



WELLINGTON  
SHIRE COUNCIL



**Master Plan**

**Sale Oval**

# Council's 2030 Vision

In 2008 the Wellington Shire Council was involved in producing a vision to guide the development of the Wellington Shire 2010-2030. A web site and background paper were produced which highlighted the challenges that Wellington faced into the future.

People were invited to respond via a survey attached to the background paper. Over 1,000 responses were received. Surveys were returned from a wide variety of age groups and locations across Wellington. Public meetings were held across the Shire in addition to workshops within schools and forums for stakeholders in the environment, infrastructure, community and economic spheres.

Based on feedback received and through close community consultation, Council developed a written document entitled 'Wellington's 2030 Strategic Vision' - supporting nine themes reflecting the main areas of interest that the community identified through the consultation process. These themes include; Natural Environment, Economy, Transport and Roads, Population, Development, Wellbeing and Safety, Culture, Liveability and Council.

The development of sporting infrastructure throughout Wellington will give consideration to the following aspects as identified in the 2030 plan:

- Market Wellington as a quality lifestyle and tourism destination
- Support communities to attain a sustainable level of local infrastructure reflecting the needs of communities
- Support community initiatives that promote participation and working together
- Work in partnerships to promote and facilitate healthy lifestyles
- Develop our network of walking and cycling paths
- Improve the quality and accessibility of our open space and community facilities
- Develop our sport and recreation infrastructure

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# 1 Introduction

## 1.1 Introduction

In 2012 the Wellington Shire Council initiated the preparation of the Sale Oval Master Plan. This master plan is designed to address the need for facility improvements, and identifies the key infrastructure priorities for the Reserve.

The master plan identifies a wide-range of infrastructure priorities, including aspirational projects and goals of the user groups that will require future investigation to ensure that these projects are feasible. This strategic approach to facility planning will assist all stakeholders to guide the long term planning and development at the Sale Oval.

## 1.2 Demographics

Sale Oval is located in the heart of Sale, 215km east of Melbourne – in the Wellington Shire, Gippsland. According to the 2011 census, the town has a population of 13,186 people.

Sale has a SEIFA Disadvantage Index of 973, which ranks it number 174 in level of disadvantage among the 644 substantially populated postcode areas of Victoria – placing it among the most disadvantaged 27% of postcode areas in the state.

## 1.3 Study Purpose

This report presents the Wellington Shire Council's master development and management plans for the Reserve, and therefore will be used to guide decision making and strategic development for the period 2010 – 2020. The master development and management plans will provide a number of benefits, including -

- Complete facility management/development plans for the next 10 years, in line with Council's policy framework and Recreation facility management & development.
- Establishing a set of recommended actions and infrastructure priorities, based on identifying where resources should be allocated in order to improve the Reserve's facilities.
- Reflecting the current and future community needs and which provide a long term integrated direction and strategy for the Reserves to guide all decision making processes by the committee of management.
- Providing a guide for growth in participation and increased involvement by the wider community
- Providing a clear and useful resource for venue managers seeking potential partnering arrangements and funding sources such as Council and corporate sponsors.

## 2 Facility Hierarchy Overview

The concept of facility hierarchy is based on the acknowledgment that there needs to be a level of strategic compromise between infrastructure demand and supply within Wellington. All sport and recreation facilities throughout the Shire have been categorised accordingly based upon a mix of the following components:

- Capacity and quality of the facility's infrastructure
- Surrounding population levels
- Level of primary use of the facility

There are four levels within the facility hierarchy schedule, these are outlined below.

### **2.1 – Level 1 Regional Facilities**

Level 1 facilities are of a Regional significance and capable of hosting state and/or national events. These facilities will be professionally managed, with Council contributing to all maintenance costs to ensure high standard of service. Council will determine appropriate user group fees to ensure sufficient cost recuperation.

### **2.2 – Level 2 District Facilities**

Level 2 facilities are of important district or shire significance. These facilities may be managed directly by council or by committee of management, with Council contributing towards maintenance costs to ensure an appropriate standard of service.

### **2.3 – Level 3 Significant Local Facilities**

Level 3 facilities are local venues that have multiple users which compete in district or regional competitions. These facilities are managed via a committee of management with Council contributing towards ongoing maintenance costs.

### **2.4 – Level 4 Local Facilities**

Level 4 facilities provide for casual recreation and lower level or junior competition with limited number of user groups and usage. These facilities are locally managed via a committee of management, with cost of management and maintenance responsibility of the local management, funded by way of local managers charging fees to users.

\* The Sale Oval is considered to be a Level 2; District significance facility.

### 3. Sale Oval Latitude – Reserve Overview



# 4

## Reserve Usage

### 4.1 Management

The Sale Oval is owned by the Wellington Shire Council, and is directly managed through Council. As such, Council maintains the Reserve and its surrounds and provides annual maintenance allocations up to \$3,000 to subsidise the ongoing maintenance of the Sale Oval's turf cricket wicket. The cricket wicket is not otherwise maintained by the Council.

### 4.2 Regular User Groups

The main users of the Reserve are outlined below, along with 2011 membership numbers:

- Sale Football Netball Club 250 financial members, as part of the Gippsland Football Netball League
- Sale Cricket Club , 120 registered participants, as part of the Sale Maffra Cricket Association
- The Gippsland Football Netball League and Sale-Maffra Cricket Association
- Sale and District Junior Football Association

### 4.3 Alternate User Groups

- Local residents use the Reserve for physical activity and casual recreation
- Various school groups book/use the facilities at Sale Oval
- Clubrooms and facilities are available for hire



# 5

## Strengths, Weaknesses, Opportunities, Threats

| <b>Strengths</b>   | <b>Weaknesses</b>   |
|--|---|
| <ul style="list-style-type: none"> <li>- The Reserve's overall facilities, including playing surface are of a high standard.</li> <li>- Cooperative partnership between the Cricket Club and the Football/Netball.</li> <li>- New/upgraded facilities at the Reserve, including; redeveloped lighting, new scoreboard, netball court and social rooms.</li> <li>- Existing grandstand provides for first-rate spectator viewing, football and cricket.</li> <li>- Ideal location, central in township which promotes broader use /participation.</li> <li>- Lake Guthridge Water Reuse Program is an efficient solution for water management.</li> </ul> | <ul style="list-style-type: none"> <li>- Drainage points need to be lowered on the east-side to allow for better drainage.</li> <li>- Main entrance from Macarthur Street is a single-lane, and becomes congested during peak periods – this warrants upgrading.</li> <li>- No provision for female change rooms at the Reserve - i.e. for netballers and female umpires, is below the AFL preferred facility expectations for country football / netball.</li> <li>- The playing surface is well maintained, however the Cricket Club believes that length of the grass can present implications for attracting A-grade cricket finals.</li> </ul> |
| <b>Opportunities</b>   | <b>Threats</b>  |
| <ul style="list-style-type: none"> <li>- Development of masterplan provides strategic context for prioritised infrastructure developments / assist in attracting funding from funding providers.</li> <li>- Acquisition of Sporties venue provides an excellent option for netball/cricket change.</li> <li>- Grants available through local, state and federal authorities to improve infrastructure.</li> <li>- Opportunities to attract major events (non-sporting), i.e. Triple J's One Night Stand, and sporting; Gippsland Cricket finals, District Cricket, and AFL Exhibition etc.</li> </ul>  | <ul style="list-style-type: none"> <li>- Tree roots have the potential to invade upon existing netball court, thus posing long-term implications to replace/resurface.</li> <li>- Lack of female change facilities at the Reserve could deter some participation.</li> <li>- Existing main entrance/congestion could pose safety implications for both motorists and pedestrians alike, during peak periods.</li> <li>- No other significant threats.</li> </ul>  |

# 6

## Infrastructure Priorities

### 6.1 The Plans

The charts and plans on the following pages illustrate the venue's priority actions and record the recommended works for the Sale Oval, and where appropriate, the indicative cost associated with such works. The table on pages 9-13 presents strategic, long term masterplans to guide the future development of the Reserve and the allocation of Council and other funding resources. The detailed design and positioning of many of these items will require consultations with external agencies, user groups and Council and, in some instances, approval from external agencies or Council. In other instances, the extent of works undertaken will be determined by the budgets available and as such, staged initiatives may need to be investigated. The master plans are not designed to include operational and minor maintenance issues which are part of the annual or day-to-day responsibilities of the Committees of Management. These include items such as internal air conditioning and lighting, building maintenance, painting etc.

### 6.2 Planning Principles

The **key principles** which have been used to guide the development of the master plans are:

- Retention of existing amenities and enhancement of existing uses
- Improved participation/usage
- Improved accessibility
- Improved safety and traffic management
- Improved environmental management and sustainability, and
- Improved amenity so that more casual use is attracted
- Upgraded or provide disability access to all buildings and structures, in accordance with the Disability Discrimination Act (1992).

### 6.3 Recommended Actions (High Priorities)

| Priority | Recommended Actions  | Description & Recommended Works   | Indicative Cost Estimates | Proposed Funding Stream                                    |
|----------|--|---|---------------------------|--|
| 6.3.1    | 'Sporties' Clubroom Development and Downstairs Change room Redevelopment | <p>The Lakeside Club had operated the 'Sporties' venue at the Sale Oval site since 1984. As of late 2012, the building will become available for use for the tenant users of the Sale Oval. This area would be suitable for use as Netball/Cricket change rooms (downstairs) and the upstairs section to be used as social facilities for the user groups.</p> <p>Due to size constraints, the Reserve's existing social rooms are unable to host major functions, and therefore the acquisition of the upstairs floor as social infrastructure would provide a positive outcome for the Reserve's regular user groups. With the development of new netball change rooms and toilets, the OA Ruff Sports Stadium would no longer be required as netball change rooms/amenities on match days.</p> | To Be Determined          | Wellington Shire Council / Clubs                           |
| 6.3.2    | New Netball Court Development  | <p>In alignment with the Sporties Clubroom Development, a new netball court will be developed on the southern side of O.A. Ruff Stadium - situated closer to the refurbished netball change rooms and amenities as part of Recommendation 6.3.1. The new court will be constructed in consultation with Sport &amp; Recreation Victoria, and in alignment with the Netball Victoria Planning Guidelines Handbook. Council's provision toward this project will be the laying of the asphalt hot mix, line marking, the provision of goal posts, and the construction of perimeter fencing around the court. The Sale Football Netball Club would be responsible for the construction of a fixed shelter, spectator seating, and/or future surface upgrading (i.e. to acrylic/plexipave).</p>      | To Be Determined          | Wellington Shire Council / Clubs<br><br>(Funding Obtained) |

#### 6.4 Recommended Actions (Medium Priorities)

| Priority | Recommended Actions            | Description & Recommended Works  | Indicative Cost Estimates | Proposed Funding Stream                                |
|----------|--------------------------------|--|---------------------------|--|
| 6.4.1    | Cricket Net Area Redevelopment | This project involves extending the bowling run-ups at the cricket nets, including: <ul style="list-style-type: none"> <li>- demolishing existing malfunctioned toilet block, and replacing with a storage shed</li> <li>- moving the existing site screen and retaining wall,</li> <li>- levelling out the bowling area and re sow the surface,</li> <li>- General landscaping to open up the area, and investigate the removal of trees along Guthridge Parade.</li> </ul> | To Be Determined          | Council to fund the demolition of the old toilet block |
| 6.4.2    | Fencing Upgrade                | Perimeter Fencing requires full replacement along Guthridge Parade, Macarthur Street and Cunningham Street. According to the AFL Preferred Facility Guidelines, Reserve fencing is required at this level to control crowd access and management, including collection of entrance fees. There are no specific standards around the type and/or height of perimeter fencing, this will be based on local conditions and anticipated use.                                     | To Be Determined          | Wellington Shire Council                               |
| 6.4.3    | Upstairs Spectator Area        | Development of an upstairs spectator viewing platform/balcony, to overlook the sports oval from the upper level of the clubrooms to enhance spectator experience. Detailed designs will need to be developed to ensure the best outcome is achieved.   | To Be Determined          | To Be Determined                                       |

### 6.5 Recommended Actions (Low Priorities)

| Priority | Recommended Actions                       | Description & Recommended Works  | Indicative Cost Estimates | Proposed Funding Stream                                 |
|----------|---|--|---------------------------|---|
| 6.5.1    | Past Players Hill - Spectator Development | This project involves the development of a tiered viewing deck with roof on the existing 'Past Players Hill' viewing area. This would improve existing spectator provision at the Reserve. The Sale Football Netball Club has previously had concept plans developed, and these have been attached, refer attachment #1, on page thirteen.   | To Be Determined          | Wellington Shire Council<br>Community Assistance Grants |
| 6.5.2    | Football Change Rooms Refurbishment       | Existing toilets, basins, and showers in both the home and away-side change rooms are old and warrant a refurbishment. The tiling in the showers also requires upgrading.  | To Be Determined          | To Be Determined  |
| 6.5.3    | Widen Main Entrance (Macarthur Street)    | The existing main entrance from Macarthur Street is a single-lane, and becomes congested during peak periods. The ticket box is situated too close to the gate, resulting in vehicles often become backed up if more than two cars are waiting to enter at any one time. Congestion also spills onto Macarthur Street at times, which presents a traffic hazard for road users and pedestrians. The recommendation is to relocate ticket box 15m east and widen entrance to allow for a two lane entry / exit. | To Be Determined          | Wellington Shire Council<br>Community Assistance Grants |

All infrastructure priorities and projects identified in the above table have arisen from consultation with representatives from the Sale Oval's user groups.

# 7 Capital Funding

## 7.1 Funding Ratios

Council is committed to the development of sporting infrastructure and endeavours to improve the planning and support for proposed developments at a community level. Funding is a critical component of all infrastructure planning and development. Funding is normally a combination of the following:

Venue / User Group Funding – Venue/User Groups are normally required to contribute to project funding. Contribution rates can vary depending on project and conditions of grant/s being sourced.

Other Government (i.e. Federal, State) – The primary source of support funding for Sporting Infrastructure Development is from the Department of Planning and Community Development (DPCD).

The following funding mix is proposed for DPCD or other government funded projects:

- 20% Venue/User Groups
- 40% Council
- 40% other government or funding sources

Projects that attract no state government funding would attract a 60% Council and 40% Venue/User Groups funding ratio. These local contributions would not be relevant to the venue or user group's level of income.

## 7.2 Project Prioritisation

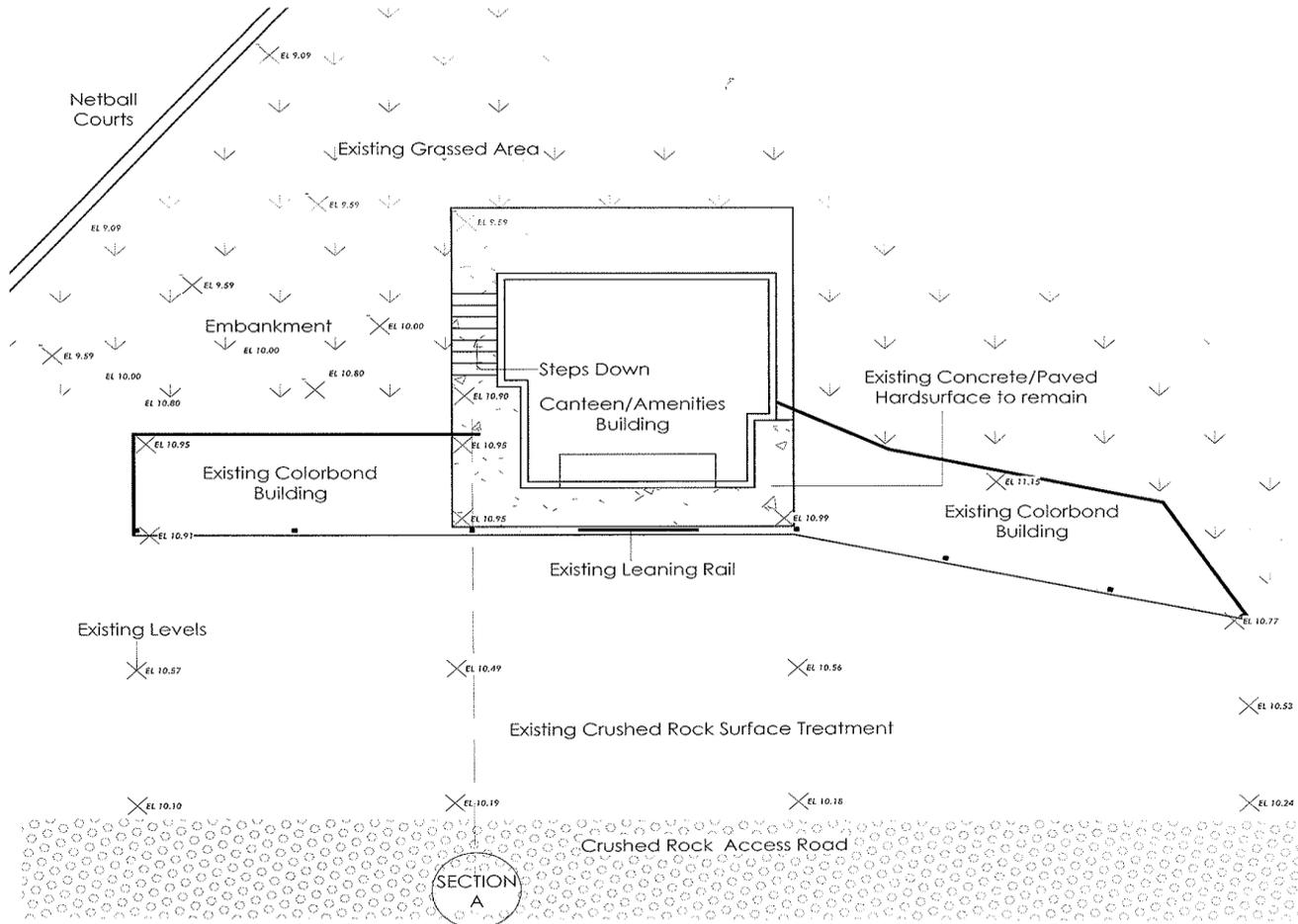
The Scoring Assessment Matrix is a quantified assessment tool which has been developed to assess and rate individual infrastructure priorities to determine a project's overall ranking within Council's Sporting Infrastructure Capital Program.

This process has been developed to enable Council to rate a specific project with consideration given to a variety of factors and variables, such as:

- Project Validation
- Venue Usage, and
- Planning Principles used to support the project (i.e. master plan)

The Scoring Assessment Matrix enables projects of a similar nature to be objectively compared with one another, thus forming the basis of Council's Sporting Infrastructure Capital Program. Used in an effective and consistent manner, the S.A.M process will benefit both Council and facility users/managers in the management of sporting infrastructure through the objective and consistent prioritisation of sport infrastructure.

# Attachment 1 – Past Players Hill Development Designs (by Club)



**EUSTACE LANDSCAPING**

**Rob Eustace**  
0421 199 370

Postal Address:  
22 Dundas Street  
SALE VIC 3850

**Client**  
Sale Football Club

**Project**  
Canteen/Viewing Area  
Re-Development

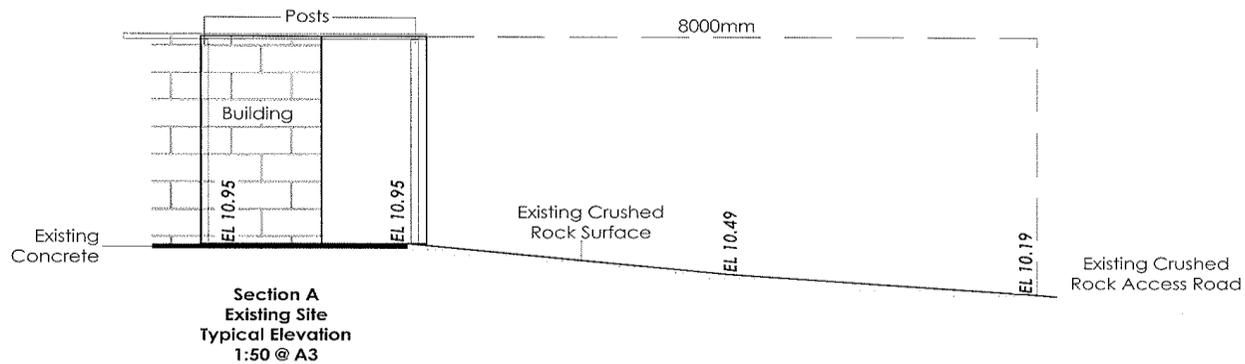
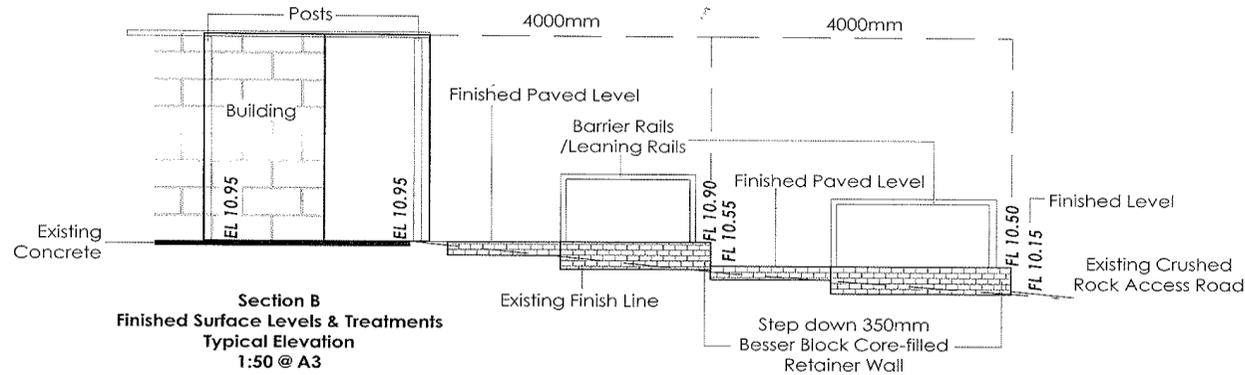
**Title**  
Existing Site Plan

Date 20 02 10  
Scale 1:100 @ A3  
Drawn MH  
Checked RE

**Drawing**  
LP002/02/10.1

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# Attachment 1 – Past Players Hill Development Designs (by Club) – Ct'd



**EUSTACE LANDSCAPING**

Rob Eustace  
0421 199 370

Postal Address:  
22 Dundas Street  
SALE VIC 3850

Client  
Sale Football Club

Project  
Canteen/Viewing Area  
Re-Development

Title  
Sections

Date 20 02 10  
Scale 1:50 @ A3  
Drawn MH  
Checked RE

Drawing  
LP002/02/10.3

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# Attachment 1 – Past Players Hill Development Designs (by Club) – Ct'd

