

# ELMHURST RECREATION RESERVE MASTERPLAN REPORT

## August 2009

Report prepared by: Ararat Rural City Council's  
Strategic Recreation Planner in partnership with the  
Elmhurst Recreation Reserve Committee of  
Management



## ACKNOWLEDGMENTS

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In particular, recognition for assistance and cooperation from:

- *Sue Cavill, secretary Elmhurst Recreation Reserve Committee of Management*
- *Julian Kaye, president Elmhurst Recreation Reserve Committee of Management*
- *Geoff Penna, Elmhurst Recreation Reserve Committee of Management*
- *Martin Johnson , Elmhurst Recreation Reserve Committee of Management*
- *Amanda Harrison, Elmhurst Recreation Reserve Committee of Management*
- *Anna Green, Elmhurst Recreation Reserve Committee of Management*
- *Katherine Gleisner, Department of Sustainability and Environment*

# 1. INTRODUCTION

## The Project Brief

The aim of this project was to create a 5-10 year Master Plan for the Elmhurst Recreation Reserve. The project has undertaken an assessment of all sporting and recreation facilities within Elmhurst to determine future needs. It has explored the immediate needs and potential opportunities for development at the recreation reserve.

This project will assist in the development and enhancement of facilities within the Elmhurst Recreation Reserve to ensure that they are a valuable asset to the community.

The specific objectives of the project were to:

- Investigate capital and strategic development opportunities
- Develop a management plan for the facility for current and potential users
- Review the condition of the sport and recreation facilities within Elmhurst, identifying development needs and sustainability options
- Provide recommendations for future development of these facilities

## Methods

The following tasks were undertaken as part of this project:

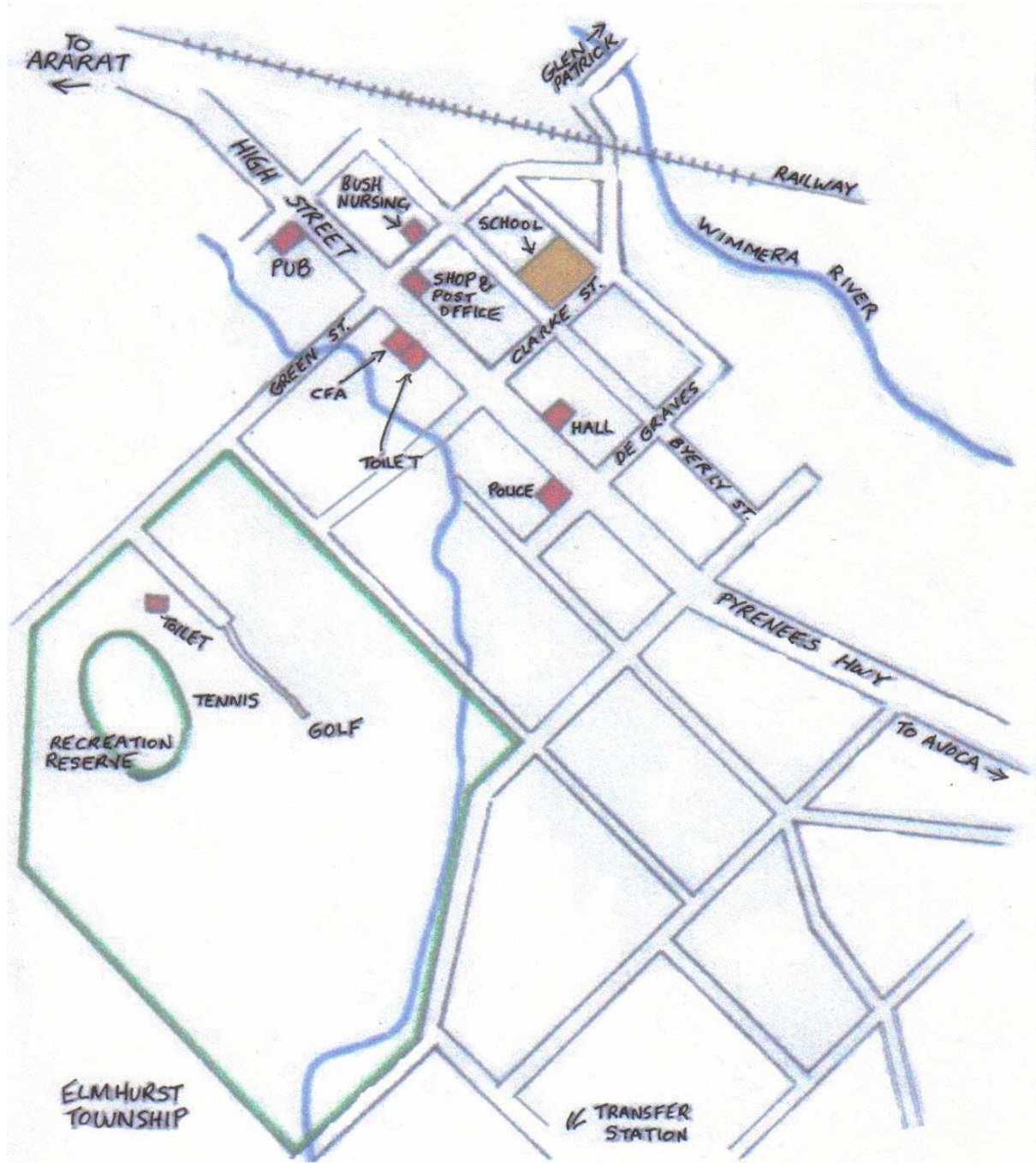
- A literature review, including a review of background reports and plans
- Review of 2006 ABS census data and population trends
- Community consultation sessions – at the beginning of the project in October 2008 and April 2009
- Interviews with key community contacts, clubs and stakeholders including current recreation reserve users
- Site analysis and review of existing facilities at the Recreation Reserve and in Elmhurst
- Preparation and exhibition of the draft plan for comment
- An analysis of capital and maintenance costs of the proposed facility
- A revision of the Preliminary Plan and masterplan presentation

## 2. CONTEXT

### Location

Elmhurst is situated at the centre of diverse agricultural region on the upper reaches of the Wimmera River, bounded by the Pyrenees Ranges and the southern end of the Great Dividing Range. The rural township of Elmhurst lies on the Pyrenees Highway approximately 35km east of Ararat and 30km west of Avoca.<sup>1</sup>

Figure: Elmhurst Township Map



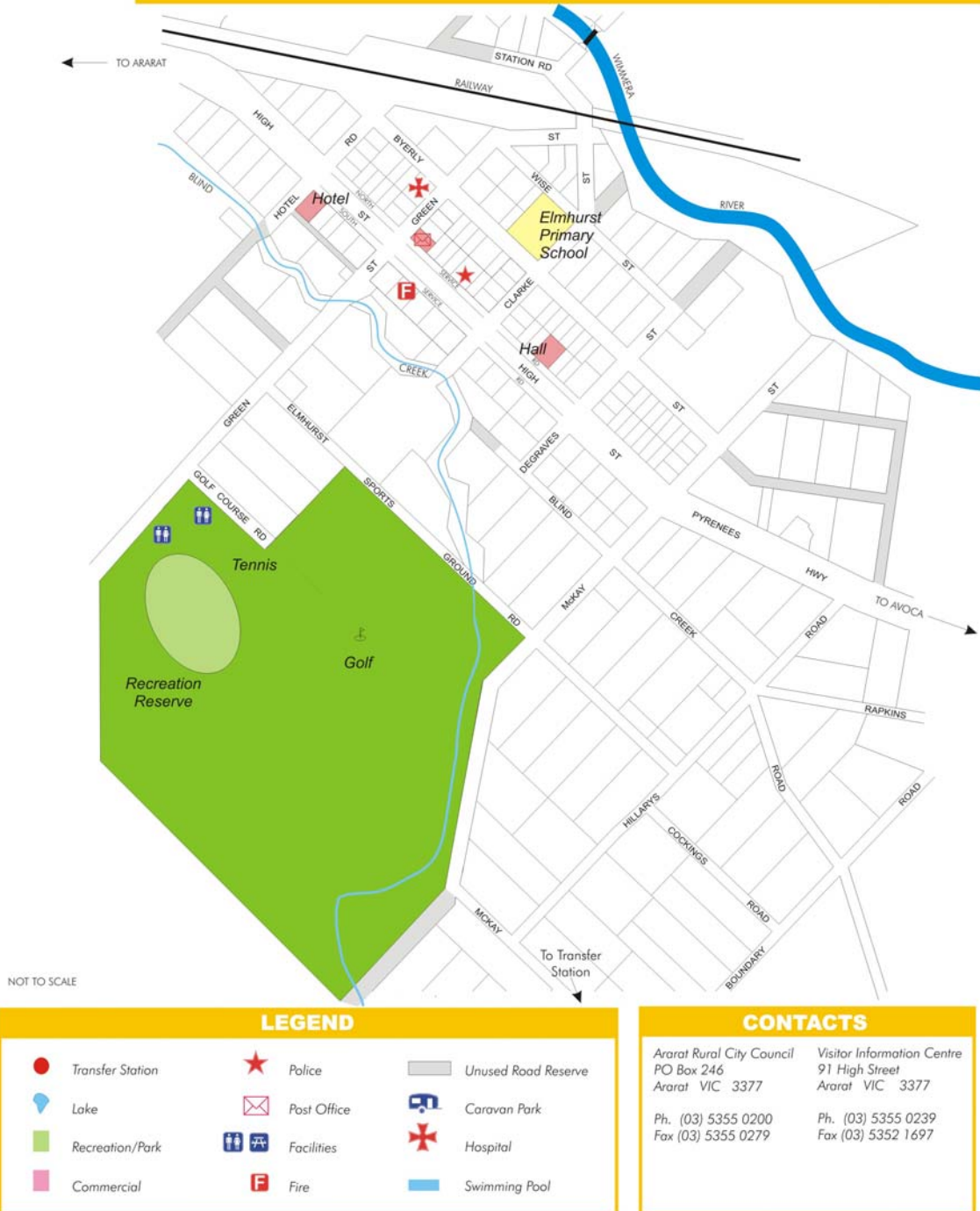
<sup>1</sup> Elmhurst Community Action Plan (CAP) 2006-2009



Ararat Rural City

Township of

# ELMHURST



## Population

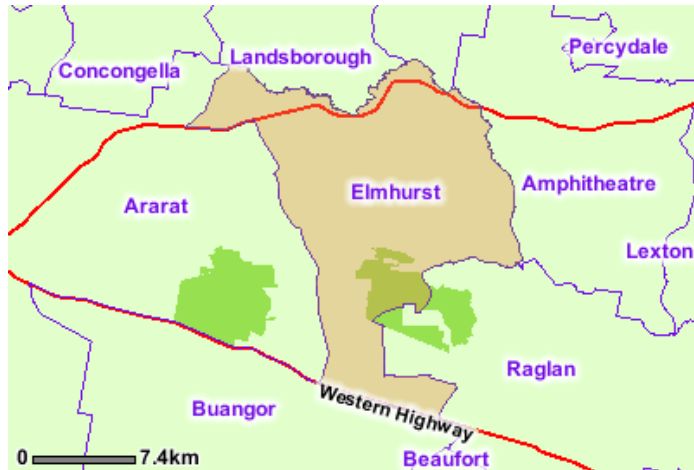
When considering any facility and its possible developments for a community, understanding the community profile and its evolution is of key importance to the process. Demographic information about the Elmhurst community has been considered.

### Who is the Elmhurst community?

Elmhurst (postcode) 3469 has a population of approximately 303 residents and 104 houses in the actual township of Elmhurst.

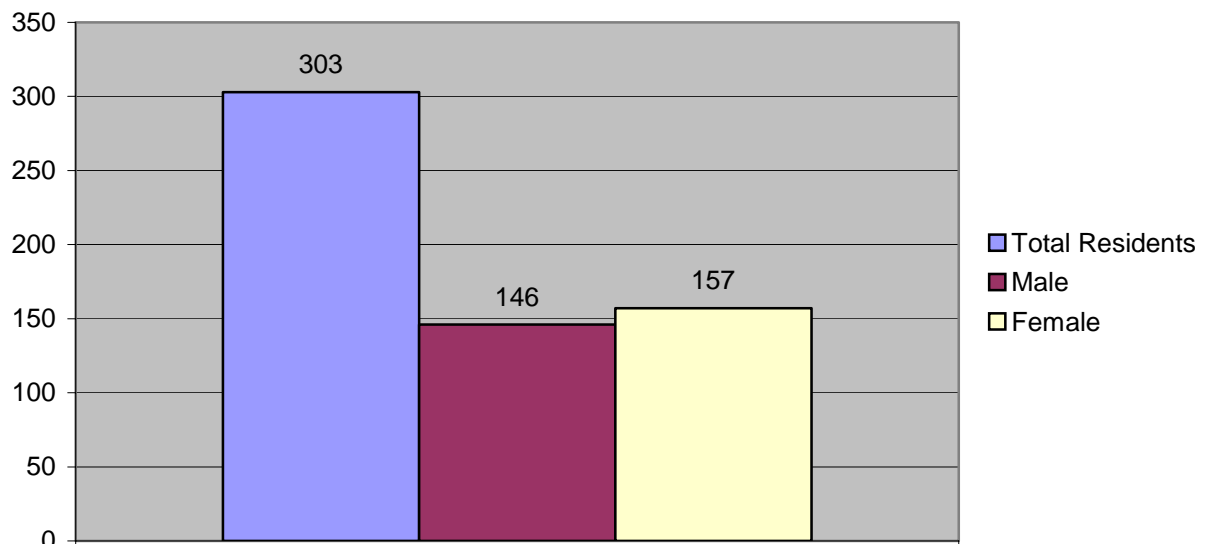
### Demographic profile at 2006

The following information has been obtained from the Australian Bureau of Statistics 2006 Census Quickstats data for the Elmhurst area (postcode 3469).<sup>2</sup>



Source: ABS website – collection area for postcode 3469

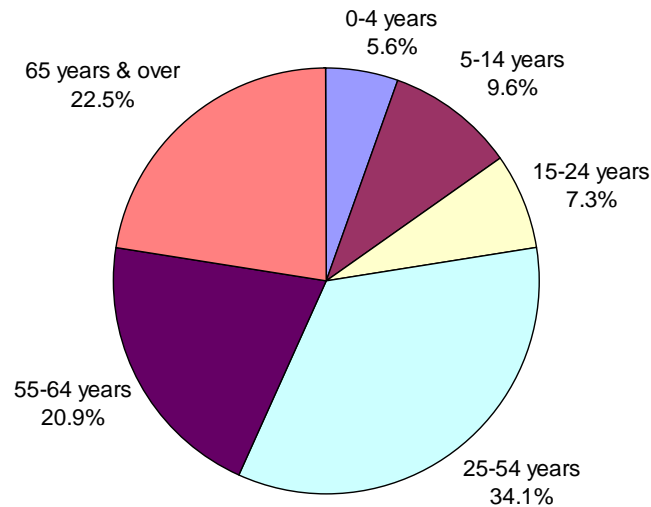
### Elmhurst (postcode 3469) Population 2006 Census



The Elmhurst area (postcode 3469 - suburb) has a population of 303 people. The population is equally proportioned for males and females, with 48.2% were males and 51.8% were females.

<sup>2</sup> Australian Bureau of Statistics 2006 Census held on 8<sup>th</sup> August 2006. Information has been obtained from the ABS website [www.censusdata.abs.gov.au](http://www.censusdata.abs.gov.au)

### Elmhurst Age Profile Percentages (2006 Census)



The age percentages for Elmhurst show:

- 15.2% were children aged between 0-14 years;
- 34.1% were persons aged 25-54 years;
- 43.2% were persons aged 55 years and over;

The median age of persons in Elmhurst (Suburb) was 49 years, compared with 43 years for Ararat Rural City, and 37 years for persons in Australia.

The above shows that Elmhurst has an ageing population. An ageing population places heavy demand on the provision of appropriate and affordable services.

There were 96 families in Elmhurst (Suburb):

- 36.5% were couple families with children,
- 54.2% were couple families without children; and
- 9.4% were one parent families.

There were 136 occupied private dwellings with 69.9% of those being family households, 23.5% being lone person households and 2.2% group households.

At the time of the 2006 census, of the population aged 15 years and over, 141 people were in the labour force. Of these 59.6% were employed full time, 22% were employed part time; and 11.3% were unemployed. The most common responses for occupation were managers 28.8%, labourers 12.8%, community and personal service workers 11.2%, technicians and trades workers 10.4% and professionals 8.8%. There were 105 usual residents aged 15 years and over not in the labour force.

The most common industries of employment for persons aged 15 years and over were:

- Sheep, beef cattle and grain farming – 29.6%

- Pubs, taverns and bars – 4.8%
- Public order and safety services – 4.8%
- Residential care services – 4%
- Beverage manufacturing – 4%

The median weekly individual income for persons aged 15 years and over was \$328, compared with \$466 in Australia. The median weekly household income was \$638, compared with \$1,027 in Australia. The median weekly family income was \$746, compared with \$1,171 in Australia.

## **Population Trends**

A key factor in the continuing sustainability of small towns is the retention of education facilities and particularly primary schools. Towns rich in recreation facilities, that have strong community organisations and provide excellent social and community networks have a distinct advantage.<sup>3</sup>

## **Elmhurst Primary School**

Currently the school has 21 students enrolled (2008 figures); including

|         |   |
|---------|---|
| Prep    | 3 |
| Grade 1 | 6 |
| Grade 2 | 2 |
| Grade 3 | 4 |
| Grade 4 | 3 |
| Grade 5 | 1 |
| Grade 6 | 2 |

Future predictions for enrolment are positive with a number of young families in Elmhurst and surrounding areas.

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<sup>3</sup> Ararat Rural City Council Economic Development Strategy

## The Reserve

Elmhurst Recreation Reserve is home to sporting and community activities. The reserve is located in Green Street, which is off the Pyrenees Hwy.

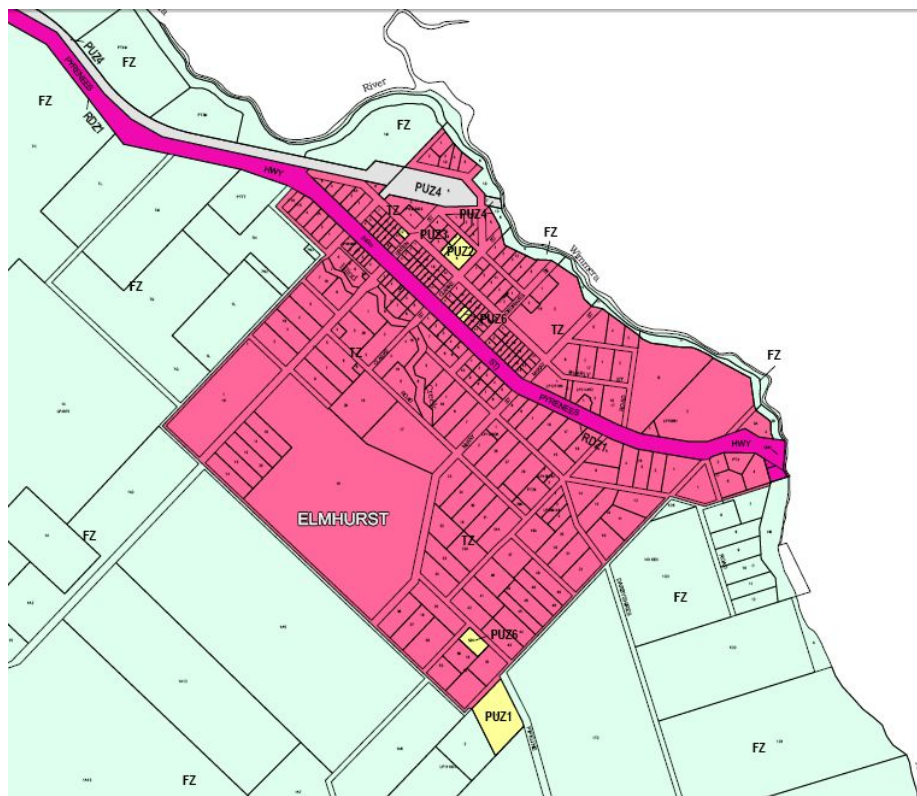
Existing facilities on the reserve include:

- Small kiosk
- Public toilets
- Two tennis courts with small viewing shed
- Public 9 hole golf course with clubrooms
- Oval with synthetic cricket pitch and football goalposts
- Small shed

## Ownership and zoning

The site is Crown Land and zoned “Township Zone” with no specific overlays and is not affected by cultural heritage. For the purposes of development rezoning to Public Park and Recreation under the Ararat Planning Scheme should be considered.

**Figure: Ararat Planning Scheme Zones: Elmhurst**



Source: Department of Sustainability and Environment Website – Planning Schemes Online  
[www.dse.vic.gov.au/PlanningSchemes/ararat/map.html](http://www.dse.vic.gov.au/PlanningSchemes/ararat/map.html)

The Elmhurst Recreation Reserve is managed by the Elmhurst Recreation Reserve Committee of Management Incorporated under the Crown Land Management Department.

## **Stakeholders and Users of the Elmhurst Recreation Reserve**

The Elmhurst Recreation Reserve is used by the following groups on a regular basis:

- Elmhurst Tennis Club
- Elmhurst Golf Club
- Grampians Endurance Riding Club
- "Festival of the Wind"
- Elmhurst CWA

Other users of the Elmhurst Recreation Reserve include:

- Elmhurst Primary School and other schools in the region (used rotational basis once every 5 to 6 years)
- Casual campers
- Informal recreational activities including walking, football, picnics, family picnics/get togethers
- Pomonal Cricket Club (used the reserve from October to December 2008 whilst their ground was unable to be used)

After 10 years of absence in the Grampians Cricket Association, the Elmhurst Cricket Club will join the C grade competition for the 2009/2010 season. This is positive for the Elmhurst community and it will be great to see the oval used regularly on weekends during the summer months.

### User groups

#### **Elmhurst Tennis Club**

The Elmhurst Tennis Club is a small family club playing in the Marnoo/Navarre League (after the Ararat & District league disbanded). The club has 10-15 male participants, 10-15 female participants, 5 junior male participants and 20 non-active members. Over the past 5 years membership has increased but it is expected to remain the same.

The club uses the tennis facilities at the reserve on Saturday's during the summer months. The club uses their own clubhouse, the two tennis courts and the Recreation Reserve toilets.

The club is relatively dissatisfied with the facilities. Suggested improvements include:

- Toilets need upgrading – current condition unacceptable
- Tennis courts need upgrade / relocation

Discussion would need to take place as to whether the tennis club would financially contribute towards reserve upgrades.

#### **Elmhurst Golf Club**

The Elmhurst Golf Club has 32 members with membership remaining the same for the past 5 years, and expected to do the same for the next 5 years.

The club feels their facilities are adequate, however the plant and equipment to maintain the course and recreation reserve are extremely poor. Due to the continued low rain weather conditions, the course and scrape surrounds require renovation and drought proofing. Upgrades that the club requires to meet the future needs include:

- Replacement tractor
- Fairway mower
- Rough slasher
- Water
- Renovate course and scrape surrounds.

The club would financially contribute to the above suggested upgrades and improvements.

### **Elmhurst Primary School**

The primary school only use the reserve for their school sports every 6<sup>th</sup> year (regional rotation). During discussions held with the school, they have indicated that if the facility was up to standard then they could use every year for sports practice.

### **Elmhurst Landcare Group**

The Elmhurst Landcare Group has 40 farming units involved. Their group is centred around environmental awareness and actively programming for the eradication of animal pest and weeds. Also the planting of trees to eliminate soil erosion and provide shelter belts.

The group uses the golf club facilities for bi-monthly meetings. The group is extremely satisfied with facilities used at the golf club; they are adequate for both regular meetings as well as group bbq's, etc.

Suggested upgrades and improvements include:

- Equipment storage facility required for the group – the golf club has approved the extension of shed adjacent to their existing shed.

The shed would be funded by the Elmhurst Landcare Group.

### **Elmhurst CWA**

The Elmhurst CWA has 11 female members. The group uses the "Garden of Memories" every February for their annual picnic and require a shelter for the day's activities.

Suggested upgrades and improvements include:

- New toilets
- Upgrade the shelter in the "Garden of Memories"

## Events

### **Endurance Riding (Horses)**

The event is horse riding over a marked course of 40/80/120 or 160km, held 2 or 3 times per year over the course of a weekend. The event requires access to the Reserve the day before to set up the reserve and a day to clean up following the event. The event attracts approximately 100 competitors plus strappers, over the

past 5 years this has increased; however it is expected to remain the same over the next 5 years.

The event uses all of the facilities at the Recreation Reserve as well as hiring additional toilets.

Improvements suggested with the facilities include:

- Kitchen facilities are antiquated and unhygienic - upgrade
- Outside power points rather than electrical cords everywhere
- Outside lighting
- Ability to hire tables, chairs and umbrellas from the Reserve would be good to save the organisers having to lug these items around.

The event organisers would not be able to financially contribute towards the suggested upgrades as they barely make enough to cover the cost of trophies, hiring's, fuel, food, accommodation and veterinarian fees.

### **Elmhurst Festival**

The Elmhurst Festival is a family fun day for all age groups held every year in April (Sunday 19<sup>th</sup> April 2009). The organisers require the Saturday afternoon to set up and usually pack up after the event close on the Sunday afternoon. The event attracts 500 plus people. The organisers expect the event numbers to increase over the next 5 years.

The event uses all of the facilities at the Recreation Reserve including kiosk for serving of food, the oval for market stalls and activities, the toilets. This year's event will use the Golf Club (clubhouse and course) as part of the event.

These facilities are inadequate for their event. Comments/suggested improvements for the facilities include:

- Quality of kitchen for food preparing is inadequate – kitchen upgrade so that it can be used for food preparation
- More access to power around oval & three phase power for events
- Toilets need upgrading
- Seating and shaded areas

The facilities are very basic for what the event needs.

The organisers of this event would financially contribute to the development of the suggested upgrades above.

### Future Users

#### **Elmhurst Cricket Club**

As already mentioned, after 10 years of inactivity the Elmhurst community will support a cricket club for the 2009-2010 summer period. The club will utilise the reserve facilities including oval, kiosk and toilets. It is hoped that with this resurgence that the membership for the club will continue to grow over future years. The club would like to see cricket net facilities at the reserve.

## Planning and policy context

A review of Council and community documents, strategies and policies found that the Elmhurst Recreation Reserve is cited in the following:

### **Elmhurst Community Action Plan (CAP) 2006-2009**

The Elmhurst Community Action Plan is being used as a tool to plan for Elmhurst's future. With regular strategic planning (every three years or so) the community can ensure that they are well placed to control and direct the changes that continue to have an impact on all rural communities.

The following community goals have been identified for 2006-2009. The list is not necessarily in order of priority and is intended to be reviewed yearly. Point 2 specifically relates to the Elmhurst Recreation Reserve

1. Ensure the ongoing development of the Streetscape Project as set out in Phase Two. (high priority)

- Lighting audit in High Street and public toilets
- Accessible picnic tables and park benches
- Improve existing entrance, directional and street signage

**2. Develop a Strategic Plan for the future and ongoing management of the Recreation Reserve. (high priority)**

- **Upgrade amenities block at the Recreation Reserve (toilets and shower block)**
- **Install a rainwater tank and develop a water management plan to incorporate environmentally friendly waste water system.**
- **Repair damage in Kiosk building and bench surfaces**
- **Provide better and more camping facilities for overnight or short term campers**
- **Link to playground development**
- **Planting of shade trees and grasses**

3. To continue to strengthen and encourage greater community involvement in community events.

4. Increase the number of activities and recreational opportunities available to the broader community, by ensuring wherever possible, multi-purpose or shared use of facilities and resources to maximise their use, viability and community benefit.

- Awareness of access needs for all (e.g. The Elmhurst Golf Club have plans to purchase a golf cart to provide access to the course for people with a physical disability)
- Centralise activities and services
- Sharing resources and facilities (e.g. computer classes at the primary school)
- Increase awareness of the need for accessible transport, particularly for the elderly and the youth of the community (e.g. work with the Bush Nursing Centre, East Grampians Health Service etc. to negotiate services available)

### Elmhurst Community Action Plan 3 year plan

Many of the objectives set out in the Action Plan will be achieved over a number of years by many sectors of the community. The objectives set out in the Community Action Plan fall under three main goals:

1. **INFRASTRUCTURE** - To continue to improve and develop Elmhurst and District's streetscape, facilities, businesses and services.
2. **COMMUNITY BUILDING** - To promote the assets and strengths of Elmhurst and district and the people who live here.
3. **ENVIRONMENT** - To promote and develop the considerable environmental assets of Elmhurst and district.

The specific actions under the **INFRASTRUCTURE** goal that relate to the Recreation Reserve are:

- Build a children's playground at the Hall/Recreation Reserve
- Upgrade camping facilities at Recreation ground
- Improve highway signage to facilitate access to off-highway facilities for visitors

### **Ararat Rural City Council Recreation and Open Space Strategy (2003), @ Leisure**

Key relevant goals and strategies from the strategy that would relate to the Elmhurst Recreation Reserve and any future developments or upgrades include:

- Participation
  - Ie, 'more people participating in social and physical activities of their choice more often', and the strategies that relate to this include:
    - Balance the focus on facilities with more support for programs, and matching needs with opportunities
    - Provide more accessible and inclusive opportunities
    - Encourage greater participation from older adults
    - Improve access to activities and facilities enjoyed but not used and assist residents to make their leisure time more fulfilling.
    - Promote the benefits of recreation and an active lifestyle to residents.
- Infrastructure
  - Ie. 'more equitable accessible, inclusive recreation facilities, responsive to local needs and managed cost effectively', includes the following strategies:
    - Implement a clear plan for sports facilities and their development
    - Consolidate facilities and enhance use, and the quality of infrastructure (strive to reduce the number of recreational buildings per site and consolidate the number of sites per township with separate community meeting places; and review the general condition as needs require of sports playing surfaces and community facilities to encourage participation)
    - Monitor the use and development of community halls and meeting places
    - Design a network of trails to enhance exercise benefits (walking, cycling, skating), social outdoor opportunities and stress management
    - Enhance the play value, safety and accessibility of playgrounds
    - Encourage the adoption of environmentally sustainable practices in open space and sports areas
- Information, communication and marketing

- I.e. 'more leisure choices through better communication about opportunities', includes the following strategies:
  - Collect, better manage and disseminate information on infrastructure, providers and recreation opportunities
  - Develop key information products for residents
  - Introduce appropriate signage for reserves and facilities
  - Encourage greater dialogue between Council, committees of management, sports and schools to enhance co-operation and sharing of resources, and promote activities and events

Volume Two of the Strategy states that "the recreation reserve is poorly utilised and the only competitive sport now played there is tennis"<sup>4</sup>. Stakeholder views and comments expressed during the strategy that relate to the Elmhurst Recreation Reserve include:

- The reserve gets an occasional overnight campervan and the tennis club operates in summer. That's about it.
- For our reserve to go anywhere we need to jump on the tourist bandwagon.
- At the recreation reserve there are very, very old toilet blocks, a lot of people would like to see them go completely, they are out of order, not used. At the corner there is a CWA memorial garden, it's a beautiful spot, on Australia Day would raise flag at hall and walk up and have morning tea in the gardens there. There are picnic tables there.
- Signs to recreation reserve for visitor needs – caravans etc using the rec reserve
- The old toilets at the recreation reserve need to be demolished
- School sports may not be held at recreation reserve any longer (due to the condition of the ground)
- Horse riding events are popular. Use of the reserve for horse riding.
- There are quite a few meeting spaces but no good space for business meetings (ie no whiteboard, round tables, etc).

## **Venue Rating Agency**

The Ararat Rural City Council had an independent assessment conducted on all of the recreation facilities in the Ararat municipality.

Results of this assessment are as follows:

Main Oval Playing Surface – Surface was considered far too hard and as such is unacceptable for play. Risk: It appears that no competitive football or cricket is played at this venue at the moment. VRA suggests the ground should be re-assessed before serious sport is considered for this venue.

Surrounding Trees – 6 pine trees have been recently removed. VRA suggests that all remaining trees be checked as the venue is also used as a camping ground.

Uneven areas – tripping – the paving in front of the kiosk is uneven and needs to be re-done.

Other raised edges – there are other raised edges around the venue that need to be highlighted.

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<sup>4</sup> Ararat Rural City Council Recreation and Open Space Strategy 2003 Volume 2, @ Leisure, p23

Rubbish – there are clearly not enough bins spread around this venue.

Tennis Club/Courts –

- Surface – cracks are seen throughout the surface. These need to be ground back and a smooth tar pour applied.
- Cyclone wire fence – the bottom of the cyclone wire fence requires repairing in sections. A complete check is recommended.

Kiosk –

- Guttering – gutters need to be cleaned.
- Security – there are no bars or grills on any windows, nor is there any security lighting.
- Fire Protection – no form of fire protection was observed. Although not required under current building regulations the addition of smoke detectors could be considered.
- Roof – the roof requires attention in the main room. The ceiling has dropped on the southern end.

Overall the reserve rated well below the minimum acceptable standard set by Venue Rating Agency.

**Ararat Rural City Council Sportsfield Condition Assessment May 2008, SportsTurf Consultants (Aust) Pty Ltd**

In May 2008 the Ararat Rural City Council wanted to obtain a clear picture of the status of the recreation reserve surfaces in the Ararat municipality. The resultant report and recommendations that relate to the Elmhurst Recreation Reserve are as follows:

**Current Sportsfield Usage Details:**

| Sports Played |            | Level of Competition   |        | Hours of Use  |          | Wicket Type | Lights | Pavilion |
|---------------|------------|--|--------|---|----------|-------------|--------|----------|
| Winter        | Summer     | Winter   | Summer | Winter  | Summer   |             |        |          |
| Recreation    | recreation | D  | D      | low   | moderate | synthetic   |        |          |
|               |            | <i>A: High level (seniors)<br/>           B: Mid level (seniors)<br/>           C: Low level (seniors) &amp; juniors<br/>           D: Not used, school or other use</i> |        | <i>Low: &lt;10 hours per week<br/>           Moderate: 10 to 20 hours per week<br/>           High: &gt;20 hours per week</i> |          |             |        |          |

**Current Sportsfield Condition (including soil types and drainage characteristics):**

| Irrigation System | Water Source | Drainage System | Predominant Turf Type | Soil Type | Soil Colour | Surface Cover | Condition Rating  | Drainage Rate |   |
|-------------------|--------------|-----------------|-----------------------|-----------|-------------|---------------|---|---------------|---|
|                   |              |                 |                       |           |             |               |   | Mm/hr         | Comment   |
|                   |              |                 | cool & warm season    | Clay loam | Light brown | 70%           | D   | 3             | Very Slow   |
|                   |              |                 |                       |           |             |               | <i>A: Very good condition / potential for high usage<br/>           B: Good condition / potential for moderate usage<br/>           C: Poor condition / potential for moderate usage<br/>           D: Very poor condition / minimal usage only</i> |               | <i>Very slow: &lt; 10mm/hr<br/>           Slow: 10 - 50 mm/hr<br/>           Moderate: 50 - 100mm/hr<br/>           Fast: 100 - 250 mm/hr<br/>           Very Fast: &gt;250 mm/hr</i> |

## Recommended Short Term Works

| Aeration | Topdressing | Re-seeding | Herbicide | Fertilise |
|----------|-------------|------------|-----------|-----------|
|          |             |            |           | ✓         |

✓ \*: Successful establishment cannot be guaranteed when no irrigation is present

## Recommended Long Term Works and Estimated Cost

| Recommended & Estimated Cost Long Term Works |           |          |            |           |          | Priority of Long Term Works                     |               |                            |                     |       |          |
|--|-----------|----------|------------|-----------|----------|---|---------------|----------------------------|---------------------|-------|----------|
| Area (ha)                                    | Establish |          | Irrigation | Drainage  |          | High Level Seniors / TW*                        | Used All Year | Moderate - High winter use | Very Poor Condition | Score | Priority |
| Cost per hectare                             | \$12,000  | \$12,000 | \$100,000  | \$75,000  | \$35,000 |   |               |                            |                     |       |          |
|  |           | ✓        |            | ✓         |          |   |               |                            | ✓                   | 1     | Low      |
| 1.58   |           | \$18,960 |            | \$118,500 |          |   |               |                            |                     |       |          |
|  |           |          |            |           |          | * High level seniors and/or turf wicket present |               |                            |                     |       |          |

## Estimated Annual Irrigation Requirement

| Predominant Turf Type | Estimated Water Requirement (ML/year) |                 | Water Saving ML/year |
|-----------------------|---------------------------------------|-----------------|----------------------|
|                       | Current Situation                     | All Warm Season |                      |
| cool & warm season    | 10.5                                  | 6.1             | 4.3                  |

### Realistic Irrigation Requirement

Cool season turf – 6.6 ml/ha/year

Warm season turf – 3.9 ml/ha/year

## Soil Nutrient Analysis Recommendations

### Immediate Remedial Action

- Agricultural Lime – 2 tonne
- Superphosphate – 300kg
- Potassium Sulphate – 250kg
- Magnesium Sulphate – 200kg

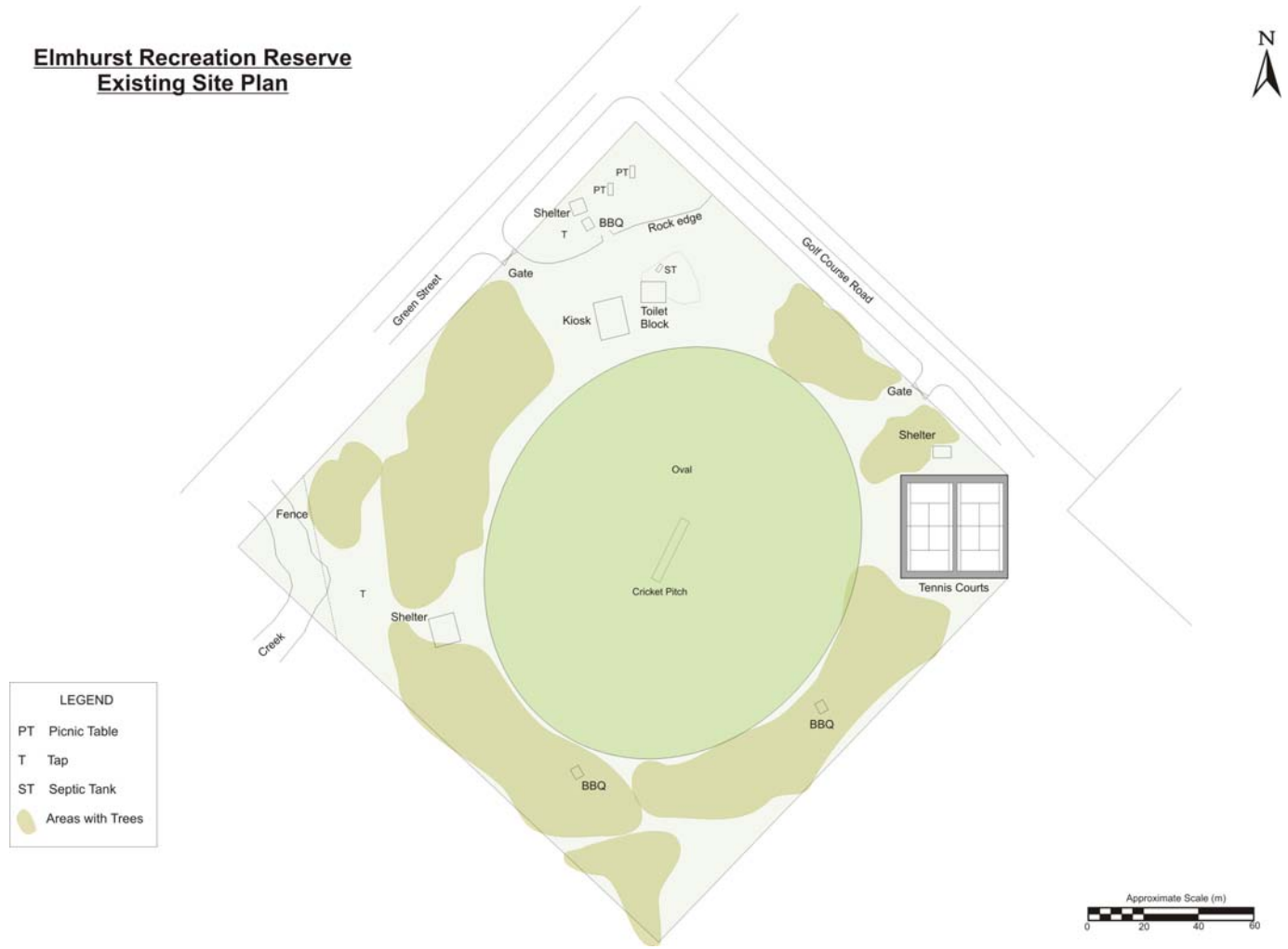
### Maintenance Program

- NPK (22:5:17) – twice a year at 300 kg/ha

# 3. EXISTING SITE PLAN

## Layout

### Elmhurst Recreation Reserve Existing Site Plan



## **EXISTING FACILITIES**

### Facility Audit and Site Inspection Notes

The area designated as the Elmhurst Recreation Reserve includes an oval and associated facilities, two asphalt tennis courts and pavilion, and a 9-hole golf course with clubrooms.

#### **Entrances**

The main entry to the recreation reserve is off Green Street. A secondary entry to the reserve is off Golf Course Road, and entry to the Golf Club is from Golf Course Road. The main entry to the reserve is gravel based and is in a relatively poor condition. Brick columns identify the entry from the road and appear to be narrow. The main signage for the recreation reserve and the location of this do not befit the sense of arrival to the reserve. The reserve would benefit from an improved entrance area by providing a visually interesting entry way that reinforces the main entrance and local character and that would make the reserve more identifiable for people visiting the reserve who have never visited before.

#### **Vehicle Movement/Pedestrian Circulation/Camping**

Vehicles are able to enter through the main entrance and pass the kiosk around to the various facilities. The space used by vehicles is the same key space used by pedestrians. There is potential for conflict between vehicles and pedestrians. The vehicle access to the reserve and carparking is not defined. Vehicles park close to the kiosk and around the oval's boundary fence. A rationalisation of vehicle movement would improve the safety of pedestrians and increase the efficiency of car parking.

Camping is not designated to specific areas. Carparking and camping under trees may cause inadvertent damage and compaction to tree roots.

#### **Buildings/Structures**

Whilst the buildings on the recreation reserve are in a serviceable condition, there would be some benefits of improving the quality of facilities, enhancing their character and to consolidate the number of structures where possible to reduce maintenance costs and increase aesthetics. There is opportunity for one building to incorporate community gathering spaces including kiosk, open barbecue/gathering area and accessible public convenience services.

Comments during the community consultation sessions stated that the buildings have no historical significance. It was more about keeping the functions, not necessarily the buildings.

**Structure/Building/Reserve Feature: Oval**



Characteristics:

- Oval
- Synthetic Cricket Pitch
- Football Goal Posts

The oval has a concrete wicket base with a synthetic cover. A fence surrounds the oval. No irrigation and drainage system present.

The football goal posts are not padded.

Condition:

Usage: Recreation  
 Condition rating: D  
 Grass type, cover & density: Mix of cool (ryegrass, fescue) and warm season grasses; Couch is spread throughout ground; Poor density, tufty ryegrass and fescue; Approximately 70% cover (<40% live/green)  
 Extent of wear: Minimal wear  
 Health: Poor vigour; Highly stressed to dead  
 Pests, disease & weeds: Moderate broadleaf weeds  
 Soil conditions: Firm surface, soil is dry and compacted; Clay loam  
 Thatch level: Low (<10 mm)  
 Surface levels: One way fall; Minor surface depressions  
 Cricket wicket: Synthetic  
 Drainage: None  
 Watering situation: Not irrigated, no irrigation system present  
 Other: Grass is 15cm high in places – needs regular mowing

Comments:

Given that the oval is not used for competitive sport the need to upgrade is minimal. However if the demand in the community for a competitive playing surface changed then a number of options for upgrade could be developed from the work already conducted at the oval in relation to its condition.

The turf on the oval is only in fair condition and is unlikely to improve unless an irrigation and drainage system can be installed. Poor quality turf is a concern from a risk management point of view if the oval was required for competitive sport.

Regular mowing of the oval is encouraged.

**Structure/Building/Reserve Feature: Garden of Memories**



- Characteristics:
- Picnic Tables
  - Shelter with picnic table
  - Electric Barbecue

- Condition:
- Shelter needs roof replaced
  - Generally the area needs to be maintained

Comments:  
 The gardens take up a substantial corner of the recreation reserve. With a landscape plan and regular maintenance and mowing the area would be an attractive entry to the reserve.

**Structure/Building/Reserve Feature: Kiosk**



Characteristics:

The kiosk is approximately 5.1m (l) x 8.4m (w) in area. It is a concrete block structure with a large verandah of 7.6m (l) x 8.4m (w).

It offers viewing to the oval via two rollerdoors. Furniture includes new stainless steel kitchen, new floor coverings, 5 burner gas stove, fridge, freezers.




Condition:



- Building appears to be structurally sound
- Surface under front verandah has been recently upgraded to concrete to eliminate trip hazards.
- The inside of the kiosk is in the process of being upgraded.

Comments:

Surface upgraded to the front of the kiosk provides a great undercover area for events and general use.

The new stainless steel kitchen and equipment and new floor coverings are being upgraded to provide a safe serving environment for events.

| Structure/Building/Reserve Feature: <b>Toilets/Showers Pavilion</b>               |  |  |  |
|---|--|--|--|
|  | <p><u>Characteristics:</u><br/>Toilets and showers for male and female; limited access for people with a disability.</p> <ul style="list-style-type: none"> <li>- Limited storage</li> <li>- Instant gas hot water system</li> </ul> | <p><u>Condition:</u></p> <ul style="list-style-type: none"> <li>- Building appears to be structurally sound</li> <li>- Current septic system and public space boundary is non compliant</li> </ul> | <p><u>Comments:</u><br/>Whilst structurally sound there are some design issues that inhibit current and future functions that could better meet the demand of increased use by both the local community and visitors to the town.</p> <p>Whilst the toilets are useable, the condition and positioning of the toilet/shower area are poor and could be improved; and they do not blend in with the rest of the reserve.<br/>The small storage is not adequate for the users of the recreation reserve.</p> |

| Structure/Building/Reserve Feature: <b>Tennis Courts and Clubrooms</b>  |   |  |   |
|---|---|--|---|
| <br> | <p><u>Characteristics:</u><br/>A small shed that serves as a small clubroom and viewing/spectator shelter that services two asphalt tennis courts.</p> <p>The clubroom has power.</p> <p>Courts are available for public use throughout the year.</p> | <p><u>Condition:</u></p> <ul style="list-style-type: none"> <li>- The courts have a fungal issue that needs immediate attention</li> <li>- Shed and viewing area appear to be in good condition</li> </ul> | <p><u>Comments:</u><br/>An upgrade to a better surface to eradicate the fungal issue is needed.</p> <p>Relocation of the courts to the "Golf Course" area may be a consideration.</p> |

**Structure/Building/Reserve Feature: Horse equipment storage shed**



**Characteristics:**  
 Brick rustic shelter of mudbrick walls and pole and beam construction.  
 Currently used for storage of hay and equipment for the endurance riding events



**Condition:**

- Structure requires a fair bit of repairing including:
  - Replacement of verandah and internal beams
  - Replacement of some rafters
  - Replacement of roof battens
  - Re-affixing the roof iron back to the new roof battens
- All existing poles appear sound and can remain.

**Comments:**  
 Whilst this building could be demolished it is recommended that the building be upgraded to serve the additional storage requirements when endurance riding events are conducted at the recreation reserve.  
  
 The building adds to the character of the reserve setting.

**Structure/Building/Reserve Feature: Trees**



Characteristics:  
 During the consultation conducted the extensive trees are important to the Elmhurst community and were asked to be retained to keep with the picturesque setting of the recreation reserve.

Condition:  
 When completed a tree audit will accompany the final master plan report.

Comments:



**Structure/Building/Reserve Feature: Golf Club**



Characteristics:

- 9 hole golf course with scrapes
- Picturesque setting
- Clubrooms with function room, kitchen, bar and toilet/change facilities.

Condition:

The building appears to be in relatively good condition.

The scrapes and surrounds, and course require renovation due to the extended drought.

Comments:

The Golf Club appears to be in relatively good condition. The club does a great job with maintaining the golfing facilities.

The club is considering some drought proofing strategies for the course in the future.

Picturesque course.

Consider upgrading the walking track and linking to the main track in the reserve.



## **Risk Management**

From the site inspections and audits conducted at the Elmhurst Recreation Reserve, the key sources of risks identified are the following:

- The mixture of vehicles and pedestrians
- The condition of the trees located at the recreation reserve
- Camping at undesignated areas around the reserve and under trees
- The condition and public space allocation of the septic
- The quality of the tennis court playing surface
- The woodfire barbecues as a source of fire that may be uncontrolled
- The quality of the oval playing surface if competitive sport is played at the reserve
- The Committee of Management need to develop a management plan for the Elmhurst Recreation Reserve that includes such items as emergency procedures for the Recreation Reserve

## **Insurance**

The Public Liability Insurance paid by the Department of Sustainability and Environment covers the Elmhurst Recreation Reserve Committee of Management and its volunteers (volunteers need to be documented).

All other users would need to take out their own insurance.

## **Objectives for Change**

Some objectives for change can be identified to guide the future development of the Elmhurst Recreation Reserve. These comments are adapted from views and suggestions identified during the community consultation sessions held in October 2008, user group and event surveys, and working with the Elmhurst Recreation Reserve Committee of Management.

- Provide better quality facilities to enhance reserve use.
- Upgrade services to the reserve including electricity, water, gas, etc.
- Consolidate buildings into one quality facility to increase attractiveness and functionality of the reserve.
- Promote facility sharing.
- Provide opportunities for joint use storage.
- Upgrade the recreation reserves main entry to improve the visual amenity, provide a sense of arrival and make the reserve entry more prominent to traffic and visitors looking for the reserve.
- Improve the signage 'to' (tourism signage on Pyrenees Highway and directional signage in Green Street) and 'at' (entry and within) the recreation reserve to increase awareness of activities and facilities at the Elmhurst Recreation Reserve.
- Improve functionality and access to public amenities for a range of users.
- Provide more power access around the oval for events and other users of the reserve.
- Provide Elmhurst's public convenience service at the Elmhurst Recreation Reserve.
- Upgrade the amenity of the reserve and increase use by visitors and neighbouring sporting teams by providing accessible spectator seating, picnic tables, benches, shade, walking path, landscaped garden areas, etc
- Provide powered camping sites to attract more visitors to the area.

- Encourage the use and development of the reserve for additional sports/activities where the demand arises ie playground.
- Provide a playground for a range of age groups to attract local families and young people to the reserve.
- To attract sports users in the future improve the quality of playing surfaces when the demand arises.
- Ensure ongoing access to facilities and open grassed area for school sport.
  
- Management – further develop the Elmhurst Recreation Reserve Committee of Management with representatives from all reserve/community user groups and a community representative.
- It is suggested that the representative Elmhurst Recreation Reserve Committee of Management maintains full control of all facilities and improvements on the reserve.

## 4. MASTERPLAN

### Key elements of the masterplan

#### Entrance/Car Park Area

- Upgrade the recreation reserve's main entrance off Green Street
- Upgrade the Green Street & Golf Course Road reserve boundary to improve the visual amenity and provide a strong sense of arrival to the reserve
- Remove two rows of pine trees to accommodate formal parking area along Green Street fence line
- Formalise and provide signage of major event and activities for overflow car parking along Green Street
- Install signage at entrance of the reserve with the reserve name and advertising facilities including picnic, play, toilet, camping, rates, and regular activities including events, etc
- Access available via track around whole oval giving vehicle access to camping area, tennis courts and horse compound
- Areas near tennis courts and camping to be designated by signage for parking at those facilities
- Protect existing mature trees on the reserve from compaction and vehicle damage by providing camping specific and vehicle areas

#### Camping

- Powered sites (four in total) to be made available near toilets and gathering area along Golf Course Rd fence line
- Designated areas for overflow camping shown. These areas would not have powered sites

#### Garden of Memories

- Retain garden area and upgrade landscaping
- Develop a landscape plan
- Remove existing bbq shelter, construct new gazebo/shelter and improve bbq and seating in the garden area

#### Playground

- Install playground with clear vision from open BBQ/gathering area
- Playground to cater for a range of age groups
- Install shade structure over playground
- Playground to be fenced on oval side for added safety, safety fence/bollards to distinguish playground area from vehicles

#### New Toilets and BBQ/Gathering Area

- Retain existing kiosk
- Construct new BBQ/gathering area and Toilets (include area for storage) to North East of Kiosk
- Proposed structure to provide open space for BBQ's, seating, open door pizza oven
- Toilets to be part of this structure and to include showers and change facilities
- Create a user pay system for hot showers (ie coin operated)
- Toilets to be Elmhurst's public convenience service for the town

- Undertake necessary facial modifications to existing kiosk to match proposed new structure (ie Render, timber clad areas)
- Improve safety to pedestrians by restricting car movement between the oval and kiosk, new toilets and BBQ/Gathering area; place bollards restricting vehicles from entering area between kiosk and oval
- Install fire protection system and hose reel
- Install sensor or security lighting for buildings
- Pursue all sustainable and environmentally friendly running/operation options

### Tennis Courts

- Relocate to golf course area in order to eliminate surface condition issue
- Retain existing hard courts for future youth based activities ie consider installing a basketball/netball ring structure casual use, possible skate area, cricket practice nets, etc

### Oval

- Upgrade and improve the surface of the oval through suggested Sports Turf recommendations including grass type, irrigation and drainage upgrades
- Upgrade playing surface for cricket purposes
- Provide power access (x 4) around the oval for events and other users on the kiosk side

### Horse Facilities/Compound

- Repair existing shelter to comply with current standards
- Utilise existing shelter for storage of equipment for Endurance Riding Events.
- Install water tanks/storage and taps within area
- Designate an area near the existing shelter as "individual horse compounds/holding yards"

### Golf Club/Course

- Relocate tennis courts to golf club area
- Upgrade walking track and connect this track to oval track
- Landcare to build new shed alongside Golf Club Machinery Shed
- Install water tanks/storage and taps
- Drought proof the scrapes and surrounds, and renovate course as needs arise

### Signage

- Provide tourism signage on the Pyrenees Highway to promote the recreation reserve and its facilities to the passing traffic
- Provide directional and distance signage for the recreation reserve in Green Street
- Design and construct new entrance signs, site map sign, and user information billboard. Signage to include facilities at the reserve, fees, speed limits, parking areas and regular activities including events, etc
- Areas near tennis courts and camping to be designated by signage for parking at those facilities

### General

- Upgrade the amenity of the recreation reserve by providing accessible spectator seating, picnic tables, benches, shade, walking path, landscaped garden areas, etc

- Upgrade and link the whole reserve walking track taking into account the recreation reserve and the golf course area
- Upgrade/replace perimeter fencing where required

# Masterplan – Site Plan

## Elmhurst Recreation Reserve Master Plan



**ENTRANCE/CAR PARK AREA**

Main Entrance to be off Green Street

Access available via track around whole oval giving vehicle access to camping area, tennis courts and horse compound

Install signage at entrance advertising facilities/camping/ rates etc.

Areas near tennis courts and camping to be designated by signage for parking at those facilities.

Event parking to be in Green Street

Remove 2 rows of pine trees to accommodate formal parking area

**CAMPING**

Powered sites (four in total) to be made available along Golf Course Rd fence line near toilets and gathering area

Designated areas for overflow camping shown. These areas wouldn't have powered sites.

**HORSE FACILITIES/COMPOUND**

Repair existing shelter to comply with current standards

Utilise existing shelter for undercover horse compound or for storage of stock, care of horses.

Provide individual horse holding yards close to existing shelter

**GARDEN OF MEMORIES**

Retain garden and upgrade landscaping

Develop a landscape plan

Remove existing BBQ shelter, construct new gazebo/shelter and improve BBQ and seating in garden area

**PLAYGROUND**

Playground to be fenced on oval perimeter for added safety

Install shade sail over playground

Install playground with clear vision from open BBQ/Gathering area

**NEW TOILETS AND BBQ/GATHERING AREA**

Retain existing Kiosk

Construct new BBQ/Gathering area and Toilets (include area for storage) to North East of Kiosk.

Proposed structure to provide open space for BBQ's, seating, open door pizza oven.

Toilets to be part of this structure and to include showers and change facilities. New septic system would be required as part of works

Undertake necessary facial modifications to existing kiosk to match proposed new structure (ie. Render, timber clad areas).

Place Bollards restricting vehicles from entering area between kiosk and oval

**TENNIS COURTS**

Relocate Tennis Courts

Retain existing court space for future recreation /youth based activities eg. Basketball, cricket practice nets

**GOLF CLUB/COURSE**

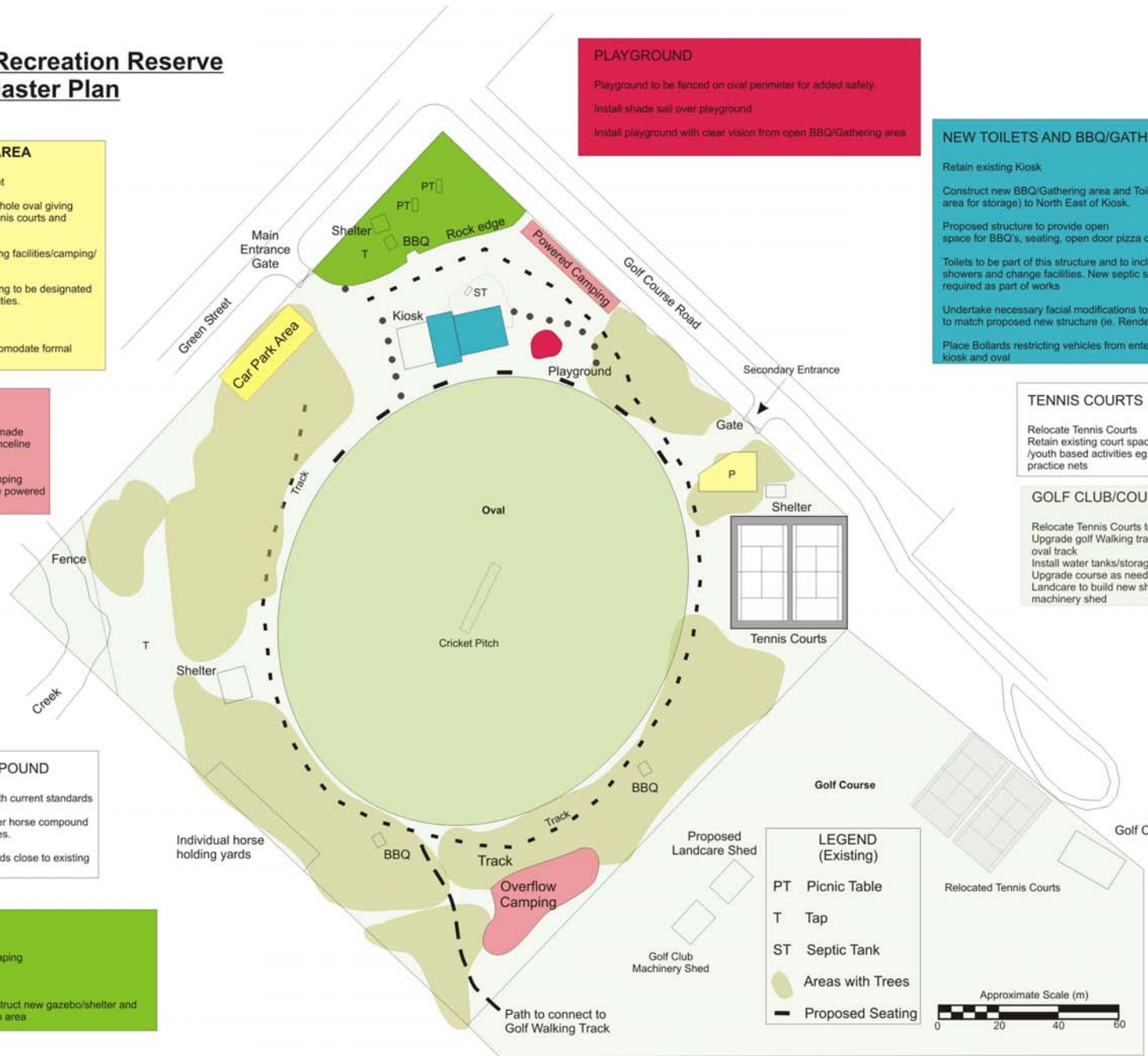
Relocate Tennis Courts to Golf Club Area

Upgrade golf Walking track and connect to oval track

Install water tanks/storage and taps

Upgrade course as needs arise

Landcare to build new shed alongside Golf Club machinery shed



**LEGEND (Existing)**

PT Picnic Table

T Tap

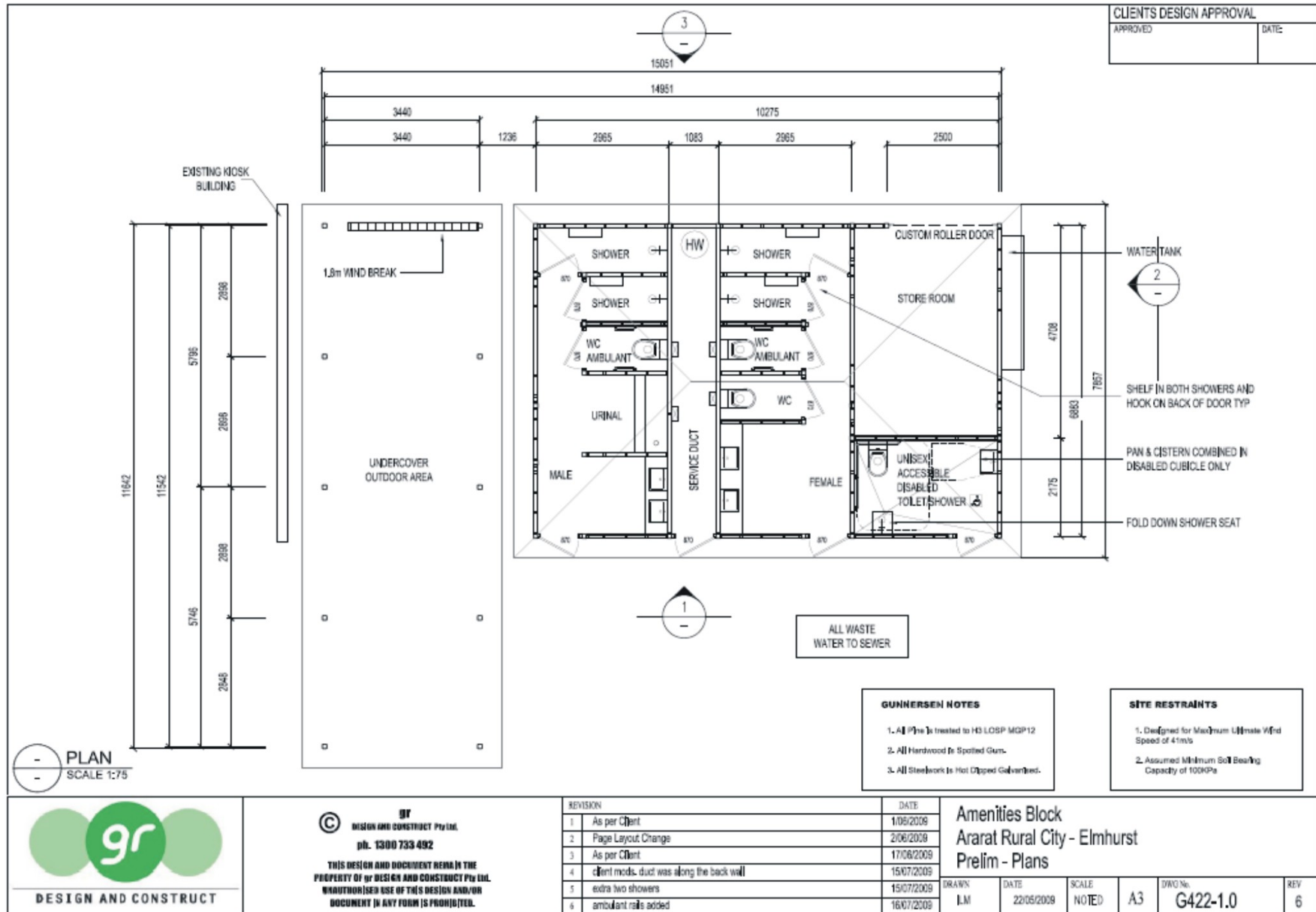
ST Septic Tank

Areas with Trees

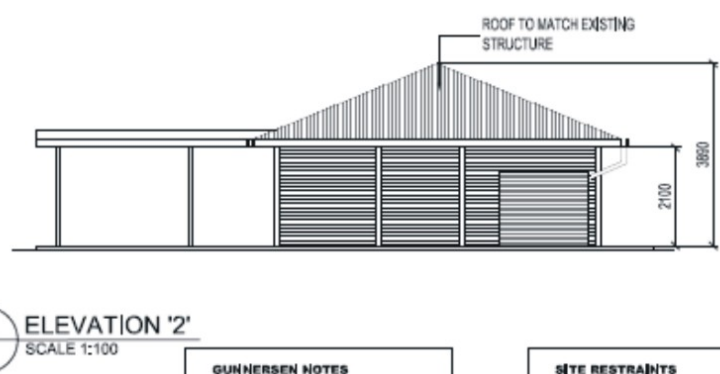
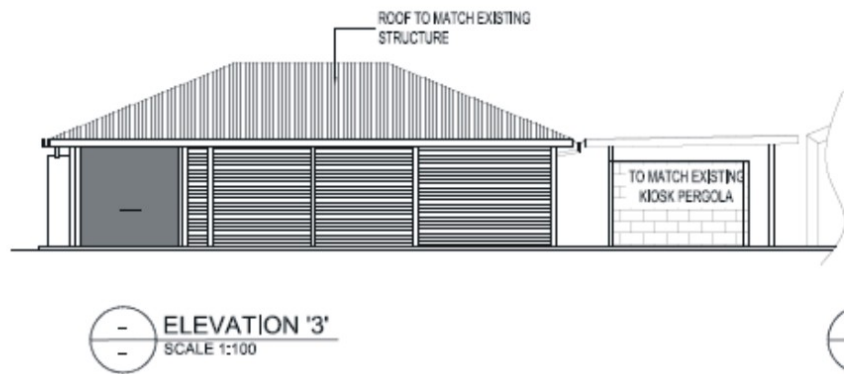
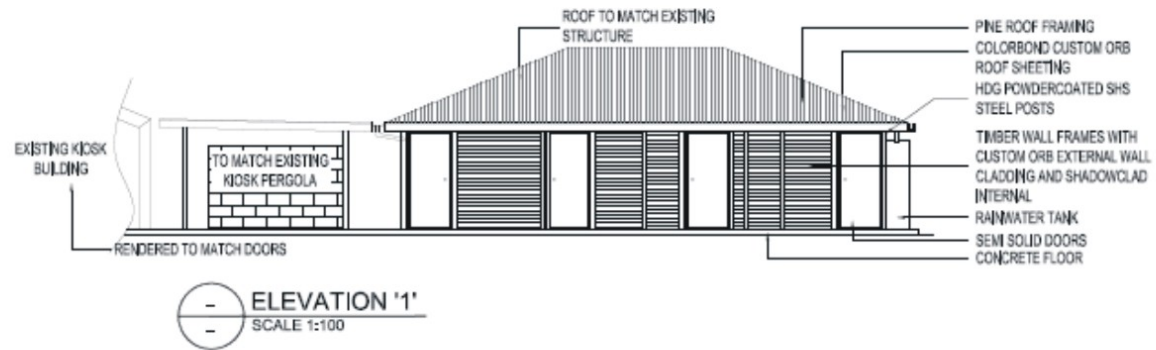
Proposed Seating



# Proposed – Draft Proposed Gathering area and Public conveniences



| CLIENTS DESIGN APPROVAL |      |
|-------------------------|------|
| APPROVED                | DATE |



- GUNNERSEN NOTES**
1. All Pine is treated to H3 LOGP MGP12
  2. All Hardwood is Spotted Gum.
  3. All Steelwork is Hot Dipped Galvanized.

- SITE RESTRAINTS**
1. Designed for Maximum Ultimate Wind Speed of 41m/s
  2. Assumed Minimum Soil Bearing Capacity of 100KPa



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| REVISION            | DATE       |
|---------------------|------------|
| 1 As per client     | 17/06/2009 |
| 2 extra two showers | 15/07/2009 |
| 3                   |            |
| 4                   |            |
| 5                   |            |
| 6                   |            |

|                              |           |       |             |     |
|------------------------------|-----------|-------|-------------|-----|
| Amenities Block              |           |       |             |     |
| Ararat Rural City - Elmhurst |           |       |             |     |
| Prelim - Option 1 Elevations |           |       |             |     |
| DRAWN                        | DATE      | SCALE | DWG No.     | REV |
| LM                           | 2/08/2009 | NOTED | A3 G422-1.1 | 2   |

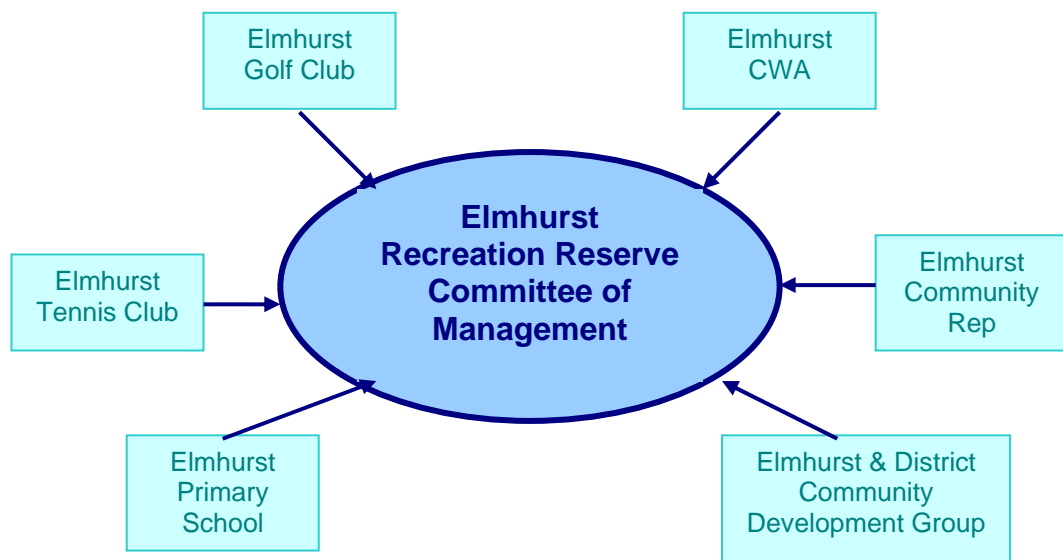
## 5. IMPLEMENTATION

The community drives the implementation of this masterplan. For successful implementation it is recommended that the following processes occur.

### Management structure

It is desirable that one committee look after all facilities on the Elmhurst Recreation Reserve. The Elmhurst Recreation Reserve Committee of Management needs to be further developed to ensure it has a representative from the:

- Tennis Club
- Golf Club
- CWA
- Community
- School
- Progress Association



A collaborative committee of management will enable all user groups a forum to achieve a consensus of opinion on various issues and future direction. It is the understanding that all of the above listed groups have their own committee of management and would still meet separately. A collaborative management group will also allow development and upgrade of the reserve to feed into the individual club's/groups or vice versa.

This structure would set the priorities for development at the Elmhurst Recreation Reserve. Subcommittees could be established to work on the individual items for implementation.

The Elmhurst Recreation Reserve should be managed as per the Department's Committee of Management Responsibilities and Good Practice Guidelines manual. This manual can be obtained from the department directly or accessed via DSE's website. It is also suggested the new committee of management undertake some

training and education in order to fulfil their role and duties as committee of management for the whole Elmhurst Recreation Reserve.

The Elmhurst Recreation Reserve Committee of Management should also develop a Management Plan for the operations of the reserve that incorporates, but is not limited to, the following:

- Bookings process
- Camping facilities – maintenance and cleaning process and responsibilities
- New bbq/gathering area and toilets – maintenance and cleaning process and responsibilities
- Gas bottle replacement – maintenance process and responsibilities
- General maintenance of Elmhurst Recreation Reserve – process and responsibilities – who is responsible for what
- Playground inspection process

## Development, implementation considerations and likely funding sources

Rather than upgrading all of the suggested components for development at the Elmhurst Recreation Reserve at the same time, it is suggested that the components be staged. That said there are certainly component areas of the Reserve that could be lumped together to attract funding. Cost savings to upgrade components could be made through the use of local labour, and for many funding sources this can increase the amount of dollar contribution by the funding body.

| Component                       | Description  | Implementation Considerations  | Likely Funding Sources   |
|---------------------------------|--|--|--|
| <b>Entrance / Car Park Area</b> | <ul style="list-style-type: none"> <li>- Upgrade the recreation reserve's main entrance off Green Street</li> <li>- Upgrade the Green Street/Golf Course Road reserve boundary fences</li> <li>- Remove two rows of pine trees along Green Street fence line to accommodate formalised car parking area</li> <li>- Formalise event/major reserve activities for overflow carparking along Green Street</li> <li>- Improve safety to pedestrians</li> </ul> | <ul style="list-style-type: none"> <li>- Removal of significant trees may take away from the picturesque setting that is the Elmhurst Recreation Reserve. Whatever is developed in this area needs to incorporate landscaping that will add to the reserve.</li> <li>- Need to ensure there is a strong sense of arrival at the reserve.</li> <li>- The use of A-frame signage on major reserve activity days would formalise parking opportunities</li> </ul> | <p>Regional Development Victoria – Small Towns Development Fund or Small Towns Drought Program: the funding ratio is RDV \$3:\$1 local with funding up to either \$250,000 to \$300,000 available depending on the program.</p> <p>See additional notes on “precinct package”.</p> |
| <b>Signage</b>                  | <ul style="list-style-type: none"> <li>- Tourism signage on Pyrenees Highway</li> <li>- Directional and distance signage in Green Street</li> <li>- Entrance signage</li> <li>- Town and event/activities promotional signage</li> <li>- Camping and parking designated signage</li> </ul>   | <ul style="list-style-type: none"> <li>- Strong signage that reflects the upgraded facilities will improve and attract usage to the Reserve is needed on the Highway, Green Street and within the reserve.</li> </ul>  | <p>Regional Development Victoria – Small Towns Development Fund or Small Towns Drought Program: the funding ratio is RDV \$3:\$1 local with funding up to either \$250,000 to \$300,000 available depending on the program.</p> <p>See additional notes on “precinct package”.</p> |
| <b>Camping</b>                  | <ul style="list-style-type: none"> <li>- Powered sites to be made available near new toilets and gathering area along Golf Course Rd fence line</li> <li>- Designated areas for overflow camping</li> <li>- Install solar security lighting linking the powered camping facilities to the kiosk, gathering area and new amenities building.</li> </ul>   | <ul style="list-style-type: none"> <li>- The Recreation Reserve provides good opportunity for camping as long as the committee of management puts in place processes for bookings and cleaning, insurance, and the necessary infrastructure to attract and promote the camping facilities.</li> <li>- Signage clarifying where and where not to camp needs to happen.</li> </ul>   | <p>Regional Development Victoria – Small Towns Development Fund or Small Towns Drought Program: the funding ratio is RDV \$3:\$1 local with funding up to either \$250,000 to \$300,000 available depending on the program.</p> <p>See additional notes on “precinct package”.</p> |

| <b>Component</b>          | <b>Description</b>  | <b>Implementation Considerations</b>   | <b>Likely Funding Sources</b>   |
|---------------------------|---|--|---|
| <b>Garden of Memories</b> | <ul style="list-style-type: none"> <li>- Develop and upgrade as per landscape plan</li> <li>- Remove existing bbq shelter, construct new gazebo/shelter and improve bbq and seating in the garden area</li> </ul> | <ul style="list-style-type: none"> <li>- Working with the CWA on implementing the landscape plan will provide a sense of arrival at the reserve.</li> </ul>  | <p>Regional Development Victoria – Small Towns Development Fund or Small Towns Drought Program: the funding ratio is RDV \$3:\$1 local with funding up to either \$250,000 to \$300,000 available depending on the program.</p> <p>See additional notes on “precinct package”.</p>  |
| <b>Playground</b>         | <ul style="list-style-type: none"> <li>- Install new playground at designated site</li> <li>- Install shade structure over new playground</li> <li>- Fence new playground</li> </ul>                              | <ul style="list-style-type: none"> <li>- To ensure optimal use new playground should cater for a range of age groups.</li> <li>- New playground will need maintaining to ensure safety.</li> <li>- The Committee will need to put in place a playground inspection process.</li> </ul> | <p>Department of Planning and Community Development – Community Facility Funding Program Minors category: projects with a total cost of up to \$200,000 (GST exclusive). Funding received could be up to \$60,000 on a funding ratio of SRV \$2:\$1 local.</p> <p>This project is being funded under the recently announced Federal Regional &amp; Local Community Infrastructure Program 2008/09 - \$25,000 on equipment and installation costs; \$10,000 for shade structure.</p> |

| Component  | Description   | Implementation Considerations  | Likely Funding Sources  |
|--|---|--|---|
| <b>New Toilets and BBQ/Gathering area</b>          | <ul style="list-style-type: none"> <li>- Retain existing kiosk and undertake necessary facial modifications to match proposed new structure</li> <li>- Construct new bbq/gathering area and toilets/showers (include area for storage) to north east of kiosk</li> <li>- Place bollards restricting vehicles from entering area between kiosk and oval</li> <li>- Install fire protection system and hose reel</li> <li>- Install sensor or security lighting for buildings</li> <li>- Pursue all sustainable and environmentally friendly running/operation options</li> </ul> | <ul style="list-style-type: none"> <li>- New toilets and bbq/gathering area needs to be designed to by the community.</li> <li>- Booking process and hire costings need to be developed – this needs to be consistent across all users and bookings.</li> <li>- The committee of management will take responsibility for ongoing maintenance.</li> </ul> | <p>Funding for this project could be available under:</p> <p>Regional Development Victoria – Small Towns Development Fund or Small Towns Drought Program: the funding ratio is RDV \$3:\$1 local with funding up to either \$250,000 to \$300,000 available depending on the program.</p> <p>See additional notes on “precinct package”.</p> <p>Department of Planning and Community Development – Victorian Community Support Grants, Building Community Infrastructure category: Funding received could be up to \$50,000 on a funding ratio of DPCD \$2:\$1 other.</p> |
| <b>Upgrade track around whole oval and reserve</b> | <ul style="list-style-type: none"> <li>- Oval: track would provide vehicle access to camping area, tennis courts, overflow camping and horse compound structure.</li> <li>- Oval: track would also service walking</li> <li>- Upgrade the reserve (including golf course) walking track.</li> </ul>   | <ul style="list-style-type: none"> <li>- A track needs to be formally developed and maintained around the reserve.</li> <li>- Access for recreational purposes require a good walking track.</li> </ul>  | <p>Regional Development Victoria – Small Towns Development Fund or Small Towns Drought Program: the funding ratio is RDV \$3:\$1 local with funding up to either \$250,000 to \$300,000 available depending on the program.</p> <p>See additional notes on “precinct package”.</p>  |
| <b>Tennis courts</b>                               | <ul style="list-style-type: none"> <li>- Relocate tennis courts to Golf Club carpark area (2 courts with the potential for future expansion if required in the future and the inclusion of lighting)</li> <li>- Retain existing hardcourt surface for future youth activities ie basketball ring, skate area, cricket practice nets, etc</li> </ul>   | <ul style="list-style-type: none"> <li>- Relocation would elimination of the current fungal issue. Soil test required at the new site at Golf Club.</li> <li>- Club hire fees to use the facility could be considered.</li> </ul>  | <p>Department of Planning and Community Development – Community Facility Funding Program Minors category: projects with a total cost of up to \$200,000 (GST exclusive). Funding received could be up to \$60,000 on a funding ratio of SRV \$2:\$1 local.</p>  |

| <b>Component</b>                   | <b>Description</b>  | <b>Implementation Considerations</b>  | <b>Likely Funding Sources</b>  |
|------------------------------------|---|---|--|
| <b>Oval</b>                        | <ul style="list-style-type: none"> <li>- Improve oval playing surface for cricket use including:</li> <li>- establish Kikuyu – successful establishment cannot be guaranteed when no irrigation is present</li> <li>- irrigation system – purchase travelling irrigator</li> <li>- minimum annual works include aeration (\$1000 per ha) and fertilising (\$500-\$1000 per ha)</li> </ul> | <ul style="list-style-type: none"> <li>- Upgrade oval playing surface for cricket use.</li> <li>- User fees to hire the oval should be considered in order to keep up with oval surface upgrades.</li> </ul>  | <p>Department of Planning and Community Development – Community Facility Funding Program Minors category: projects with a total cost of up to \$200,000 (GST exclusive). Funding received could be up to \$60,000 on a funding ratio of SRV \$2:\$1 local.</p> <p>Although not a permanent funding program, Drought funding under Department of Planning and Community Development may also be available.</p>  |
| <b>Horse facilities / compound</b> | <ul style="list-style-type: none"> <li>- Repair existing shelter</li> <li>- Designate an “individual horse compound” area close to the existing shelter</li> <li>- Install water tanks/storage and taps within area</li> </ul>  | <ul style="list-style-type: none"> <li>- This building is unique to the reserve so repairing will be in keeping with the reserve setting.</li> <li>- “individual horse holding yards” will compliment the provision of the existing shelter.</li> </ul>   | <p>Regional Development Victoria – Small Towns Development Fund or Small Towns Drought Program: the funding ratio is RDV \$3:\$1 local with funding up to either \$250,000 to \$300,000 available depending on the program.</p> <p>See additional notes on “precinct package”.</p>   |
| <b>Golf Club/Course</b>            | <ul style="list-style-type: none"> <li>- Build Landcare shed</li> <li>- Upgrade the walking track and connect to oval track</li> <li>- Install water tanks/storage and taps</li> <li>- Drought proof the scrapes and surrounds, and renovate course</li> <li>- Relocate tennis courts to Golf Club carpark area</li> </ul>  | <ul style="list-style-type: none"> <li>- The whole area including the Golf Club is under the control of the Elmhurst Recreation Reserve Committee of Management.</li> <li>- The Elmhurst Recreation Reserve Committee of Management should consider a financial leasing arrangement of this area to the Golf Club.</li> </ul> | <p>Any future upgrades to this could fall under:</p> <p>Department of Planning and Community Development – Community Facility Funding Program Minors category: projects with a total cost of up to \$200,000 (GST exclusive). Funding received could be up to \$60,000 on a funding ratio of SRV \$2:\$1 local.</p> <p>Although not a permanent funding program, Drought funding under Department of Planning and Community Development may also be available.</p> |

| Component      | Description  | Implementation Considerations   | Likely Funding Sources   |
|----------------|--|---|--|
| <b>General</b> | <ul style="list-style-type: none"> <li>- Upgrade services to the reserve including: power capacity, water, gas, solar heating for water, septic system.</li> <li>- Provide power outlets (x 4) around perimeter of oval for around kiosk area for events and other users</li> <li>- Provide accessible spectator seating around oval/reserve</li> <li>- Provide picnic tables around oval/reserve</li> </ul> | <ul style="list-style-type: none"> <li>- Providing additional facilities may require the services capacity to the oval to be upgraded.</li> </ul> | <p>Regional Development Victoria – Small Towns Development Fund or Small Towns Drought Program: the funding ratio is RDV \$3:\$1 local with funding up to either \$250,000 to \$300,000 available depending on the program.</p> <p>See additional notes on “precinct package”.</p> |

## Probable Development Costs

The estimated probable costs of implementing the elements of the Master Plan are shown below:

| Component                          | Description   | Estimated probable cost in 2009 |
|------------------------------------|---|---------------------------------|
| Entrance                           | Upgrade main entrance for the reserve   | \$8000                          |
| Boundary Fences                    | Upgrade perimeter fencing for Green Street and Golf Course Road   | \$100/m                         |
| Car Parking                        | Formalise car parking area with gravel, bollards and signage within reserve   |                                 |
| Car Parking                        | External along Green Street – purchase A-Frame for parking  |                                 |
| Signage                            | Tourism signage for the Pyrenees Highway  | \$1500                          |
| Signage                            | Directional and distance signage for reserve in Green Street  | \$600                           |
| Signage                            | Entrance signage – reserve activities listed  | \$1200                          |
| Signage                            | Town and event promotional signage  | \$1500                          |
| Signage                            | Camping and parking designated signage  | \$500                           |
| Camping                            | Powered camping sites in designated area (4 in total)   |                                 |
| Garden of memories                 | Develop and upgrade as per landscape plan   | \$50,000                        |
| Garden of memories                 | Upgrade shelter, bbq and seating  | Included in above (\$50,000)    |
| Playground                         | Install new playground (including softfall and edging)  | \$25,000                        |
| Playground                         | Install shade structure over new playground   | \$7,000                         |
| Playground                         | Fencing and bollards  |                                 |
| New toilets and bbq gathering area | Construct new bbq/gathering area, toilets, showers and storage to north east of existing kiosk  | \$120,000                       |
| New toilets and bbq gathering area | New septic  | \$20,000                        |
| Kiosk                              | Render/upgrade to fit with new toilets  | 10000                           |
| Upgrade track around whole reserve | Upgrade walking and vehicle tracks within whole reserve area including oval and golf course<br>- crushed rock walking track \$40 per lineal metre | \$40 per lineal metre           |
| Tennis courts                      | Relocate tennis courts to golf course car park area (2)<br>- surface type: asphalt  | \$90,000                        |
| Oval Surface                       | Upgrade surface condition<br>- establish Kikuyu<br>- purchase travelling irrigator<br>- minimum annual works including aeration and fertilising   | \$30,000                        |
| Horse facilities                   | Repair existing shelter for equipment storage   |                                 |
| Horse facilities                   | Provide 4 individual horse compounds near existing shelter  |                                 |
| Golf Club                          | Build Landcare shed   |                                 |
| General                            | Upgrade services into the reserve including: electricity, water, gas, solar opportunities   |                                 |
| General                            | Provide power outlets around kiosk area for events  |                                 |
| General                            | Provide accessible spectator seating within reserve   | \$800 each<br>could get cheaper |
| General                            | Provide accessible picnic tables within reserve   | \$1500 each                     |

## “Elmhurst Community Precinct” Package

An opportunity exists to incorporate a number of the above component developments into one larger “Elmhurst Community Precinct” development package. Initial discussions with Lyn Hughes from Regional Development Victoria has suggested

that a number of the above components would fit well under either the Small Towns Development Fund or Small Towns Drought Program if packaged together.

The Small Towns Development Fund assists small towns to create new opportunities for growth and the development of social and economic infrastructure. The Fund is targeted at projects that enhance the appeal of rural townships and surrounding areas and that contribute to economic development, such as improvements to community, business and tourism facilities. (Towns with a population defined as up to 10,000 are the major focus of the Fund). Applications are only accepted from local Councils, with community groups encouraged to work with their local Council to develop projects. Up to \$250,000 can be sought under this fund with the maximum funding ratio for eligible projects within the 38 smaller rural municipalities is \$3:\$1.

The Small Towns Drought Program is a sub-program of the Small Towns Development Fund, providing employment-generating opportunities in small towns affected by drought, whilst creating new opportunities for growth and developing economic and social infrastructure. Up to \$300,000 can be sought under this fund with the maximum funding ratio being RDV \$3:\$1 local.

An opportunity exists to locate the Elmhurst public toilet service to the Elmhurst Recreation Reserve and use the \$70,000 Ararat Rural City Council has allocated towards infrastructure for that service as the local contribution towards a much larger project. Using this funding opportunity, under either of the above Small Town Development programs that \$70,000 could generate a State contribution of up to \$210,000 thus creating a total project of \$280,000. Under this program the following could be included in the "Elmhurst Community Precinct" project:

- New toilets and bbq/gathering area
- Upgrade entrance way off Green Street and upgrade Green Street/Golf Course Road reserve boundary fence
- Storage including proposed Landcare shed
- Camping – powered sites
- Recreation reserve services upgrades including electricity, etc
- Landscaping for Garden of Memories and reserve
- Provision of seating, picnic tables, etc for reserve
- Walking track for whole reserve
- Signage – highway tourism and reserve

## APPENDIX 1 – Minimum Functions/Facilities to Maintain at the Elmhurst Recreation Reserve

From the consultation and user surveys conducted throughout the process and other information, the following is a list of minimum functions/facilities to maintain or develop at the Elmhurst Recreation Reserve:

- Tennis courts (relocate closer to golf?)
- Tennis clubhouse

- Bowling green?
- Skate/bike track

- Public toilets with showers
- Kiosk/kitchen/small meeting space
- Oval
- Parking
- Water
- Seating around oval
- Walking path
- Shade
- Picnic tables
- Bbq area (shaded/protected/undercover) – communal kitchen/woodfire pizza oven
- Electricity/powered sites
- Playground
- Storage shed (joint use (Landcare, playgroup, events))
- Facilities for staging area – emergency, fires
- Garden area (garden of memories)
- Golf course
- Golf clubrooms
- Area to cordon off horses
- Water trough for horses

### Important aspects to keep

- Trees
- Maintain setting (picturesque)
- Garden of memories
- Keep functions not necessarily buildings

### Other issues to consider

- 2 entrances and their condition
- traffic flow – improved/organised/structured carparking, directional
- fencing – why there when broken?
- Building condition
- Tree audit – condition and safety
- Risk management
- Signage required – where you can and can't park, camp, etc
- Safety/security lighting
- Power access around oval for events
- Electricity supply upgrade to the oval
- Solar hot water system
- Condition of the septic

## **APPENDIX 2 – COMMUNITY CONSULTATION SESSIONS – October 2008**

Two community consultation meetings were conducted in Elmhurst in October 2008 to assist in creating a vision for the site, review current community facilities and determine some future options for the site. Following is a summary of comments in relation to the site:

### **ELMHURST RECREATION RESERVE MASTER PLAN COMMUNITY CONSULTATION**

#### **AIM**

- to determine the future use and development of the reserve
- prepare a schematic layout of facilities
- future direction for the reserve
- Maintain existing/current facilities (21/10/08)

#### **PLAN WILL INCLUDE –**

- establishment of a community vision
- identify future uses
- establish priorities for future capital works projects

#### **METHOD/PROCESS**

- (1) Review the past
  - Requests
  - Documents
  - Inventories
  - Change
- (2) Review the present
  - Population
  - People Participation
  - Facilities (usage, requirements, support)
  - Changing Influences
- (3) Review the Input
  - Written
  - Surveys
  - Discussion with sectors
  - Focus groups
- (4) Review the trends
  - Locally
  - Activity
  - Planned – Formal (club)
  - Unplanned – Informal (casual)
  - Facility
- (5) Review Capacity

#### **PLANNING POLICY/REVIEW**

- Elmhurst CAP 2006-2009
- ARC Recreation and Open Space Strategy
- Ground and Condition Audit (08)
- VRA Audit (06)
- Sportsfield condition audit (08)

#### **POPULATION/DEMOGRAPHIC REVIEW**

- ABS (3469 P/C)
- 303 people - 15.2 % children 0-14 years
  - 34.1% 25-54 years
  - 43.2 % 55 years plus
- Median age – 49 years
- 96 Families - 36.5% couples with children
  - 54.2% couples (no children)

- 9.4% one parent families

## **CURRENT ELMHURST RECREATION RESERVE USERS**

*\*How often*

*\*Facilities used*

### **Tennis Club**

- Summer, Navarre/Marnoo Comp, Club, all year comp
- Facilities – 2 x Courts, Club house, Public Toilets

### **Golf Club**

- all year - Tuesday
- Winter – Saturday comp
- Summer – Saturday and Sunday comp's, Twilight Friday being trialed.
- Used for casual and tournaments
- Facilities used – course and clubrooms

### **Endurance Riding**

#### **Events “Festival of the Wind”**

- April
- Kiosk, oval, public toilets, surrounds (parking), adding golf club

#### **School Carnivals**

- Rotated (5 years) Pyrenees
- Kiosk, oval, public toilets, surrounds

#### **Campers**

- Casual (Average 1/fortnight)
- And long term during grapes season

#### **CWA Meetings**

- 1/Year
- Kiosk
- (CWA maintain garden)

#### **Cricket**

- Pomonal use as Home Ground
- Kiosk, Public Toilets

Walking, football, informal activities, picnics (past would like more for future), walking dogs, horses, goats; BNC activities

#### **\*What activities do you do (if any) at the Rec Reserve?**

Golf club – course and rooms used for other community activities.

## **WHAT IS THE ROLE OF THE EXISTING COMMUNITY FACILITIES IN ELMHURST?**

### **Recreation Reserve**

- Oval (As per previous page)
- Public Toilets – users of rec reserve
- Kiosk

**Tennis Courts and Rooms** – Casual use and comps

**Golf course and rooms** – meetings and social functions

**School** – elections

**Hall** – meetings, social functions (estimate 12 per year), CWA, Playgroup, Red Cross, Hall Committee – average use 6-7 times per month)

**Public Toilets** (Main St, next to CFA) – used every 15 minutes?, well patronised b travellers, Uniting Church and CFA next door use as their toilets.

**Playground** – No playground in town except for school (not allowed to use after school hours)

**Bush Nursing Centre** – Have meeting facilities for external groups, run programs for groups (health promotion/activity/social)

**Uniting Church** – Craft group (1/week), could be used for small meetings/functions

**Church of St Marks** – meetings

**Hotel** – meetings for community groups (separate room), social functions

**Post Office?**

WERE Project – plan for the riverfront

### **WHAT ARE THE MAIN BENEFITS OF THE REC RESERVE?**

#### ***Meeting 18 October 2008***

- Safe open space
- Only oval in town
- Has kiosk and toilets
- Good parking
- Great shade
- Close to main St, shops
- Tennis Courts
- Golf Course
- Garden area
- Plantation land?? – status, possibility that DSE will give to the committee
- Emergency Centre (helicopter) – staging area
- Located on highway (setting, quiet, peaceful, picturesque)

#### ***Meeting 21 October 2008***

- Greenspace/Parkland
- Amphitheatre effect
- Public land with mature trees
- Large space for community events, emergency (helicopter) – only large space in Elmhurst
- Hills, environment, whole scene
- Respected by people (both town and visitors)
- Sheltered
- Shade
- Toilets
- Golf Course history, Racing,

\*Glenpatrick Rec Reserve – example of similar sized rec reserve

### **WHAT THINGS ABOUT THE REC RESERVE ARE IMPORTANT TO YOU?**

#### ***18/10/08***

- As above
- Trees
- Maintain setting
- Improving Facilities
- Garden of memories

Buildings have no historical significance (keep functions, not necessarily buildings)

#### ***21/10/08***

- Trees
- Garden of Memories

- Location
- Town water supply – Gravity fed (end of line) Non-portable, below standard

### **WHAT WORKS WELL?**

18/10/08

- “Nothing”

21/10/08

- User groups
- Community
- 2 entrances
- Aspect/setting (trees)
- Geographic Location – Avoca, Ararat

### **WHAT DOESN'T?**

18/10/08

- Functions are separated

21/10/08

- Water
- Entrance (driveway Golf Rd) – drain/condition
- Fencing (fixed) – what is fence for!! Risk
- Condition of facilities – bbq, shelters

### **WHAT IMPROVEMENTS?**

18/10/08

- Camping – Electricity
- Public Toilets and Showers
- Facility with Kitchen
- Walking track
- Skate Park
- Horse Facilities
- Water System
- Playground
- Shelter with outdoor BBQ

21/10/08

- Barbecues – poor design/maintenance
- Shelters – maintenance
- Toilets/showers
- Regular maintenance – mowing
- Tennis Courts
- Taps/Oval caps

### **WHAT POSSIBLE FUTURE USES COULD THE REC RESERVE ATTRACT?**

21/10/08

- Children use
- Campers
  - attract more, not a lot of accommodation in Elmhurst; BBQ?, Hotel
  - Proud, want to share
- Car Clubs – Vintage, Rally
- Bowling Green/Club – currently go to Avoca and Landsborough

### **WHAT FACILITIES WOULD YOU LIKE TO SEE AT THE REC RESERVE IN THE FUTURE?**

18/10/08

- 1: Public Toilets and Showers
- 2: Facility with Kitchen, meeting space
- 3: Playground

- 4: Camping Facilities (electricity – power sites, running water, open space/kitchen, undercover shelter – outdoor BBQ)
- 5: Horse Facilities (water trough)
- 6: Storage shed – joint use (Landcare/Playgroup/Festival)

21/10/08

- Playground
- Showers and toilet upgrade
- Camping facilities – powered sites
- Seating around oval (different areas) rest
- Landcare – shed (near golf club machinery shed)
- Tennis club/court relocation – due to tree roots, fungus
  - Golf/tennis to share – amalgamate
- Landscaping

#### **WHAT SHOULD BE THE PRIORITY FOR DEVELOPMENT AT THE REC RESERVE?**

21/10/08

- Autonomous? (maintain individual clubs)
- Management – Combine committees (Umbrella Committee)
- Combine Resources of Golf, tennis and Rec Committee
- Kiosk – currently undergoing upgrade/refurbish

#### **DO YOU HAVE ANY IDEAS ABOUT HOW ANY UPGRADES/DEVELOPMENTS AT THE REC RESERVE COULD BE FUNDED?**

No suggestions at either meeting

#### **SKILLS DIRECTORY**

→ Master Plan Development

- CAP Town layout – WHO
- Need – Rec Reserve layout (artist) (graphical depiction)

→ Implementing Plan Priorities

- Builders
- Landscapers/Gardeners
- Plumbers
- Electricians
- Grant submissions