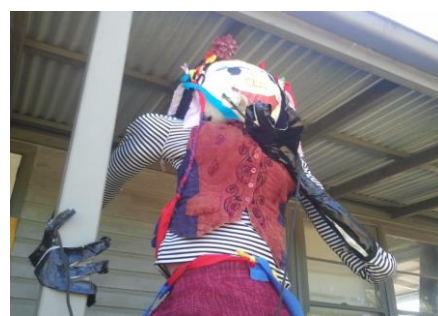
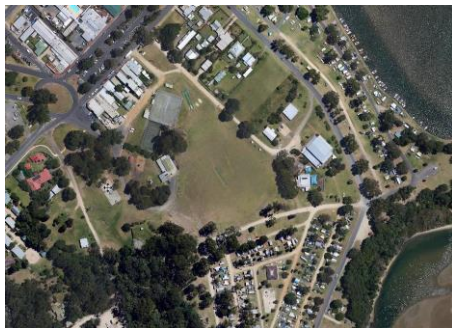


# MALLACOOTA RECREATION RESERVE MASTER PLAN

September 2015



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## 1. Background

East Gippsland Shire recognises that public open space is of central importance to the wellbeing of towns and their communities. Provision of quality public open space can provide environmental, social and economic benefits to residents, visitors and the broader community. Quality parks and reserves provide venues for a range of recreational pursuits, destinations for social interaction, add to the character of urban areas and can improve the aesthetic value of streetscapes.

East Gippsland Shire currently manages in the order of 4,000 hectares of public open space throughout the municipality. The quality, distribution and role of open space varies from community to community. Council is currently in the process of developing a strategic *Open Space Strategy* to help guide existing and future provision, management and development of open space across the Shire.

The *Open Space Strategy* will be supported by a number of operational policies and site or topic specific plans, including individual reserve Master Plans for significant parcels of open space. This Master Plan for the Mallacoota Recreation Reserve is one such example.

Preliminary analysis results from the *Open Space Strategy* indicate that Mallacoota accounts for approximately 2.8% of the total Shire population and 2.9% of the total open space provision (i.e. approximately 106 hectares of open space). Residents are well serviced by open space at a rate of almost 90 hectares per 1,000 people.

Open space provision is dominated by the *Foreshore and Waterway* category i.e. 29.4% of total sites within Mallacoota, accounting for 64.6% of total open space land area. *Sports* open space, including the Recreation Reserve, contributes two sites, representing 14.9% of the total open space land area (which is almost double the Shire wide proportion i.e. 7.9%). However, approximately 11.4% of available open space land has been identified as *Caravan Park*; this is significantly higher than the Shire wide proportion of 0.8% of total available open space.

This is compounded by the fact that Mallacoota has no sites categorised as *Parkland - General Use*, however it is acknowledged that many sections of the foreshore, caravan parks and Recreation Reserve land are used for this purpose, particularly outside of peak visitation periods.

Despite the high level of open space provision in Mallacoota, access and use options are often constrained for large periods of the year, associated with caravan park activities and use of the foreshore for camping and accommodation services.

During the peak season warmer months, most of the available reserve space is used by the approximately 7,000 visiting tourists for accommodation, leaving virtually no remaining recreational park land for general use by either the local population or the visitors. The summer months are when the recreation land is most in demand for recreational activities.

Based on the residential population, additional open space is unlikely to be required associated with population growth (i.e. the population is expected to increase by around 116 people between 2011-2036), however opportunities to enhance the capacity of existing sites and

maintaining year-round access to existing reserves, including foreshore open space (at least in part) will remain critical to servicing community open space needs.

Within this context, the development of a master plan for the Recreation Reserve that helps guide future use, development and management is important to meeting the existing and future needs of the community.

## Project Purpose

The Mallacoota community have determined that the existing Recreation Reserve facilities no longer meet the required amenity, accessibility and opportunities required. The purpose of developing a master plan for the Recreation Reserve is to investigate what resources are required over the next 15 years.

## Project Objectives

- Plan for new uses and infrastructure
- Increase shared usage of facilities (both existing and potential)
- Determine if existing facilities meet current needs and/or are in the most appropriate locations
- Work out priorities
- Determine approximate costs
- Develop detailed plans and cost estimates for priority project/s
- Develop a 'visual' based plan

## Project Scope



## Planning Process

- Shire to engage directly with the Mallacoota Halls and Recreational Reserve Grounds Management Committee Inc.
- Mallacoota Halls and Recreational Reserve Grounds Management Committee will form a stakeholder committee to manage/oversee the development of this master plan.
- Stakeholder committee to take responsibility for local consultation (mainly using the Mallacoota Mouth and public meetings if requested/required).
- East Gippsland Shire Council will be asked to formally adopt the master plan.

## 2. Strategic Context

The following section provides an overview of selected material that helps inform the strategic context for the Master Plan. This information is in addition to the preliminary analysis results from the *Open Space Strategy (2014 - 2015)* outlined in the Background section.

### Strategic Planning Context

The following Council adopted plans and strategies help guide the Master Plan:

Document	Overview / Extract	Implications for the Master Plan
Council Plan 2013 -2017	<ul style="list-style-type: none"> <li>▪ Vision: <b>A thriving, vibrant and liveable East Gippsland.</b></li> <li>▪ Goals: <ul style="list-style-type: none"> <li>○ People: We contribute to and support healthy, resilient and connected communities.</li> <li>○ Places: We promote, maintain and improve the quality of our natural and built environments.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>▪ Design and deliver infrastructure and open spaces that contribute to physical activity.</li> <li>▪ Land use planning delivers vibrant, connected and productive places.</li> <li>▪ Infrastructure meets current and future community needs.</li> <li>▪ Natural assets are maintained and enhanced.</li> </ul>
East Gippsland Shire Shaping the Future Long-term Community Vision 2030 (Sept 2012)	<ul style="list-style-type: none"> <li>▪ Council engaged heavily with the community resulting in Shaping the Future 2030.</li> <li>▪ The community identified a number of long-term issues that are addressed through six major vision themes, specifically: <ul style="list-style-type: none"> <li>○ Natural environment</li> <li>○ Local economy</li> <li>○ Community</li> <li>○ Land use and built environment</li> <li>○ Infrastructure</li> <li>○ Governance</li> </ul> </li> <li>▪ The Vision proposes three key principles: <ul style="list-style-type: none"> <li>○ Liveability: <ul style="list-style-type: none"> <li>▪ The long term vision for East Gippsland starts with supporting our communities, making them more cohesive and environmentally sustainable, and enabling people within them to live healthy, productive and fulfilling lives.</li> </ul> </li> <li>○ Sustainability:</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>▪ The Master Plan will need to reflect the following identified community values and priorities for future action: <ul style="list-style-type: none"> <li>▪ Respect and enhance local identity and connection to the places where we live - their distinctive history, landscape, economic strengths, favoured sporting activities and patterns of social interaction.</li> <li>▪ Support connectivity and interaction through sporting competitions, other recreational activities and cultural events.</li> <li>▪ Support sustainable management of our natural resources to support primary production and nature-based tourism.</li> <li>▪ Enhance community infrastructure that supports the delivery of education, health and recreation</li> </ul> </li> </ul>

Document	Overview / Extract	Implications for the Master Plan
	<ul style="list-style-type: none"> <li>▪ A sustainable vision for the future of East Gippsland recognises that the environment underpins everything we seek to achieve for our community and its economy.</li> <li>○ Productivity:           <ul style="list-style-type: none"> <li>▪ A vital, prosperous and sustainable economy for East Gippsland depends on recognising and maintaining the region competitive advantages, including the quality of its environment, the diversity of its primary produce and the skills of its workforce.</li> </ul> </li> </ul>	<p>activities and services.</p> <ul style="list-style-type: none"> <li>▪ Encourage community ownership and management of community recreation, kindergarten and other assets.</li> <li>▪ Ensure community infrastructure and facilities are designed and maintained to meet the changing needs of the community.</li> <li>▪ Develop community infrastructure that supports active lifestyles.</li> </ul>
Mallacoota Urban Design Framework 2007	<p><u>The Vision for Mallacoota</u></p> <p>“Mallacoota will remain a peaceful town connected to the surrounding natural environment, including the Inlet and National Parks. It will have a lively, walkable commercial centre, linking activity to the foreshore and wharf area. There will be sufficient community facilities for resident and visitor needs and pedestrian and bicycle links will enhance access throughout the town. Building design, materials and appropriate planting will reflect the coastal character of the town’s setting. Mallacoota’s setting within a wilderness area will be recognised and the town’s environmental tourism role will further develop in a sustainable manner. Coastal related industries will be encouraged to support the town’s economy”.</p>	<ul style="list-style-type: none"> <li>▪ “There is a community view that more community space is needed as the current Mudbrick Pavilion community centre cannot always meet demand”.</li> <li>▪ “A community focal point and space for exhibitions, festival activities and other events is highly desirable. A facility that would function as a hub for the people of Mallacoota as well as provide for visitors, would be a significant asset for the town”.</li> <li>▪ “Work proposed for the Recreation Reserve road edge involves improvement of the park edge with the development of car parking, tree planting and new pathways”.</li> </ul>
Foreshore Management Plan 2005	<p>The aim of the Foreshore Management Plan is to provide strategic direction for the management and use of the Mallacoota Foreshore.</p>	<p>The close proximity of the Camp Park to the Recreation Reserve does present some challenges. The main challenge is at the southern end of the Recreation Reserve. The Mallacoota Foreshore Management Plan clearly states that:</p> <ul style="list-style-type: none"> <li>▪ “The area south of Greer Street oval currently occupied by the caravan park (between Salmon and Barracouta Streets), will be reserved to accommodate recreation developments and any extension to the Greer Street oval as required by the community. Overflow camping at peak times will continue to be permitted until the site is required for the development of community recreation infrastructure”.</li> </ul>

## Existing Facilities, Condition/Risk and Usage

The Recreation Reserve currently accommodates or includes the following user groups, clubs or facilities:

### Mudbrick Pavilion

- U3A
- Mallacoota Motion Arts
- Strum Club
- Mallacoota Arts Council
- Church of the Assembly of God
- Mainly Music
- Mallacoota Choir
- Public Toilets
- Playground
- BBQ
- Weddings / Birthdays / wakes
- Film Showings
- Work based training Sessions
- Exhibitions
- Public meetings
- Storage for cricket, soccer and MAC
- Canteen for events
- School based activities including exams
- Mallacoota Health and Well-being Group

### Main Hall

- Gymnastics
- Basketball
- Netball
- Badminton
- Volleyball
- Storage for Mallacoota Arts Council, Strum Club, Mallacoota Markets, Cinema and Sports

### Main Oval

- Soccer
- Cricket
- Athletics
- Carnival
- SUFM
- Community events
- Personal training / Exercise Classes
- School Sporting Functions
- Recreational use by visitors
- Markets

### Surrounds

- Tennis
- Skate Park
- Outdoor Market
- Amphitheatre
- Children's Playground
- Public Amenity

### Issues

- Lack of playing field size (identified as a risk issue for senior cricket)
- Lack of shower facilities

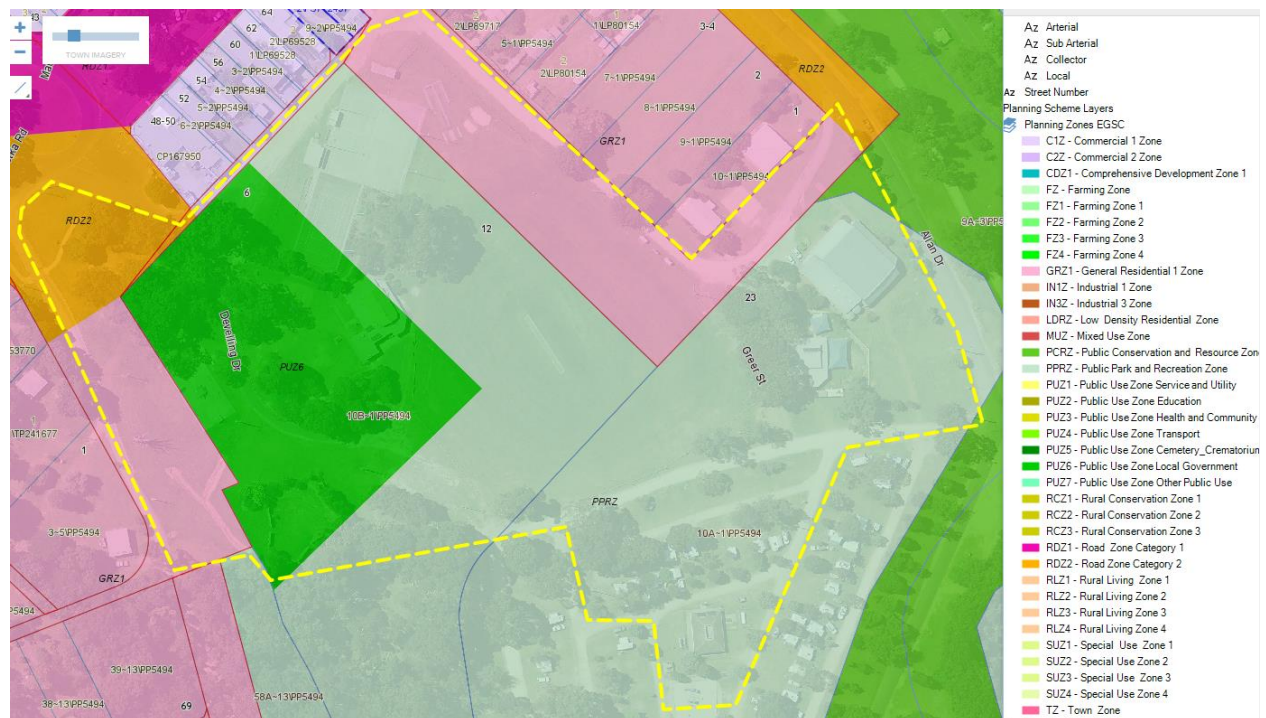
- Distance to travel to other sporting venues
- Cross fall of oval
- Lack of clubhouse and change facilities
- Lack of Storage
- Condition of amenities in and the design of the Main Hall
- Condition and lack of size within the Mudbrick Pavilion (requires new kitchen, extra function room, storage, back stage facilities, stage left wing, access to toilets from the inside and disabled access to building and toilets)
- Market area needs redevelopment
- Public toilets (condition and accessibility)
- Emergency Management (place of assembly)
- Significant number of clubs/users looking for a home and/or storage space
  - Angling Club
  - Lions Club
  - Cricket Club
  - Soccer Club
  - Surf Life Saving Club
  - Gem Club
  - Mallacoota Arts Council
  - Halls and Rec Committee
  - U3A
  - Badminton
  - Display of sporting trophies
  - Social history
  - Mallacoota Halls and Recreation Reserve Grounds - Committee of Management Inc.

## **Risk**

Echelon Risk Services have completed a risk assessment of the site in October 2013. The findings and recommendations of the risk assessment will be used to guide the development of the Master Plan.

## **Zoning**

The below image shows the extent of the study area (yellow dashed line) and the four planning zones that extend over the Recreation Reserve area. The four zones are PPRZ – Public Park and Recreation Zone, PUZ6 – Public Use Zone Local Government, GRZ1 – General Residential 1 Zone and RDZ2 – Road Zone Category 2.



The zoning of the study area is generally reflective of the current use and there is little need to amend the zoning. However the develop area extends beyond the Recreation Reserve land and into the road reservations of both the east and west sides of the Recreation Reserve.

## Management

Like the adjoining camp park, the Recreation Reserve is Crown Land that the Shire has been appointed as the Committee of Management. The Committee of Management area is contiguous between the camp park (foreshore reserve) and the Recreation Reserve.

In recognition of how the Recreation Reserve has been developed and is used by the community, the Shire has appointed a local management committee to manage the recreation reserve. The next image shows the area that the Mallacoota Halls and Recreation Reserve Ground Management Committee Inc (MHRRGMC), has been appointed to manage on behalf of the Shire. The management committee has a high degree of autonomy to manage the reserve and associated facilities.

The following image also indicates two exceptions to this arrangement within the study area. These are the exclusion of the kindergarten and tennis courts. The kindergarten is managed by a separate management committee and there is little reason why this arrangement should change. There is potential for the tennis courts to be integrated into the overall reserve management agreement and this will be investigated.

### Management Status



Inside the yellow line is the management responsibility of the Mallacoota Halls and Recreational Reserve Grounds Management Committee Incorporated. The red and blue shaded areas (and the tennis courts) are excluded from the Mallacoota Halls and Recreational Reserve Grounds Management Committee management responsibility.

## Population and Demographics

The following section provides an overview of selected population characteristics and projections that are likely to influence the Master Plan. The main sources of information/extracts include:

- EGS Community Profile:  
<http://profile.id.com.au/east-gippsland>
- EGS Population Forecasts:  
<http://forecast2.id.com.au/Default.aspx?id=330&pg=5000>

### East Gippsland Shire

- The estimated resident population was 43,389 in 2013 and is expected to reach 53,399 by 2031.
- In the past 10 years, population growth for East Gippsland has remained higher than average for regional Victoria, however the population is growing slowly, with declining household size. The regions of Metung, north-east Bairnsdale and Paynesville are experiencing faster growth.
- The average age of East Gippsland residents is 47 years, however the age structure of East Gippsland is changing towards retirees and seniors. An ongoing shift in population distribution towards the 60+ age group continues, representing 31.8% of the population. By 2021, 45% of the population in East Gippsland is expected to be aged 60+ years.

### Mallacoota

The table below highlights the limited scope of expected change in the Estimated Resident Population (ERP) of Mallacoota between 2011 and 2026.

Area	ERP (2011)	2016	2021	2026	Approx. Change 2011-2026
Mallacoota	1,192	1,231	1,252	1,260	86

In terms of age profile, analysis of the five year age groups of Mallacoota District in 2011 compared to East Gippsland Shire, shows that there was a lower proportion of people in the younger age groups (under 15) and a similar proportion of people in the older age groups (65+).

Overall, 13.4% of the population was aged between 0 and 15, and 23.7% were aged 65 years and over, compared with 17.2% and 23.3% respectively for East Gippsland Shire.

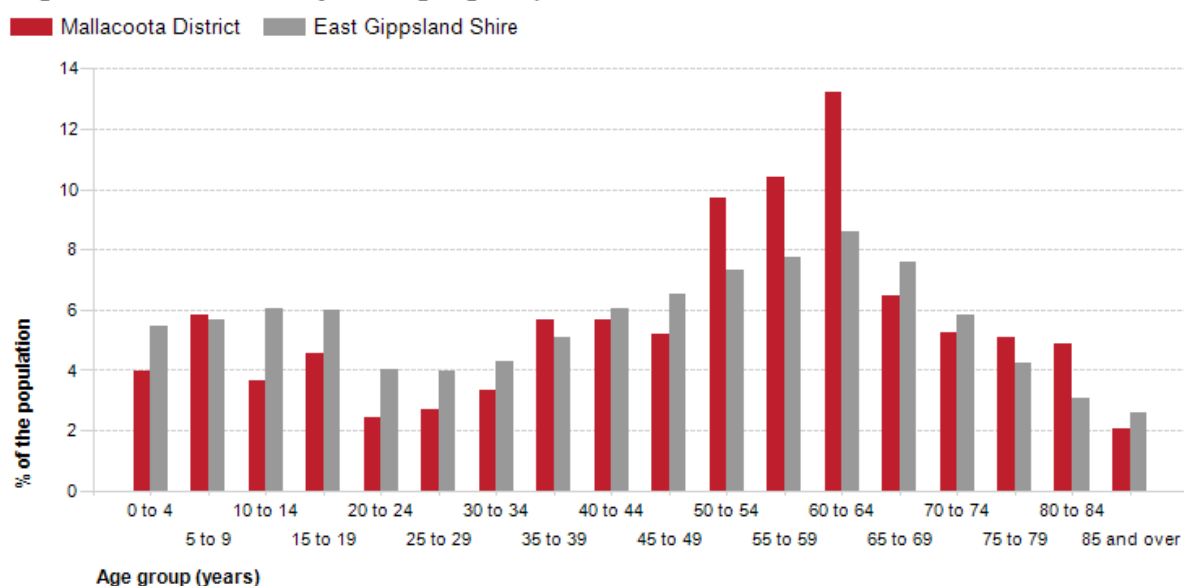
The major differences between the age structure of Mallacoota District and East Gippsland Shire were:

- A larger percentage of persons aged 60 to 64 (13.2% compared to 8.6%)
- A larger percentage of persons aged 55 to 59 (10.4% compared to 7.7%)
- A larger percentage of persons aged 50 to 54 (9.7% compared to 7.3%)

- A smaller percentage of persons aged 10 to 14 (3.7% compared to 6.1%)

This data is reflected in the following graph.

### Age structure - five year age groups, 2011



Source: Australian Bureau of Statistics, Census of Population and Housing, 2011 (Usual residence data)  
Compiled and presented in profile.id by .id, the population experts.



The older age profile is also reflected in the analysis of *service age groups*. Service age groups divide the population into age categories that reflect typical life-stages.

Mallacoota District has a lower proportion of pre-schoolers and a higher proportion of people at post retirement age than East Gippsland Shire.

Analysis of the service age groups of Mallacoota District in 2011 compared to East Gippsland Shire shows that there was a lower proportion of people in the younger age groups (0 to 17 years) and a higher proportion of people in the older age groups (60+ years).

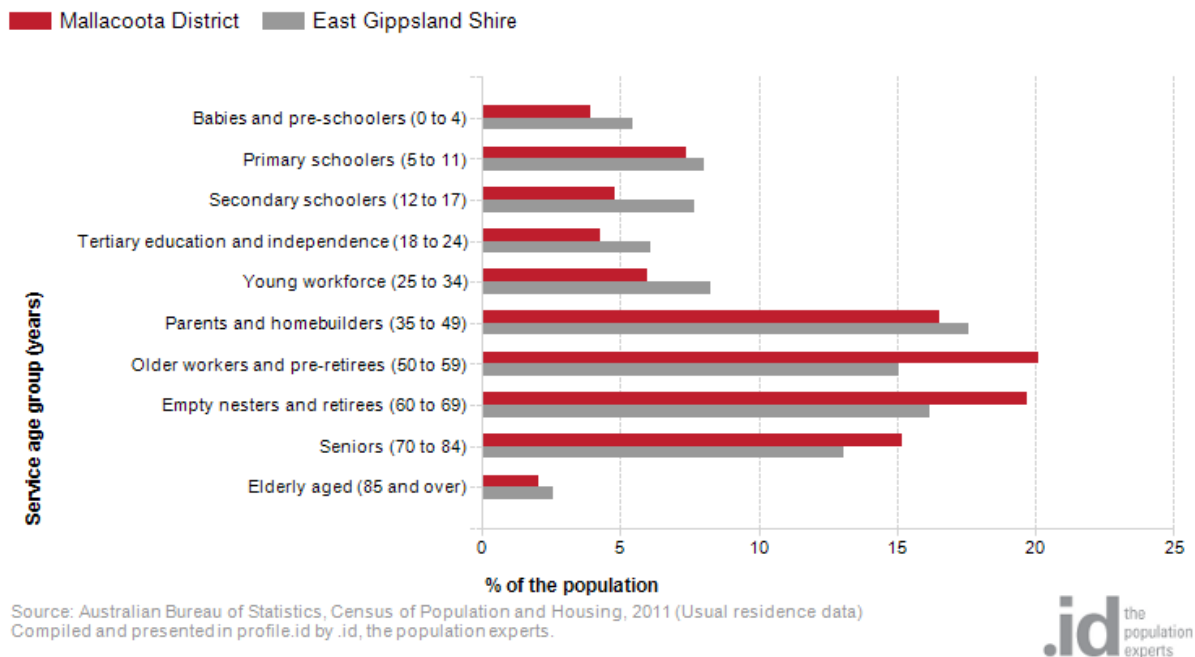
Overall, 16.1% of the population was aged between 0 and 17, and 36.9% were aged 60 years and over, compared with 21.1% and 31.9% respectively for East Gippsland Shire.

The major differences between the age structure of Mallacoota District and East Gippsland Shire were:

- A larger percentage of 'older workers & pre-retirees' (20.1% compared to 15.0%)
- A larger percentage of 'empty nesters and retirees' (19.7% compared to 16.2%)
- A smaller percentage of 'secondary schoolers' (4.8% compared to 7.7%)
- A smaller percentage of 'young workforce' (6.0% compared to 8.3%)

This data is reflected in the following graph.

### Age structure - service age groups, 2011



Potential implications for the Master Plan as a result of the demographic profile and population projections for Mallacoota include:

- The older age profile of the community will increase demand for informal open space and recreation facilities, including walking paths and social gathering spaces.
- The age profile will also influence (i.e. decrease) demand for participation in formal sports and playing fields. However, the importance of supporting local sporting clubs will remain important in recognition of the broader social, community and wellbeing benefits that they can facilitate. It is also acknowledged that the Recreation Reserve provides the only local venue suitable for active outdoor ball sports (e.g. football, cricket and soccer) and therefore capacity to undertake these activities (even if not to formal competition standard) should be retained and where possible enhanced.
- The limited population growth is unlikely to significantly increase demand for access to new/additional open space during the life of this plan.
- Opportunities to improve facilities and infrastructure that support a range of informal recreation activities and enhance the overall appeal and functionality of the reserve for all age groups may need to be considered (e.g. further enhanced as a multi-use community recreation hub).
- Universal access will become increasingly important in catering for the mobility needs of older adults.
- Facilities and infrastructure should maximise opportunities for multi-use and long-term flexibility in order to cater for a variety of community uses and recreational activities.

## Tourism Visitation

Mallacoota Foreshore Holiday Park is positioned on the foreshore and collectively forms the largest public open space in Mallacoota. The camping park links closely to the Recreation Reserve particularly on the south eastern side of the Recreation Reserve.

Located mid-way between Melbourne and Sydney and just three hours drive from Canberra, Mallacoota Foreshore Holiday Park is one of the largest holiday parks in Victoria that caters for a diversity of holiday seekers from our cities and internationally.

The camping park has over 650 peaceful camping sites each with unique views to choose from. The camp park is ideally positioned for a wide range of water sport activities and includes boat mooring and jetties and boat trailer parking.

The camping park doesn't have a significant impact on the Recreation Reserve, as high season for the camp park is generally the off season for most of the Recreation Reserve activities. However the skate park might be one exception to this.

For the most part, the camp park is on Crown Land, which is reserved as foreshore reserve. However part of the southern section of the camp park is on Crown Land that is reserved as Recreation Reserve. Whilst the existence of a camp park (or part of) is not incompatible with the underlying purpose or definition of Recreation Reserve, it has long been acknowledged that the camp park has encroached into the Recreation Reserve.

It is also recognised that if the Recreation Reserve has a need to reclaim any of the area occupied by the camp park, that this should proceed subject to confirming a demonstrated need to expand.

Summary of the camp park activity:

- Peak period is over the Christmas and New Year break.
- Over 650 sites.
- The park is Crown Land that is managed by the East Gippsland Shire.

## Industry Trends

The following section discusses a selection of key trends affecting the community sport and recreation industry which may need to be considered in the Master Plan.

There is growing recognition of the health benefits of regular participation in physical activities within the community, including acceptance of the individual and community wellbeing benefits of belonging to sports clubs.

There is also growing demand for access to informal participation opportunities that can be participated in on a casual basis ('pay as you go') in preference to formal club-based or organised activities. This has increased demand for greater diversity in recreation participation opportunities, both in terms of activities and times available. It has also led to an increase in commercial use of public facilities and open space for leisure participation programs (e.g. personal trainers).

Associated with an emerging preference for participation in informal activities, is an increasing reliance on local, low cost participation opportunities, including increased use of the natural environment as a setting for informal recreational activities/pursuits. These trends also impact on opening hours for recreation facilities and programming, including greater reliance on weekday, evening and weekend time-slots.

There is also evidence that participants have higher expectations regarding the standard of facility provision, programming and management which is aligned to more well defined and specific facility standards and requirements imposed by peak sporting bodies and Australian Standards (examples include standards for sports lighting provision, netball court standards and facility requirements for soccer to name a few).

Trends also reflect emerging changes in sports products and programming, for example 20:20 cricket, mid-week night tennis competitions, veterans/masters competitions etc. These changes reflect growth in social sports participation, often combining skill levels in recognition of preferences for social outcomes.

Many sports peak bodies are also increasing the emphasis and delivery of introductory sports participation programs aimed at junior development and recruitment (e.g. Auskick, Small Sided Games, and Soccer etc).

There are also a number of trends impacting on formal sports clubs, most notably declining volunteerism and increasing professionalism (driven by a desire for competitive advantage and regulatory requirements). Both of these factors impact on the capacity of clubs to provide participation opportunities for the community.

The general trends noted above are influencing contemporary leisure facility design and development. It is now more common to design facilities that can be configured to meet a variety of different needs and uses (i.e. in-built design flexibility for adaptive reuse over time).

Examples of in-built flexibility include infrastructure that can accommodate mixed gender use of facilities, for example cubicle showers (similar to caravan park shower/change cubicles) and removal of urinals in preference for additional toilet pans.

The importance of providing facilities that facilitate a high level of social interaction and engagement are also increasingly being recognised. Examples include under-cover external viewing areas attached to sports pavilions and the design of meeting and social spaces within sports and leisure facilities.

New Facility developments and upgrade of buildings, are increasingly considering energy efficiency and environmentally sustainable features within the design of sport and leisure facilities as well as greater consideration of climate change impacts, including water use and environmental sustainability.

Finally, there is an emergence of new playing surface technologies which allow Councils to maximise the use of existing assets (e.g. synthetic playing surfaces).

In summary, the Master Plan will need to consider:

- A growing preference for 'informal' physical activity participation, however demand for organised local junior sport will remain strong (particularly given the geographic distances required to access alternative options).
- Maximise opportunities for multi-use and reinforce the reserve as a recreation service hub.
- Improve the emphasis on quality infrastructure design outcomes.
- Support opportunities for social gathering spaces, multi-use and environmental sustainability in design, development and operation.
- Maximise opportunities for casual / incidental surveillance of reserve activities and improved connections to the Mallacoota commercial centre / shopping strip.
- Maximise opportunities for activation of the public open space through design and pro-active programming.

### 3. Consultation Summary

The following results have been extracted from the *Open Space Strategy* consultation process, which included a community workshop conducted in Mallacoota on 17th July 2013, public submissions from Mallacoota residents and a selection of relevant community survey findings.

A summary of comments and suggestions from the community workshop that are relevant for consideration in the Master Plan include:

- The Recreation Reserve, Tennis Courts and Foreshore are all managed by separate groups, consider options for a more integrated management model that facilitates improved community outcomes and greater flexibility for recreational uses across all areas.
- Consider opportunities to improve the Recreation Reserve playing surface (i.e. levelling) and extension of the playing surface area to allow for establishment of a soccer pitch and grass little athletics track. Extension of the oval may require access to land currently used for seasonal camping.
- Seasonal camping on the foreshore alienates public access to the open space. Camping infrastructure (e.g. site markers) also limits the usability of the space for year-round recreational use.
- Improve the play value and appeal of the playground at the Mudbrick Pavilion.
- Concern that revenue raised through camping use of the foreshore does not return to Mallacoota for asset renewal, open space improvements or other community benefits.
- Upgrade the existing skate park to create a more appealing 'youth precinct'. A concept plan has previously been developed by the community; however it has not been presented to Council for endorsement.
- Development of a Master Plan for the Recreation Reserve is supported by the community. It was suggested that the Master Plan consider an integrated 'place-based' approach

incorporating the foreshore, Recreation Reserve and tennis court areas. The master plan should consider future development needs for major public buildings including Mudbrick Pavilion, Hall, tennis club and public amenities. The master plan should also consider the future of the amphitheatre area, market space and skate park zones.

- Change rooms and amenities are needed to support sports use of the oval.

Broader consultation results (i.e. submissions and selected survey findings) relevant to the Master Plan include:

- Open space contributes to the character and liveability of the region. Opportunities to improve and enhance existing open space reserves should be explored.
- There is a need to establish detailed Asset Management Plans for various classes of open space assets and infrastructure to guide resource allocation and operational management.
- A key theme represented in the consultation was a desire to improve and enhance what we already have, specifically in relation to:
  - Improve the appeal of existing sites.
  - Upgrade / replace ageing infrastructure.
  - Improve the variety and appeal of existing playgrounds.
  - Address a lack of consistency in asset classes e.g. park furniture.
  - Improve skate facilities that currently offer limited appeal.
  - Facilitate physical activity programming and activation of open spaces for community events, markets and activities.
  - Upgrade playground to a multi age playground with shade.
- Open spaces are recognised as vital in facilitating community interaction, social inclusion and community health and wellbeing.
- Community access to foreshore open space is often constrained/restricted during peak tourism seasons. Options to reduce impacts and enhance the legacy from tourism activities conducted on public open space may need to be explored.
- Whilst formal sports clubs and recreation activities were acknowledged as significant users of open space, it was stressed that the majority of users are individuals and families participating in informal, non-organised activities.
- Opportunity for more holistic view and 'precinct' planning for open space, particularly settlements such as Mallacoota, should be considered.

## 4. Visioning

The consultation results from the *Open Space Strategy* have been reviewed in order to identify comments or characteristics from the open space visioning that are relevant for consideration in the Master Plan. Relevant findings are presented below:

### Planning:

- Greater influence over open space developer contributions. (In the case of Mallacoota, this could also be assumed to mean greater influence over allocation of revenue derived from foreshore activities for improvement of local open space and local community benefit).
- Greater consistency in infrastructure provision linked to reserve hierarchy and standards.
- Cater for whole of life experiences/uses (i.e. multi-age).
- Support development of a selection of higher quality parks and reserves, e.g. key destinations/attractions.
- Open spaces that reflect the character of the region and individual settlements (i.e. site specific asset and design responses).

### Provision:

- Enhance linkages, paths and connections, including the establishment and enhancement of walking loops and trails.
- Increasing diversity for physical activity participation opportunities.
- Preserve and enhance existing parks, including improved quality and appeal.
- Multi-functional spaces that offer usage flexibility and adaptability.
- High level of environmental and operational sustainability.
- More shared use community hubs / less duplication of facilities.
- Welcoming spaces for young people.
- Attractive places for family gatherings.
- Create a more recognisable 'Park' area, perhaps in the area south west of the Mudbrick.

### Management:

- Service levels aligned to appropriate standards and hierarchy of provision.
- Increased community engagement with public land areas, promote active involvement in management and participation.
- Consideration should be given to expanding the management responsibility of the Mallacoota Halls and Recreational Reserve Grounds Management Committee to include the tennis courts.

## Vision for Mallacoota Recreation Reserve

The MHRRGMC would like to enhance the recreation reserve and see it continue to be the social, sporting and recreation hub for the Mallacoota and surrounding communities.

To achieve this, the MHRRGMC have a bold vision for the Mallacoota Recreation Reserve over the next 15 years, the vision is *"The Mallacoota Recreation Reserve and associated facilities will be inclusive, barrier-free and meet the needs and expectations of our community and our visitors."*

This vision is illustrated by the Mallacoota Recreation Reserve - Concept Plan.

## 5. Mallacoota Recreation Reserve – Concept Plan



## MALLACOOTA RECREATION RESERVE – CONCEPT PLAN - FINAL

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## 6. Agreed Priorities

### Agreed Priorities, Indicative Costs and Implementation Time Frames

It is possible to stage the detailed planning, design and implementation of the agreed priorities.

The master plan identifies six 'short-term' priority projects. For these six projects the master plan provides strategic guidance to assist with detailed design work and an estimated implementation cost.

Medium and long-term priority projects have also been identified. However further consultation, planning and costing is required.

The agreed priorities are listed below:

	Item	Estimate	Priority	Responsibility
Short-term (ideally within 5 years)				
1	Replace public toilet with a new accessible unisex facility.	\$200,000	Short	EGSC
2	Development of new Sports Pavilion/Storage facility	\$500,000	Short	Clubs, Groups, MHRRGMC and EGSC
3	Mudbrick Upgrade and Storage including 3 phase power provision.	\$100,000	Short	MHRRGMC and EGSC
4	Development of parkland between the Mudbrick and Skate Park (including vehicle access)	\$120,000	Short	MHRRGMC and EGSC
5	Upgrade of Main Hall Toilets (Disability compliant) and Kitchen (External servery and access).	\$80,000	Short	MHRRGMC and EGSC
6	New Skate Park	\$250,000	Short	Skate Park Committee, MHRRGMC and EGSC
Total of short-term estimated cost:		\$1,250,000		
Medium-term priority (ideally within 10 years)				
7	*Extension of oval		Medium	
8	*Continued Park Development		Medium	
9	*Main Hall Storage		Medium	
10	*Swimming Pool		Medium	
11	*Squash Court		Medium	
Long-term priority (ideally within 15 years)				
12	*Levelling of the oval		Long	

\* No estimated costs have been determined - further investigation and planning is required.

## 7. Summary

### The Beginning

The need for the formulation of a strategic plan to guide the redevelopment of the precinct, under the care of The Mallacoota Halls and Recreation Reserve Grounds Committee of Management Inc. emerged at the end of the last decade.

The lack of a strategic plan for the reserve has seen limited investment in the reserve and facilities for many years. Many of the facilities are well below contemporary standards. Over the years a number of proposals have been presented to the Shire but the lack of an overall strategic plan has stalled investment.

The initiative to build a dedicated community facility to house Mallacoota's special interest clubs, for storage and for displays gave added stimulus to the process, and the development of a formal strategic plan was undertaken.

At the beginning of the planning process a vision was established to guide the development of the master plan. The overarching objective was for the recreation reserve to continue as the social, sporting and recreation hub for the Mallacoota and surrounding communities. The vision to achieve this became – *“The Mallacoota Recreation Reserve and associated facilities will be inclusive, barrier-free and meet the needs and expectations of our community and our visitors”*.

### Consultation

The process started with the informal polling of stake holders and local members of the community to frame and scope the plan. It quickly emerged that substantial changes were required for most of the facilities in our care.

The Mudbrick Pavilion and its surrounds are in need of redevelopment; The Amphitheatre and Skate Park had been ill conceived projects at their inception; The Public Toilet situation requires attention; Sports facilities were practically non-existent; The Town Oval was insufficient in size and orientation; The park land areas needs expanding and redeveloping; The Main Hall, established as the towns emergency hub, needs substantially re-resourcing and renovating; and a great need for special interest clubs headquarters and storage facilities were identified and tagged as a priority.

After the preliminary scoping of the project and consultations with community stakeholders, a draft Strategic Plan was created jointly, by the local Committee and the East Gippsland Shire Council.

### Major Projects

#### Access Roads

Removal of the present access road to be replaced by an alternative access road, intends to create a safe and cohesive space unhindered by traffic between two children's playing areas – The Skate Park and The Lion's Park.

A new access road was proposed to skirt the future extended boundary of the oval and provide delivery access to The Mudbrick Pavilion. This access road starting from Allan Drive could also provide access to the proposed club rooms, proposed general storage facility and public toilets.

The vision includes extending the parkland from the Mallacoota main roundabout all the way through to the areas adjacent to the outfall of Devlin Creek, including the current amphitheatre and Mallacoota gums. This area could be developed with pathways, harbours, new plantings and picnic sites etc.

### **Club Rooms**

The proposed clubrooms could be situated roughly on the camp park road near the Kindergarten or on a site adjacent to the tennis courts. There is the possibility that this facility, for 11 months of the year, could provide facilities for the town and, in the peak tourist season provide extra amenities for the camp park. The club rooms would consist of a meeting/display room, kitchen/emergency facility, canteen, toilets/showers and disabled toilets/showers including some storage for local users of the building. A separate storage facility was also identified as necessary.

### **Skate Park**

Redesign and construct the skate park with additional and improved features. This forms an integral part of our proposed vision. Plans have been developed and further work needs to be done on their feasibility. New plans may have to be developed based on the existing documents.

### **Playground**

A redevelopment of the playground at the Lion's Park to an all ages covered area, is an important amenity required to enhance the social lives of our children, visiting families and to support the functionality of the Mudbrick Pavilion as a community hub.

### **Public Toilet**

The location of a public toilet in this area would improve the functionality of the Precinct, not only for locals but for the travelling public. It would also take the pressure off the Mudbrick Pavilion's toilets, which are currently nominated as 'Public' and are unsuitable and inadequate for the task.

### **Parking**

In the past plans have been prepared for the area adjacent to the tennis court. This would need to include a roundabout for the turning convenience of vehicles towing caravans, boats and trailers (when accessing proposed facilities). This could be situated around the two existing trees in front of the Lion's Park after blocking off the existing road. With the removal of the current derelict public toilet on Greer Street, parking sites would be available to provide parking to the tennis courts and cricket nets.

### **The Mudbrick Pavilion**

Extensions to and renovations of the Mudbrick Pavilion are essential if it is to continue to fulfil its role as our community hub. It will go a long way to relieving the pressures on the current

building's inadequate facilities. The Mudbrick Pavilion is in need of substantial renovation in order to meet contemporary performance standards. There is increasing demand from workplace training organisations to use the building for classes and seminars. Local groups use the facility for meetings, workshops, exhibitions and other events. Community members use it to celebrate weddings, wakes, birthdays etc. There is a need for upgraded facilities to service the 18 markets that occur at the facility annually. The Mudbrick Pavilion needs to become a multi-purpose, multi-functional facility in order to successfully fulfil its role as our community hub.

## Further Consultation

This plan was released in draft form and a further comprehensive consultation program was instituted. The community consultations undertaken in the early part of 2014 have led to amendments of the initial plans. The amendments have been incorporated in the body of the document.

The following section summarises the detail of the consultation and how the amendments (if any) were made to the content of the plan.

## Agreed Outcomes

### **The Sports Pavilion and adjacent Storage Building**

A site has been selected after considerable community consultation. This site is adjacent to, but no closer than 30 metres from the Kindergarten. Vehicle access will be from Allan Drive/Salmon Street. Detailed plans should be developed for consultation, costing, approvals, budget planning and grant application purposes as soon as possible. The development of a sports pavilion is the agreed highest priority short term project.

### **The Skate Park**

The recent Occupational Health and Safety survey undertaken on behalf of East Gippsland Shire Council reported that the current park is in need of attention in regards to user safety.

Considerable discussion was generated over the proposed plans for the redevelopment of the Skate Park as proposed by a local community action group. The responses are broadly as follows:

- Undertake the reconstruction of the park in line with the plans presented by the local action group. This position is broadly supported by The Mallacoota P12 College and The action group.
- Redevelop the Park to the present scale with a more contemporary and functional utility. This is the position of the majority of the responses we have received.
- The repair of the current facility to bring it up to safety standards and reduce the noise it creates when in use. This is the response of a substantial majority of the community.
- Redevelop the Park on a different site to be determined. Supported by a smaller minority.

After extensive discussion the agreed outcome is to remove the current skate park and concrete pad. Construct a concrete in-ground facility on a slightly bigger footprint than it is currently. It is to be based on the plans developed by The Skate Park Action Group subject to cost feasibility.

### **The Mudbrick Pavilion**

During the consultation process the previous plans outlined for the renovation/redevelopment of this facility were considered unsuitable. This was based primarily on the unsuitability of the existing building to be redeveloped in the way outlined, due to constraints imposed by its method of construction.

Further extensive discussion with the majority user groups have concluded that the best way forward is the construction of a new auditorium as part of an overall complex and the redevelopment of the current building in line with community needs as expressed in community consultations.

Funding will be required to create plans for such a complex. The design will be undertaken in conjunction with major user groups and the East Gippsland Shire Council.

### **New Public Toilets**

The site for the relocation of the public toilets, currently situated on Greer Street, has been identified. The new site will be adjacent to the Skate Park, parallel with the current access road to the Mudbrick Pavilion. Budget has been allocated by the East Gippsland Shire to construct the new toilet facility in the 2015/2016 financial year.

### **Swimming Pool**

It was agreed that a new swimming pool would complement the Surf Life Saving program and services provided by the community for visiting tourists. It would enable local children to learn to swim safely and give the elderly access to hydrotherapy. Such initiatives will be added to the plan when seen by the community to be highly desirable and implemented as soon as practical.

The feasibility of a new swimming pool has not been the focus of this planning process, therefore further research, consultation and feasibility testing is required.

### **Squash Court**

Some need has been expressed by the community for a Squash Court as an option for vigorous aerobic exercise, especially in the darker months of the year. The feasibility of a new squash court has not been the focus of this planning process, therefore further research, consultation and feasibility testing is required.

