

Goldfields Recreation Reserve Final Master Plan

Pyrenees Shire Council

Solucio – Commercial-in-Confidence – December 2023



Glossary and Acknowledgement

Glossary of Acronyms and Abbreviations

AFL – Australian Football League

BCBC – Bendigo Community Bank Complex

CA – Cricket Australia

COM – Committee of Management

NV – Netball Victoria

PSC – Pyrenees Shire Council

RAP – Registered Aboriginal Party

SSA – State Sporting Associations

TA – Tennis Australia

Acknowledgement of Country

We acknowledge the people past and present of the Wadawurrung, Dja Dja Wurrung, Eastern Maar, and Wotjobaluk tribes whose lands forms the Pyrenees Shire.

We pay our respects to the customs, traditions and stewardship of the land by the elders and people of these tribes on whose land we meet today.

Purpose, Objectives and Outcomes

Purpose of this Document

Pyrenees Shire Council (PSC) is developing a Master Plan for Goldfields Recreation Reserve, and has appointed independent consultants, Solucio and The OCD to lead this process.

The purpose of the project is to identify and address the existing challenges impacting the Reserve, and provide PSC with clear priorities for development, management and maintenance. The Master Plan will provide key recommendations to improve the Reserve over the coming years.

Consulting firm, Solucio, was appointed to facilitate this process. The purpose of this document is to identify the key issues that impact the functionality of Goldfields Recreation Reserve by limiting potential community use, benefits and enjoyment.

Project Objectives

The specific objectives of this project are to:

- Provide strategic direction for the future development of the Reserve considering facilities, physical activities, landscape, environment and vehicles/roadways and egress through site, public transport access and other desired improvements to the existing site.
- Proactively plan for anticipated changes population/demographics, community expectations and sports participation.
- Provide fit-for-purpose sporting infrastructure to meet the training and competition requirements for local and regional level sport.
- Create opportunities for flexible or informal sport, leisure and recreation.
- Proactively manage and maintain the Goldfields Recreation Reserve so that it continues to be a valuable community asset.

Project Outcomes

The ultimate outcome of a successful project and the subsequent implementation of the Goldfields Recreation Reserve Master Plan will be:

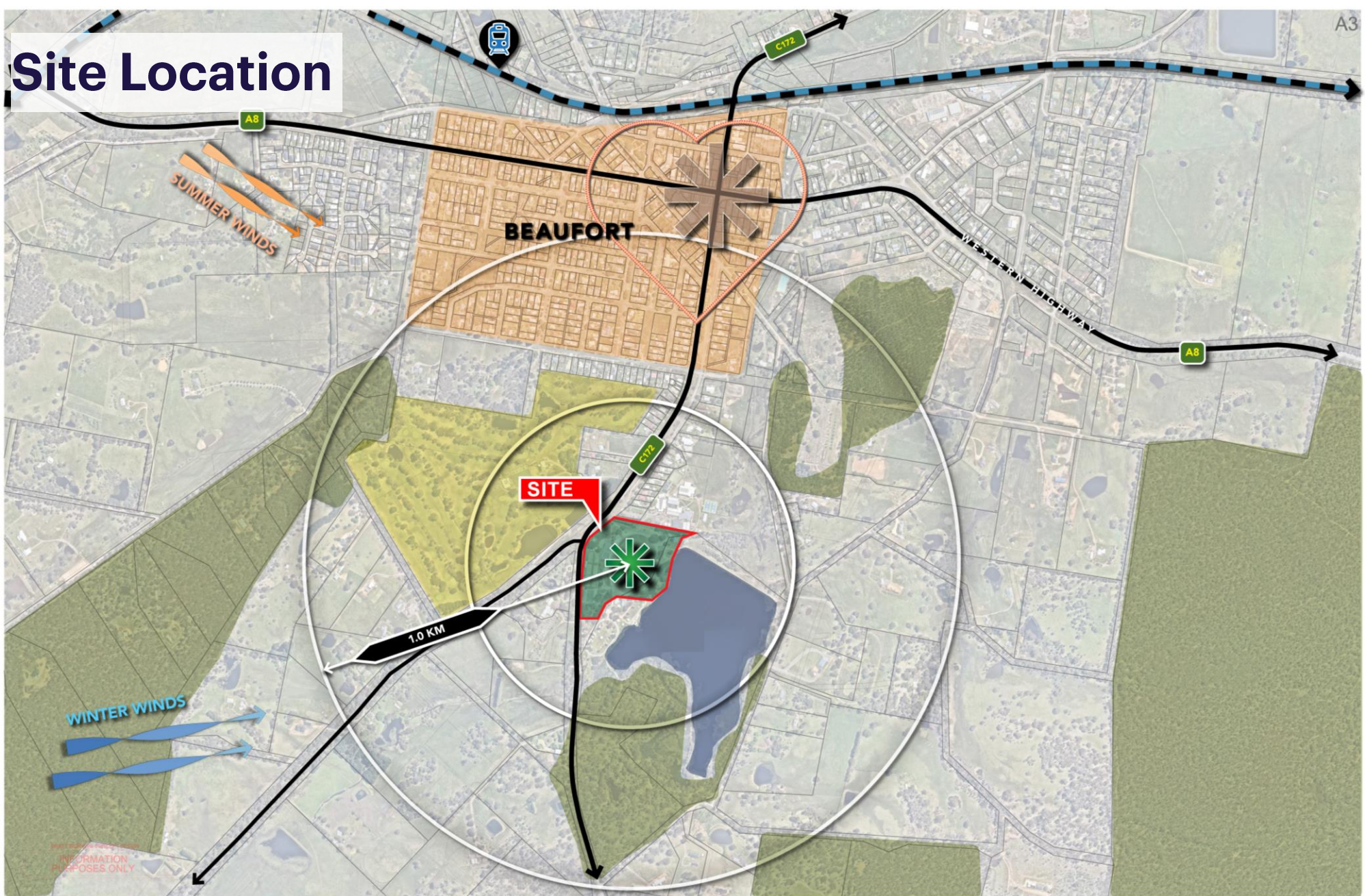
- An updated Master Plan for the Goldfields Recreation Reserve which will inform future development of the Reserve and best use of space.
- A 10-year plan for infrastructure provision, as well as subsequent concept plans for the Reserve and high priority infrastructure works along with cost estimates (including life cycle costings) based on evidence of community need and considering potential management models.
- A Governance Framework to provide a clear structure for the management of the reserve and ensure all responsibilities are properly allocated.

Table of Contents

Diagram: Site Location	5
Importance of Goldfields Reserve to Your Community	6
Community Profile	7
Local Demographic Review	8
Site History and Relevant Current Projects	9
Strategic Alignment and Guiding Principles	10
Diagram: Site Context	11
Existing Site Condition	12-14
External Assessments	15-17
Diagram: Current Function and Use	18
Current Management	19
Existing User Groups	20
Annual Site Usage Overview	21
Research and Consultation Overview and Findings	22-24
Key Opportunities	25
Diagram: Existing Site Plan (2023)	26
Diagram: Current Projects	27
Diagram: Master Plan 2023	28
Appendices	29-43
Management Model Assessment	30-31
Costings and Implementation Plan	32-33
Draft Master Plan Stakeholder Feedback Summary	34-36
Policy and Guideline Analysis	37-43



Site Location



Importance of Goldfields Reserve to Your Community

"Goldfields Reserve has many key strengths. The Beaufort Community Bank Complex, the Caravan Park, our beautiful Lake and the Reserve itself. All very valuable assets to Beaufort and it's communities."

"The variety of activities, quality of resources for local people to enjoy (lake, wildlife, natural environment, tracks, sporting amenities) located in a centralised place."

"Has everything that we need. Easy to locate. Great place for all community sports and events."

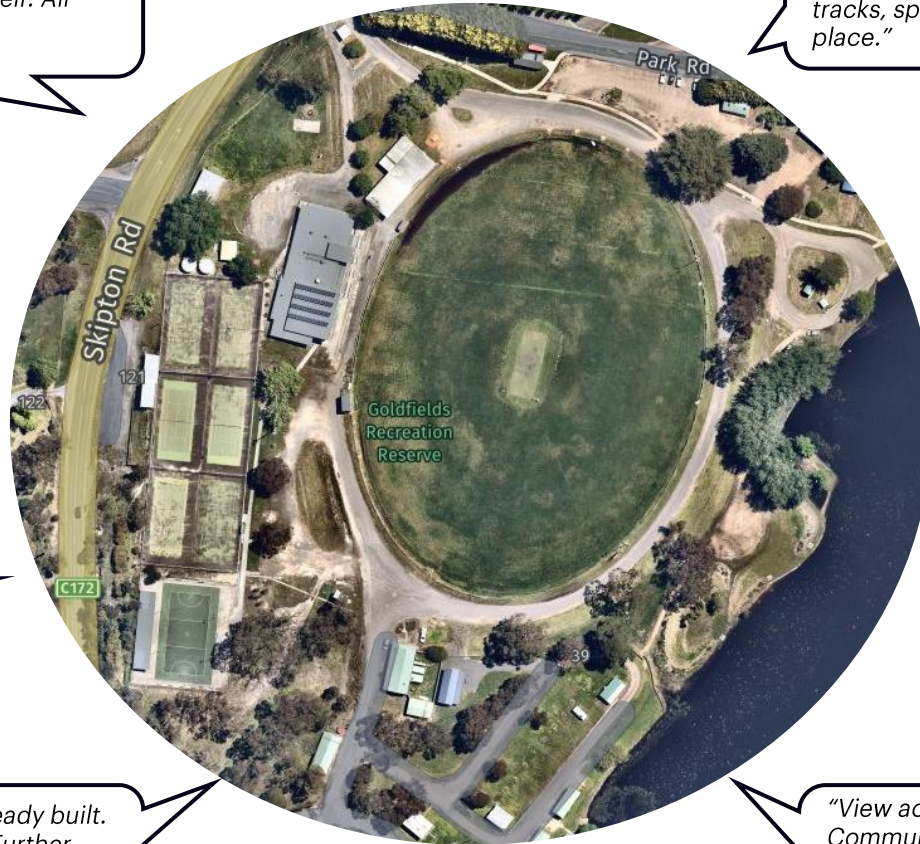
"Large open bush land settings for public and wildlife that encourages family recreational activities and tourism."

"Access, increasingly great facilities, close by, dog friendly, kid friendly."

"It's a great recreational close to the centre of town, and meeting place for many organisations."

"The facilities that the community have already built. The lake and bush setting of the precinct. Further strengths are the passion and pride local have in area either as a team member or casual user."

"View across the oval to the lake from the Community Bank Complex Co-located facilities for multiple community groups Excellent facilities in the Community Bank Complex Walking / running track around the lake."



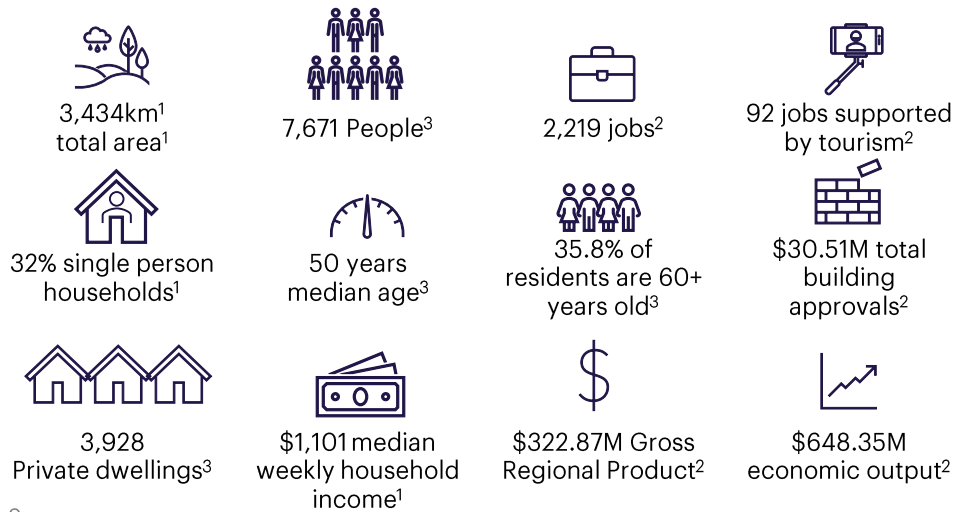
Community Profile

The PSC is in the Central West of Victoria and spans an area of 3,434 km². The Shire has experienced gradual population growth recently, and is forecasting growth with housing estates being both planned and developed.¹

The Shire supports several industries including agriculture, construction, wine manufacturing, healthcare and social assistance, electricity, gas, waste-water services and retail. With vast open landscapes enabling a range of outdoor activities, it is also a popular tourist destination.¹

The formally recognised traditional owners for the area of Pyrenees are the people past and present of the Wadawurrung, Dja Dja Wurrung, Eastern Maar, and Wotjobaluk tribes.

Fast Facts



Sources:

1. Pyrenees Shire Council, Annual Report 2021-22
2. REMPLAN, Pyrenees Shire Council Community and Economic Profile, 2022
3. ABS, Pyrenees 2021 Census All persons QuickStats, 2021



Map of Pyrenees Shire Council
Source: Annual Report 2021-22

Local Demographic Review

A review of population statistics and trends has been undertaken to understand the current and potential use of Goldfields Recreation Reserve.

Key Findings



Beaufort is the largest township in PSC at 1,712 people – nearly a quarter of the Shire’s population.

- After stagnant population between 2016-18, the Shire is currently growing by nearly 100 persons per year since.
- This has coincided with a growth in annual value of building approvals since 2018 from \$18.17M to \$30.51M.



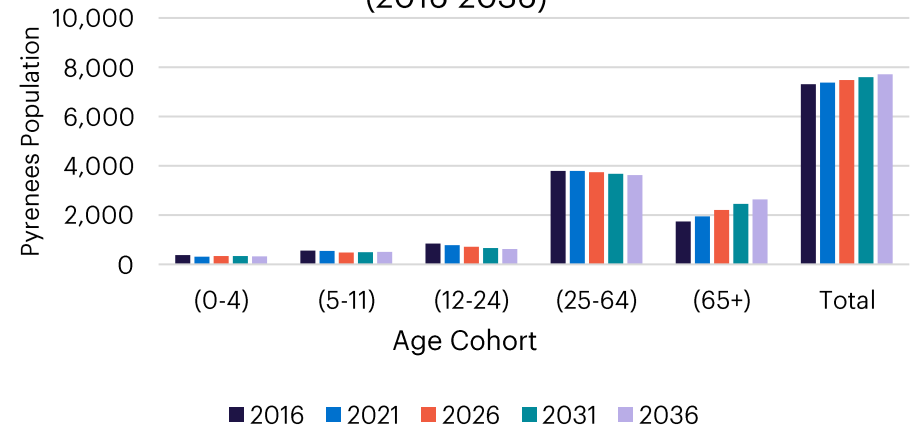
Residents in the Shire are older than the Victorian average, despite a decline in median age since 2016.

- In 2021 the median age in the Pyrenees was 50 years compared to 53 years in 2016.
- The first, second and third largest age cohorts in the Pyrenees are all over 50.

Key Findings

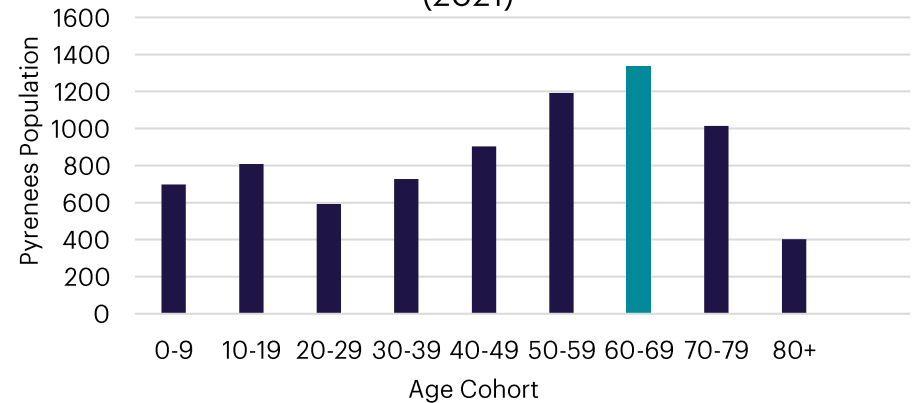
- Growth in recent building approvals will facilitate continual population growth.
- Increasing population growth will likely increase the demand for sport and recreation facilities in the Shire.
- The facilities and infrastructure at the Reserve will need to be flexible and adaptive to meet the needs of all ages, especially older adults (65+).

Population Growth by Age Group (2016-2036)



Source: Victoria State Government, Victoria in Future 2019 (VIF2019) Population and Household Projections, 2019.

Pyrenees Population per Age Cohort (2021)



Source: ABS, Pyrenees 2021 Census All persons QuickStats, 2021.

Site History and Relevant Current Projects

Wadawurrung Traditional Owners

Goldfields Recreation Reserve is located on the land of the Wadawurrung Traditional Owners. In 1998, the Wadawurrung Traditional Owners Aboriginal Corporation was registered, and in 2009 was appointed as a Registered Aboriginal Party (RAP) with statutory rights under the Victorian Aboriginal Heritage Act 2006.¹

Beaufort Township and Reserve Development

In 1884, Goldfields Recreation Reserve opened in the township of Beaufort. In 1994, the Pyrenees Shire was formed following the amalgamation of the Ripon, Avoca and Lexton shires – and Beaufort became PSC’s administrative centre. In 2010-2011, Beaufort experienced heavy flooding when the banks of Beaufort Lake broke, and the Reserve became a designated Relief Centre for the community.

Recent Site History

The tennis pavilion was constructed in 1890 and relocated to the Reserve in the 1960’s. Between 2005-2015, the Bendigo Community Bank Complex (BCBC) was constructed, new light towers and a refurbished boatshed were installed, the oval was resurfaced, and an adjustment to governance was made – leaving management and maintenance of the BCBC to a Committee of Management (COM). In 2022, the Reserve experienced significant flooding and was unable to be used for events and sport.

During this time, the Caravan Park improved cabin quality and provision, and the Surface Water Licence Transfer Application was formed – permitting the extraction of water from Beaufort Lake for some user groups. The PSC also partnered with Kal Kal Prison to install the Koori Art Trail – featuring 12 displays of Aboriginal heritage.

Current Developments

- *Beaufort Reuse for Recreation* – \$3 million project to create a reusable central water supply for Beaufort facilities, enhancing environmental sustainability and improve playing surfaces.
- *Caravan Park Master Plan* – \$200,000 project to increase the provision of cabins from 53 to 81, and relocate the entrance further south of Skipton Road – potentially increasing Reserve usage but reducing Reserve entrance usage.
- *Beaufort Lake Foreshore Project* – \$125,000 project to improve the – as well as a \$350,000 installation of a multi-use barbecue and performance shelter. This is likely to generate greater visitation to the Foreshore, and the Reserve.
- *Beaufort Lake Walking Trail and Associated Infrastructure Upgrade* – Project to resurface and improve pathways around Beaufort Lake and the Caravan Park. This is likely to increase usage of the Foreshore, and the Reserve.
- *Goldfields Recreation Reserve Power Upgrade* – Project to install electrical LED lighting upgrades at the Reserve – enabling greater night usage and likely increasing Reserve usage.
- *Beaufort New Practice Nets and Storage Shed* – Approximately \$240,000 project to install an enclosed 3-wicket synthetic cricket practice net facility at the Reserve – likely increasing Reserve usage by cricketers.

Strategic Alignment and Guiding Principles

Strategic Alignment

The Master Plan for Goldfields Recreation Reserve is supported by, and aligned with, PSC’s Council Plan and the Council Vision: **“Sustainable and welcoming places and natural environments that create inclusive, happy and healthy connected communities.”** As referenced by the following initiatives, Council is committed to undertaking detailed planning and design for key community assets and recreational precincts:

- Support communities to have access to high-quality assets, facilities and programs to promote passive and active recreation.
- Facilitate connectivity and increase accessibility through appropriate infrastructure.
- Maintain our streetscapes and public gathering spaces and improve and enhance where funding permits.
- Provide and maintain appropriate infrastructure to ensure a high level of amenity, accessibility and safety.

Additionally, the Master Plan also acknowledges and builds upon more specific, previously completed strategy development and planning projects. PSC’s Recreation Strategy 2017-2027 highlights the following municipal objectives which this Master Plan will contribute to:

- To provide a strategic approach to the planning and development of sport and recreation facilities.
- To improve sport and recreation management and maintenance practices.
- To reduce the number of assets that no longer effectively meet the needs of the community.
- To increase participation in unstructured physical activity in order to promote health and wellbeing benefits to the community.

Guiding Principles

The following guiding principles were inspired by combining best-practice design with PSC’s Council Plan, its initiatives and objectives. It is envisaged that these will be a design legacy for any future works on the proposed recommendations.



Evidence-based

Based on concrete analysis and understanding.



Adaptable

Flexible solutions that meet changing needs over time.



Sustainable

Reduce identified site inefficiencies.



Integrated

Explore avenues to bring together the community.



Accessible

Ensure all users enjoy fair access to Reserve facilities.

Site Context



CRRAFT WORKING CONCEPT PLAN
INFORMATION PURPOSES ONLY

Existing Site Condition – Reserve and Facilities

The Reserve and its facilities are highly used by the sporting user groups, community clubs, and event organisers.

From initial observations, there are some potential issues with the Reserve and facilities including:

- Ageing and damaged club and changeroom facilities.
- Many of the BCBC's rooms and facilities are used for storage.
- Ageing scoreboard infrastructure.
- Areas of reserve prone to flooding.
- Natural debris on and around playing surface, such as tanbark.
- Uneven and inconsistent surface on and around Reserve.
- Limited facilities for spectators during matches – such as sitting and standing areas.
- Speed limit of 15kmh around oval where there is minimal distance between fence and gravel path – and no height variance between terrains. This is a potential hazard for spectators/road users.
- Visible tripping hazards upon multiple oval entry gates.
- Many sharp protruding wires on oval fencing – hazardous for people using fence as hand rest and for child eye levels.



Existing Site Condition – Surrounding Open Space

The area surrounding the Reserve is highly used and includes a carpark, recreation areas, the Beaufort Lake and the Beaufort Lake Caravan Park.

From initial observations, there are some issues with the open space including:

- Entry point to the Reserve lacks formality and direction.
- Large concrete slab and tree stump encumbering open space.
- Informal car park with no signage/parking lines.
- Exposed irrigation and pipes.
- There are minimal shaded areas to sit and escape the sun given the site's size due to a lack of overhead trees.
- The School precinct's fence is in need of retightening and restructuring.
- Minimal historical and directional signage.
- Surrounding Reserve signage is crooked and shows signs of ageing.
- The Caravan Park is directly next to the Reserve and limits privacy between the two high-use destinations.



Existing Site Condition – Netball and Tennis Courts

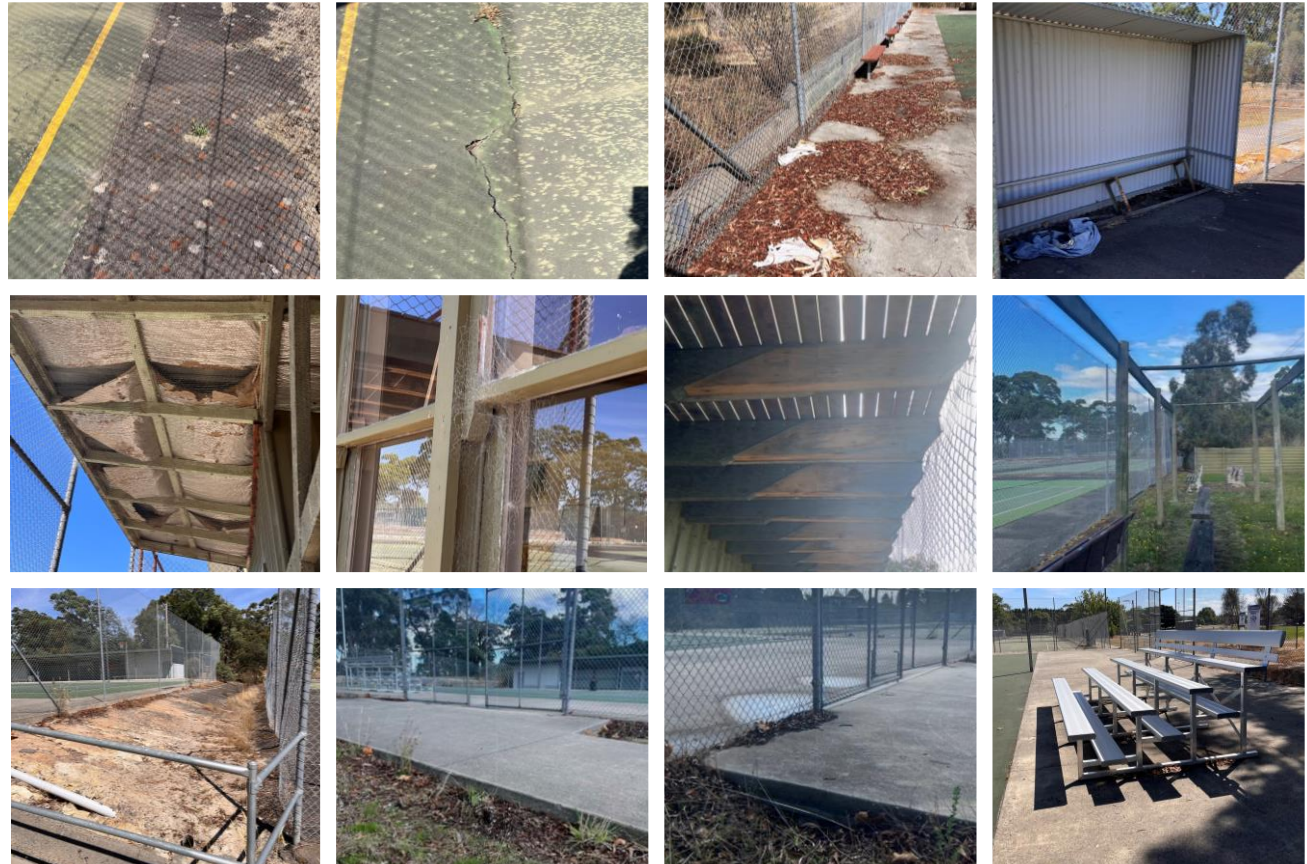
The netball and tennis courts are used by Beaufort Netball and Tennis Clubs.

From initial observations, there are some issues with the courts including:

- Signs of ageing hardcourts such as cracks, uneven terrain and moss.
- Uneven and unsafe spectator bench.
- Limited spectator seating.
- Ageing facility infrastructure, such as plaster.
- Spectator seating either has roofing with slits or no roof whatsoever – impeding protection from rainfall/sunlight.
- Unmaintained and uneven area in-between courts.
- Large drop-off from the surrounding concrete path and natural terrain – this presents as a tripping hazard and accessibility barrier.

Throughout the project, PSC conducted external audits across all Shire-wide hardcourts, including the Reserve’s netball and tennis courts.

A summary of the findings are summarised over the following pages. Additionally, a summary of the findings from a third-party condition assessment on the Reserve is included.



External Assessments – Netball Court

The court is in good condition with minor works needed.

- Immature gum trees are growing around the fence line and will likely impede the structural integrity of the fence and pavement. These require immediate removal.
- There is no major ponding, cracks or trip hazards within the PPA, however there is a small ponding area on the outside of the run-off area.
- The court is well-drained, however drainage outside the eastern fence and outfall pit are not sufficient for stormwater volume. The eastern boundary drainage should be considered for upgrade.
- The surface is dirty and requires professional cleaning to improve slip resistance, and there is a crack at the base of the light tower that requires sealing. Weeds are also growing between the joins of the court and the surrounding path areas.

Facility provision and condition are adequate and minor works needed.

- The quality of lighting and fencing quality is adequate – fencing lacks top or bottom rails and is damaged at the southwest end.
- The quality of shelter is suitable as there is a large shelter the length of the court that accommodates scorers, team benches, and spectators.
- Seating condition is good as there are well-sized aluminium benched seats under the shelter, and an aluminium grandstand seating area. It is recommended additional aluminium seating be implemented along the eastern boundary to improve spectator seating.
- Goal quality is moderate, however the goal posts and red-painted steel rings are non-compliant, as they have been installed into square sleeves with no caps. The practice goals that have been installed are non-compliant heights.
- The quality of court access quality is suitable, as there is a concrete path that leads into the netball court, and ample concrete paths and spectator areas. However, parking provision is poor as there is only informal parking around the oval.

A summary of the proposed works are below:

Short Term – Approximate cost: \$10,000 (+\$21,000 when resurfacing is required)

- Professionally clean court surface to address slipperiness (with professional cleaning every 2 years), remove weeds, and repair minor cracks. Once clean, assess court surface lifespan – it is estimated that in 3-4 years the court will need resurfacing.
- Upgrade the eastern boundary sponndrain, outfall pit and pipe to the north east corner to accommodate stormwater volumes.
- Repair damaged fence mesh and remove immature trees around fence line.

Medium/Long Term – Approximate cost: \$5,000

- Consider installing additional aluminium spectator bench seating, and assess the lighting to confirm standard and performance.



External Assessments – Tennis Courts

The tennis courts are unsafe and unplayable – trip hazards are evident on courts 1 and 6, and all courts require cleaning to remove algae.

- Whilst the tennis net posts & nets are in moderate condition, the turtle back design does not meet surface-fall criteria per Tennis Australia standards.
- The courts have an aged acrylic surface and are in a state of decline with clear cracks, heaving, algae, leaves, dirt, and tripping hazards.
- Water collects through the middle of the courts, however there are no measures to efficiently remove water. This has led to courts 4 and 6 having several ponding and slippery surface areas within the PPA. There is no surrounding court drainage either.
- Repairs are required to slow court deterioration, and the run-offs also require resurfacing with the same surface as the Principle Playing Area (PPA).

Facility provision and condition require improvements.

- Semi-mature plane trees to the court sides have invasive tree roots that will impact court pavement by way of cracking and heaving. These require removal.
- The veranda at the front of the pavilion offers sheltered spectator viewing to courts 1-4, but limited viewing to courts 5 and 6. There is also a small bus stop-type shelter to the western side of court 6 (multi-purpose court) which is inadequate for competition netball. Seating upgrading and/or replacement is recommended.
- Court fencing lack top or bottom rails, and the mesh is aged and curling at the base. Several of the fence posts are leaning, and the fence is also undersized and does not meet the Australian Standard for a commercial tennis facility. Net replacement is recommended as part of any facility redevelopment.
- There is no court lighting or connecting paths to the courts, and only informal grass parking is provided.

A summary of the proposed works are below:

Short Term – Approximate cost: \$5,500

- Professionally clean court surface to address slipperiness (with professional cleaning every 2 years) and treat the moss and algae, remove weeds, remove leaf litter and improve mesh curling at the fence base.
- Cut out and repair court 6 trip hazards to enable netball training – ensuring repair is coated with acrylic surface.

Medium/Long Term – Approximate cost: \$1,800,000 (*with competition standard lighting*)

- Reconstruct all courts to address compliance, design and condition issues, and ensure supporting infrastructure is also renewed (including fencing, net posts and nets, shelter and seating).



Existing Site Condition – Oval

Works are needed to improve oval conditions, usage and performance.

- Issues include poor soil conditions, depth of a high porosity topsoil, subsurface drainage deficiencies including perimeter swale and tendency to become saturated, unplayable and easily damaged due to rain.
- Limited usage and loading carrying capacity of surface before it deteriorates.
- Deficiencies with the surface shape and levels.
- Worn infrastructure surrounding the oval, including perimeter fences, coaches' boxes and entry gates.

Resolving the issues would require complete reconstruction, including:

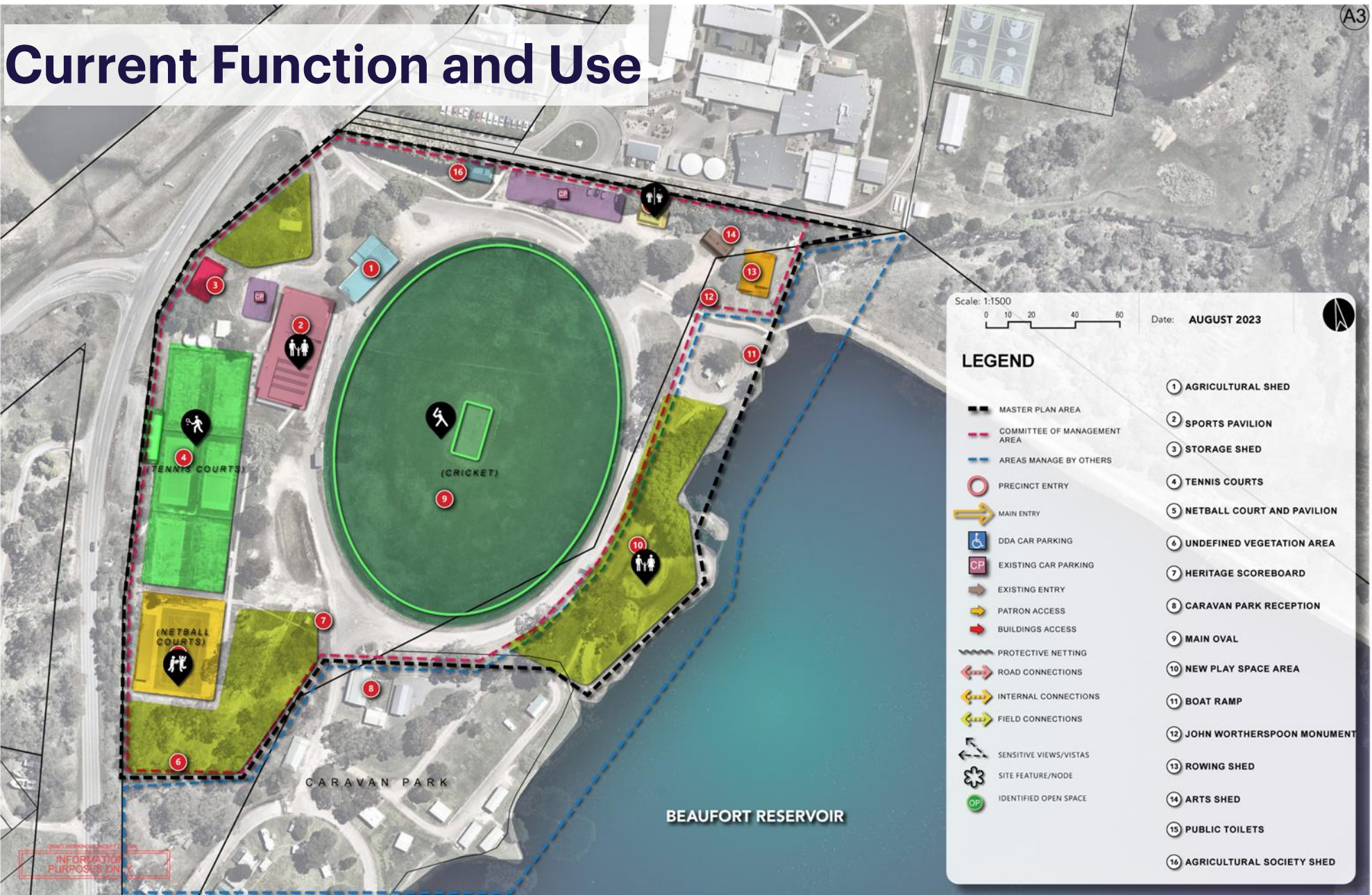
- Remove existing perimeter fence and any other obsolete infrastructure.
- Remove existing grass cover and 30-50mm from the surface to get rid of thatch root mat and organic material layer from the surface.
- Utilise the in-situ soil material remaining as the base of the subgrade.
- Reshape subgrade to increase size and create surface slope to fit the site.
- Reshape the surrounds to blend into the proposed surface shape.
- Install a subsurface drainage system and connect to existing or LPD stormwater system.
- Install a new automatic irrigation system and associated infrastructure.
- Install new infrastructure, including perimeter fence, cricket pitch, coach's boxes and concrete pads where required, goals, entry gates, etc.
- Install a root zone layer consisting of suitable well-draining (approved) material to an approximate depth of 200mm (or less depending upon inclusion of sand/gravel slit drainage).
- Grass the entire surface with washed Santa ana couch turf.
- Undertake an aggressive grow-in (establishment) period of 12-16 weeks to prepare the surface for play and community use.

If reconstruction was to be pursued, a summary of the works are below :

- Reconstruction of oval – Approximate cost: \$990,000 + GST, including:
- Preliminary, site set out and demolition works
- Earthworks.
- Infrastructure.
- Irrigation works.
- Subsurface drainage works.
- Construction of root zone layer.
- Final surface works (including grassing).
- Establishment period.
- Project close out and project contingency allowance.



Current Function and Use



Scale: 1:1500
 0 10 20 40 60
 Date: **AUGUST 2023**

LEGEND

	MASTER PLAN AREA		COMMITTEE OF MANAGEMENT AREA		AREAS MANAGE BY OTHERS		1 AGRICULTURAL SHED
	2 SPORTS PAVILION		3 STORAGE SHED		4 TENNIS COURTS		5 NETBALL COURT AND PAVILION
	6 UNDEFINED VEGETATION AREA		7 HERITAGE SCOREBOARD		8 CARAVAN PARK RECEPTION		9 MAIN OVAL
	10 NEW PLAY SPACE AREA		11 BOAT RAMP		12 JOHN WORTHERSPOON MONUMENT		13 ROWING SHED
	14 ARTS SHED		15 PUBLIC TOILETS		16 AGRICULTURAL SOCIETY SHED		

	MAIN ENTRY		DDA CAR PARKING
	EXISTING CAR PARKING		EXISTING ENTRY
	PATRON ACCESS		BUILDINGS ACCESS
	PROTECTIVE NETTING		ROAD CONNECTIONS
	INTERNAL CONNECTIONS		FIELD CONNECTIONS
	SENSITIVE VIEWS/VISTAS		SITE FEATURE/NODE
	IDENTIFIED OPEN SPACE		

FOR INFORMATION PURPOSES ONLY

Current Management

Governance of Goldfields Recreation Reserve

- The BCBC is governed by a Section 86 COM known as the Beaufort Community Bank Complex Community Asset Committee. The Committee's primary responsibility is setting prices for tenants and bespoke bookings, and facility improvement projects for the BCBC.
- The Reserve itself is governed by PSC. This means that facility maintenance on the Reserve is PSC responsibility. Bookings for the Reserve are also made through PSC.
- From initial stakeholder consultation, there is confusion relating to the booking process for the site, including who is directly responsible for BCBC bookings.
- To book the Reserve and the BCBC, two booking processes must be completed.

Community Asset Committee Governance & Operations Manual

- The Governance and Operational Guidelines within the PSC's *Community Asset Committee Governance and Operations Manual* divides maintenance responsibilities between Committee and PSC.
- There are areas of overlap with some responsibilities.
- For example, point 45 highlights two different responsibilities for oval top dressing – these are divided between Committee and PSC.

Key Finding

- It is somewhat unusual to have a COM for only one component of a community reserve. The pros and cons of the current and potential alternative structures will be explored through this project.

	Activity	Responsibility	
		Committee	Council
Oval maintenance / synthetic & artificial surfaces			
40.	Line marking of sports fields – purchase and application (non-toxic and non-permanent materials only).	Y	
41.	Management of watering sports ovals – responsibility for coordination and management of watering ovals (including cost).	Y	
	Management of watering sports ovals – responsible for investigating alternative water management systems and providing advice where required on watering regimes / schedules.		Y
42.	Mowing of designated sporting ovals – as per Council's asset management program. (Council only where within program resources)	Y	Sometimes
43.	Fire prevention mowing of reserves – mowing, whipper snipper around buildings and garden beds.	Y	
	Fire prevention mowing of reserves – all other fire prevention mowing at reserves, other than above.		Y
44.	Oval surfaces – fertilise, aeration, and week spray – as per Council's asset management program within program resources.		Y
45.	Oval top dressing – clubs to repair potholes identified by pre-usage inspection. Report issues to Council.	Y	
	Oval top dressing – minor, localised top dressing once per year as per Council's asset management program within program resources.		Y
46.	Synthetic / artificial sports surfaces – Cleaning of surfaces.	Y	
	Synthetic / artificial sports surfaces – resurfacing works.		Y

Section of PSC Community Asset Committees' Governance & Operational Guidelines
Source: Pyrenees Shire Council Community Asset Committee Governance & Operations Manual 2021

Existing User Groups

Existing User Groups

The site is the major sport and recreation precinct for the Beaufort township and is home to multiple sport and active clubs, including:

- Beaufort Football/Netball Club
- Beaufort Cricket Club
- Beaufort Tennis Club
- Beaufort Little Athletics
- Beaufort Agricultural Society
- Wimmera Axemens Association
- Pyrenees Arts Council

Community Events

Additionally, the site hosts and facilitates a number of community events, including:

- The annual Beaufort Agricultural Show, run by the Beaufort Agricultural Society.
- The annual Beaufort Truck and Car Show, run by the Football/Netball Club.
- The weekly Beaufort Lake Park Run, run by community volunteers.

Recreational Users

The Reserve is also used by other user groups, including:

- Beaufort Lake Caravan Park residents
- General public
- Beaufort Primary School
- Beaufort Secondary School
 - There is a Joint User Agreement with the Schools, as the Schools access the Reserve's facilities periodically for both classes and sports days. This is despite the School's having access to sport facilities such as basketball courts and an indoor facility.



Beaufort Football Club



Beaufort Netball Club

Annual Site Usage Overview

Football

- The Reserve is the home ground for all five of Beaufort teams (U12, U15, U18, Reserves and Seniors), and every second Saturday it hosts all home games back-to-back from early morning to late afternoon.
- The Reserve also hosts Auskick each Friday night during football season.

Netball

- The site's Court 1 is the home venue for all eight Beaufort teams (U13A and B, U15, U17, Senior A-, B-, C- and D-Grade) and every second Saturday it hosts all home games back-to-back from early morning to late afternoon.

Cricket

- The Reserve is the home ground for Beaufort's senior teams (A-Grade and A-Reserve Grade) and junior teams (U13 and U15). When they have coinciding home games, other venues are used as overflow grounds, such as the Secondary School's oval.

Tennis

- Beaufort's Tennis Club runs Friday night junior programs from 4pm and some senior competitions one-to-two days per week during summer.

Little Athletics

- Beaufort's Little Athletics runs Friday nights from 5pm during summer, as is hosted on the Reserve itself.

Community Events

- Annual events such as the Agricultural Show and Car and Truck Show are hosted at the Reserve.
- The Beaufort Lake Park Run is hosted on a weekly basis every Saturday morning at 8am. They use the car park at the Reserve.

Key User Group	January	February	March	April	May	June	July	August	September	October	November	December
Football												
Cricket												
Netball												
Tennis												
Little Athletics												
Agricultural Show*												
Truck and Car Show												
Beaufort Lake Park Run												
School Precinct												
Public Access												

*Due to COVID-19 the Agricultural Show was held in March in 2023.

Research and Consultation Overview and Findings

A range of engagements with project and PSC staff and key stakeholders have been undertaken to facilitate the overall project, including:

- Project Meetings and PSC Staff Consultations.
 - 1x Project inception meeting with Project Manager and key PSC staff.
 - Fortnightly catch-up meetings with Project Manager (began March 8th).
- In-depth Interviews.
 - 5x in-person interviews with PSC staff.
 - 10x interviews with key stakeholders, including:
 - Beaufort Football/Netball Club
 - Beaufort Cricket Club
 - Beaufort Tennis Club
 - Beaufort Primary School/District Little Athletics
 - Beaufort Secondary School
 - Beaufort Agricultural Society
 - Beaufort Community Bank Complex Community Asset Committee
 - Beaufort Secondary Parents and Friends Association (recently disbanded)
 - Pyrenees Arts Council
 - Wadawurrung Traditional Owners Aboriginal Corporation
- Online Community Survey, which gathered 90 complete community responses.

Research and Interview Findings

Site History and Context

- Beaufort is Pyrenees Shire Council's (PSC) largest township at approximately 1,712 people – nearly a fourth of PSC's population.
- In 1884 Goldfields Reserve opened to the public as a general park.
- The tennis pavilion was relocated to the Reserve in the 1960's, accompanied by the development of hardcourts.
- The BCBC took approximately seven months to construct over 2006-2007.
- Goldfields Reserve provides AFL, cricket, netball and tennis facilities.
- There are gaps in provision of other sports for the Beaufort community, such as gymnastics, hockey, rugby and soccer.

Site Condition and Usage

- Beaufort's Football/Netball, Cricket and Tennis Clubs all use the Reserve consistently throughout the year.
- There are signs of ageing on the Reserve and hardcourts, and areas for improvement in surrounding open space.
- The current governance structure is somewhat unusual with a Committee of Management (COM) that only oversees the BCBC, not the entire Reserve.
- Annual community events are hosted at the Reserve.

In-depth Interviews

- Accessibility and circulation issues were identified, such as the Reserve's complex entry point.
- Lack of public amenity provision is an issue, such as public toilets.
- Sport planning and provision require improvements, such as alternative governance options for Reserve management.

Research and Consultation Findings

Research and Interview Findings (continued)

Policy and Document Reviews

- Any potential facility provisions will need to promote community health, enhance functionality, and ensure the Reserve is a safe and welcoming place for all.
- There is a community movement towards more informal recreation – potential facilities must facilitate participation in these.
- Potential facilities must be ‘fit-for-purpose’ and aligned with community policies and state and national sporting body guidelines to ensure that user needs are met and that future projects/alterations to new facilities are avoided.
- Traditional Owners must be engaged with to ensure the Master Plan incorporates cultural heritage considerations.

Community Survey Findings

Current Usage and Travel

- The Reserve is frequently visited by respondents for multiple reasons.
 - 69% of respondents visit the Reserve at least once a week, and the most common frequency is 2-3 times a week (31%).
 - Aside from attending community events, respondents mainly visit the Reserve for passive recreation such as walking, enjoying the Lake and foreshore, and being outside.
 - 68% of respondents are local residents. Of this group, approximately half (49%) have no other connection to the Reserve.
- Travel time to the Reserve is often short and is typically done by car.
 - 67% of the respondents travel for 15 minutes or less to the Reserve.
 - There is high demand for car parking at the Reserve as 77% of local residents, and 97% of non-local residents, travel to it by car.

Pavilion, Oval and Courts

- Respondents are generally satisfied with the quality of the Pavilion and the Oval.
 - The quality of the pavilion and oval satisfy 91% and 89% of the users respectively.
- However, respondents are significantly less satisfied with the quality of the netball/tennis hardcourts and facilities.
 - Of the 40% of respondents that use the tennis change rooms and facility, only 28% are satisfied with the quality.
 - Only 43% of respondents for the netball/tennis spectator seating are satisfied with the quality.
 - 50% of respondents for the tennis courts are satisfied with the quality.

Open Space and General Amenities

- Respondents are satisfied with the Reserve’s trails and pathways.
 - The walking/running trails and pedestrian pathways have high community satisfaction levels – 87% and 81% respectively.
- However, respondents are generally dissatisfied with the rest of the Reserve’s open spaces and general amenities.
 - Respondents are least satisfied with the quality of public toilets (31% satisfaction), seating and shading (42%), and car parking (46%).
 - Only 4% of respondents for playgrounds are either extremely or very satisfied with the quality.
 - Approximately 4-in-10 respondents are dissatisfied with the quality of open space/grassy areas, signage and navigation, landscaping and vegetation, and storage sheds.

Research and Consultation Findings

Community Survey Findings (continued)

Strengths and Ideas

- Respondents identified several strengths of the Reserve, including:
 - A designated community area with high community spirit.
 - Aesthetic and spacious area that accommodates a range of needs.
 - Environment and wildlife, including Beaufort Lake.
 - Close proximity to Beaufort town.
- Some of the new ideas raised by the community include:
 - A less complex entrance point.
 - More netball court space.
 - An additional public toilet block near the hardcourts.
 - Formalised car parking and sealing of the roadway.
 - Greater Indigenous recognition.
 - Undercover spectator areas.
 - Greater provision of playgrounds for young children.

Key Opportunities

From the background research and consultation stages, the following opportunities have been identified.

Accessibility and Circulation

- Improve the layout, signage and circulation of the site entry.
- Improve the layout and designation of informal car parking and drop-off zones.
- Investigate opportunities to consolidate temporary building and storage structures – as well as any buildings reaching end of life.
- Investigate options to improve emergency vehicle access to oval and courts.
- Convert the current Caravan Park entry to become a temporary access point (once the new Caravan Park entry is established).

Public Amenity

- Redevelop the Secondary School border fence, in collaboration with the School.
- Increase indigenous vegetation, in conjunction with the WTOAC.
- Investigate opportunities to increase public toilet provision on the Reserve. Currently, users that do not pay to hire the BCBC and its toilet facilities must travel towards the school-end of the Reserve.
- Provide greater play spaces for children.
- Improve and implement shades spectator areas.

Sporting Planning and Provision Improvements

- Investigate opportunities to enable a second competition standard netball court (which might be on an existing tennis court and become dual purpose).
- Investigate alternative governance options for Reserve management, user-group tenancy arrangements, capital improvements, bookings and ongoing maintenance.
- Implement recommendations from turf and hard court assessments (from other consultant reports).



Landscaping

Overall landscaping improvements to the Reserve has been identified through in-person site visits, and this refers to the general process of enhancing land features to increase the aesthetic appeal, functionality, and ease of access.

Some of the recommendations within this Master Plan reference landscaping improvements, and these are to be specified at a later date when Council pursue relevant projects.

These improvements may involve tree planting/removal, land levelling, provision of water features, soil and grass maintenance and improvement, and site lighting to enhance visibility.

GOLF COURSE Existing Site Plan (2023)

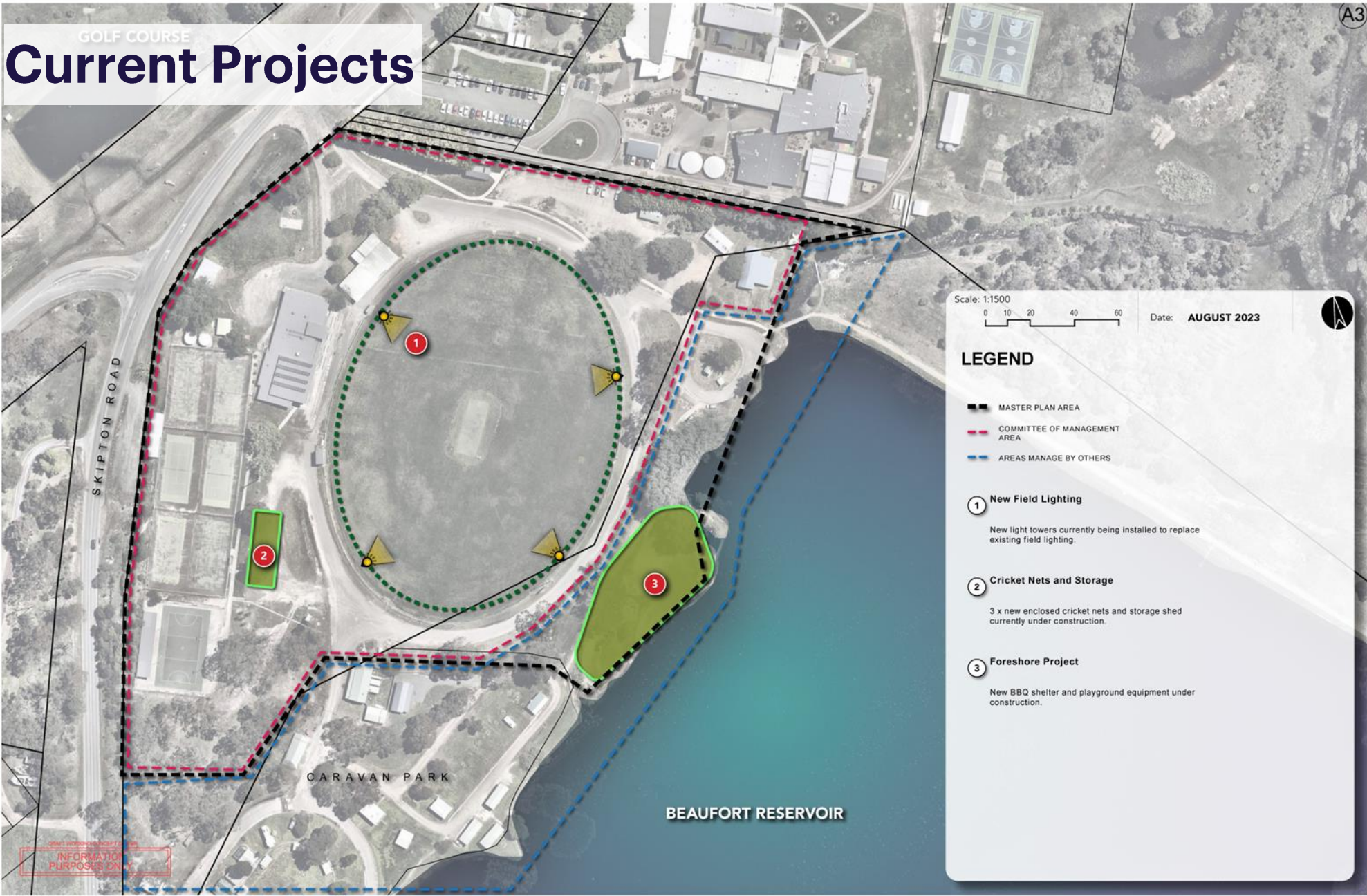


Scale: 1:1500
 0 10 20 40 60
 Date: **AUGUST 2023**

LEGEND

	MASTER PLAN AREA		1 AGRICULTURAL SHED
	COMMITTEE OF MANAGEMENT AREA		2 SPORTS PAVILION
	AREAS MANAGE BY OTHERS		3 STORAGE SHED
	PRECINCT ENTRY		4 TENNIS COURTS
	MAIN ENTRY		5 NETBALL COURT AND PAVILION
	DDA CAR PARKING		6 UNDEFINED VEGETATION AREA
	EXISTING CAR PARKING		7 HERITAGE SCOREBOARD
	EXISTING ENTRY		8 CARAVAN PARK RECEPTION
	PATRON ACCESS		9 MAIN OVAL
	BUILDINGS ACCESS		10 NEW PLAY SPACE AREA
	PROTECTIVE NETTING		11 BOAT RAMP
	ROAD CONNECTIONS		12 JOHN WORTHERSPOON MONUMENT
	INTERNAL CONNECTIONS		13 ROWING SHED
	FIELD CONNECTIONS		14 ARTS SHED
	SENSITIVE VIEWS/VISTAS		15 PUBLIC TOILETS
	SITE FEATURE/NODE		16 AGRICULTURAL SOCIETY SHED
	IDENTIFIED OPEN SPACE		

GOLF COURSE Current Projects



Scale: 1:1500
0 10 20 40 60
Date: **AUGUST 2023**

LEGEND

- MASTER PLAN AREA
- COMMITTEE OF MANAGEMENT AREA
- AREAS MANAGE BY OTHERS

- 1 New Field Lighting**
New light towers currently being installed to replace existing field lighting.
- 2 Cricket Nets and Storage**
3 x new enclosed cricket nets and storage shed currently under construction.
- 3 Foreshore Project**
New BBQ shelter and playground equipment under construction.

2024 INFORMATION PURPOSES ONLY



LEGEND

	MASTER PLAN AREA		COMMUNITY FOCUS
	PRECINCT ENTRY		PUBLIC TOILETS
	MAIN ENTRY		AFL FOOTBALL
	DDA CAR PARKING		CRICKET
	CAR PARKING		ATHLETICS
	EXISTING ENTRY		TENNIS
	OTHER ACCESS		NETBALL
	BUILDINGS ACCESS		LIGHTING
	PROTECTIVE NETTING		
	SENSITIVE VIEWS/VISTAS		
	SITE FEATURE/NODE		
	IDENTIFIED OPEN SPACE		

RECOMMENDATIONS

- 1 Undertake oval upgrades and remediation. Timing to be determined based on funding and user group consultation.
- 2 Upgrade the tennis and netball court surfaces.
- 3 Remove the existing tennis pavilion and ensure a suitable alternative is provided for the Tennis Club's needs.
- 4 Explore dual line marking on tennis courts 5 and 6 for a second netball court.
- 5 Recreation Reserve entry road upgrades and safety improvements.
- 6 Redevelop the agricultural shed to increase functional use and storage, and provide greater community access. Investigate reorientation to improve vehicle access and circulation to the existing community pavilion. (Potential for additional multi-purpose community use and event opportunities).
- 7 Improve open space landscaping and overflow area. WTOAC should be resourced to provide the plants and undertake the planting and maintenance.
- 8 Improve Reserve signage.
- 9 Provide dedicated car parking area and vehicle turn-around area.
- 10 Investigate safety improvements for the Skipton Road car park.
- 11 Expand the Committee of Management (COM) to cover all aspects of the Reserve (excluding the foreshore areas), consolidating the current functions of the Beaufort Community Bank Complex Community Asset Committee and Council's oversight of maintenance priorities. Each user group and Council should be represented on the new COM.

LONGER TERM CONSIDERATIONS

- 12 Improve car park and school interface. (Subject to co-funding)
- 13 Improve community arts shed landscaping and car parking area.
- 14 Improve landscaping, as well as access to the heritage plinth marker and the boat shed.
- 15 Upgrade the tennis courts lighting.
- 16 Community area waterfront interface and enhancements. (Existing project)
- 17 Re-purpose the caravan park entry and reception. (Subject to implementation of the caravan park master plan recommendations)
- 18 Restore the historic scoreboard and remove public access.
- 19 Investigate longer-term relocation and consolidation of public toilets for improved universal access.

GOLF COURSE

SCHOOL

BEAUFORT RESERVOIR

CARAVAN PARK

SKIPTON ROAD

INFORMATION FOR PURPOSES ONLY

MASTER PLAN 2023

Scale: 1:1500



Date: DECEMBER 2023



Client:
PYRENEES SHIRE

Consultant Team:
Solucio
Insightful, intuitive intelligence



Appendices





Appendix A – Management Model Assessment

Management Model Assessment

Options	Benefits	Disbenefits	Assessment
<p>Maintain current arrangement whereby the COM is responsible solely for BCBC maintenance.</p>	<ul style="list-style-type: none"> Those familiar with booking and maintenance procedures do not have to become familiar with a new model. Avoidance of time costs through forming a new management model. 	<ul style="list-style-type: none"> Confusion regarding Reserve booking and maintenance procedures remains. Lack of user group representation increases the likelihood of user conflict such as handover issues. 	<p>Based on the analysis and stakeholder consultation undertaken, the most suitable management model for the Reserve would be to expand the COM to cover both the oval and the BCBC.</p>
<p>Expand COM to cover both the oval and the BCBC – with a member from each user group and Council on the COM.</p>	<ul style="list-style-type: none"> Creates transparency between user groups regarding maintenance and handover. Ensures transparency of BCBC bookings with all user groups. Representative and democratic process that creates buy-in and ownership of the site. Creates improved two-way communication with Council and all user groups. 	<ul style="list-style-type: none"> Relies on volunteers and volunteer availability. COM requires Council oversight for strategic decisions. Additional governance responsibilities for user group volunteers. 	<p>The COM would include a member from each user group as well as Council – ensuring complete transparency between all relevant stakeholders.</p> <p>To support the transition to an all-encompassing COM, the following steps/actions should be considered:</p> <ul style="list-style-type: none"> Initiate term limits and succession planning for all COM positions. Appoint representatives from each and every Reserve user group. Review the definitions of appointed representatives on the COM.
<p>Remove the COM and enact complete Council oversight for Reserve management and maintenance.</p>	<ul style="list-style-type: none"> Council has full control of the operation of the Reserve and maintenance of associated assets. Council has access to performance metrics on demand. Council has flexibility for Reserve scheduling. 	<ul style="list-style-type: none"> Council is responsible for all operating tasks, equipment and any unforeseen issues – as well as servicing community demand. Overall costs of this model are higher based on employees compared to volunteers. Model removes current sense of community pride from the current leaders of the Reserve user groups. 	



Appendix B – Costings and Implementation Plan

Costings and Implementation Plan

Recommendation

Longer Term Consideration

A series of staged and costed recommendations and longer-term considerations have been identified within the final Master Plan. Costings are indicative estimates based on 2023 Australian dollars (AUD) and do not include escalation, inflation, or any other unforeseen factors. Costings should also be interpreted with an understanding that a specific scope would need to be developed for each project, along with (where required) further feasibility and financial analysis, further detailed design, and due diligence.

Recommendation/ Consideration	General Projects	Timeframe*	Estimated Cost (2023 AUD)	Funding Stream
1	Oval Reconstruction	Long-term	\$990,000	Council, Club fundraising, Government, SSA
2	Tennis and Netball Courts	Long-term	\$1,841,500	Government, Club fundraising, SSA
3	Tennis Pavilion	Long-term	\$5,000 (demolition allowance)	Council, SSA, Government
4	Dual Line Marking	Short-term	\$1,410	Council, Club fundraising
5	Recreation Reserve Entry Road Updates and Safety	Long-term	\$200,000 - \$300,000	Council, Government
6	Agricultural Society Shed and Mixed-Use Community Pavilion	Long-term	\$1,405,000	Grants, Council, Government
8	New Reserve Signage	Short-term	\$20,000 (allowance)	Council
10	Skipton Road Car Park	Long-term	\$500,000	Council, Government
11	Community Pavilion	Short-term	Formation of COM – no cost	-----
14	Heritage Plinth Marker and Boat Shed	Long-term	\$135,625	Council
15	Tennis Court Lighting	Long-term	(Included in recommendation 2's cost)	Council, Government
16	Community Area Waterfront Interface	Medium-term	Separate project – no cost	Council
17	Caravan Park Entry and Reception	Medium-term	\$2,000	Council
18	Historic Scoreboard	Short-term	\$12,000	Council
19	Reinstate Community Toilets	Long-term	Internal PSC cost	Council

Recommendation/ Consideration	Car Parking and Circulation Projects	Timeframe*	Estimated Cost (2023 AUD)	Funding Stream
7, 9, 12, 13	Reserve Parking and Delineation Improvements	Long-term	\$842,375	Council, Government

Note: Short-term is treated as 0-3 years, medium-term as 4-6 years, and long-term as 7-10 years.

Note: For further detail and description of general projects, refer to Master Plan.

Total Projects Cost (excl. GST)	Total Projects Cost +25% (excl. GST)
\$5,954,910 – \$6,054,910	\$7,443,638 – \$7,568,638



Appendix C – Draft Master Plan Stakeholder Feedback Summary

Stakeholder Feedback

Process Overview

Solucio distributed the Draft Master Plan to all previously-interviewed stakeholders for feedback and review – whereby all but two stakeholder groups provided insightful feedback and requests.

Stakeholders also provided their level of support for the Draft Plan – with the majority being supportive, once their feedback was considered.

All requests have been reviewed and for each, Solucio have either agreed with, disagreed with, or noted, the request – and provided a relevant response/action.

In some instances, requests are unsuitable for this Master Plan but may be suitable for future Council projects. When this has occurred, the following text has been included in the Solucio Response column: “To be reviewed and considered as future projects occur.”

Support of the Draft Plan	Request	Solucio Response
Beaufort Agricultural Show Society		
Supportive, once feedback is considered.	Cattle Shed near west fence has not been drawn in.	Agree To be incorporated into redeveloped Agricultural Shed, however can remain in current condition if desired.
	Removal of concrete slab and tree stump from west lawn near the entrance.	Agree To be reviewed and considered as future projects occur – and/or if Council pursue recommendation 6.
	Recommendations for what gate/ticket box looks like.	Agree To be reviewed and considered as future projects occur.
	Maintain open space past netball courts for horse float parking.	Agree Open space past netball courts has been maintained.
	Between Art Shed and toilet block, remove old trees, plant bushes and implement picnic area.	Noted Feedback to be considered in recommendation 13, and in conjunction with overall vegetation plan for the reserve.
	Yet-to-be-built water tanks behind arts shed not included.	Noted Tanks not included as they are not being implemented by Council – however existing tanks will be included.
	Reduce tree planting around Reserve/maintain open space – area is needed for horse float parking.	Noted For Council to consider when conducting landscaping recommendations.
	Putting overhead cables underground on north fence area.	Disagree Unsupportive of potential project given high cost and little overall community benefit.
	Moving caravan park office to south end of the caravan park.	Noted Suggestion to be provided to Council's caravan master plan project team.

Stakeholder Feedback

Support of the Draft Plan	Request	Solucio Response
Community Asset Committee		
Supportive, once feedback is considered.	Do not convert COM to cover oval given extra costs, especially if Council do not allocate funding.	Noted The funds and budget will need to be developed and agreed if Council pursue recommendation 11.
	Unsure about tennis club pavilion redevelopment given lack of demand.	Agree Tennis Club pavilion redevelopment is subject to future use requirements and feasibility.
Pyrenees Arts Council		
Supportive, once feedback is considered.	Specific improvements to the Arts Shed.	Agree To be reviewed and considered as future projects occur.
Wadawurrung Traditional Owners Aboriginal Corporation		
Supportive, once feedback is considered.	7. "Resource WTOAC to provide plants and undertake planting and maintenance" rather than "use for advice".	Agree Change has been actioned.
Beaufort Secondary College Parents and Friends Group		
Supportive, once feedback is considered.	Sheds backing onto Skipton Road not shown in Plan – enclosed Shed used to store football trailer and supplies.	Agree For Council to consider and incorporate into redeveloped agricultural shed when conducting recommendation 6.
	Wet areas around oval to be addressed when upgrading the oval.	Agree To be reviewed and considered as future projects occur.

Support of the Draft Plan	Request	Solucio Response
Little Athletics		
Supportive.	Public toilet access near hardcourts.	Noted Agree the existing toilets are not in an optimal location – location is for Council to consider as future projects occur.
Beaufort Primary School		
Supportive.	Public toilet access near hardcourts.	Noted Agree the existing toilets are not in an optimal location – location is for Council to consider as future projects occur.
Beaufort Tennis Club		
Supportive, once feedback is considered.	Do not convert courts 5 and 6 to netball courts.	Agree Recommendation 4 adds netball line markings and does not remove a sixth tennis court.
	Retain the current Tennis Pavilion.	Disagree The consultant's view is that the pavilion is unsafe in its current condition.
	Given restoration of scoreboard, implement toilets underneath.	Noted Agree the existing toilets are not in an optimal location, however not supportive of increasing provision of toilets through the scoreboard restoration.
Beaufort Cricket Club		
Supportive, once feedback is considered.	Include annual rolling of the playing surface after football season.	Noted This would be for the new Community Asset Committee to discuss and agree on.



Appendix D – Policy and Guideline Analysis

Strategy and Policy Alignment

The following documents have been reviewed and referenced in developing the Goldfields Recreation Reserve Master Plan and Needs Assessment.

PSC Documents	Alignment Considerations for Goldfields Recreation Reserve Master Plan
Council Plan 2021-2025	The Master Plan will align with Pyrenees Shire Council's (PSC) Council Plan by ensuring any facilities and infrastructure recommended promote community health and are environmentally friendly.
Recreation Strategy 2017-2027	The growing trend towards informal recreation identified within the Recreation Strategy will be incorporated into the Master Plan, ensuring facilities and infrastructure encourage these activities.
Beaufort Lake Caravan Park Master Plan	The Master Plan will ensure it has suitable facilities and infrastructure to accommodate for a potential increase in users if the Park expands.
Beaufort Lake Action Plan	The Master Plan will not provide recommendations that reduce water levels of the Beaufort Lake to ensure visitation is not hindered.
Pyrenees Futures in Beaufort: Your Views	The community interests identified in the Pyrenees Futures will be incorporated into the Master plan, as it will ensure Goldfields Recreation Reserve can host a greater range of events and generalised activities, without impeding Beaufort's heritage and natural landscape.
Municipal Health & Wellbeing Plan 2021-2025	All recommendations will be aligned with promoting the Reserve as a safe and accessible environment, welcoming all people and activities.
Beaufort Walkability Plan	Opportunities to implement paths and trails will be examined, and any that are recommended will abide by the hierarchy provided in the Walkability Plan.
Communications and Engagement Strategy 2022-2025	The Master Plan will make recommendations that encourage community involvement and engagement, and list the user groups specifically consulted throughout the project.
Gender Equality Action Plan (GEAP) 2021-2025	Any recommendations within the Master Plan that involve the implementation/formation of a workforce should explore actions from the Action Plan, such as increasing appointees with diverse backgrounds, and ensuring gender balance among hires.
Reconciliation Plan 2021-2024	The Master Plan will align with the themes, objectives and actions of the Reconciliation Plan.
Ten Year Asset Plan 2023-2032	Recommended facilities and infrastructure will enhance the Reserve's functionality, and will be recommended with consideration to external influences such as inflation and the potential for extreme weather events and climate impacts (e.g. bush fires, floods etc.).
Economic Development Strategy	The Master Plan will explore ways to enhance the Reserve's desirability and attractiveness to entice visitation – this is particularly relevant given the anticipated highway bypass that will increase the need for Pyrenees attractions that support the local economy.

Strategy and Policy Alignment

The following documents have been reviewed and referenced in developing the Goldfields Recreation Reserve Master Plan and Needs Assessment.

Industry Documents	Alignment Considerations for Goldfields Recreation Reserve Master Plan
Active Victoria (2022-2026)	The Master Plan will align with the strategic direction of Active Victoria by pursuing the development of a thriving place and community that is safe, fair and inclusive.
Cricket Australia Facility Guidelines	Potential facilities must be 'fit-for-purpose' and aligned with state and national sporting body guidelines to ensure that user needs are met and that future projects/alterations to new facilities are avoided.
AFL Facility Guidelines	
Netball Victoria Facility Guidelines	
Tennis Australia Facility Guidelines	

CA Cricket Facilities Guidelines – Applied to Goldfields

Cricket Building Requirements	Premier Cricket Level	Local Community Comp Level		Goldfields
		Club (Home)	Club (Satellite)	
Pavilion/Clubrooms	600-700m ²	400-500m ²	300-350m ²	YES
Players Change Rooms	2x Unisex	2x Unisex	2x Unisex	YES
Umpire Change Rooms	1x Unisex	1x Unisex	Not required	YES
Kitchen/Canteen/Kiosk	Kitchen + Kiosk 25m ²	Kitchen or Kiosk 15-25m ²	Kiosk 15m ²	YES
Storage/Cool Room	As needs basis	As needs basis	Not required	YES
Cleaners Store	Required 5m ²	Required 5m ²	Required 5m ²	YES
Social/Community Room	Required 150m ²	Required 100m ²	Required 80m ²	YES
Social/BBQ area	Desirable 8m ²	Desirable 8m ²	Desirable 5m ²	YES
Toilets (M/F or Unisex and Accessible)	Required	Required	Required	YES
First Aid	Desirable	Optional	Optional	YES
Gym/Fitness Room	Desirable 20-30m ²	Not required 20-30m ²	Not required 20-30m ²	NOT REQUIRED
Office/Administration	Required 15m ²	Optional 15m ²	Not required 15m ²	YES
Scorers Box/Viewing Area	Desirable 3m ²	Table and Chairs (shade and weather protected) 3m ²	Table and Chairs (shade and weather protected) 3m ²	YES
Ground Maintenance Storage	Required	Required for turf pitch venues	Required for turf pitch venues	YES
Equipment/Storage	Required	Required	Required	YES
Memorabilia/Honour Board Display	Desirable	Desirable	Desirable	DESIRABLE
Lighting	750 lux	500 lux	300 lux	YES
Spectator Seating (Structure)	100 seats	30 seats desirable	Park Benches	YES
Spectator Seating (Covered)	Desirable	Desirable	Desirable	YES
Spectator Seating (Natural Shade)	Required	Required	Required	YES
Site/Perimeter Fencing	Optional	Optional	Not Required	YES
Carparking (Min Spaces)	50 spaces	40 spaces	30 spaces	YES

AFL Facilities Guidelines – Applied to Goldfields

Playing Field Facilities	State	Regional	Local	Goldfields
Player Amenities (toilet/showers)	35m ² x 2*	25m ² x 2*	25m ² x 2*	YES
Number of cubicle showers (gender neutral)	5 x showers per amenity	4 x showers per amenity	3 x showers per amenity	YES
Number of pan toilets	5 x toilets per amenity	4 x toilets per amenity	3 x toilets per amenity	YES
Player Change Rooms	2* x75m ² -90m ²	2* x 55m ² -75m ²	2* x45m ² -55m ²	YES
Doctors Room	15m ²	10m ² Optional	10m ² Optional	TBC
Massage / Strapping Room	2 x 20m ²	2 x 15m ²	2 x 10m ² Optional	TBC
External covered viewing area	150m ²	75m ²	50m ²	NO
Gymnasium / Fitness Room	40m ² -50m ²	25m ² -30m ² Optional	20m ² -25m ² Optional	NO (OPTIONAL)
Kitchen & Kiosk	40m ²	30m ²	20m ²	YES
First Aid / Medical Room (Public Access)	15m ²	15m ² Optional	15m ² Optional	YES
Office / Administration / Meeting	25m ²	20m ²	15m ²	YES
Public Toilets	Male 20m ² Female 20m ² Accessible 5m ² (or can be gender neutral to size specified)	Male 15m ² Female 15m ² Accessible 5m ² (or can be gender neutral to size specified)	Male 10m ² Female 10m ² Accessible 5m ² (or can be gender neutral to size specified)	NO
Storage (internal and external)	25m ² +	20m ² +	20m ²	YES
Social / Community Room	200m ²	150m ²	100m ²	YES
Third umpire / match referee / venue management room	15m ²	10m ² Optional	10m ² Optional	YES
Timekeeping / Scorers Box	15m ²	10m ²	10m ²	YES
Umpires Rooms (inc. toilet, showers)	30m ² -40m ²	30m ² -40m ²	20m ² -25m ²	YES
Utility / Cleaners Room	5m ² +	5m ² +	5m ² +	YES

NV Netball Facilities Guidelines – Applied to Goldfields

Item	Elite	Regional	Sub-Regional	Local	Goldfields
Player change rooms	2x 30m ²	2x 25m ²	2x 25m ²	2x 20m ²	YES
First aid room	2x 15m ²	1x 20m ²	1x 15m ²	1x 10m ²	YES
Umpires changerooms and amenities	2x 15m ²	2x 12m ²	2x 10m ²	2x 5m ² , 1x 5m ²	YES
Umpire duty room	1x 15m ²	1x 25m ²	1x 20m ²	1x 10m ²	YES
Public toilets in pavilion/stadium	2x 12m ²	2x 12m ²	2x 12m ²	2x m ²	YES
Accessible toilet/shower/baby change area	1x 8m ²	1x 8m ²	1x 8m ²	1x 8m ²	YES
Spectator shelter (outdoor courts only)	N/A	20m ²	20m ²	20m ²	YES
Spectator seating	VNL – 300 ANL – 500 NNL & International tournaments – 3,000	As per local facility	As per local facility	30-50	YES
Administration office	1x 20m ²	1x 25m ²	1x 20m ²	1x 12m ²	YES
Tournament office	N/A	1x 20m ²	1x 15m ²	N/A	N/A
Canteen/kiosk/kitchen	1x 30m ²	1x 30m ²	1x 20m ²	1x 14m ²	YES
Multipurpose/social/function room	100m ²	100m ²	40m ²	25m ²	YES
Storage	20m ²	40m ²	25m ²	20m ²	YES
Team bench	2x 15people	As per local facility	As per local facility	2x 10people	YES
Team shelter	N/A	As per local facility	As per local facility	2x 4.5mx2m	YES
Officials bench	1x 5people	As per local facility	As per local facility	1x 2people	YES
Officials shelter	N/A	As per local facility	As per local facility	1	YES
Player amenities	2x 20m ²	2x 20m ²	2x 20m ²	2x 14m ²	YES

TA Tennis Facilities Guidelines – Applied to Goldfields

Item (Court Dimensions and Runoffs)	International (preferred)	International (minimum)	Club/Recreation (minimum)	Goldfields
Total Playing Area (TPA)	40.23m x 20.11m	36.57m x 18.29m	34.75m x 17.07m	YES
Principle Playing Area (PPA)	N/A	23.77m x 10.97m	N/A	N/A
Run-off at back of court	8.23m	6.4m	5.49m	YES
Run-off at side of court	4.57m	3.66m	3.05m	YES
Distance between multiple courts (unfenced)	N/A	N/A	3.66m	YES
Recommended distance between two courts (unfenced)	N/A	N/A	4.27m	NO
Item (Functional Area)	Clubhouse C: 8 to 12+ court venue	Clubhouse B: 4 to 8 court venue	Clubhouse A: 2 to 4 court venue	Goldfields
Main/central entry point	15m ² - 25m ² +	12m ² - 15m ²	N/A	YES
Main clubhouse/social space	120m ² - 180m ² +	120m ²	60m ²	YES
Facilities (male, female, ambulant, accessible and changerooms)	50m ² - 60m ² +	50m ² - 55m ²	40m ²	YES
Kitchen/kiosk/café space	Integrated spaces 25m ² - 60m ² +	Integrated spaces 25m ² - 50m ² +	12m ²	YES
Restringing area			N/A	YES
Tennis/tournament office/venue management space			N/A	YES
Multi-purpose/meeting space	120m ² (Divisible into 2x 60m ² rooms)	Meeting Room 12m ² - 15m ²	N/A	YES
Verandah and spectator seating	180m ² - 200m ² +	100m ² - 120m ²	60m ²	YES
Gymnasium/off-court training space	20m ² - 60m ²	N/A	N/A	N/A
Commercial tenancy space	50m ² - 150m ² +	N/A	N/A	N/A
Main clubhouse store room	15m ² - 25m ² +	12m ² - 15m ²	8m ²	YES
Equipment store room	12m ² - 15m ²	8m ² - 12m ²	6m ²	YES



Insightful, intuitive intelligence



35/328 Reserve Road, Cheltenham,
VIC 3192



info@solucio.com.au



(03) 9240 5171



www.solucio.com.au

