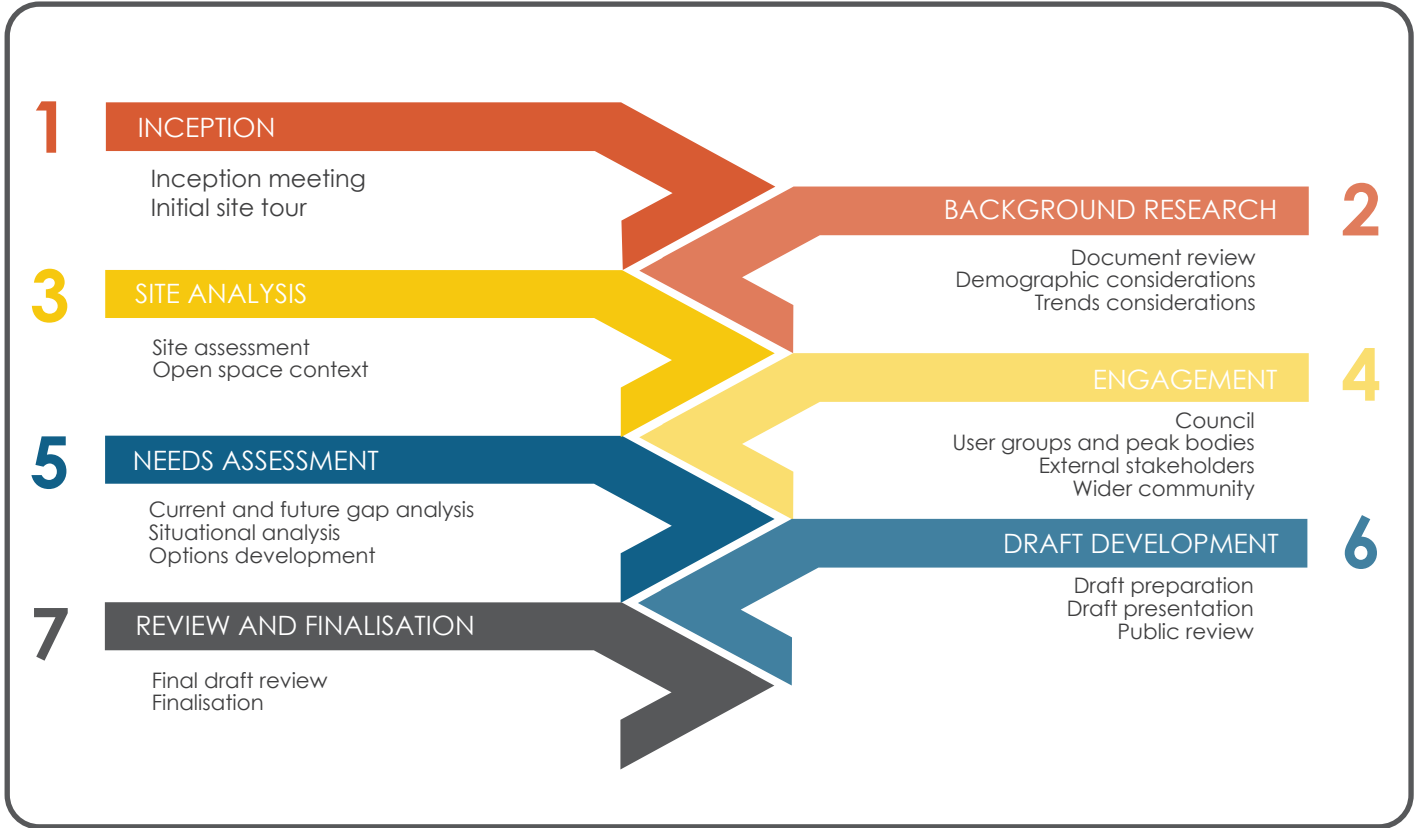
The Master Plan will provide a planning and design framework for the future development and enhancement of the Reserve. The Master Plan will guide the creation of sport facilities to cater for the needs of the user groups and community over the next 20 years. The Master Plan has the following objectives:

- ❑ to consider the diversity of sport opportunities to ensure equitable access
- ❑ to create safe access and integrated movement to, and through, the Reserve
- ❑ to promote sustainable development
- ❑ to foster partnerships for capital development and ongoing management of the Reserve.



Process

The project program spans across seven stages and has been delivered as follows:





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Strategic context

Literature review

In order to present a clear picture of the background issues and opportunities influencing the potential development of the Reserve, a literature review has been undertaken. Relevant policies and adopted strategies and plans have been reviewed and considered in preparation of the Master Plan.

Council Plan 2021-2025

This Plan articulates Council's overarching community vision, objectives and actions. With a vision of:

A connected rural community who values its land and wellbeing...

it is clear that parks and reserves can play a key role by providing opportunities for connection, health and wellbeing. Key actions influencing the development of the Master Plan are also contained within Key Objective 2 - A Healthy and Inclusive Community:

- assisting clubs and organisations to attract funding to support sport, active and passive recreation programs, initiatives and infrastructure
 - develop a participation plan forRupanyup Recreation Reserve
 - seek funding to develop masterplans for....Rupanyup Recreation Reserve
 - identify priority projects and assist in the development of concept plans and schematic drawings.
- Clearly, these actions highlight the importance of this Master Plan and the need for realistic development and upgrade.

Asset Management Plan 2022-2032

This Asset Management Strategy was prepared to ensure that Council's critical infrastructure (roads, footpaths, bridges and culverts, buildings and facilities, stormwater drainage, plant and equipment, open spaces and airports) is provided for in a financially responsible manner, while reflecting appropriate levels of services. As the Plan notes "moving forward in the future, the challenge for Council is to continue to deliver the expected quality services to the community from its aging and increasingly costly infrastructure, while making the best use of Council's limited financial capacity" (p. 4).

Buildings and facilities (that include halls, library, kindergartens, sports clubrooms etc) have been shown to be in overall poor condition. Combined, 91% of buildings are considered fair, poor or very poor (fair - 38%, poor - 48%, very poor - 5%). With poor and very poor buildings and facilities requiring major works within 2 years, Council faces a significant asset maintenance and upgrade backlog. However, it is refreshing to note that most of the buildings at the Rupanyup Recreation Reserve would be in appropriate condition.

In contrast to many of the buildings and facilities, Council's open spaces (sporting playing facilities, parks, playgrounds and pools) are well-maintained (good - 35%, very good - 59%). While the two netball/tennis courts have recently been re-surfaced, opportunity exists for upgrades to the oval

Sport and Recreation Strategy 2016-2025¹

The Strategy outlines a clear desired level of embellishment for each size town and village. Given its population base, Rupanyup is considered a *Medium Town*. The preferred sport and recreation embellishments for medium towns will be closely considered in development of the Master Plan. Additionally, the Strategy identifies three key actions for the Reserve - oval lighting upgrade, toilet accessibility upgrade and oval warm season grass planting. Since this Strategy was prepared, field lighting upgrades have been undertaken.

Sport and Active Recreation Strategy (draft) 2023²

The Sport and Active Recreation Strategy is yet to be completed. However, initial community engagement has identified a number of potential facility upgrades for the Recreation Reserve:

- development of more appropriate cricket practice nets
- oval surface upgrades
- provision of behind-the-goal netting
- oval boundary fence upgrades
- provision of additional seating around the oval
- upgrade of the indoor sport facility (for cricket training purposes).

Community Action Plan - Rupanyup (not dated)

This Plan was prepared to provide an action plan to direct future development. Identified actions that have been considered in development of the Master Plan include:

- development of a mini oval at the Recreation Reserve
- increasing use of the indoor sport facility.

¹ *communityvibe, 2016*

² *Tredwell, 2023*



STRATEGIES AND PLANS - KEY IMPLICATIONS

When considered together, the literature review highlights a number of key considerations:

- Council recognises the value of providing quality community infrastructure in order to enhance health and wellbeing
- A range of actions have previously been identified for Rupanyup Recreation Reserve.





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Site analysis

Site context

Location

The 6ha site is located toward the north-east corner of the Rupanyup township. The site has road frontage along Gibson Street (although views into the site are obstructed by the indoor sport facility and vegetation along the northern boundary).

Land

The Recreation Reserve is a levelled site with vegetation along the northern, eastern and southern boundaries.

Planning considerations

In accordance with the Yarriambiack Planning Scheme (2023), the entire Recreation Reserve footprint is zoned Special Use (SUZ).

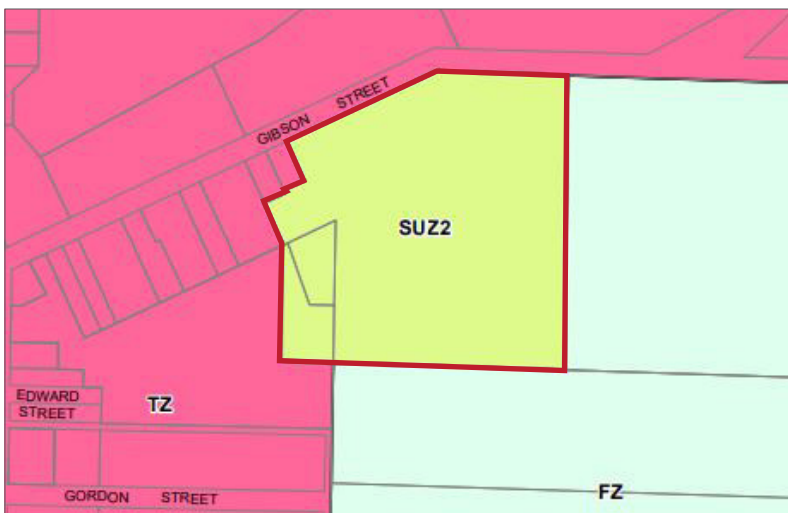
Public Park and Recreation zone

Yarriambiack Planning Scheme 2023

37.01 The purpose of the Special Use zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To recognise or provide for the use and development of land for specific purposes as identified in a schedule to this zone.

The proposed Master Plan will not alter the current uses at the Reserve. Rather, it will extend and enhance community sport, event and physical activity uses in a manner compatible with the Special Use zone code.



Rupanyup Recreation Reserve (Special Use Zone) - surrounded by land zoned Farming (to the east and south) and Township (to the north and west)

Existing site elements

Buildings and improvements

Football/cricket oval and surrounds

- lit playing field (with synthetic cricket wicket). Quality LED lighting but playing surface that requires re-shaping and irrigation upgrades. Surface rated as 'good' by AFL Victoria
- aged manual scoreboard
- aged 1-net concrete cricket practice facility
- perimeter rail fence with boundary bench seating
- covered grandstand seating (with capacity for 192 spectators) and two team dugouts
- quality large community pavilion (incorporating raised officials box, large social area, kitchen, amenities and changerooms (for players and umpires). All rated 'excellent' by AFL Victoria

Tennis/netball courts and surrounds

- two recently re-surfaced dual-lined tennis/netball courts with quality LED lighting and large dugouts
- three unlit tennis hard courts in fair condition
- three unlit tennis hard courts in disused condition
- new tennis/netball pavilion (incorporating raised covered viewing, change rooms (for players and umpires), amenities, officials' area, first aid/medical room and small social area). All rated 'excellent' by AFL Victoria

Additional infrastructure

- indoor sports facility - one painted concrete court in good condition. Inappropriate run-offs and signs of rain entering the building in two locations
- eastern amenities - small toilet block in the north-east corner of the site. Aged - requires updating
- central amenities - 'main' outside toilets. Well maintained but requires updating
- former social room and club facility - adjoins central amenities. Used for overflow storage
- fenced play node - small uncovered climb and slide unit located between the rear of the community pavilion and netball/tennis facility. In appropriate condition but somewhat uninviting and location impacts vehicle and pedestrian movement
- Charles Ayrey Pavilion - large shed enclosed on three sides used for storage and to house machinery. In fair condition, but location impacts vehicle and pedestrian movement and limits links between the oval (and community pavilion) and the tennis/netball facility
- disused CFA training facilities in poor condition
- ticket entry booth in good condition
- small storage shed, pump shed and five tanks.



Shade and shelter

Spectators have shade from the awnings off the two pavilions and in the covered grandstand. Additionally, the community pavilion provides quality viewing out to the oval.

Mature trees and large shrubs provide an attractive boundary along the northern, southern and eastern sides of the Reserve. Further tree planting in these areas could assist to provide windbreaks.

Signage

There is currently little signage at the Reserve. Existing signage includes:

- funding acknowledgement signage
- Charles Ayrey Pavilion naming signage
- War Memorial entry gate signage.

There is no naming nor layout and information signage at the Reserve. A small directional sign is located on the corner of Gibson Street and the Wimmera Highway.

Parking

There is currently no sealed formal car parking within the Reserve. A gravel internal road around the oval directs patrons to park nose-in up against the rail fence. Additionally, there are open space areas across the southern end of the Reserve and to the west of the indoor sports facility that are available for parking.

Combined, these areas provide ample space for car parking to meet parking demand for regular home games.

Access, linkages and connectivity

Walk and cycle connections

The Park is within easy walking and cycling distance for many residents living within Rupanyup township. A formal walk/cycle connection runs the length of Gibson Street, linking the Reserve with the CBD.

Vehicle entry and access

There are two main vehicle entries into the Reserve off Gibson Street - through the main entry gates and through a smaller entry leading to the car parking on the western side of the Reserve. An additional secondary entry is located in the far north-east corner of the facility.



Facility snapshot



Existing key facilities

1. Western car park entry
2. Western car park
3. Tennis/netball pavilion
4. 2 re-surfaced lit tennis/netball courts with two large dug outs
5. 3 aging tennis hard courts (unlit)
6. 3 disused tennis hard courts (unlit)
7. Charles Ayrey Pavilion (large open shed)
8. 1-court indoor sports stadium
9. Central amenities
10. Former social room and club facility (current overflow storage)
11. Fenced and uncovered play node
12. Community pavilion
13. Covered grandstand (192 seating capacity)
14. 1-net concrete wicket cricket practice facility
15. Lit AFL oval with synthetic cricket wicket
16. Manual scoreboard
17. Formal entry (with ticket booth and War Memorial gates)
18. Small storage shed and pump shed
19. Three tanks (largest tank constructed since this image was taken)
20. Country Fire Authority (CFA) training equipment (derelict)
21. Eastern amenities
22. Secondary entrance
23. Unsealed roadway (and nose-in parking)
24. Telecommunications infrastructure (footprint leased)





RME
BAR

2021
MINDR
PREMIERS



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Demand analysis

Community profile

The way in which a community participates in sport and recreation activities is influenced by age and demographic considerations. Understanding the spatial and demographic variations in communities, such as concentrations of older residents or youth, is fundamental to responding to, and planning for, the future provision of public open space.

In order to understand the make-up for the Recreation Reserve 'catchment', a snapshot of existing and future population and demographic characteristics has been undertaken.

Rupanyup Recreation Reserve provides sport and community event opportunities for a cross-section of the community. It is acknowledged that many Reserve users will come from outside the immediate town catchment (indeed a number of players are 'brought into' the tenant clubs from larger towns and from interstate). However, core participation (particularly from a junior viewpoint) will come from the Rupanyup area.

Population considerations

Analysis of Rupanyup's population characteristics¹ reveals:

- ❑ an estimated residential population of 545 in 2021. Little population change has been achieved since 2001
- ❑ with a median age of 51 years, Rupanyup is a significantly 'older town' - and much older than Victoria (38 years)
- ❑ 40 children under the age of 10 yet more than 140 residents aged 65 years and beyond
- ❑ there are also clear projections for significant population decline² across the Yarrambiack Shire Council area. The LGA population of 6,460 in 2021 is projected to decrease to just over 5,500 by 2036. The reduction is expected to be more marked in the younger age groups with the 0-29years cohort reducing by almost 20%. Projections are not available at any level smaller than the entire Council area.

¹ ABS Census QuickStats, 2021

² Dept of Environment, Land, Water and Planning - Victoria in the Future, 2019

COMMUNITY PROFILE - KEY IMPLICATIONS

In terms of impacts for the preparation of the Master Plan these population considerations suggest:

- ❑ demand for additional facilities is unlikely to increase moving forward
- ❑ demand will continue for facilities (and opportunities) that are attractive across all ages - with an increasing focus on facilities targeted at older residents.

Trends in sport

Participation patterns in sport are changing at a community level. Factors such as a move toward non-organised or social sport, increased outdoor nature-based recreation and increased use of technology have all had a significant impact on how people recreate and use public open space. Understanding these trends (and their impacts) is important as Council looks to develop a Master Plan that ensures the sustainability of existing groups whilst also encouraging people to further engage in activity in public open spaces.

Participation trends

Since 2015, Sport Australia has conducted a national sport and physical activity participation survey, *Ausplay*. The most recent results of the survey were released in October 2023. In 2011-12 and 2013-14, a similar survey, the *Participation in Sport and Physical Recreation Survey* was conducted by the Australian Bureau of Statistics (ABS). Between 2001-2010, the *Exercise, Recreation and Sport Survey* (ERASS) was conducted by the Committee of Australia Sport and Recreation Officials (CASRO).

Overall, participation in physical activity has increased in the last two decades. More adults participate more frequently compared to 2001. Female participation (at least once a year) has remained on par with male participation throughout. However, more women have constantly participated more often.

Participation in sport-related activities has decreased, while non-sport physical activities have increased significantly (by more than 20 percent since 2001). Participation in recreation activities such as walking and fitness/gym have increased the most.

More children participate in organised (out-of-school) sport, than adults. The top activities children participate in changes as children age, with a focus on the life skill of swimming for infants and toddlers and running, fitness/gym, football and walking being the dominant activities by the time children reach the ages between 15 and 24 years old.

National participation rates in organised sport have been declining for a number of years as participants move toward more social (drop-in drop-out) sport and informal recreation. It will be important for Council to monitor participation trends into the future to ensure resources are allocated appropriately to support a broad range of both recreation and sport activities.

Formal sport trends

Busy lifestyles

Shift work, increases in part-time and casual employment and family commitments influence participation as:

- people do not have the time to commit as a regular participant or volunteer
- people seek facilities and participation opportunities with flexible hours.

If membership stagnation or decline became a concern for the user groups based at the Recreation Reserve, additional delivery models such as social fixtures or 'pay as you play' approaches should be considered.

Diversification of sport

Modified sports such as T20 cricket are burgeoning. Changes are placing additional pressure on councils with regard to playing field capacity, facility flexibility and need to plan for additional demand.

Masters sport

There are indications that people may continue to engage in sport later into their old age. The Australian Sports Commission highlights that organisations may need to provide a wider range of products tailored to meet the needs of older Australians.

The development of the preferred layout at the site has considered the need for activities that are attractive across the ages.

Field and court quality

Facility providers face an increasing trend to develop and re-develop sporting fields and courts to a higher level in order to increase carrying capacity. Upgrades, such as lighting and field irrigation, allow training and competition times to be extended and increases the ability of turf playing fields to cope with the resulting wear and tear. Further, to achieve ongoing field quality, fields need 'rest periods' (of up to four weeks) where necessary maintenance can be undertaken.

The replacement of turf fields with synthetic fields, however, can significantly increase carrying capacity by limiting maintenance-required field down time. A number of facility providers are moving toward the provision of synthetic fields (particularly for football and hockey where internationally certified surfaces are available). As an oval hosting AFL and cricket, synthetic is not considered an appropriate surface for Rupanyup Recreation Reserve. However, the Master Plan clearly highlights the need for field upgrades to ensure a quality surface.

Field and court sharing

With many sports extending the lengths of pre-season and season fixtures, sports are no longer classifying themselves as strictly summer or winter sports, this has led to the sharing of field space becoming more difficult. While providers strive to maximise the use of community resources (and State Government espouses field sharing), the reality is that shared use of ancillary facilities (e.g. pavilions, car parks) rather than fields will be more likely.

Fortunately, with cricket being shared across towns, AFL and cricket field use at the Recreation Reserve is not extensive. Further, the Master Plan recommends surface upgrades to meet current (and any future increased) demand.

It is important to note that both Netball Victoria and Tennis Victoria recognise the potential for dual court marking - particularly in more rural and remote areas where club memberships (and facility use) tend to be smaller. It is encouraging that the recent court upgrades have seen two dual-marked courts developed.

Facility management

Councils across Australia employ various management structures over their sport and recreation facilities. Where resources allow, there is a growing trend towards councils taking on more responsibility for the overall management (and maintenance) of facilities. This involves users (tenant clubs) paying higher user fees, but being able to focus more on their core function of providing the relevant sport/activity, rather than face the burden of maintenance and asset management.

Recreation at Rupanyup Recreation Reserve

Where greenfield open space sites are developed and where opportunities exist to re-think and plan for existing sites through master plan processes, it is preferable to look to develop venues with sport *and* recreation opportunities. For instance, Council is looking to expand uses at Minyip Recreation Reserve such that it becomes the town feature play and picnic park. However, the facility layout at the Rupanyup Recreation Reserve - with large buildings limiting lines of sight, makes it an unsuitable location for significant recreation (play and picnic) activities. As such, the Master Plan reflects upgrade and development of the site for formal sport (and community kickabout, court play and independent physical activity).

TREND CONSIDERATIONS - KEY IMPLICATIONS

In terms of impacts for the future development of Rupanyup Recreation Reserve, these trend considerations suggest:

- need for continued upgrading and updating of opportunities
- need for recognition of opportunities for shared facilities.

Gap analysis

The supply and demand (gap analysis) has been prepared by considering a range of inputs. Consultation has been undertaken with Council officers, tenant sporting clubs (and their peak bodies), local community and additional stakeholders identified throughout the project (local schools, school sport providers, State Government officers etc). Further, the team has considered the range of open space available in the Shire and wide-ranging trends.

Council engagement

Council recognises the value of the Recreation Reserve to the community as a key community hub - reflected by the significant facility upgrades undertaken in 2022 (through Council, State and Federal Government funding). Consultation with Council officers identified the following issues and opportunities:

Issues and opportunities

- important that the Master Plan ultimately reflects best practice, recognises demands of all user groups and provides a clear guide to direct future decision-making
- use of the indoor sport facility needs a re-think. As noted in the facility lease, given the inappropriate run-offs, the indoor sport stadium cannot be used for netball activity in its current form

Existing user groups engagement

The Rupanyup Recreation Reserve Master Plan provides the opportunity to investigate and plan for the needs of existing user groups, as well as consider opportunities for additional Reserve users.

Rupanyup/Minyip Cricket Club

Membership

- 18 seniors (reduced from two senior teams in 2022/2023 to one in 2023/2024)
- 70 juniors (from across Rupanyup, Minyip and Murtoa)
- senior playing base fluctuates while juniors have been steady in recent years

Facility use

- U12 and U16 junior fixtures are conducted on Friday afternoons, while U14 fixtures are held on Saturday mornings. Rupanyup is scheduled to host three U12 fixtures and a B Grade fixture in the 2023/2024 season. During matches, players and spectators use the community pavilion, with the changerooms and canteen in use
- given the quality of the practice facility available at Minyip Recreation Reserve, most teams train at this venue (rather than at Rupanyup Recreation Reserve where the practice facility is poor)

Development aspirations

- the oval surface struggles throughout the summer sporting season. The field requires re-shaping and a new irrigation system
- the development of a quality 2-net cricket practice facility would ensure a suitable training facility was available for local players and teams
- the indoor sports facility is currently not in use for formal sporting activities. If the floor was changed to a synthetic grass surface and appropriate draw-back netting was developed, the facility could host indoor cricket training

CRICKET VICTORIA INSIGHTS

- the development aspirations align with Cricket Victoria directions
- the facility should remain as a synthetic wicket venue (rather than look to develop a turf wicket block).



Rupanyup Football Netball Club

Membership

- Football
 - total of 90 junior and senior players (across four teams and Auskick)
- Netball
 - total of 70 junior and senior players (across seven teams and NetSetGo)
- players come from surrounding towns (and as far away as interstate travel)
- playing base has been steady in recent years - but ultimately the Club would struggle without significant recruitment efforts



Facility use

- netball and AFL training is conducted Tuesday and Thursday afternoon/evenings throughout the winter sporting season (and pre-season)
- the Reserve hosts approximately 8 home days with fixtures conducted throughout the day on a Saturday. These home fixtures generally attract 400-500 spectators across the day
- vehicles park around the oval perimeter and in the grass area in the north-west corner of the Reserve

Development aspirations

- the oval surface is poor. It requires re-shaping, installation of suitable drainage and a new irrigation system (including consideration of opportunities for grey water reuse)
- construct a large shed (to house maintenance equipment, machinery and pumps; and to replace the Charles Ayrey Pavilion)
- removal of the Charles Ayrey Pavilion to open up the area between the western side of the community pavilion and the tennis/netball precinct. Construction of a covered deck off the western side of the community pavilion to establish an additional gathering area and to better link these two precincts within the Reserve
- develop a larger covered play node
- provide additional covered spectator seating between the tennis/netball pavilion and courts
- re-develop the indoor sport stadium to accommodate sport training
- demolish the former kitchen and social rooms and replace with an open barbecue and gathering area
- erection of transparent 'wall' panels at either end of the grandstand
- construction of catch netting behind the AFL goals
- replace the oval perimeter fence and provide additional bench seating
- install an electronic scoreboard on the eastern side of the oval
- plant additional wind break trees around the northern, eastern and southern sides of the Reserve
- install solar panels on suitable roof surfaces
- consider opportunities to establish a small gym and an administration area within the Reserve

AFL VICTORIA INSIGHTS

- Rupanyup Football Netball Club is considered a strong club with a passionate committee. However, a decreasing and aging population is making it difficult for the Club to maintain their playing base without enticing players from further afield
- upgrading the playing surface would be a key infrastructure outcome.

NETBALL VICTORIA INSIGHTS

- the recent court and pavilion development project has transformed the facilities available to the Club. Additional covered spectator seating would be well-supported
- despite having access to quality facilities, the Club needs to attract players (and coaches) from larger population centres such as Horsham and Adelaide.

Rupanyup Tennis Club

Membership

- ❑ the local tennis Association competition is currently in recess. As a result, the Club has not registered any members in 2023 (or 2024). However, between 20 and 25 players attend weekly social tennis
- ❑ playing base has been slowly declining in recent years

Facility use

- ❑ in the absence of formal Association fixtures, the Club hosts weekly social tennis on a Friday evening between October and March. These sessions attract up to 25 players with matches played across four courts

Development aspirations

- ❑ the two new hard courts are (understandably) in very good condition; the middle bank of three courts are aging with an uneven surface (but remain 'playable'); the southern bank of three courts are in derelict condition (and should be removed). Continued demand for use of the middle courts will determine whether there is a need to upgrade these courts
- ❑ an additional barrier is required between the grain facility and the western side of the courts to prevent dust and gravel impacting court surfaces

TENNIS VICTORIA INSIGHTS

- ❑ the two new courts provide a quality tennis venue
- ❑ while the Association competition is currently in recess, this is a focus growth and development area for Tennis Victoria and participation increases are projected.



Rupanyup Recreation Reserve Committee

Key considerations

- ❑ key priority is to upgrade the surface of the oval through re-shaping, drainage and irrigation works
- ❑ additional priority projects include building a covered gathering space on the western side of the community pavilion; and enhancing the northern side of the Reserve by removing the disused fire training equipment and constructing a new storage facility (that allows for removal of the Charles Ayrey Pavilion)
- ❑ the Committee are also keen to see the indoor sports stadium attracting regular use. Conversion to a synthetic grass training venue may see it become a more multi-use (and popular) venue. Opportunity may also exist to provide a gym and administration area within the stadium
- ❑ further facility upgrades identified include:
 - opportunity to enhance the aesthetics of the site by replacing the pipe rail oval fence with a recycled plastic picket fence
 - installation of aluminium seating around the oval
 - installation of synthetic grass and seating between the netball/tennis courts and the pavilion
 - replacement of the old scoreboard
 - development of a play node in a central location that does not impact pedestrian/vehicle movement.

Rupanyup Community Centre Committee

Key considerations

- ❑ provide a covered link between the community pavilion and tennis/netball pavilion
- ❑ retain the playground in a location clearly visible from both pavilions
- ❑ consider re-purposing the former kitchen and social room
- ❑ retain the hardstand required for CFA fire training exercises
- ❑ consider opportunities to develop the eastern side of the Reserve (e.g. powered camping).

School sport

- ❑ Rупanyup does not have a secondary school and, as a result, no secondary district trials are hosted at the Recreation Reserve
- ❑ the primary school district cluster athletics carnival is hosted at the Recreation Reserve on rotation - approximately every five years. The existing facilities are appropriate for hosting this small event

Rупanyup Progress Association

- ❑ the Progress Association tends not to get involved with Recreation Reserve-related issues and opportunities given that there is a standalone Recreation Reserve Committee
- ❑ however, the Community Action Plan prepared by the Progress Association does note the need to re-activate the indoor sports stadium

Destination Rупanyup

- ❑ the indoor sport facility could be a more available community space fostering social cohesion
- ❑ the Silo Art Trail Festival could be based at the Reserve long-term
- ❑ replacing the concrete indoor sport surface with synthetic grass would enhance the space for community events and functions
- ❑ opportunity exists to pave or concrete the space between the northern end of the indoor sport facility and the entry fencing to create a more attractive entry and usable community space
- ❑ the indoor sports facility external walls are unattractive and lend themselves to murals/art work



DEMAND ANALYSIS - SUMMARY

Considering population and demographic projections alone would tend to indicate a potentially 'gloomy' future for the user groups at Rупanyup Recreation Reserve. Certainly, a decreasing and ageing population would suggest vulnerable clubs in the future. However, with quality facilities, existing membership bases and keen committees, each sport is preparing/planning for continued operation. It is also worth noting that the Football Netball Club is prepared to continue to fundraise in order to attract quality coaches and players.

Given the layout of the existing playing facilities and buildings (and issues with line of sight and passive surveillance), the Recreation Reserve is not considered a suitable site for development of play and picnic facilities for the community. A new play node has been recommended for Recreation Reserve users and the site will continue to host unstructured physical activity and dog walking.

Directions

Key opportunities and constraints for the future development of Rupanyup Recreation Reserve are summarised below and provide the rationale and direction for change.

Issue	Opportunities/Constraints	Desired Outcomes/Design Drivers
Movement		
Entry	<ul style="list-style-type: none"> <input type="checkbox"/> A quality entry statement with War Memorial gates, landscaping and ticket booth has been established at the Reserve <input type="checkbox"/> The second entry point toward the north-west corner of the Reserve is unsigned and uninviting 	<ul style="list-style-type: none"> <input type="checkbox"/> Upgrade the entry off Gibson Street in the north-west corner of the Reserve with signage and safety rails (preventing access into the drain)
Parking	<ul style="list-style-type: none"> <input type="checkbox"/> Car parking across the Reserve is appropriate to meet demand 	<ul style="list-style-type: none"> <input type="checkbox"/> Construct bollards that restrict vehicles parking on the western side of the Oval when training and matches are scheduled <input type="checkbox"/> Construct fencing, pedestrian and vehicle gates at the southern end of the grass car parking area in the north-west corner of the Reserve
Pedestrian network	<ul style="list-style-type: none"> <input type="checkbox"/> No existing pedestrian network <input type="checkbox"/> Regular use for walking and dog-walking <input type="checkbox"/> Existing unsealed path links the Reserve with the CBD 	<ul style="list-style-type: none"> <input type="checkbox"/> Continue to encourage incidental use of the oval, courts and surrounds for unstructured community physical activity <input type="checkbox"/> Exclude vehicles from the area between the community pavilion and tennis/netball pavilion. Remove the existing 'roads' and turf this area to provide a more attractive pedestrian node
Vehicle movement	<ul style="list-style-type: none"> <input type="checkbox"/> Numerous entrances/exits off Gibson Street provide easy access to the Reserve <input type="checkbox"/> Unsealed loop continues around much of the Oval <input type="checkbox"/> Vehicle and pedestrian movement is difficult at the pinch point between the community pavilion and netball/tennis precinct caused by the location of the Charles Ayrey Pavilion and play node <input type="checkbox"/> The small storage shed and pump shed are in poor condition 	<ul style="list-style-type: none"> <input type="checkbox"/> Replace the Charles Ayrey Pavilion (and rainwater tanks), small storage shed and pump shed with a new storage facility toward the northern boundary of the Reserve <input type="checkbox"/> Exclude vehicles from the area between the community pavilion and tennis/netball pavilion. Remove the existing 'roads' and turf this area to provide a more attractive pedestrian node <input type="checkbox"/> Retain emergency vehicle access to the southern end of the community pavilion via the southern side of the Oval <input type="checkbox"/> Construct bollards that restrict vehicles parking on the western side of the Oval when training and matches are scheduled
Overnight stays	<ul style="list-style-type: none"> <input type="checkbox"/> Rupanyup Memorial Park provides spaces for overnight stays for travellers. On occasion, these areas become full 	<ul style="list-style-type: none"> <input type="checkbox"/> Investigate opportunities to establish the Reserve as an overflow overnight stay option for travellers (using the internal roadway and amenities building in the north-east corner of the Reserve)

Issue	Opportunities/Constraints	Desired Outcomes/Design Drivers
Precincts		
Oval (AFL and cricket) precinct	<ul style="list-style-type: none"> <input type="checkbox"/> The oval surface is poor with uneven grass cover, ineffective irrigation and inappropriate drainage <input type="checkbox"/> The existing scoreboard is aged and due for replacement <input type="checkbox"/> The AFL league is encouraging clubs to establish junior fields <input type="checkbox"/> The community pavilion is a quality facility. However, it requires suitable access from the western side and better links toward the court precinct <input type="checkbox"/> The former kitchen/social room near the central amenities is now only used for overflow storage <input type="checkbox"/> The central amenities are appropriate but aging <input type="checkbox"/> The grandstand is large enough to meet demand. However, it can be a very cold and wet place to spectate from during inclement weather <input type="checkbox"/> The existing 1-net cricket practice facility is in poor condition and does not attract regular use 	<ul style="list-style-type: none"> <input type="checkbox"/> Undertake field surface upgrades (including re-shaping, new irrigation and drainage) <input type="checkbox"/> Construct catch netting behind the AFL goals <input type="checkbox"/> Establish a junior field in the south-west corner <input type="checkbox"/> Install an electronic scoreboard that can be operated from the community pavilion <input type="checkbox"/> Replace the oval perimeter fence with recycled plastic picket fencing <input type="checkbox"/> Install aluminium bench seats around the oval across to the dugouts <input type="checkbox"/> Construct a covered deck to provide an entry to the western side of the community pavilion. Provide a covered link between this community pavilion deck and netball/tennis pavilion <input type="checkbox"/> Demolish the former kitchen and social room and replace with an open gathering area with barbecue (with views to the oval, across to the court precinct and down to the new play node) <input type="checkbox"/> Update the central amenities building <input type="checkbox"/> Install transparent wall panels at either end of the grandstand <input type="checkbox"/> Replace the existing cricket practice facility with a quality 2-net facility
Court precinct	<ul style="list-style-type: none"> <input type="checkbox"/> The middle bank of tennis courts are in fair condition while the southern bank are in disrepair <input type="checkbox"/> Dust and gravel are blown from the grain facility (to the west of the court precinct) onto the adjoining courts <input type="checkbox"/> There is currently limited spectator seating for the two recently re-developed courts 	<ul style="list-style-type: none"> <input type="checkbox"/> Monitor use of the middle courts before determining any demand for upgrade <input type="checkbox"/> Remove the southern bank of tennis courts <input type="checkbox"/> Construct a suitable barrier (such as mass planting or fence screens) between the courts and adjoining grain facility <input type="checkbox"/> Construct a suitable ground surface (paving or synthetic grass) and covered spectator seating between the new pavilion and northern fencing
Indoor sport facility	<ul style="list-style-type: none"> <input type="checkbox"/> The indoor sport stadium is in appropriate condition for a facility of its nature. However, the run-offs are too small to accommodate formal netball training or matches <input type="checkbox"/> The external walls and northern surrounds are unappealing (particularly given their position as an 'arrival point') 	<ul style="list-style-type: none"> <input type="checkbox"/> Re-develop the indoor sport facility with synthetic grass and retractable (removable) netting to allow for cricket practice, for physical training for additional sports and to remain available for community events <input type="checkbox"/> Investigate opportunities to establish a gym and administration area within the stadium <input type="checkbox"/> Enhance the external indoor sport facility walls through artwork/murals <input type="checkbox"/> Pave or concrete the area between the northern end of the stadium and the entry fence
Additional areas	<ul style="list-style-type: none"> <input type="checkbox"/> The play node is aged and unshaded <input type="checkbox"/> The Reserve can be significantly impacted by strong wind at times <input type="checkbox"/> The Reserve has many large roofs <input type="checkbox"/> The eastern amenities are appropriate but aging <input type="checkbox"/> The former CFA training facilities are derelict and disused 	<ul style="list-style-type: none"> <input type="checkbox"/> Upgrade the existing play node <input type="checkbox"/> Plant additional wind break trees along the northern, eastern and southern boundaries <input type="checkbox"/> Install solar panels on large buildings across the Reserve to offset electricity costs <input type="checkbox"/> Update the eastern amenities building <input type="checkbox"/> Remove the former CFA training facilities but retain a hardstand area for live fire training



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Master Plan

Maintaining a current master plan is a key requirement to guide facility development (to avoid ad hoc and piecemeal progress) and can be a key resource in assisting to attract funding.

The Rupanyup Recreation Reserve Master Plan has been developed by considering all consultation, appropriate strategic contexts, previous research and demand. Overall, it provides an ideal opportunity to develop the facility to meet the identified needs of the sporting community and the community facility needs of locals and visitors.

The Master Plan integrates existing facilities with a limited range of new elements and embellishments to further establish a quality community hub.

Vision

The medium- to long-term vision for Rupanyup Recreation Reserve is:

to ensure quality facilities that meet the needs of all existing formal user groups whilst also providing community event and unstructured physical activity opportunities for residents and visitors.

Master plan elements

Key design directions for Rupanyup Recreation Reserve are summarised below

Element	Description	Rationale
Entries	<ul style="list-style-type: none"> <input type="checkbox"/> Upgrade the entry off Gibson Street in the north-west corner of the Reserve with signage and safety rails (preventing access into the drain) 	<ul style="list-style-type: none"> <input type="checkbox"/> To present an obvious (and safe) entry for visitors
Vehicle movement and parking	<ul style="list-style-type: none"> <input type="checkbox"/> Exclude vehicles from the area between the community pavilion and tennis/netball pavilion. Remove the existing 'roads' and turf this area to provide a more attractive pedestrian node <input type="checkbox"/> Retain emergency vehicle access to the southern end of the community pavilion via the southern side of the Oval <input type="checkbox"/> Construct bollards that restrict vehicles parking on the western side of the Oval when training and matches are scheduled <input type="checkbox"/> Construct fencing, pedestrian and vehicle gates at the southern end of the grass car parking area in the north-west corner of the Reserve 	<ul style="list-style-type: none"> <input type="checkbox"/> To enhance the existing spectator experience <input type="checkbox"/> To guide appropriate areas for parking and vehicle movement
Pedestrian network	<ul style="list-style-type: none"> <input type="checkbox"/> Continue to encourage incidental use of the oval, courts and surrounds for unstructured community physical activity 	<ul style="list-style-type: none"> <input type="checkbox"/> To enhance community health and well-being
Play node	<ul style="list-style-type: none"> <input type="checkbox"/> Upgrade the existing play node 	<ul style="list-style-type: none"> <input type="checkbox"/> To ensure a quality play experience in a central location
Oval precinct	<ul style="list-style-type: none"> <input type="checkbox"/> Undertake field surface upgrades (e.g. re-shaping, new irrigation and drainage) <input type="checkbox"/> Construct catch netting behind the AFL goals <input type="checkbox"/> Install an electronic scoreboard (operated from the community pavilion) <input type="checkbox"/> Replace the oval fence with recycled plastic picket fencing <input type="checkbox"/> Install aluminium bench seats around the oval across to the dugouts <input type="checkbox"/> Construct a covered deck to provide an entry to the western side of the community pavilion. Provide a covered link between this community pavilion deck and netball/tennis pavilion <input type="checkbox"/> Demolish the former kitchen and social room and replace with an open gathering area with barbecue (with views out to the oval, across to the court precinct and down to the new play node) <input type="checkbox"/> Update the central amenities building <input type="checkbox"/> Install transparent wall panels at either end of the grandstand <input type="checkbox"/> Replace the cricket practice facility with a quality 2-net facility <input type="checkbox"/> Construct an irrigated junior field space 	<ul style="list-style-type: none"> <input type="checkbox"/> To ensure quality cricket and AFL experiences for players, officials and spectators <input type="checkbox"/> To upgrade the community pavilion as a community events space
Court precinct	<ul style="list-style-type: none"> <input type="checkbox"/> Monitor use of the middle bank of courts to determine any demand for upgrade <input type="checkbox"/> Remove the southern bank of tennis courts <input type="checkbox"/> Construct a suitable barrier (such as mass planting or fence screens) between the courts and adjoining grain facility <input type="checkbox"/> Construct a suitable ground surface (paving or synthetic grass) and covered spectator seating between the tennis/netball pavilion and northern fencing 	<ul style="list-style-type: none"> <input type="checkbox"/> To ensure quality tennis and netball experiences for players, officials and spectators <input type="checkbox"/> To remove disused infrastructure (and enhance the amenity of the Reserve)
Indoor sport stadium	<ul style="list-style-type: none"> <input type="checkbox"/> Re-develop the indoor sport facility with synthetic grass and retractable (removable) netting to allow for cricket practice, for physical training for additional sports and to remain available for community events <input type="checkbox"/> Investigate opportunities to establish a gym and administration area <input type="checkbox"/> Enhance the external walls through artwork/murals <input type="checkbox"/> Pave or concrete the area between the northern end of the indoor sport facility and the entry fencing 	<ul style="list-style-type: none"> <input type="checkbox"/> To re-activate this space for formal sport training use and continued use for community events
Additional areas	<ul style="list-style-type: none"> <input type="checkbox"/> Replace the Charles Ayrey Pavilion (and rainwater tanks), small storage shed and pump shed with a new storage facility toward the northern boundary of the Reserve <input type="checkbox"/> Plant additional wind break trees along the northern, eastern and southern boundaries <input type="checkbox"/> Install solar panels on large buildings across the Reserve <input type="checkbox"/> Update the eastern amenities building <input type="checkbox"/> Remove the former CFA training facilities (retain the hard surface road) 	<ul style="list-style-type: none"> <input type="checkbox"/> To enhance vehicle and pedestrian movement <input type="checkbox"/> To ensure quality cricket and AFL experiences for players, officials and spectators <input type="checkbox"/> To offset electricity costs <input type="checkbox"/> To enhance amenity (and ensure user safety)



NOTES

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| <ul style="list-style-type: none"> 01. Upgrade the north-west entry (signage and safety rails) 02. Upgrade the entry (fencing, vehicle and pedestrian gates) 03. Upgrade the existing play node 04. Remove the Charles Ayrey Pavilion 05. Remove the road infrastructure and create a turf pedestrian node 06. New electronic scoreboard (operated from the community pavilion) 07. Aluminium bench seats around the oval 08. Covered deck to provide an entry and an additional gathering space to the western side of the community pavilion 09. Covered link between the community pavilion and netball/tennis pavilion 10. Demolish the former kitchen/social room. Replace with a gathering area with barbecue and western wall (for wind protection) 11. Update the central amenities building 12. Indoor sports facility upgrade (synthetic grass and retractable netting) 13. Indoor sports facility - northern entry hard surface upgrade | <ul style="list-style-type: none"> 14. Indoor sports facility - external wall enhancement (art and/or mural) 15. New storage facility 16. Remove the former CFA training facilities (but retain the hard surface road) 17. Additional wind break trees 18. Update the eastern amenities building 19. Oval upgrade (re-shaping, irrigation, drainage, goal catch nets and recycled plastic picket fencing) 20. Grandstand upgrade (transparent wall panels) 21. New 2-net cricket practice facility 22. Covered hard surface spectator zone 23. Remove the southern bank of tennis courts 24. Establish a suitable barrier (such as mass planting or fence screens) 25. Restrict unnecessary vehicle access on the western side of the oval (retain ambulance access to the community pavilion) 26. Establish an irrigated junior field space. |
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DISCLAIMER: THE INFORMATION REPRESENTED IN THIS MASTER PLAN IS SHOWN INDICATIVELY AND IS SUBJECT TO FURTHER APPROVALS, DESIGN DEVELOPMENT, ENGINEERING ADVICE, SITE SURVEY AND FUNDING.

Prepared by:



Client:



Project details:

RUPANYUP RECREATION RESERVE MASTER PLAN

Rupanyup VIC 3388

Scale: 1:2000 AT A3

Date: 13 MAY 2024

Issue: FINAL

Design intent

These images reflect the style of embellishment proposed in the Master Plan for Rupanyup Recreation Reserve.

Recreation/community elements

Covered play node



Indoor training space



Barbecue and gathering area



Oval fencing



Covered entry and gathering (western side of the community pavilion)



Oval upgrades



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Staged implementation and indicative costs

Project costs (and project staging) will be dependent on many factors such as detailed design outcomes, relevant approvals, cost estimate refinement, development stages, procurement scheduling and cash-flow management. The cost of implementation of the Master Plan is beyond the Council's and the community's ability to fund in the short-term. Thus, this section provides for staged budgeting. The information provided is designed as a flexible guide - changes in user priorities or earlier opportunities for funding may alter staging.

These recommendations do not commit Council to their implementation. However, the plans do support Council and the community to seek grant funding and other investment opportunities.

Area	Indicative timing	Description	Indicative cost
<i>Entries, vehicle movement, parking and pedestrians</i>			
Entries	Short-term	<input type="checkbox"/> Upgrade the entry off Gibson Street in the north-west corner of the Reserve with signage and safety rails	18,000
Vehicle movement and parking	Short-term	<input type="checkbox"/> Construct bollards that restrict vehicles parking on the western side of the Oval when training and matches are scheduled	2,000
	Short-term	<input type="checkbox"/> Exclude vehicles from the area between the community pavilion and tennis/netball pavilion. Remove the existing 'roads' and turf this area to provide a more attractive pedestrian node	5,000
	Medium-term	<input type="checkbox"/> Construct permanent fencing, pedestrian and vehicle gates at the southern end of the grass car parking area in the north-west corner of the Reserve	22,000
Pedestrians and casual use	Ongoing	<input type="checkbox"/> Continue to encourage incidental use of the oval, courts and surrounds for unstructured community physical activity	Nil
<i>Sport precincts</i>			
Oval precinct	Short-term	<input type="checkbox"/> Undertake field surface upgrades (including re-shaping, new irrigation and drainage)	360,000
	Short-term	<input type="checkbox"/> Install an electronic scoreboard that can be operated from the community pavilion	20,000
	Short-term	<input type="checkbox"/> Install aluminium bench seats around the oval across to the dug outs on the western side	50,000
	Short-term	<input type="checkbox"/> Replace the cricket practice facility with a quality 2-net facility	130,000
	Short-term	<input type="checkbox"/> Update the central amenities	15,000
	Short-term	<input type="checkbox"/> Establish an irrigated junior field space in the south-west corner	25,000
	Medium-term	<input type="checkbox"/> Construct a covered deck to provide an entry to the western side of the community pavilion. Provide a covered link between this community pavilion deck and netball/tennis pavilion	290,000
	Medium-term	<input type="checkbox"/> Construct catch netting behind the AFL goals	60,000
	Medium-term	<input type="checkbox"/> Replace the oval fence with recycled plastic picket fencing	65,000
	Medium-term	<input type="checkbox"/> Install transparent wall panels at either end of the grandstand	6,000
	Long-term	<input type="checkbox"/> Demolish the former kitchen and social room and replace with an open gathering area with barbecue (ensure the facility has a western wall as a wind break)	80,000
Court precinct	Short-term	<input type="checkbox"/> Construct a suitable barrier (such as mass planting) or fence screens between the courts and adjoining grain facility	3,000
	Short-term	<input type="checkbox"/> Remove the southern bank of tennis courts	4,000
	Short-term	<input type="checkbox"/> Construct a suitable ground surface (paving or synthetic grass) and covered spectator seating between the new tennis/netball pavilion and northern fencing	Not costed
	Ongoing	<input type="checkbox"/> Monitor use of the middle bank of courts before determining any demand for upgrade	NA

Area	Indicative timing	Description	Indicative cost
Indoor sport stadium	Short-term	<input type="checkbox"/> Re-develop the sports facility with synthetic grass and retractable (removable) netting to allow for cricket practice, for physical training for additional sports and for community events	160,000
	Medium-term	<input type="checkbox"/> Enhance the external walls through artwork/murals	50,000
	Medium-term	<input type="checkbox"/> Pave or concrete the area between the northern end of the indoor sport facility and the entry fencing	15,000
<i>Additional areas</i>			
Play node	Short-term	<input type="checkbox"/> Upgrade the play node	110,000
Storage	Short-term	<input type="checkbox"/> Replace the Charles Ayrey Pavilion (and rainwater tanks), small storage shed and pump shed with a new storage facility toward the northern boundary of the Reserve	70,000
Open space	Short-term (and ongoing)	<input type="checkbox"/> Plant additional wind break trees along the northern, eastern and southern boundaries	20,000
	Short-term	<input type="checkbox"/> Remove the former CFA training facilities	4,000
	Medium-term	<input type="checkbox"/> Update the eastern amenities	10,000
Solar	Medium-term	<input type="checkbox"/> Install solar panels on large buildings across the Reserve	Not costed