Lindenow Sports Ground

Master Plan

November 2015

hands on community solutions

EAST GIPPSLAND SHIRE COUNCIL

Introduction

The Lindenow Sports Ground is located on Henry Street within the Lindenow township. It is situated on land owned by East Gippsland Shire Council, which is managed by a Council appointed Committee of Management (COM). This COM is incorporated and consists of representatives of each user group of the Sports Ground and the broader community.

The Lindenow Sports Ground is a well-used recreation area that includes two ovals, a main pavilion including change rooms, netball court, four tennis courts, cricket practice nets, bowls club, public toilet, skate park and other associated infrastructure.

A master plan has never been developed for this site. The bowls club facilities and tennis courts are currently leased to the Lindenow Bowls Club and are not managed by the COM. This management arrangement will be addressed in this master plan report.

This master plan has been formulated based on a priority ranking scale from Very High through to Low, with the understanding that it is not practical to complete all of the projects identified within the next 10 years. This plan allows for well thought-out and researched development as opportunities arise.

The highest priority projects identified in this master plan include a kitchen upgrade in the main pavilion, conversion of one of the tennis courts into a compliant netball court with lighting, a further upgrade to the oval lighting and storage improvements.

Project Scope

This master plan does not aim to address maintenance issues. Its focus is on utilisation, governance and infrastructure projects. This plan will be used to guide decision making and strategic development of recreation reserves within East Gippsland Shire.

This master plan is an invaluable resource for the committee and user groups when seeking potential funding opportunities in partnership with organisations from a range of funding sources, broadening the COM's partnership base without the need to rely solely on the support of East Gippsland Shire Council.

Methodology

The following methods of analysis were applied to complete this master planning project:

- A start up meeting was conducted with the Lindenow Sports Ground COM and key user groups.
- Relevant research and consultation were conducted before the completion of an industry review.
- A detailed site inspection was completed.

- Consultation was held with all users of the facility and other relevant community groups to discuss the process and identify key issues and priorities.
- A draft Lindenow Sports Ground Master Plan was developed and provided to the COM, user groups, East Gippsland Shire Council and the broader community for input.
- The final Lindenow Sports Ground Master Plan was adopted by the Lindenow Sports Ground COM.

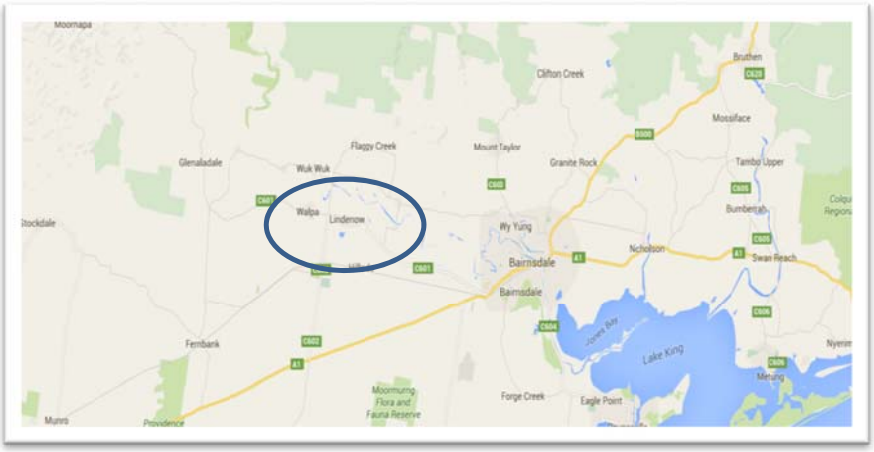
Research Conducted

The following information is a summarised review of the research undertaken incorporating relevant reports and plans:

Demographic Review

East Gippsland Shire spans over 21,000 square kilometres - stretching from west of Bairnsdale to the New South Wales border. This diverse region makes up 10% of Victoria, with over 70% as National Park, State Forest or other Crown land.

The Lindenow District includes the localities of Lindenow, Lindenow South, Walpa, Glenaladale, Fernbank, Flaggy Creek and Hillside, and can be generally described as towns and localities in the Mitchell River Valley. The district's main township of Lindenow is approximately 14kms from Bairnsdale and 219kms from Melbourne. The 2011 Census sees 391 people living in Lindenow. Around 53% are male and almost 47% are female. Lindenow has a population of 10 indigenous people. Lindenow South (postcode 3875) has a population of 549; 51% males and 49% females.



Literature Review

East Gippsland Shire Council Plan 2013-17

Health and Wellbeing has been highlighted as a priority in the Council Plan with the plan reporting that;

Lifestyle of the residents rates highly, with more people than the Victorian average reporting high levels of wellbeing, time with family, community participation and physical activity.

East Gippsland Shire residents were significantly more likely to volunteer; almost half (48.4%) reported volunteering at least once a month, compared with the Victorian average (34.3%).

Currently 71% of males within the Shire (57.2% Victorian average) are either overweight or obese compared with 46% of females. Council will continue to advocate for improvements in levels of nutrition, access to fresh fruit and vegetables, and participation in physical activity, which together influence the levels of overweight and obese people.

Providing and maintaining adequate community facilities are also highlighted in the Council Plan;

A large geographic area with more than 40 individual communities places significant demand on Council to provide a range of quality community facilities to meet the diverse needs of residents.

This includes the provision of marinas, boat ramps, jetties, walking paths, playgrounds, sporting facilities, swimming pools, walking and cycling trails.

To prioritise facility and service needs, Council has developed a community-planning approach to working with local communities. Coupled with Council's approach to asset management (which aims to understand and manage whole-of-life costs associated with planning), delivering and maintaining community infrastructure.

East Gippsland Shire Council - Strategic Plan for Sporting Infrastructure 2008

Sporting infrastructure is deemed to be infrastructure that caters for structured sporting activities that incorporates sporting clubs, associations and leagues, and may be sited on either Council-owned or non Council-owned land.

Council's Strategic Plan for Sporting Infrastructure developed a hierarchy of facilities for East Gippsland which sets out the following levels:

Hierarchy of Facilities

Level 1	***Level 2***	***Level 3***
Regional Facilities	***District Facilities***	***Local Facilities***
Regional significance and capable of hosting state/national events.	Facilities are of important district or shire significance.	Facilities provide local events.
Professionally managed/managed by Council.	Facilities may be managed directly by Council or by a COM.	Locally managed by a COM.
Council contributes to all of the maintenance costs of the facility to ensure the high standard of service.	Expectation by community of standard of the facility to be self-funding – thus Council contributes to the maintenance costs of the facility to ensure an appropriate standard of service.	Cost of management and maintenance rests with COM. Council provides small annual operating subsidy and funding contribution for capital funding based on project.
Council will determine/approve the charge to user groups to ensure appropriate recouping of costs.	Council will determine/approve the charge to user groups to ensure appropriate recouping of costs.	COM sets fees to recoup operating costs.

The Strategic Plan identified a lack of site and business planning at the grassroots level across the Shire. As a recommendation, the plan advises the establishment of a site overlay and business plan for all sporting infrastructure in the Shire at the very least. This should be undertaken collaboratively at the initiation and support of Council, and involve active participation of the COM of each facility.

The plan does not identify any specific projects for the Lindenow Sports Ground. The Lindenow Sports Ground is a Level 3, Local Level Facility.

Lindenow Sports Ground Assessment 2013

An inspection of the Lindenow Sports Ground was undertaken in October 2013 by consultancy firm, Echelon. Detailed findings are provided in a comprehensive report that has been used to inform the development of this Master Plan.

Some of the recommendations have already been addressed by the relevant committees, but it is important to note the high risk items identified;

- Oval 1: Concerns about turf quality and potholes; issues have developed since the report was undertaken and soil under the light towers needs to be maintained when erosion becomes an issue. Deterioration of driveways has occurred with an increase in potholes.
- Oval 2: Weeds on the oval surface and improvements required to cricket pitch.
- Cricket nets: Some hazards were identified and the condition of facilities had deteriorated.
- Netball court: Trip hazards were evident and east-west sides are non-compliant.
- Unauthorised access onto both ovals is possible and should be prevented.
- Sealing of area in front of pavilion is uneven.
- Security of storage areas and hot water services/ gas bottles/switchboards.
- Risk of overhanging and falling tree limbs.

East Gippsland Shire - Annual Allocations Policy 2013

This policy applies to eligible Committees of Management over recreation reserves and/or community halls situated on Council land, Crown land or land under an acceptable deed or trust for non-profit incorporated bodies within East Gippsland Shire. The policy sets out a funding formula and the responsibilities of all parties.

Consultation

Consultation was undertaken with the following groups and stakeholders in the development of this master plan;

- East Gippsland Shire Council – Council Officers
- Lindenow Sports Ground COM
- All user groups of the Lindenow Sports Ground
- Other community organisations

Lindenow Sports Ground Utilisation - Summary of Reserve Usage

	Name of Group	Facilities Used	Participant Numbers	Season
Monday	Bowls - Ladies practice Football Netball Club – Pre-season training	Bowls facilities Main oval, netball court, pavilion	10 30 footballers/ 40 netballers	Summer Autumn
Tuesday	Bowls - Ladies pennant (fortnightly) Football Netball Club - In season training Cricket Club – Seniors training, Milo In2Cricket Program	Bowls facilities Main oval, netball court, pavilion	16 50 Footballers 20 16 plus families	Summer Winter Summer
Wednesday	Bowls - Mixed practice Bowls - Summer competition pm Football Netball Club – Pre-season training	Bowls facilities Bowls facilities Main oval	12 42 30 footballers	Summer Summer Autumn
Thursday	Bowls - Ladies day Cricket Club - training - Juniors/Seniors Football Netball Club – In season training Football Netball Club - Juniors training, Auskick NetSetGo	Bowls facilities Both ovals, cricket nets, pavilion Main oval, netball court, pavilion	30 40 No netball. 45 Senior footballers 25 families 15 20	Summer Summer Winter Winter
Friday	Bowls - casual Cricket club - juniors	Bowls facilities Both ovals, pavilion	10 20	Summer Summer
Saturday	Football Netball Club – Matches Cricket Club - Matches - some junior and senior Bowls – Men's pennant	Main oval, netball court, pavilion Both ovals, pavilion Bowls facilities	300 including spectators 40 24	Winter/ Summer Summer Summer
Sunday	Cricket Club - Matches - occasional/pre-season training/rep match Football Netball Club - Juniors	Both ovals, pavilion Main oval, pavilion	30 22	Summer Winter

Lindenow Sports Ground Utilisation - Special Events and Activities

- Schools usage – daily activities all year.
- Bowls season – September to May. Once per month in winter.
- Brendan Fevola Day.
- Bowls tournaments – 10 events per year with up to 56 players each tournament.
- Casual bowls practice.
- Lions Club meeting in bowls club facilities.
- Progress Association – meetings in bowls club.
- Club social functions.
- User group meetings/COM meetings.
- DELWP meeting/base for fires – communications/briefing/debriefing.
- Interleague cricket matches.
- 20/20 match – Tuesday night.
- Community events/meetings.
- Helimed – irregular.
- Melbourne University Car Club Rallies – 200 plus people (45 cars).
- Informal recreation – walkers, fitness activities, bike riding.
- Landcare – school holiday program.
- East Gippsland Field Days – meet in bowls club monthly.
- Private functions – funerals/wakes, weddings, birthdays, engagements, Christmas parties (up to 200 people).

Opportunities for increased utilisation

- Night football/cricket – with improved lighting.
- Great Victorian Bike Ride or like events with kitchen upgrade.
- League finals if fencing was in place.
- Increase number of functions with kitchen upgrade.
- Return of tennis with improved playing surface and lighting.
- Netball training at Lindenow with lighting.

Key User/Community Groups

Club Name	When/ What do they use/ Comments	Projects/ Issues Identified
COM	A strong committee meets bimonthly to work together for the development of the facility. Good representation from all user groups. 11 members.	As raised by the user groups and included in this Master Plan.
Lindenow Football Netball Club	Four grades of football (seniors, reserves, Under 18's and Under 16's) and five netball sides (A Grade, B Grade, C Grade, C Reserves and D Grade). Play on Saturday as part of East Gippsland League. This represents around 135-140 registered players at the club. Season 2015 will see an extra grade of netball brought into the competition – increasing player numbers. Juniors play in the Bairnsdale Junior Football Association. Membership at the club has been constant at 270 which includes sponsors, members and life members. Senior Football Premiership 2011, Under 18's Football Premiership 2013, 2009. A Grade Netball Premiership 2009. B Grade Netball Premiership 2009. C Grade Netball Premiership 2012, 2009. D Grade Premiership 2009. Coach of the year 2012 – Brendan Woodward.	The netball court is deemed unsafe due to its location and design with lack of run-off area. A priority of the club is to seek funding for a new multi-purpose court(s). This is particularly important now that a new netball grade has been introduced. The lighting of the court will allow training at Lindenow. Canteen/kitchen – all amenities are 20 years old and do not meet all health requirements. Main oval lighting – the lights do not meet current standards and an upgrade of the lighting system is needed. Unable to host finals due to lack of fencing.
Lindenow Cricket Club	The club's membership has been stable over many years. Over the last five years the club has entered two senior and two junior teams in the Bairnsdale Cricket Association each year. This equates to 60 playing members each year. In addition, the club has 10 Life Members. Also this year the club is coordinating a Milo In2 Cricket program with Cricket Victoria. The program has 13 registered participants but has many younger siblings of players also participating each week. The club has a long and proud history dating back to 1886 when the club played its first game of competition cricket on the Lindenow flats. In 1920 the club transferred to its present site. In 1959 the turf wicket was laid; it was the first established in the district. The number of premierships won in the early years is not exactly known, however the first known premiership was 1909/10. From the commencement of the Bairnsdale Cricket Association records dating back to 1950 show Lindenow has won seven A Grade premierships and has been runner up 12 times. The club's most	The club needs to continue to have a turf wicket on the main oval. The turf wicket has been a feature of the main oval since 1959 and its continued use by the club is supported by the COM. The club would like to see improvements to facilities on the back oval where it's junior and lower grade cricket is played. These include; • Increased shade as the sun gets very low in the sky in summer. • The club is planning to increase the veranda around the cricket shed currently located outside the oval. However, additional natural shade would be helpful as well. • Power and water to the cricket shed. • Power at the cricket nets to

	recent premiership was a B Grade premiership in the 2010/11 season. Recent success stories include the hosting of a family day for the Lindenow community which was well attended and sparked great interest in the Milo In2 Cricket program. The Cricket Club is impacted by reduced participation rates generally. However, the club has implemented strategies of recruitment, increasing club profile, running new programs and renewed focus on the junior program – which of recent times has started to reverse this trend.	operate the club's bowling machine. Currently they run extension leads over 80 metres from the Bowls Club.
Lindenow Primary School	Average 110 students with a slight increase each year. Use facilities almost daily for a range of activities including cross country, all sport activities and interschool sport. The school does not have any space to create facilities of its own.	Maintain current facilities. Need to make sure facilities are safe and fencing is important.
Lindenow Recreation and Bowling Club	90 members plus five junior members. The Bowls Club has a separate lease from the COM but usage has been included as this has an impact on shared parking areas and proposed location of future infrastructure changes.	Currently limited by lack of power to the site and would benefit from an upgrade. The club will be re-surfacing its green as it has issues with the speed of the green. UV has been damaging the surface. Lighting is used Wednesday nights which increases participation.
Lindenow Progress Association	Its 12 members meet in the Bowls Club rooms and a Community Plan is currently under development.	Support has been identified for the continued improvement of sporting infrastructure.
Lindenow Lions Club	Its 18 members (plus 24 Lioness) meet in the Bowls Club rooms. The club uses the pavilion kitchen for catering and is looking to contribute $15,000 for a kitchen upgrade.	Has been working with the COM for the kitchen upgrade.
Lindenow Tennis Club	No lighting on the tennis courts, prevents evening competition. Competition tennis ceased in 2013. There are a few ladies that play social tennis.	Create a multi use court with an improved surface with lighting that can be used for evening tennis. This will increase numbers over time. Courts are in poor condition.

General Obeservations

- The facilities are managed and maintained by volunteers who make an enormous contribution with support from Council.
- Sport is very important for the town.
- There is a very strong family atmosphere created within each of the clubs.
- Participation rates in traditional sport are declining which is a challenge, especially for Lindenow as it has a small community base.
- Lighting is required to provide for evening competitions and training because of the commuting time – which presents a risk of losing players to Bairnsdale. There is no evening tennis.
- The relationship with the local CFA is a positive one. CFA practice drills are held on site and sports ground COM gets assistance with fire permits.
- Lindenow South: Lindenow South and Lindenow attempted football netball club amalgamation in the past. Lindenow South Football Netball Club plays in the Omeo District Football and Netball League, which is a lower standard.
- Cricket plays in the same league as Lindenow, which creates some challenges but they operate separate junior programs.
- There is only one bowls club. Lindenow South Sports Ground is on Crown land, managed by a Crown appointed committee.

Governance

The Lindenow Sports Ground is located on Council owned land. There is a Council appointed COM in place, consisting of members from each user group.

The COM receives an annual fund allocation from Council. This allocation is directed to administration costs, water meter service charges and minor maintenance - which is outlined in the annual allocations policy document.

The Lindenow Recreation and Bowling Club have a separate lease that divides the land that the bowls and tennis facilities are located. This Master Plan recommends improvements to the tennis courts, including removing the courts from the bowls club lease and allocating them to the COM.

Council mows the grounds, as well as conducts other maintenance items listed in the Instrument of Delegation.

All regular Lindenow Sports Ground user groups are required to complete an Occupation Permit Application form and return it with a copy of their Public Liability Insurance.

Identified Projects

A ranking scale has been used to prioritise projects throughout this Master Plan;

Priority	***Completed***
Very High	within 12 months
High	1-3 years
Medium	4-10 years
Low	unplanned

The following criteria were used to develop and determine project priorities;

- Community priorities
- Risk
- Usage/participation
- Availability
- Cost/funding availability
- Aesthetics/improve appearance/community pride
- Competition standard
- Multi use
- Accessibility
- Sustainability

The condition descriptions outlined below are used to describe the state of existing facilities within each project area:

1. **Very Good** – Good physical condition, likely to be adequate for the next 10 years.
2. **Good** – Acceptable physical condition, minor defects only or maintenance required.
3. **Fair** – Some deterioration, functions adequately.
4. **Poor** – Failure/ non compliance likely in short term, limiting use, substantial work required.
5. **Very Poor** – Failed, non-compliant, unsafe, unusable or major work required.

It should be noted that the COM and user groups will identify projects and work towards addressing them as opportunities arise, not being limited to the priority of the project. There is a range of ways to secure funding and support for infrastructure projects and Council is only one of these avenues. It is important that the COM utilises a range of opportunities to implement the projects within this Master Plan.

It should also be noted that East Gippsland Shire Council has a long term financial plan that has been developed considering previously identified infrastructure projects for the region. Projects identified as part of this Master Plan will need to be considered in the review of Council's financial plan. As a result, it may take some time for Council to include this plan's projects into the forward budget.

Key Recreation Reserve Facilities and Identified Projects

Facility	Existing conditions and utilisation	Identified Projects and Indicative Priority	Indicative Costs
1. Pavilion/ changerooms	Facility is approximately 30 years old and is used by all user groups except for the Bowls Club. The social rooms cater for approximately 130 seated members. The bar area is enclosed within the social rooms and has external access to the front of the building. The pavement in front of the building is patchy and uneven, and needs re-surfacing. The kitchen is in poor condition and does not comply with health regulations. This has been identified for a number of years as an important project. There are internal and external servery windows. Heating is not adequate and a cooling system does not exist. An accessible toilet has recently been upgraded by Council. The Home and Away change rooms are used by both football and cricket. Separate netball change rooms (toilets) have been created at the rear of the building. Public toilets are available within the building, but are shared with the change rooms. The single umpire change room is not adequate. A new administration/storage area has been created for the football netball club. The wall space is shared by all users groups and additional area is required for new signage.	Kitchen upgrade – extension and upgrade with strong community partnerships. **Very High** Safety of stairs to the timekeeper's box- add cage/door as it is a safety risk**. Very High** Surface in front of pavilion - asphalt. Enclose fencing to stop vehicles and prevent children running onto driveway. **High** Create additional umpire change room facilities/remodel existing change rooms after netballers move to a new facility. **Medium** Install appropriate heating/cooling system. **Medium** Solar panels – Install on roof. **Low** Create new netball change room at rear of public toilets. **Low** Create enclosed child - friendly area under verandah. **Low**	$60,000 $5,000 $15,000 $25,000 - 30,000 Cost TBA $20,000 $20,000 $10,000

		Then extend verandah for shade. **Low**	$15,000
2. Perimeter fence line	There are sections of fence line missing along Hoyt Street. This means the COM is unable to secure the ground for football and netball matches, which impacts on revenue and their ability to host league finals. Quotations have been received for the required works and applications for funding have previously been submitted.	Replace sections of fence line which are missing – 270m including gates. Security fencing and double gates are needed behind pavilion. **Very High** Repairs ongoing. **Medium**	$16,000 Maintenance cost
3.Netball court(s) and associated infrastructure	There is a single bitumen netball court located away from the main pavilion. This is in good condition, but the run-off distances are non-compliant on the east and west sides (1.45m instead of 3.05m). Some remedial works have been done this season to help improve run off compliance. Some surface cracking is evident. Courts are well used but as there is no lighting teams have to travel to Bairnsdale for training during winter. It is recommended that the redeveloped courts be located on the existing tennis courts. Detailed survey works and design will be required in order to achieve this outcome as space is limited. In the event this location cannot be developed due to space limitations or budget, then a stand alone court could be developed behind the public toilet block in the open space area. It may be more cost effective to complete both court projects at the same time if funding is available. Coaches' boxes and limited seating is provided. Consideration needs to be given to proximity to bowls club and netball change rooms.	Build a new, compliant netball court on existing tennis court on the public toilet side (preferred surface – plexipave). Includes lighting for one court. Quote includes goal posts. **Very High** Retain old netball court for casual recreation. **High** Redevelop another tennis court to be multi-use netball/tennis. Install lighting for multi-use court. **Medium** Replace/relocate coaches boxes and seating (if feasible to new netball area). **Medium** Construct seating grandstand for netball court. **Low**	$80,000 Maintenance cost $80,000 Volunteer labour $20,000

4.Tennis courts	There are four concrete tennis courts in very poor condition which are only used by the school on a limited basis on occasion.	*As per netball court proposal above.* Renovate two tennis courts if there is future demand, otherwise maintain in present condition. **High**	Maintenance cost
5.Public toilets	There is a separate toilet block in adequate condition that is only open on match days. No public toilets are available at the ground during the week for passive recreationists.	Ongoing maintenance work is required to keep in functional condition. **As needed** Consider the hire of additional public toilets for large events. **As needed** Re-model into netball change rooms and public toilets once netball court has been re-located. **Low**	Maintenance cost At cost To be designed at later stage
6.Oval 1 (Main Oval)	The size compliant playing surface is a grass type and rye sports ground mix. Soil tests were completed in December 2014. Nutrients can't penetrate the surface. This, and other compaction issues, could be improved with the use of fertiliser, weed spray and top dressing. Completed compaction works include scarify, verti-drain and over sow with rye seed. The lighting project was completed in 2012 which included a power upgrade. The metre box has been upgraded (inside pavilion) and Lux Level readings show an inadequacy. Drains require reshaping to allow drainage to be more effective. Create larger spoon drains in low areas (near old scoreboard).	Reshaping is required on the main turf wicket. (This was last done 10 years ago). Curator suggests that at least half of the wicket will need to be resurfaced (top taken off, new turf added, levelled and couch grass reinstated) every five to seven years. **High** There are concerns about the ongoing impact of the bore water on the surface, cost of treatments and when groups can utilise the ground. Develop an Oval Management Plan. Maintenance of surface/reshaping/top dressing and verti-draining every 12 months. **Very High** Conduct an Oval Drainage Project to rectify drainage issues. **Medium**	$5,000 Under development Maintenance cost Earthworks- $20,000

	Irrigation was completed in 2013. Water comes from a bore which is salty and impacting on the turf. $20,000 was spent on top dressing in 2014 to resolve some issues. Current goal posts do not meet AFL requirements. There are currently no ball protection fences behind the goals posts and this has caused some incidents this season.	Irrigation is good. Ongoing monitoring of salinity is required. A desalination unit may be required in the future. **Ongoing** A further upgrade to lighting is required including a power upgrade and new transformer. Poles aren't high enough and amount of lights needs to double (can reuse). Lighting design needs to be completed. **Medium** Replace goal posts to achieve AFL Compliance. **High** Install Ball protection fencing behind goals. **Low**	As required $100,000 $5,000 $5,000
7.Oval 2	Playing surface is of compliant size and in good condition - turf coverage with Kikuyu grass. There is no lighting and no irrigation. Water is available for manual watering. The synthetic cricket wicket was replaced in 2014. Basic fencing is provided. Goal posts are available for a back up oval/warm up/practice matches.	Maintain synthetic cricket wicket. **High** Synthetic cricket pitch cover – would need to be purchased if oval required for winter use. **Low.**	Maintenance cost $5,000
8.Oval Infrastructure	A new electronic scoreboard was installed in 2014. Coaches boxes are in good condition, there is a possibility to upgrade to two storey. Oval boundary fencing consists of timber posts and rails. The old scorebox is a good back up, but it needs to be lockable.	An upgrade to the oval fencing to chainmesh will prevent access onto the ground. **Low** Provide additional seating if fence replaced. **Low**	$40,000 Costed when needed
9.Bowls Club	The bowls club facility is located on a separated parcel of land in the middle of the Sports Ground. The synthetic bowling green, lighting and clubhouse are in good condition.	No projects have been identified as part of this Master Plan. However, consideration needs to be given to parking, sharing of open space and the possible re-location of any facilities.	As required

		The club will be re-surfacing its green in the next 12 months at an approximate cost of $100,000. A power upgrade is required. **Ongoing**	
10.Skate park/ playground	The concrete/fabricated steel skate park is located adjacent to the entry of the Sports Ground and is well utilised by young, local people. It is in Very Good condition. A playground is located opposite the Sports Ground at Amy Shand Reserve.	Ongoing inspections and maintenance work will need to be completed to ensure safety and compliance of the Skate Park. **Ongoing** The COM has expressed interest in the development of a small playground next to the new netball court location. **Low**	Council cost $15,000
11.Relocation of the ticket box	The ticket box is adjacent to the main entrance (LD Ross Memorial gates), which is very narrow.	Re-locate ticket box further into the reserve to reduce traffic congestion. Widen entrance to allow for two way traffic. Ticket box to centre. **Medium**	Entry re-design costs $10,000 Driveway project $60,000
12.Timber cricket storage shed	The small timber shed located next to the second oval is used for cricket storage and shade. It is too small and additional shade is a priority.	Need to increase the size of storage area. **Very High** Add shade to the front of the building. **Very High** Power and water to shed. **High**	Extend or replace facility $20,000
13.Cricket practice nets	The three cricket nets are in average condition with some trip hazards. Fencing is in average condition. Power access is from the bowls club (80m away). Orientation of nets is not ideal - need to manage space so that vehicles/spectators aren't at risk.	Install power outlet to cricket nets. **Medium** Resurfacing works to reduce trip hazard's on run up. Complete fence repairs. No Parking signage. **High**	All works completed as one project - $20,000

14.Driveways and parking	It is sealed driveway from the entrance to pavilion and gravel around the main oval. There is some sealed car parking and adequate space for match day parking. There is additional informal parking around netball court and second oval. Gravel road repairs were recently completed in 2014.	Conduct maintenance of driveway and parking areas. **Ongoing** Seal remainder of driveway on southern side of main oval and to second oval. **Low** Consider the use of speed humps or other traffic calming devices. **Medium**	Maintenance cost Likely to be cost prohibitive Has been tried without success in past
15.Tree management	Some of the trees and shed limbs present risk management issues which are managed by Council. It is important to review tree planting and create additional natural shade, especially for Oval 2.	Council completes regular tree inspections and addresses specific concerns, especially where branches over hang buildings, parking or spectator areas. **Ongoing** Tree planting should be undertaken to create additional natural shade, especially for Oval 2. **Medium**	Maintenance cost Operational cost
16.Signage	Signage to include 'No dogs on oval', 'No metal detectors' and speed indicators (permanent signage not just on rubbish bins).	Install additional signage when funding allows to improve safety. **High**	Operational cost

Funding Models

The Lindenow Sports Ground Master Plan identifies a broad range of projects to be considered over a 10 year period. This document is a tool that can be used by the COM as a planning framework. The Committee can implement projects as the resources and detailed investigative work become available.

The COM and user groups will need to consider a range of funding models to implement the projects as East Gippsland Shire Council will not always be the funding provider. Funding is a critical component of all infrastructure planning and development. Funding models may include:

- Venue/User Group Funding – Venue/user groups are normally required to contribute to project funding. Contribution rates can vary depending on the project and conditions of grant(s) being sourced. Additionally, the COM or user groups may choose to fund the projects in their entirety.
- Other Government (i.e. Federal, State) – The primary source of support funding for Sporting Infrastructure Development is from the Department of Health and Human Services. Other opportunistic funding opportunities may become available over time, like Drought Relief funding.
- The Committee may also access in-kind support through voluntary or discounted labour, or donations by local business or contractors.
- There are also a range of philanthropic organisations that offer small funding programs for specific types of projects.

Project Summary

This Master Plan has been developed following extensive consultation with the Lindenow Sports Ground Committee of Management and user groups. It provides a framework to guide planning over the coming 10 years and strengthens the links between Council and the community. The following projects have been identified as the highest priority as part of this master planning process;

1. Pavilion kitchen upgrade
2. A new compliant Netball court (single), then additional multi use court as a lower priority
3. Replace missing section of the reserve fencing
4. Increased storage- new shed (replacing of cricket) and increase shade
5. Install safety cage around stairs to timekeepers box
6. Ongoing implementation of the increased maintenance to the Main Oval

The COM would like Council to increase its annual allocation to help improve the main oval condition at Lindenow Sports Ground in order to prevent major capital expenditure in the short term future.

The final recommendations for the Lindenow Sports Ground Master Plan are;

- The Committee and user groups should undertake ongoing maintenance work to ensure the facilities are safe and functional until upgrade works can be undertaken.
- The Committee of Management, with support from the user groups, should work together to bring about projects that will benefit everyone at the reserve.
- Detailed planning, design, approvals, construction and implementation of priorities should be undertaken in a planned and professional manner to further consider the projects identified in this Master Plan.
- Council should consider the projects identified in this Master Plan in line with the development of future long term financial plans and support external funding applications.
- The Lindenow Sports Ground Master Plan should be reviewed in five years and evaluated against achievement of key projects identified within the plan.

Disclaimer of Liability

The information contained in this report is intended for the specific use of the Lindenow Sports Ground Committee of Management, user groups and East Gippsland Shire Council. All recommendations by Hands on Community Solutions are based on information provided by or on behalf of the COM, user groups and Council, and we have relied upon such information being correct at the time this report has been prepared.

Readers should note this report might include implicit projections about the future which, by their nature, are uncertain and cannot be relied upon. They are dependent on potential events or technical assessments, which have not yet occurred.

References

The following references have been used in the development of this report:

- Government websites – Planning scheme data and maps, grant information.
- East Gippsland Shire Council – website.
- Australian Bureau of Statistics – population data.
- Recreation studies and strategies as identified in the document.

LEGEND

Title line - approximate location

Main access point

EXISTING SPORTS ASSETS

1 ***Sports Pavilion / Changerooms***
30 year old facility which caters for approx 130 people, seated.
Used by football and cricket clubs. Netball changerooms created at rear of building.
Kitchen in poor condition and does not comply with health regulations.
Heating inadequate. No cooling system.
Public toilets shared with changerooms.
Single umpire changeroom inadequate.
Seperate new admin/storage area provided for football netball club.
Additional wall space required for new signage.
Front pavement patchy and uneven.

2 ***Perimeter Fence Line***
Sections of fence line missing along Hoyt Street which impacts on revenue and the ability for football/netball to host league finals.

3 ***Netball Court(s) and Associated Infrastructure***
Single non-compliant bitumen court situated away from the main pavilion and changerooms.
No lighting preventing all seasons play and training.
Limited coaches boxes and seating.

4 ***Tennis Courts***
4 concrete tennis courts in poor condition.
Limited use by primary school.

5 ***Public Toilets***
Toilets in inadequate condition.
Opened on match days only.

6 ***Oval 1 - Main Oval***
Compliant sized oval dressed in rye sports ground mix grass. Turf wicket.
Compaction and drainage issues.
New lighting completed in 2012 but lux levels do not meet standards.
Irrigation upgraded in 2013 with bore water. Bore water saline.
Goal posts do not meet AFL requirements.
No ball protection fencing in place.

7 ***Oval 2***
Compliant sized oval dressed in kikuyu. Synthetic wicket.
No lighting.
No irrigation.

8 ***Oval Infrastructure***
a. New electronic scoreboard installed in 2014.
b. Coach boxes in good condition.
c. Oval fencing in timber post and rail.

9 ***Bowls Club***
Synthetic bowling green, lighting and clubhouse in good condition.

10 ***Skate Park / Playground***
In very good condition.
Playground located opposite on Amy Shand Reserve.

11 ***Ticket Box***
Main entrance very narrow and resulting in traffic congestion during match days.

12 ***Cricket Storage Shed***
Existing timber shed too small for storage.
Offers limited shade for viewing Oval 2.

13 ***Cricket Practise Nets***
3 cricket nets with playing surface in average condition presenting some trip hazards.
Fencing in average condition.
No immediate power connection.
Orientation not ideal. Conflict between nets, parking and spectators.

14 ***Driveways and Parking***
Sealed driveway from main entrance to the pavilion and gravel around the main oval.
Sealed car parking inadequate for match day parking.
Additional informal parking around netball court and Oval 2.

15 ***Tree Management***
Risk associated with limb shed.
Lack of natural shade around Oval 2.

16 ***Signage***
Limited - does not address dogs on oval, use of metal detectors on oval and speed limits.

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EXISTING CONDITIONS

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IDENTIFIED MASTERPLAN PROJECTS

1 ***Sports Pavilion / Changerooms***
- Kitchen upgrade and extension.
- Improve safety of access to timekeepers box.
- Install solar panels on roof.
- Asphalt at front of pavilion and enclose to prohibit car access and increase safety for children.
- Re-arrange honour boards/memorabilia and create additional display space.
- Create additional umpire changeroom facilities / remodel once netballers relocated.
- Create new netball changerooms at rear of public toilets.
- Install appropriate heating / cooling.
- Verandah - extend for shade and enclose to make child friendly.

2 ***Perimeter Fence Line***
- Replace sections of missing fence - 270m including gates.
- Install double gates behind pavilion.
- Ongoing repairs and maintenance.

3 ***Netball Court(s) and Associated Infrastructure***
- Build new compliant netball court (stand alone) - plexipave with lighting.
- Re-develop one tennis court to be multi-purpose (tennis/netball) - lighting.
- Retain old netball court for casual recreation.
- Replace/relocate coaches boxes and seating (if feasible) to new court.
- Add seating grandstand for new netball court.

4 ***Tennis Courts***
- As per points made in Item 3.
- Renovate other 2 tennis courts if future demand. Otherwise leave as is.

5 ***Public Toilets***
- Ongoing maintenance work to keep functional.
- Consider the hire of porta-loos for large events.
- Re-model into netball changerooms and public toilets once netball court re-located.

6 ***Oval 1 - Main Oval***
- Re-shape turf wicket.
- Develop Oval Management Plan to manage use, bore water, salinity.
- Maintenance of oval surface - re-shaping and top dressing, vertidraining.
- Rectify drainage issues.
- Further lighting upgrade to meet industry standards, power upgrade.
- Replace goal posts to acheive AFL compliance.
- Install ball protection fencing behind goals.

7 ***Oval 2***
- Maintain synthetic cricket wicket.
- Purchase synthetic cricket pitch cover to enable winter use of oval.

8 ***Oval Infrastructure***
- Upgrade oval fencing to chainmesh.
- Provide additional seating if fence replaced.

9 ***Bowls Club***
- Consideration given to parking, sharing of open space and the possible relocation of any facilities.

10 ***Skate Park / Playground***
- Ongoing inspections and maintenance to ensure safety and compliance.
- Install small playground next to new netball court if possible.

11 ***Ticket Box***
- Relocate further into reserve to reduce traffic congestion.
- Widen entrance to enable 2-way traffic.

12 ***Cricket Storage Shed***
- Increase size of storage area.
- Add shade to front of building.
- Provide power and water to shed.

13 ***Cricket Practise Nets***
- Provide power to nets for bowling machine.
- Resurface to reduce trip hazard.
- Complete minor fence repairs.
- No parking signage.

14 ***Driveways and Parking***
- Conduct maintenance of driveway and parking areas.
- Seal remainder of driveway to south of Oval 1 and through to Oval 2.
- Consider use of speed humps or other traffic calming devices.

15 ***Tree Management***
- Council to undertake regular tree inspections and address concerns, with a focus on trees which overhang buildings, parking or spectator areas.
- Undertake tree planting for shade, particulalrly around Oval 2.

16 ***Signage***
- Install additional signage as funding allows to improve safety.

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MASTERPLAN

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LEGEND

Title line - approximate location

Area under COM agreement between Council and Lindenow Sports Ground Commitee - 5 year option dated 30/07/2013

Area currently leased / managed by the Bowls Club to be moved under COM agreement

Area to be leased / managed by the Bowls Club (no change)

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MANAGEMENT BOUNDARIES

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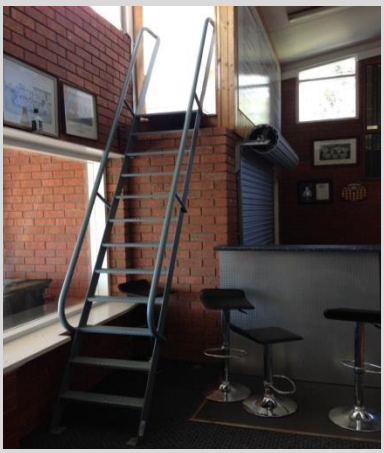
Photographs of Site

This report contains photos highlighting the key recreation reserve facilities at the Lindenow Sports Ground and should be used in reference to the Identified Projects (pg 11) section of the Lindenow Sports Ground Master Plan.

Photo	Description
	Main oval and pavilion
	Main oval and new scoreboard
	Bowling Club
	Cricket shed and storage on second oval

		Cricket practice nets
		Public toilets
		Social space in pavilion
		Skate park

	Tennis courts
	Existing netball court
	Stairs to timekeeper's box
	Existing kitchen in pavilion

		Main pavilion
		Entrance gates