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## FINAL REPORT

### Moyston Recreation & Community Centre Facility



ARARAT RURAL CITY COUNCIL

@leisure

## ACKNOWLEDGMENTS

**@leisure** wishes to acknowledge the support and assistance provided by the Rural City of Ararat staff, Reserve Committee and local residents in undertaking this project.

In particular, we recognise the assistance and cooperation of:

- Mandy Noble, Community Building Co-ordinator
- Henry Gunstone, Community Services Co-ordinator
- Ian Mitchell, Manager Rural City Services
- Representatives of the Moyston Public Parks Committee
- Members of the community and sporting clubs at the reserve who returned completed surveys, attended workshops and responded to telephone interviews

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## EXECUTIVE SUMMARY

The purpose of this study was to explore the potential and feasibility for the development of a community facility at the Moyston Recreation Reserve.

Following an extensive community consultation process that included a household survey of residents, stakeholder interviews and community meetings an overall concept plan has been developed for a new facility.

Major findings of the consultation included a strong desire from the community for a social facility on the site to increase opportunities for social interaction within the township, and the immediate need for a new kitchen facility.

The concept plan provides for a potential staged development for a new kitchen, refurbishment of the existing facility and the addition of a multi purpose function room. The total estimated probable cost of the concept is approximately \$900,000.00. Based on the available opportunities for funding there is currently a significant shortfall in the ability of the community to access funds for the completion of the overall development. Any new facility would also place significant pressure on Council to meet ongoing maintenance costs in addition to maintaining existing facilities within the township.

There is a need to upgrade the existing kitchen facility as a matter of urgency to ensure the continued viability of existing programs and events. It is recommended that prior to any further progress by Council on the facility development the Moyston community demonstrate an ability to raise funds to match Councils committed contribution. This will allow for additional funding to be sourced to complete the development of a new kitchen and for the existing facility to be refurbished.

Pending the success of these initiatives, further consideration may then be made to the addition of a new multi purpose function room.

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# 1. INTRODUCTION

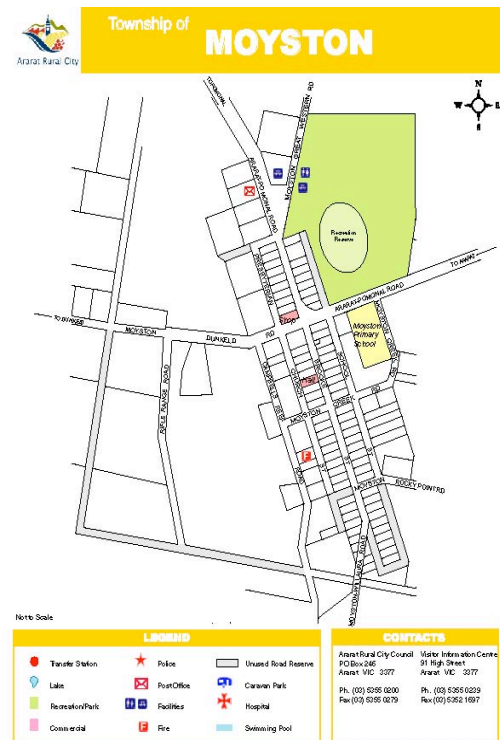
## 1.1 Location

Moyston is approximately 15km east of Ararat and 21 km south-east of Pomonal on the Ararat - Pomonal Road. Moystons population is approximately 400 residents and the township has a range of sporting and community facilities available including:

- Moyston Recreation Reserve
  - sports clubrooms and grandstand
  - tennis/netball courts
  - public toilets
  - barbecue area
  - playground
- Thomas Wills Monument and Rotunda
- Moyston Hall
- Walking Trails.

The Recreation Reserve is located on the northern border of the township, as detailed in Figure 1 on the Moyston – Great Western Road across from the recently completed Wills Monument and Rotunda.

**Figure 1: Moyston Township Map**



**Source: Ararat Rural City Website.**

The Reserve is used by a range of regular groups including the Moyston Football and Cricket Clubs, Boxing Day Sports Committee, Sheep Dog Trials Committee and the Country Music Festival Committee

## 1.2 The Project Brief

The overall aim of this project was to explore the immediate needs and potential opportunities for the development of a Recreation and Community Centre in Moyston. This feasibility study is a reflection of the community's preferences for a central meeting place and the need to enhance recreation and community participation within the Moyston community.

The concept of a Recreation and Community Centre, with multiple facilities on the one site was identified as the highest priority in the current Moyston Community Action Plan. The existing community facility on the reserve requires an upgrade and detracts from other amenities offered at the reserve. It is envisaged a combined Recreation and Community Centre would provide opportunities for:

- community groups
- sporting clubs
- Moyston Primary School
- special events
- visiting health/community services
- training/resource facility for the community

The rationale for the establishment of a Recreation and Community Centre in Moyston is to:

- provide a range of activities on the one site
- provide appropriate facilities for the town
- minimise maintenance requirements of clubs and council
- spread operational expenses across a range of organisations

The development of major events, such as the Moyston Country Music Festival, was also identified as a major priority within the Community Action Plan and the development of the Community Centre would assist in attracting and staging major events in the township.

## 1.3 Methodology

The following tasks were undertaken during the course of this study:

- a mail survey of 210 households in Moyston, achieving 65 returned surveys
- a review of literature, background reports and plans
- a review of 2001 ABS census data and population trends
- a workshop with key stakeholders
- interviews with Council staff and key stakeholders including reserve and hall user groups
- an audit of existing user groups, including current and future usage needs
- a site analysis and review of existing facilities in Moyston
- a review of documented examples of other comparable facility developments
- presentation of the Preliminary Facility Concept Plan at a community meeting
- an analysis of capital and maintenance costs of the proposed facility
- a revision of the Preliminary Plan and feasibility report preparation.

## 2. BACKGROUND

### 2.1 The Site

The Recreation Reserve provides the most appropriate site for the development of a Community Recreation Facility. The site is centrally located, provides clear sight lines to the major cross roads of the township, is adjacent to the main Halls Gap road and is across from the Wills Memorial and Rotunda.

Existing facilities on the reserve include:

- grandstand
- pavilion with sporting change rooms, social area, toilet facilities and kitchen
- public toilets
- playground
- 2 tennis courts/netball court
- tennis viewing shed
- 2 storage sheds
- scoreboard and scorers shed
- kiosk
- practice cricket pitch and net

The site is Crown Land and zoned for Public Park and Recreation under the Ararat Planning Scheme.

### 2.2 Demographic Influences

#### 2.2.1 Population Trends

Moyston has a population of approximately 400 residents and 210 households. It is anticipated that the municipal area of Ararat will decline in population over the next 30 years. There is, however a projected net increase in households due to a decreasing average household size.

It is anticipated that the municipality will require approximately 30-50 new dwellings per annum to 2021 and while the majority of these dwellings will be located in the town of Ararat (80-90%), other potential growth areas include Pomonal, Moyston and Lake Bolac. It is anticipated the municipality as a whole will require approximately 600 more houses for 800 less people. <sup>1</sup>

<sup>1</sup> Ararat Rural City Council, Economic Development Strategy, March 2005

Assuming Moyston attracts 2% of new dwellings in the municipality over the coming years, it is anticipated that by 2021 an extra 12 houses will be developed and that population will decrease by 16 people.

A key factor in the continuing sustainability of small towns is the retention of education facilities and particularly primary schools. The Ararat Rural City Council Economic Development Strategy specifies that towns rich in recreation facilities, that have strong community organisations and provide excellent social and community networks have a distinct advantage.

### **2.2.2 Tourism**

Moyston's proximity to the Grampians National Park provides opportunities to capitalise on visitors passing through the township. The Rural City's Economic Development Strategy identifies Moyston as having strong tourism business growth potential. Promoting the township as the birthplace of Australian Rules Football and the recent development of the Wills Rotunda provides potential tourism opportunities.

## **2.3 Existing Use And Demand**

The existing pavilion, grandstand and change rooms are currently used by a range of sport and community groups. A summary of usage is outlined below.

### **2.3.1 Moyston Cricket Club**

The Moyston Cricket Club currently has a C Grade senior team and a junior under 13 team that compete in the Grampians Cricket Association competition. The senior team trains at the reserve on Thursday evenings and games are played on Saturday afternoons. The juniors train on Friday nights and play on Sundays.

The Club uses the practice wicket for training, which is generally considered to be in good condition by the club. The main oval is well maintained and in good condition. The Club considers that the existing synthetic central wicket needs replacing and have begun fundraising for a new pitch. The club uses the grandstand and changing/social rooms and consider that the facilities serve the purposes required for cricket.

### **2.3.2 Moyston Willoura Football/Netball Club**

The Moyston Willoura Football Club has two senior and one junior team competing in the Miniera Football League. They play four to five home games at the reserve each year plus one to two practice games. The club uses the grandstand, change rooms and kitchen and has occasional functions within the current social rooms. Meals are served after each home game and BBQ's are conducted after training on Thursdays.

Most club functions are held at Willoura due to the quality of facilities available, while the Club's annual ball is held at the Moyston Hall.

The netball courts are considered to be in reasonable condition and players are able to use the facilities provided at the pavilion.

### **2.3.3 Boxing Day Sports**

The annual Boxing Day Sports was not conducted in 2004, due in part to the poor state of the current facilities. The Football Club conducted one element of the day being the mud bash. In past years the Boxing Day Sports has attracted approximately 1200 people and all facilities within the current pavilion have been required.

### **2.3.4 Country Music Festival**

The annual Country Music Festival is held on the Sunday of the Labour Day long weekend in March each year and attracts approximately 1000 spectators. The Festival Committee is required to hire extra equipment, such as tents for change rooms and power generators, due to the lack of appropriate existing facilities at the reserve. The current change rooms and kitchen are not up to the standard required to conduct a successful event and will reduce the capacity of the Festival to expand to two days.

### **2.3.5 Sheep Dog Trials**

The annual sheep dog trials are held over 3 days in March each year and the facilities are required for the full week to enable the organising committee to set up for the event. Morning and afternoon tea and lunches are provided each day with a spit roast/BBQ function also held in the evening. The event may attract up to 40 participants with 100 dogs, plus spectators.

The existing kitchen is used extensively for this event, the pavilion is used for dining and the toilet facilities and showers are accessed by people camping on the reserve throughout the event.

The organising committee are in the process of improving the current facilities and have recently funded a new stove.

### **3.3.6 Petanque Club**

A temporary area for Petanque has been established in the car park, but the sport is predominantly based in Halls Gap. It is intended that inter town challenges will become a regular part of Petanque within the region and this may see the reserve hosting 3-4 events each year.

### **3.3.7 Moyston Primary School**

The primary school occasionally use the reserve for inter school/district sports days. They generally conduct any functions at the Moyston Hall and not at the reserve.

## **2.4 Other Reserve Uses**

Reserve facilities are also used by visitors and residents outside of the club or committee structure. Other uses include the following.

### **2.4.1 Tennis/Netball Courts**

The tennis/netball courts are considered to be in reasonable condition by user groups. There is a shed/clubroom that is available for shelter, but requires some improvement. While there is no tennis club, the courts are used by social players in summer.

### **2.4.2 Public Toilets**

The public toilets are in good condition and attract tourist groups to stop to use the facilities on a regular basis. They are kept in a clean state and are in a good location, being close to the front gate and visible from the road providing passers by with easy access.

### **2.4.3 Playground**

The playground has only recently been constructed on the reserve and is used regularly by local residents, as well as tourist groups who also stop to use the toilet facilities.

### **2.4.4 BBQ Area**

The current public BBQ is wood fired and is therefore limited in use, but tourist groups use it on an occasional basis. An electric BBQ would provide greater options for tourists, local residents and reserve user groups.

### **2.4.5 Fire Refuge**

The reserve is identified as a fire refuge area in the case of emergencies. It is also considered a potential staging area should external emergency resources be required in the area.

## 3. CONSULTATION FINDINGS

### 3.1 Household Survey

A household survey was conducted throughout the Moyston community during November/December 2004 to determine preferences and perceptions about the potential development of the Moyston Recreation and Community Centre. A total of 210 surveys were distributed to all households within Moyston and 65 usable responses were received. A complete analysis of findings from the survey is attached as **Appendix 1**. A summary of key findings is outlined below:

- 81.6% of respondents identified the need for a combined sports club pavilion/change rooms and social area as either very important or extremely important
- 36.9% of respondents indicated they would use bar/social facilities on a regular basis
- A new kitchen for sports club users was identified as the most important type of facility or element required for future sport and recreation facilities. A combined sports club pavilion/change room and social area was considered the second most important
- 20% of respondents would use a new kitchen for sports club users
- 76.9% of respondents were of the opinion that all the sports club facilities should be provided for in one building
- The grandstand was identified as the most used sport, recreation or cultural facility in Moyston with 67.7% of respondents using the facility
- 78.5% of respondents participate in events/activities at the Moyston Hall
- 63.1% of respondents have to travel outside of Moyston to participate in sport, recreation or cultural activities of their choice
- 44.6% of respondents indicated the CFA headquarters should be located on the reserve.

## 3.2 Moyston Visioning Workshop

A workshop was conducted on 17<sup>th</sup> December 2004 with members of the local community and club representatives to assist in evaluating the functions of the reserve, create a vision for the reserve and evaluate options for the site.

Notes from the workshop are attached as **Appendix 2**.

## 3.3 Stakeholder Interviews

The following highlights key issues raised by stakeholders associated with reserve. These were produced from telephone interviews conducted with representatives from key stakeholder groups.

### 3.3.1 Art Show

- the hall is currently the only option for the art show to use but it has limited space
- would use a new facility to run wine tasting events and conduct an opening night function for the Art Show.

### 3.3.2 Boxing Day Sports

- kitchen and basic club room facilities are not up to scratch for this day and age
- a new facility could be a gathering place for people to have a drink
- the facility needs to be used by more groups in the community – not just for football
- kitchen facilities and general club room area is not up to the standard required to effectively conduct the activities

### 3.3.3 Country Music Festival

- existing facilities do not meet current demand
- current change/toilet facilities and kitchen require upgrading
- the need to spend too much income on hiring extra equipment due to poor existing facilities
- the potential for caravan/camping on reserve is limited due to current shower/toilet facilities
- an indoor function room could be used for performances

### 3.3.4 Cricket Club

- the grandstand requires vermin and dust proofing
- a function centre and upgraded kitchen/bar area would benefit both the cricket and football clubs and the community as a whole
- a new function centre would allow for meetings, functions and events to be conducted
- a liquor license would allow the facility to become self funding and enable people to meet socially

### **3.3.5 Football/Netball Club**

- most functions are currently held at Willoura due to better quality clubroom facilities
- a new facility would enable a social meeting place for the whole community

### **3.3.6 Hall Committee**

- the pavilion/dressing rooms are in a bad run-down state
- would be good to get a social atmosphere – somewhere for people to gather as there is currently no social facilities in town.

### **3.3.7 Landcare**

- there is a need for a new updated kitchen facility
- anew facility could be used by whole community as a place to meet and have a drink – would stop people hanging around the shop
- the pavilion is currently not an inviting place

### **3.3.8 Progress Association**

- the pavilion has to change and be upgraded – it is too rundown for people to consider using

### **3.3.9 Public Parks Committee**

- if nothing is done, the pavilion is going to fall apart
- the facility currently limits the community in attracting new events to the town
- we current events will not be able to continue if the pavilion is not upgraded in the next few years
- we would love to have a facility where the locals could gather.

### **3.3.10 Sheep Dog Trials**

- the kitchen needs upgrading
- the ladies showers/toilets at the pavilion are not too bad but the mens are terrible
- a place for residents to go for a chat and a have a drink would be good
- the current facilities are generally inadequate and present health issues due to the presence of mice and possums

### 3.4 Potential Future Demand

It is clear that existing events conducted at the reserve would be enhanced by a new facility. Additionally the potential exists to develop new uses of a multi-purpose community facility, that includes:

- additional club functions
- external functions
- dining/bar opportunities
- recreational programs
- visits by allied health groups
- women's and children's groups
- school programs

The potential also exists for the CFA to establish new premises on the reserve and to use the facility for meetings, functions and events. It is imperative however that any open space or reserve area currently used should not be lost due to the establishment of a new CFA facility.

The household survey also identified activities that people currently travel outside the township to participate in as they are not provided in Moyston. Major activities included:

- cinema/theatre
- dining/restaurant
- pub
- markets
- art/craft lessons
- women's group
- socialising
- tai chi

The opportunity exists for each of these activities to be catered for at some level in a well managed multi-purpose facility at Moyston.

### 3.5 Similar Facility Models

The successful development of a community facility at Girgarre Recreation Reserve was identified as a model upon which the Moyston Reserve facility could be based. It is also the only appropriately comparable facility identified within Victoria.

Girgarre is a small township of approximately 300 residents, situated 15 kilometres from Kyabram in the Campaspe Shire.

A new facility of 300 sq metres was constructed in approximately 1993, comprising new kitchen and bar facilities and a function room adjacent to the football clubrooms and kiosk. The facility was jointly funded by the community and Council. The community raised an \$80,000.00 contribution and Council matched the amount dollar for dollar. Management of the facility is overseen by the Recreation Reserve Committee that comprises all user group representatives.

The football club manages the facility during football season with the cricket club taking over during cricket season. Meals are served on Saturday nights after football home games and the facility is also open on Friday evenings for meals and drinks. In some instances, the local fish and chip shop proprietor has served meals from the facility on a Friday evening, while the football club manages the bar.

The facility is available for functions such as birthday parties, senior citizens groups and the like, and no hire fee is charged. The management committee prefers to have the community use the facility than charge hire fees and the football/cricket club is able to make money via the bar.

There are no other licensed premises in the town and there are two halls that also cater for functions.

The bar is open during football games and this provides the greatest revenue from the facility. Council looks after major maintenance issues associated with the facility and the Reserve Committee receive an annual grant of \$8,000 to maintain the reserve and facility.

The facility has provided the community with a central hub to gather and has helped maintain a close knit and social community at Girgarre.

### 3.6 Key Facility Issues

The following key issues were identified through the consultation process:

- a demonstrated need for an upgraded community facility, in particular a new kitchen
- the requirement for existing change room facilities to be upgraded
- the overwhelming support for the development of a multi purpose facility for use by the whole community
- potential for the development of a new facility to impact on current usage of the Hall
- increased costs to Council of maintaining both a new facility on the reserve and the existing Hall
- difficulties faced by a small community to fund the proposed facility
- a strong desire from community members to develop a bar/social facility on the reserve
- a need for the facility to be built in stages
- the reduced viability of a new facility if the Moyston Hall remains in its present form

## 4. FACILITY DEVELOPMENT

### 4.1 Facility Concept Plan

A concept plan for the overall development of the facility has been prepared and is presented below. An overview of the key elements for the design are outlined in **Appendix 3**.

The concept has been developed taking into consideration results from the community consultation processes and the ability of the community to meet the financial demands of a facility of this nature. To assist in meeting community expectations and to enable the facility development to be achievable and sustainable, the concept has been designed to allow for completion in the following stages.

#### Stage 1 Development of new kitchen – 42 square metres

A new kitchen has been identified as the key priority associated with any new development and the existing kitchen does not meet the needs of facility users. The concept provides for the kitchen to be the link between the existing facility and any new function room development. The proposed kitchen also offers views to the oval which was seen as important by user groups. Ideally, a new bar facility would also form part of this development, however this has not been included due to financial constraints.

#### Stage 2 Refurbishment of existing building

The existing facility is in need of refurbishment and the new kitchen provides the opportunity for the change rooms/function area to be extended and existing toilet/shower facilities to be improved. A temporary bar area and servery will need to be included within the development

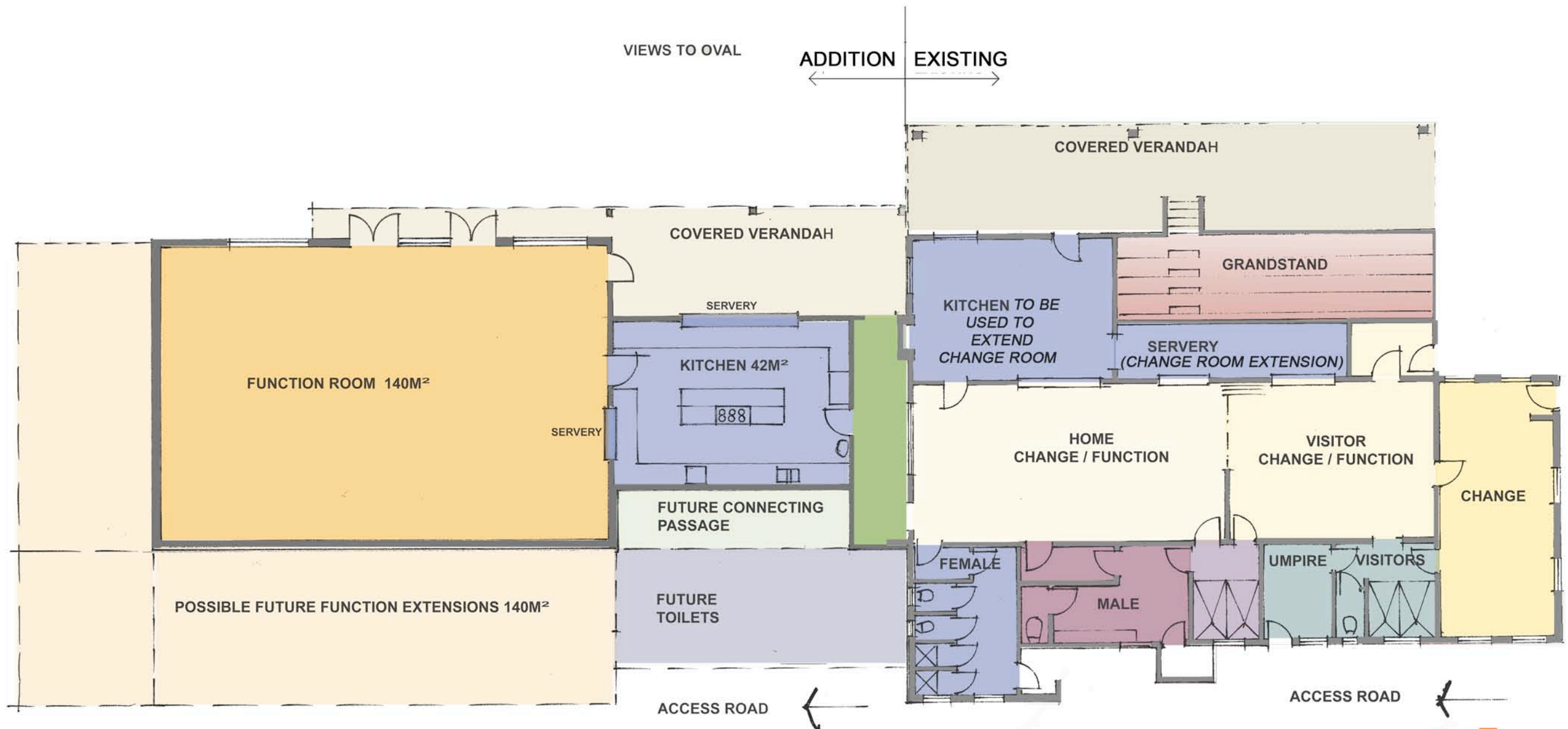
#### Stage 3 Development of function room – Part 1 – 140 square metres

The development of a multi purpose function room has been broken into two stages due to financial constraints. Subject to funding being sourced, Part 1 of the development would include a function room, bar area, kitchen servery and additional toilet facilities.

#### Stage 3 Development of function room – Part 2 – 140 square metres

Subject to funding availability the concept allows for the function room to be extended

The preferred site of any new development is abutting the northern end of the present facility resulting in the need for relocation of the existing septic tank system.



**MOYSTON RECREATION RESERVE**  
**PROPOSED ADDITION/UPGRADE TO EXISTING PAVILION**



**@leisure**  
 MAY 2005

**MLDesign**  
 mckerrell lynch  
 architects  
 planners  
 interior designers

## 4.2 Probable Development

The Facility Concept design includes a refurbishment of the existing facility, new kitchen, bar facilities and multi purpose function room. The proposed design allows for the facility to be completed in stages. The table below shows an estimate of probable capital costs of each stage of development.

**TABLE 1. Facility Concept Estimated Probable Capital Costs:**

Item	Cost
Stage 1: Development of new kitchen <sup>2</sup>	\$84,000.00
Stage 2: Refurbishment of existing building	\$100,000.00
Stage 3: Development of Function Room – Part 1 <sup>3</sup>	\$385,000.00
Stage 4: Development of Function Room – Part 2 <sup>4</sup>	\$280,000.00
Contingency	\$51,000.00
<b>Total estimated capital cost</b>	<b>\$900,000.00</b>
Ongoing maintenance costs <sup>5</sup>	\$45,000.00
Furniture and fittings <sup>6</sup>	\$45,000.00

Note: The estimated cost does not take into account any in kind contributions and volunteer hours supplied by the community.

## 4.3 Facility Maintenance

Council currently contributes approximately \$1,500.00 to the Public Parks Committee to assist with the ongoing maintenance of the existing facility and has indicated it is not in a position to increase this figure in the short term. In general terms, it is understood Council would undertake periodic major maintenance on the building, with the Management Committee responsible for routine maintenance. It is estimated that half of the ongoing maintenance costs would be for major periodic works with the other half for routine maintenance. Based on similar facilities developed, it is expected that 5% of the probable capital cost would need to be annually allocated for maintenance work.

<sup>2</sup> \$2000 per square metre – proposed new kitchen facility 42 sq metres

<sup>3</sup> \$2750 per square metre – proposed new function room Part 1, 140 sq metres

<sup>4</sup> \$2000 per square metre – proposed new function room Part 2, 140 sq metres

<sup>5</sup> Estimated 5% probable estimated capital costs

<sup>6</sup> Estimated 5% probable estimated capital costs

## 4.4 Estimated revenue requirements

The following table provides an estimate as to the usage that would need to be generated from the new facility each year to produce the revenue required to meet the ongoing operating costs of the facility and to assist with funding the ongoing development.

**TABLE 2. Summary of new usage required to meet annual maintenance costs**

Assumptions	Event/Program	Times per year	Anticipated spend	No. People	Approx. revenue
1	Functions	5	\$20.00	100	\$10,000.00
2	Meetings/Seminars	6	\$5.00	40	\$1,300.00
3	Recreation Program	40	\$5.00	15	\$3,000.00
4	Meeting groups	20	\$5.00		\$100.00
5	Mothers/play groups	40	\$5.00	15	\$3,000.00
<b>TOTAL</b>					\$17,400.00

Assumptions	Facility Hirers	Times per year	Hire Fee	Revenue
6	School activities	3	\$100.00	\$300.00
7	Allied Health visits	12	\$100.00	\$1,200.00
<b>TOTAL</b>				\$1,500.00

Assumptions	Facility open for public use	Nights per week	Anticipated spend	No. people	Approx Annual Revenue	30% costs	Net Profit
8	Bar/dining facility	3	\$20.00	20	\$48,000.00	\$14,400.00	\$33,600.00

### Assumptions

1. Anticipated external functions at the facility per year - approximate spend based on inclusive food/drink options. Revenue does not include costs.
2. External seminars/meetings includes \$100 hire fee plus light refreshments @ \$5 per head.
3. Weekly recreation program during school terms - spend based on household survey responses.
4. Meeting room available for use by local clubs and associations - fee based on fee charged by Hall.
5. Weekly meeting for mothers/play groups during school terms - spend and attendees based on household survey responses.
6. Fee for use of facility for sports and educational activities at facility.
7. Monthly visit by health services such as infant welfare sister and other health professionals.
8. Potential to use facility for community bar/dining facility - spend and numbers based on household survey. Responses assumed 30% cost of goods sold and volunteer labor contributions.

## 4.5 Potential Funding

The following sources have been identified as major funding options available for the development of the new facility.

**TABLE 3: Potential Major Facility Funding Sources**

<b>Funding Source</b>	<b>Anticipated Amount</b>	<b>Status</b>
Rural City of Ararat	\$50,000.00	Committed
Moyston Community	\$50,000.00	Fundraising/In kind support
Department for Victorian Communities – Major Facilities Grants ( available for facilities with total cost > \$150,000)	\$50,000.00	\$1:\$1 locally
– Community Support Grant	\$50,000.00	\$2:\$1 locally
Regional Partnerships – Federal Government Grant	\$100,000.00	
<b>Total available funds</b>	<b>\$300,000.00</b>	
<b>Estimated probable capital cost</b>	<b>\$900,000.00</b>	
<b>Shortfall</b>	<b>\$600,000.00</b>	

Should Council support the development of the facility, further investigations will be required to confirm funding sources for the project prior to any development being undertaken.

It is anticipated that the community will be required to undertake some fundraising of its own and provide in kind support for the development of the facility.

## 4.6 Impact on other facilities

### 4.5.1 Moyston Hall

While having just one modern community facility in Moyston could potentially cater for all activities and reduce the burden on Council of maintaining two community buildings, the expectation from the community is that the Hall should be retained. Indications from the Moyston Community Meeting are that both the Hall and a new facility must be able to operate together and that the development of a new facility should not detract from the use of the Hall.

The desire of the community to retain the Hall detracts from the viability of developing a multi purpose facility on the reserve. Usage of both facilities would be shared, reducing the available revenue streams required to assist in funding a new facility and undertaking ongoing maintenance on both facilities.

Activities currently undertaken at the Hall include:

- monthly dance
- football club ball and functions (approx 2-3 per year)
- occasional recreation programs
- annual Art Show
- funeral wakes
- state/federal election polls
- monthly visit by Infant Welfare Sister
- community functions – (2-3 per year)
- meetings of community groups
- mothers group meetings

#### **4.5.2 Pomonal**

A master plan is currently being developed for the Pomonal Recreation Reserve and includes the potential development of a new hall and multi purpose facility. Any development of this nature will place greater reliance on Council to assist with funding capital works and ongoing maintenance. The development of two similar facilities within close proximity also has the potential to create competition, particularly for major external events, reducing the viability of either venue.

## 5. CONCLUSIONS

- There is a need to upgrade the existing kitchen of the existing recreation reserve pavilion facility as a matter of urgency to ensure the continued viability of existing programs and events.
- Any development of the present facility needs to be undertaken in stages.
- The kitchen/upgrade of the recreation reserve facilities is the major priority.
- There is overwhelming community support for the development of a new facility providing a centre for social activities within the community.
- The community is unlikely to be able to raise the capital funds required or sustain a multi-purpose facility in the short term.
- Moyston residents will need to demonstrate an ability to fundraise approximately \$50,000.00 in cash and in kind contributions to allow for any development on the reserve to proceed.
- An upgraded bar facility should be considered in any initial development to assist with raising revenue for the potential long term development of the facility.
- The development of a multi purpose facility will impact upon the current usage of the Moyston Hall.
- The community need to determine the future of the Moyston Hall if a function room at the recreation reserve is to be developed.
- Council would be unable to maintain two community facilities of the proposed size within Moyston.

## 5.1 Implementation Plan

The following table provides a schedule of actions to be implemented by Council and the Public Parks Committee to allow for the development of the facility to proceed.

**TABLE 4: Implementation Plan**

Recommended Action	2005	2006	2007	2008	2009
1. Adopt the Facility Master plan the preferred long term plan for the development of a facility at Moyston Recreation Reserve	█				
2. Allocate \$50,000.00 to the proposed development subject to the community raising \$50,000.00 in cash and in kind contributions	█				
3. Assist the community to establish a "Facility Fundraising Committee" or similar	█				
4. Commence fundraising. Investigate funding options for the development of Stage 1 (Kitchen Upgrade) & Stage 2 (Upgrade Existing) of the proposed facility as a priority		█			
5. Refine plans for Stage 1 & Stage 2 development and finalise costs		█			
6. Submit applications for funding			█		
7. Undertake design documentation and seek any planning or building approval			█		
8. Commence development works				█	
9. Complete development works completed					█
10. Consider potential for Stage 3 and 4 development					█

## APPENDIX 1. SUMMARY OF HOUSEHOLD SURVEY RESULTS

A survey was conducted of a sample of approximately 210 households within the Moyston area. A total of 65 responses were received and the results are outlined below.

### Q1. What sport, recreation or cultural facilities (if any) do you use in Moyston?

Respondents were asked to nominate the sport, recreation or cultural facilities that they use in Moyston.

**TABLE 8: Facilities respondents use in Moyston include:**

Facility	%	Facility	%
Grandstand	67.7	BBQ facilities	33.8
Thomas Will's monument and rotunda	63.1	Sports oval clubrooms	27.7
Moyston Hall	61.5	School grounds	26.2
Tennis/ netball clubrooms	61.5	Public toilets	23.1
Sports oval	60.0	Netball courts	20.0
Tennis courts	36.9	Playground	18.5

Respondents highlighted the grandstand as the most used facility, followed by the Thomas Will's rotunda, Moyston hall and the tennis/ netball clubrooms. The least used facilities according to responses was the playground and the netball courts

Highest response of those aged 24 and under was the sports oval and the tennis courts, with the under 24 respondents also highlighting the playground as their least used facility.

### Q2. What activity do you do (if any) at the facility identified above?

Respondents were asked to identify the main activities in which they participate at the facilities that they identified in the previous question.

**TABLE 9: Main activities participated in by respondents:**

Main Activities	%	Main Activities	%
Events/ activities at the hall	78.5	Walking the dog	27.7
Attend annual events/ festivals	76.9	Tennis	26.2
Petanque	73.8	Supervising children's play	26.2
Watching sport	70.8	Riding a bike	24.6
Walking	46.2	Football	23.1
Casual ball games	35.4	Cricket	21.5
Picnicking/ BBQ	33.8	Jogging/ running	21.5
Theatre/ drama	30.8	Netball	21.5

The majority of respondents main activity was events/ activities at the hall, other strong responses were attending annual events/ festivals, to play petanque and watching sport. Netball, cricket and jogging/ running were the least popular activities.

Under 24 respondents identified walking and watching sport as their most popular activities, with petanque and theatre/ drama being their least most popular responses.

**Q3. Are there any sport, recreation or cultural activities not catered for by existing facilities in Moyston that you travel outside of the township to do?**

Respondents were asked whether or not there was any sport, recreation or cultural activities that Moyston didn't cater for and subsequently have to travel outside the township in order to be able to participate. Of the total responses 63.1% answered yes and 23.1% answered no. The following table highlights the activities in which the respondents highlighted as not being catered for within the township.

**TABLE 10: Activities not catered for by Moyston's existing facilities**

Activities not catered for	%	Activities not catered for	%
Cinema/ theatre	18.5	Music concerts	3.1
Dining/ restaurant	9.2	Petanque	3.1
Horse riding	9.2	Women's group	3.1
Pub	9.2	Bocce	1.5
Swimming	7.7	Fundraising organization	1.5
Golf	6.2	Libraries	1.5
Markets	6.2	Museums	1.5
Art/ craft lesson	3.1	Pool/ billiards	1.5
Art Shows	3.1	Socialising	1.5
Basketball	3.1	Tai Chi	1.5
Lawn bowls	3.1	Worship	1.5
Movies	3.1		

Respondents identified Cinema/ theatre as being activities that are not catered for by Moyston as the top response, other activities that were identified by respondents were dining/ restaurants, horse riding and pub.

The under 24 responses had swimming facilities as the main facility not provided by Moyston and horse riding and pub being the other high responses.

**Q4. Think about whether additional sport and recreation facilities are needed in Moyston. How important to you are each of the following facility types and elements?**

With additional facility needs in mind, respondents were asked to rank the types of sport and recreation facilities or elements of facilities in accordance to how important the facility was to them. Responses are ranked from of no importance through to extremely important.

**TABLE 11: Importance of facility types and elements according to respondents:**

<b>Park Features</b>	<b>Extremely Important (%)</b>	<b>Very Important (%)</b>	<b>Of little importance (%)</b>	<b>Of no Importance (%)</b>	<b>Mean (%)</b>
New kitchen for sports club users	61.5	20.0	7.7	3.1	5.0
Combined sports club pavilion/ change rooms & social area	58.5	23.1	7.7	1.5	4.9
Bar/ social facilities open to the broader community	43.1	36.9	7.7	4.6	4.7
Indoor multi-purpose room for recreation classes/programs	50.8	26.2	3.1	9.2	4.6
Kiosk area for sporting days	46.2	27.7	15.4	1.5	4.6
Tree planting for shade and aesthetics	38.5	41.5	7.7	4.6	4.6
A function centre to hire out for private functions	49.2	26.2	3.1	12.3	4.5
Floodlighting of all outdoor sports facilities	40.0	36.9	6.2	3.1	4.4
Grassed area for relaxation	30.8	43.1	4.6	9.2	4.2
Car parking around the sports oval	30.8	32.3	21.5	3.1	4.1
Better public picnic/ BBQ facilities	26.2	35.4	23.1	1.5	4.0
New grandstand	33.8	27.7	16.9	10.8	4.0
A place/ facilities for craft displays/ markets	30.8	21.5	26.2	12.3	3.9
CFA offices	29.2	30.8	16.9	9.2	3.9
A place to hold dances	30.8	26.2	15.4	15.4	3.8
Upgraded tennis/ netball courts	21.5	38.5	18.5	7.7	3.8
A place/ facilities to hold cultural or theatrical productions	26.2	29.2	16.9	16.9	3.7
A place to play Pétanque & other social games	23.1	32.3	21.5	6.2	3.7
Indoor sports hall and gymnasium	26.2	23.1	27.7	12.3	3.7
Path network around the reserve	20.0	38.5	13.8	16.9	3.7
Cafe	32.3	20.0	10.8	21.5	3.6
Consulting rooms for health professionals	27.7	16.9	23.1	15.4	3.4
A place to show movies	21.5	16.9	27.7	23.1	3.3
Art gallery/ shop	18.5	27.7	16.9	16.9	3.2
Sound shell or amphitheatre	18.5	12.3	30.8	27.7	3.1
New playground	12.3	30.8	18.5	18.5	3.0
A place/ facilities to ride skateboards or in-line skates	12.3	20.0	27.7	23.1	2.9
Internet access	9.2	27.7	16.9	29.2	2.8

Respondents identified the new kitchen for sports club users as the most important type of facility or element that may need to be considered for future sport and recreation facilities. Other responses that were also identified by respondents as important aspects or elements were combined sports club pavilion/ change rooms and social area, bar/ social facilities open to the broader community and indoor multi-purpose room for recreation classes/ program. Aspects or elements that were considered not important or held little importance were internet access, new playground and skate facilities.

Aspects that held the most importance for the under 24 age group were indoor multi-purpose room for recreation classes/ programs and combined sport club pavilion/ change rooms and social area. Those that held little importance were art gallery/ shop and better public picnic/ BBQ facilities.

### **Q5. Which of the above facilities would you use on a regular basis if they were provided in Moyston?**

Respondents were asked to consider which of the following facilities that they would use if the facilities were provided in Moyston.

**TABLE 12: Facilities that would be used on a regular basis if provided in Moyston:**

<b>Facilities that would be used</b>	<b>%</b>	<b>Facilities that would be used</b>	<b>%</b>
Bar/ social facilities open to the broader community	36.9	Art gallery/ shop	4.6
Combined sports club pavilion/ change rooms & social area	24.6	A place to play Pèntanque & other social games	4.6
New kitchen for sports club users	20.0	Art gallery/ shop	4.6
A place/ facilities for craft displays/ markets	13.8	CFA offices	4.6
A function centre to hire out for private functions	12.3	Kiosk area for sporting days	4.6
A place to show movies	12.3	All	3.1
Café	12.3	A place/ facilities to hold cultural or theatrical productions	3.1
Indoor multi-purpose room for recreation classes/programs	12.3	A place to hold dances	3.1
Better public picnic/ BBQ facilities	10.8	Car parking around the sports oval	3.1
Grassed area for relaxation	10.8	Consulting rooms for health professionals	3.1
Indoor sports hall and gymnasium	9.2	Sound shell or amphitheatre	3.1
Internet access	7.7	A place/ facilities to ride skateboards or in-line skates	1.5
Upgraded tennis/ netball courts	7.7	Floodlighting of all outdoor sports facilities	1.5
New grandstand	6.2	Oval	1.5
New playground	6.2	Path network around the reserve	1.5
Sportsground	6.2	Tree planting for shade and aesthetics	0.0

The facility that was highlighted by respondents as a facility they would use if provided was a bar/ social facility, which would also be open to the broader community. A combined sports club pavilion/ change room and social area and a new kitchen for sports club users were also facilities that were popular amongst the respondents. Tree planting for shade and aesthetics had no responses and skate facilities, floodlighting, oval and paths were other facilities that were not regarded as facilities that would be regularly used.

Amongst the under 24, main responses concerning facilities that they would use if provided, grassed area for relaxation was the highest response, with a place to show movies and bar/ social facilities open to the broader community being other top responses.

**Q6. Based on your facility selections in the above two questions, please indicate whether you agree or disagree with each of the following statements?**

With the answers to the previous two questions in mind respondents were asked to whether they agreed or disagreed with the following statements.

**TABLE 13: Landscape changes or improvements important to respondents**

<b>Changes/ improvements</b>	<b>Agree (%)</b>	<b>Disagree (%)</b>
All the sports club facilities should be provided for in one building	76.9	15.4
The CFA headquarters should be located on the recreation reserve	44.6	38.5
The hall should be used for general meetings and arts/ culture activities, leaving the recreation reserve for sports	15.4	32.3

Majority of respondents agreed that all sports club facilities should be provided for in one building and that the CFA headquarters should be located on the recreation reserve. Though majority of respondents disagreed that the hall should be used for general meetings and arts/ cultural activities, leaving the recreation reserve for sports.

**Q7. If new sport and recreation facilities were to be built in Moyston, what specific activities would you like to do there?**

Respondents were asked to identify the activities that they would participate in if new sport and recreation facilities were to be built in Moyston.

**TABLE 14: Changes needed according to respondents:**

	<b>% of respondents who listed this activity</b>	<b>I will continue to do this activity at another facility as well (%)</b>	<b>I will only do this activity at a new local facility (%)</b>
Gym	20.0	15.4	84.6
Socialise	16.9	40.0	60.0
Bar/ pub	10.8	42.9	57.1
Tennis	10.8	50.0	50.0
Spectator sport	9.2	100	0
Dog Trials	7.7	25.0	75.0
Football	7.7	25.0	75.0
Petanque	7.7	60.0	40.0
Swimming	7.7	0	100

The activity that received the highest response was a gym, though majority of respondents suggested that they would only participate provided it was at a local new facility. This was consistent with socialising and bar and pub use. Petanque was the only activity where the majority of respondents were content to continue to participate at another facility. Respondents highlighted swimming as an activity that they would only participate in provided there was a new local facility.

Respondents under 24 identified netball, spectator sports and tennis as their current activities and majority will continue to do it at another facility. Bar/ pubs and socialising were the two activities highlighted as activities in which they would only participate in at a new local facility.

### **Q8. Thinking about the cost of activities you would like to do at a sports/ community facility, how much money would you be likely to spend at the facility per visit?**

Respondents were asked, with types of activities they would like to participate at a sports community facility, identify how much they were willing to spend on various items.

**TABLE 15: How much respondents would pay**

<b>Item</b>	<b>\$1-2 (%)</b>	<b>\$3-5 (%)</b>	<b>\$6-10 (%)</b>	<b>\$10+ (%)</b>
Food/ drink from the kiosk	7.7	35.4	20.0	20.0
Dine-in or sit down food/ drink	3.1	1.5	24.6	47.7
Playing sport	15.4	26.2	13.8	12.3
Participate in fitness or recreation program	7.7	32.3	21.5	7.7
Watching sport/ events	12.3	13.8	35.4	12.3
Hire/ use of equipment	6.2	13.8	15.4	24.6

Majority of respondents suggested they would pay the following:

- \$3-5 for food/ drink from the kiosk
- \$10+ for dine in sit down food
- \$3-5 for playing sport
- \$3-5 for participation in fitness or recreation programs
- \$6-10 for watching sport
- \$10+ for hiring/ use of equipment

Majority of respondents under 24 suggested they would pay the following:

- \$3-5 for food/ drink from the kiosk
- \$6-10 for dine in sit down food
- \$3-5 for playing sport
- \$3-5 for participation in fitness or recreation programs
- \$3-5 for watching sport
- \$6-10 for hiring/ use of equipment

**The following is the profile of the respondents, highlighting the age and gender**

**TABLE 16: Gender breakdown**

<b>Gender</b>	<b>(%)</b>
Male	48.3
Female	51.7

**TABLE 17: Age breakdown**

<b>Age cohort (yrs)</b>	<b>(%)</b>
10-14	3.1
15-19	1.5
20-24	9.2
25-29	6.2
30-34	7.7
35-39	4.6
40-44	9.2
45-49	12.3
50-54	9.2
55-59	13.8
60-64	9.2
65-69	3.1
70-74	1.5
75-79	6.2

## APPENDIX 2 MOYSTON VISIONING WORKSHOP NOTES

The following provides an outline of notes taken from the Moyston Visioning Workshop conducted on 17<sup>th</sup> December 2004.

### Objectives

1. To evaluate the functions of the site (what happens now)
2. Create a vision for the site (what are we aiming for)
3. Determine what might influence the development
4. What really needs to happen? To meet user requirements (What are the alternative ways of making it happen; Creative Ideas)
5. Determine all options for the site
6. Decide on what the best alternatives (What are the success criteria for each option/element)
7. Evaluate each element / option
8. Priorities

### Evaluating what happens now. Context. Role & functions for each community facility

- Moyston Hall - formal functions, dancing, performances [stage], meeting place before functions, good kitchen, toilets not accessible, art show, training, visiting community/health, playgroup, minor sporting eg, bowls, table tennis, museum
- Moyston Primary School - training sessions have been conducted there.
- Moyston Cricket & Recreation Reserve-sporting activities, music festival, outdoor functions, dog trials, mud bash, bigger community events. Potential uses-private functions [more parking, less formal, good for the kids, space, away from houses(noise)for other group meetings, CFA location [staging area for fires in gramps -communication area, training, fire management. Team], fire refuge
- Moyston Common - first phase - walks complete-2 phase project. Walking track [600 metres], removal of weeds, clearing of creek crossing and development of brochures for self guided walks.

**Table 18: Evaluation of facilities**

Facility	Recommendation
Moyston Hall	Limited Car parking, no accessible toilets
Cricket & recreation reserve	Kitchen, toilets, pav floods, change rooms poor
Tennis/ netball clubrooms	Not used for anything other than shelter
Sports oval	Good for footy, good watering system,
Tennis court	Good surface, [netball can only use one court]
BBQ facilities	Visitors use area for picnics
Grandstand	Retain historic value

## What is it we have now?

- Strengths/ Assets: What is it we have in this space?  
Picturesque setting, great space, lighting good, great oval, good location, relationship with monument, picnic area, toilets, safe area, building sited well, shelter at front good, good access to kitchen, camping
- What doesn't work; Clubrooms not functional, social area has no view, spaces don't work together for their uses

What are we aiming for? Vision 20 years from now- what are we known for? What have we created?

What is this space known for? What could you get excited about, on the Rec Reserve?

What would make you really proud to see develop at this site

- A building that is sensitive to the area, retains rural feel, local materials, low maintenance, a building that doesn't date, practical, fits in with the grandstand, multi purpose facility, outside shelter important, spaces need to function better together, comfortable to be in [heating/cooling], space to accommodate social activities for all ages, community/social important to community, user friendly, bar, kitchen, facilities for social space needed, walking distance from home, space where people can do things together, other groups would use it, hire out for functions,
- Visually pleasing, would fit 120 people, good views out to the oval, easy to clean and maintain, several spaces that can be used for small or big groups/events, cater for funerals? Space to cater for activities for senior citizens, potential to put a post on reserve, CFA - meeting facility, debriefing area, training, telecommunications [telephone/display lines] for mobile communications van, showers/toilets, catering facilities, CFA to have own building and parking?

## Future Context; what might influence the development. What will Moyston be like in 20 years?

- Population Growth, including visitor population impact on type of activities,
- Visitor numbers to Grampians increasing - but don't currently stop
- Footy/netball still around
- Cricket still around
- Walkers
- Type of families/individuals moving to area
- Stable numbers of kids at school
- Childcare options may influence use?

**What do we need to do to realise the vision? What specific spaces/ facilities/ attributes do we need to support this vision & critical functions**

- Funding
- Change facilities x3 [including women]
- Kitchen
- Social area
- Toilets
- Bar [in/outside access]
- Separate storage areas for user groups
- Admin area/office]scoring area
- Spaces to suit volunteer groups [particularly in the kitchen]. Current kitchen space is fine - need more storage
- Need treated water coming into facility to use for catering purposes

**What really needs to happen?**

- Local community support to help build and maintain complex
- Council support

**What are the key development options?**

- One new multipurpose facility on existing site- not main options except different configurations/ design – existing location good.
- Stage one - kitchen?
- Stage two - social area
- Start again or fix existing?
- One complex - not separate buildings
- Configuration the key

**How we evaluate what we have created/ the options? (what is the success criteria for development?)**

- People in the community using it
- Where people feel comfortable to come and have a drink
- Revenue raised from running the bar/other parts of complex
- How often it is used
- Attracting other groups to use it that don't already
- Other groups getting involved in the running and using the space
- Other services, organisations delivering programs out of the facility [table tennis etc, indoor bowls]
- Outside cash coming into the community through hiring out complex for functions
- Prefer electricity to gas operated facilities

## APPENDIX 3 KEY ELEMENTS OF DESIGN

Key elements for the design of the new facility as detailed throughout the consultation process include:

- view from the social rooms onto the oval
- a building that is sensitive to the area, retains rural feel, local materials, ie corrugated iron
- low maintenance, a building that doesn't date, is practical, fits in with the grandstand - a multi purpose facility
- outside shelter important
- the Grandstand is important, but accessibility could be enhanced.
- spaces in the building need to function better together, comfortable to be in [heating/cooling],
- space to accommodate social activities for all ages, community/social important to community, user friendly, bar, kitchen,
- cater for 120 people seated for functions
- able to be divided into several different sizes
- change rooms for a visiting team and for women
- one new multipurpose facility
- situated on the existing site and retaining the grandstand
- new kitchen/bar area identified as a priority
- combined kitchen/canteen with views onto oval
- external access to disabled toilet/shower for use by campers

Major issues identified with the current facility included:

- possums / mice – any new facility needs to be vermin proof
- kitchen difficult to keep clean
- Moyston water is not treated - need a treatment system in the kitchen so functions are happy to use the facility.
- the design of the building needs to assume that other services, organisations can deliver programs out of the facility [table tennis etc, indoor bowls]
- external revenue will come into the community through hiring out complex for functions
- prefer electricity to gas operated facilities
- consider the location of the petanque area so members can use social room and play petanque